



Metropolitan Council

**PROPOSED AMENDMENTS PACKET
FOR THE COUNCIL MEETING OF
TUESDAY, APRIL 21, 2026**

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SUBSTITUTE ORDINANCE NO. BL2026-1360

An ordinance amending Chapter 17.28 of the Metropolitan Code of Laws to amend regulations on underground utilities (Proposal No. 2026Z-010TX-001 ~~2026Z-____TX-004~~).

BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Subsection 17.28.103.A of the Metropolitan Code of Laws is hereby amended by deleting it in its entirety and replacing it with the following:

A. Applicability. These standards shall apply to any application for development submitted to the metropolitan government for approval, wherein a new public or private street is to be constructed now or in the future, or where an existing public or private street, is to be extended, as follows:

1. Any application for a new or amended preliminary planned unit development;
2. Any new or amended preliminary SP plan;
3. Any new or amended preliminary urban design overlay district; or
4. Any new or revised preliminary subdivision plat; and in the case of a proposed revised preliminary plat, these provisions shall only apply to those plats deemed to be a major modification by the executive director of the metro planning department, as provided in the Subdivision Regulations.

Section 2. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

Section 3. This Ordinance shall take effect upon publication of the above said notice, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Joy Styles
Member of Council

SUBSTITUTE ORDINANCE NO. BL2026-1361

An ordinance to amend Chapter 17.37 of the Metropolitan Code of Laws to establish an East Bank Design Review Committee within the Downtown Code (“DTC”), all of which is described herein (Proposal No. 2026Z-011TX-001 ~~2026Z-____TX-004~~).

BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That the Modifications subsection of the Application of the DTC section of Section I of the Downtown Code is amended by deleting it in its entirety and replacing it with the following:

Modifications to the Standards

Based on site-specific issues, an applicant may seek modifications to the standards of this document.

Any standard within the DTC may be modified, insofar as the intent of the standard is being met, the modification results in better urban design for the neighborhood as a whole, and the modification does not impede or burden existing or future development of adjacent properties.

The DTC, the Downtown Plan and any other policies and regulations from governing agencies shall be consulted when considering modifications. Any standards that shall not be modified are explicitly noted in this document.

Modifications may be approved by Planning staff, the Downtown Code Design Review Committee (DTC DRC) or the Planning Commission.

- Minor modifications – deviations of 20 percent or less – or modifications explicitly noted herein as minor may be approved by Planning Staff.
- Any determination made by the Planning Staff may be appealed to the DTC DRC.
- Major modifications – deviations of more than 20 percent – and modifications of standards without numbers may be approved by the DTC DRC. Within the East Bank and East Bend subdistricts, the East Bank Design Review Committee (“EB DRC”) shall act as the DTC DRC. Within MDHA redevelopment districts, the MDHA DRC shall act as the DTC DRC.
- Any determination made by the DTC DRC, the EB DRC, or the MDHA DRC regarding standards of the DTC may be appealed to the Planning Commission by the applicant or the Planning Department.
- All building permits for modifications authorized by the Planning Staff, DTC DRC, or Planning Commission must be obtained within three years from the date of approval.”

Section 2. That the Modifications subsection of the Application of the DTC section of Section I of the Downtown Code is amended by deleting it in its entirety and replacing it with the following:

Application Process

The DTC DRC shall review and approve a DTC Concept Plan for a site prior to approval of a DTC Final Site Plan.

A recommendation from the Nashville Department of Transportation and Multimodal Infrastructure shall be required for a DTC Concept Plan.

- The DTC, the Downtown Plan, other policies, official guidelines (such as the Downtown Code Design Guidelines), regulations from governing agencies, and other best practices shall be consulted when considering a DTC Concept Plan. No standard within the DTC shall relieve a project of the review process associated with a Concept Plan application.
- Modifications shall be requested concurrently with the DTC Concept Plan.
- Within the East Bank and East Bend subdistricts, the EB DRC shall act as the DTC DRC and final EB DRC approval shall act as the DTC Concept Plan.
- Within MDHA redevelopment districts, the MDHA DRC shall act as the DTC DRC and final MDHA approval shall act as the DTC Concept Plan.
- Any determination made by the Planning Staff may be appealed to the DTC DRC. Any determination made by the DTC DRC or the MDHA DRC regarding standards of the DTC may be appealed to the Planning Commission by the applicant or the Planning Department.

Section 3. That the Design Review & Compliance subsection of the Application of the DTC section of Section I of the Downtown Code is amended by ~~adding~~ ~~deleting it in its entirety and replacing it with~~ the following:

East Bank Design Review Committee

The EBDRC is subject to the rules and procedures adopted by the Planning Commission. The EBDRC will consist of eight (8) voting members. All members shall be residents of Davidson County. One member shall be nominated by each of the following with confirmation by the Planning Commission:

- East Bank neighborhood association
- Cayce Place Resident Association
- Urban Land Institute
- Nashville Area Chamber of Commerce
- Civic Design Center

One member shall be appointed by the following:

- Mayor
- Metropolitan Council
- Planning Commission

Members appointed by the Mayor, Metropolitan Council, Planning Commission and the Civic Design Center shall be design professionals, with a degree or several years of experience in architecture, landscape architecture, planning or urban design. The member appointed by the Urban Land Institute shall be a licensed architect or landscape architect.

Each term shall be four years, with the appointees of the Mayor, Metropolitan Council and Planning Commission serving an initial two-year term upon adoption of the DTC. Any vacancy occurring during the unexpired term of any members shall be filled in the manner prescribed herein for the original selection of the members of the EBDRC. A new mayor and/or Metropolitan Council may appoint a new representative after the term of the existing representative has expired.

Section 4. That the Sign Permit Modifications subsection of the Modifications of the DTC section of Section V of the Downtown Code is amended by deleting it in its entirety and replacing it with the following:

Sign Permit Modifications

Requests for modifications to sign standards are reviewed through the process outlined on pages 14 and 15. Modifications are reviewed by Planning staff and the East Bank Design Review Committee, the MDHA Design Review Committee or the DTC Design Review Committee. The applicant may appeal a decision through the process described on pages 14 and 15. All sign Modifications are Major Modifications. Two additional types of Modifications for signage related permits may be requested and are outlined below.

Section 5. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

Section 6. This Ordinance shall take effect upon publication of above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Emily Benedict
Member of Council

AMENDMENT NO. 1

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President,

I move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 as follows:

I. By modifying the Structured Parking subsection within the East Bend General Regulations section of Section II of the Downtown Code as follows:

“Active-Use Liner Requirements

Structured parking shall not be visible from the public realm. All structured parking above-grade shall have active-use habitable liners with a minimum depth of thirty-five feet (35’) at the first two ground level stories along street, river, and outdoor space frontages at the ground level. Upper-level structured parking shall have a habitable liner with a minimum depth of fifteen feet (15’) (See Diagram B-1)

~~For hotel and residential uses, all structured parking above grade shall have habitable liners along street, river, and outdoor space frontages.~~

~~For office uses above the ground level, where habitable liners are infeasible, structured parking may be screened using cladding that integrates with the architectural characteristics of the habitable portion of the building and surrounding built context, subject to staff approval.~~

For structures adjacent to elevated viaducts or roads other than the interstate, an a two-story 35-foot minimum depth active-use habitable liner shall be provided for the elevated viaduct frontage-level and above. Levels completely below the elevated frontage and along the viaduct may be unlined (see Diagram B-2).

For property adjacent to KVB at Davidson St., a two-story 35-foot minimum depth active-use habitable liner is required at the ground level on any stories between the Davidson St. elevation and two stories above the KVB elevation.

Adjacent to the interstate, where habitable liners are infeasible, structured parking visible from the elevated roadway may be screened for a maximum of two levels using cladding that integrates with the architectural characteristics of the habitable portion of the building and surrounding built context, subject to staff approval.

II. By directing the Planning Department to revise Diagram B in the Structured Parking subsection within the East Bend General Regulations section of Section II of the Downtown Code to show the active use liner requirements as shown in Subsection I of this amendment.

III. By modifying the Min. Building Depth subsection within the East Bend Building Regulations section of Section II of the Downtown Code as follows:

A habitable (conditioned) liner – with a minimum of ~~45'~~ 35' depth from building facade – is required for two stories from the ground level of all sides and levels of an above-ground vehicular parking structure facing public streets, outdoor spaces, or the riverfront, with exceptions for structured parking adjacent to- and completely underneath an elevated viaduct (KVB or I-24) and office uses per the Structured Parking section. Upper-level structured parking shall have a habitable liner with a minimum depth of fifteen feet (15').

SPONSORED BY:

Jacob Kupin
Member of Council

AMENDMENT NO. 2
TO
SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 by adding the following note to the 'beer and cigarette market' use in the East area in the Use Tables in Section III of the Downtown Code:

“In the East Bend subdistrict, the beer and cigarette market use shall be prohibited.”

SPONSORED BY:

Jacob Kupin
Members of Council

AMENDMENT NO. 3

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President,

I move to amend Substitute Ordinance No. BL2026-1273 as follows:

I. By adding the following new recitals immediately after the last recital:

WHEREAS, the *Imagine East Bank* vision plan, adopted by the Metropolitan Planning Commission on October 6, 2022, identifies housing for all and housing equity as important principles in the development of the East Bank, including the subdistrict proposed by this ordinance to be added to the Downtown Code; and

WHEREAS, the state authorized Voluntary Attainable Housing Incentive Program is a tool that can help ensure that these principles are being followed as this area develops; and

WHEREAS, the Planning Department should take the appropriate steps to expand the Voluntary Attainable Housing Incentive Program to this new subdistrict of the DTC; and

WHEREAS, the *Imagine East Bank* vision plan also identifies robust public open spaces, such as parks, plazas, greenways, and waterfront area as critical to the success of the greater East Bank area as it is built out; and

WHEREAS, the pedestrian promenade, linear park, riverfront greenway, and publicly accessible riverfront outdoor space proposed within the subdistrict proposed by this ordinance contributes to the standards and criteria set forth in the *Imagine East Bank* vision plan; and

WHEREAS, the *Imagine East Bank* vision plan also prioritizes river access and incorporation, a sentiment echoed in Resolution No. RS2023-156 affirming the Metropolitan Council's commitment to the Cumberland River; and

WHEREAS, the Metropolitan Council hereby goes on record reiterating the importance of riverfront prioritization; and

WHEREAS, the council went on record in Resolution No. RS2024-369 expressing the endorsement of the Metropolitan Council for the Connect Downtown Action Plan, and

WHEREAS, growth in East Nashville and the East Bank warrant a comprehensive look into traffic, congestion, ingress and egress, and

WHEREAS, the rationale in Resolution No. RS2024-369 applies to the East Bank and East Nashville, and therefore a "Connect East Nashville" Action Plan should be considered by the Nashville Department of Transportation and Multimodal Infrastructure.

SPONSORED BY:

Jacob Kupin
Member of Council

AMENDMENT NO. 4
TO
SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 by modifying the step-back subsection within the Tower Standards subsection within the East Bend Building Regulations section of Section II of the Downtown Code as follows:

“Step-back

~~No step-back is required in this district for all frontages.~~

Step-back after:

- Primary Streets Maximum podium height
- Secondary and Tertiary Streets Maximum podium height
- Major Pedestrian Thoroughfare Maximum podium height

Depth:

- All street frontages 15'
- Major Pedestrian Thoroughfare 15”

SPONSORED BY:

Jacob Kupin
Members of Council

AMENDMENT NO. 5

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President,

I move to amend Exhibit A of Substitute Ordinance No. BL2026-1273, Section II: Subdistrict Standards, East Bend Subdistrict, Building Regulations to add the following section:

Because of the potential for extraordinary impact on surrounding properties and unique design considerations, buildings with 6,000 or more fixed seats that include digital exterior lighting must be approved by the Metropolitan Council by Resolution prior to approval of any final site plans.

SPONSORED BY:

Jacob Kupin
Member of Council

AMENDMENT NO. 6
TO
SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Substitute Ordinance No. BL2026-1273 as follows:

I. By amending Section 2 to add a new Condition 3 as follows:

3. The Metropolitan Planning Department shall submit a report on the initial drafts of the East Bend Public Realm Design Framework and the East Bend Major & Collector Street Plan amendment to the Metropolitan Council no later than July 31, 2026, and present such report at the first subsequent Metropolitan Council Planning & Zoning Committee meeting following the submission of the report. The Metropolitan Planning Department shall submit a report on the final drafts of the East Bend Public Realm Design Framework and the East Bend Major & Collector Street Plan amendment to the Metropolitan Council no later than December 31, 2026, and present the report at the first subsequent Metropolitan Council Planning & Zoning Committee meeting following the submission of the report.

SPONSORED BY:

Jacob Kupin
Member of Council

AMENDMENT NO. 7
TO
SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 as follows:

I. By amending the subsection titled “Surface Parking” within the East Bend General Regulations section of Section II of the Downtown Code as follows:

“Surface Parking

Surface parking lots that are the principal use on their respective parcel shall only be utilized on days when there are events being held at Nissan Stadium or the Tennessee Performing Arts Center or events being held within one mile of the East Bend subdistrict that have been granted a special event permit by the Mayor’s Office or have an approved “Special Event Zone”.”

SPONSORED BY:

Jacob Kupin
Member of Council

AMENDMENT NO. 8
TO
SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 as follows:

I. By adding the following as a new subsection titled “Surface Parking” located after the Structured Parking subsection within the East Bend General Regulations section of Section II of the Downtown Code:

“Surface Parking

Surface parking lots that are the principal use on their respective parcel shall only be utilized on days when there are events being held at Nissan Stadium or the Tennessee Performing Arts Center or events being held within one mile of the East Bend subdistrict that have been granted a special event permit by the Mayor’s Office or have an approved “Special Event Zone”.

II. By adding the following note to the ‘automobile parking’ use in the East area in the Use Tables in Section III of the Downtown Code:

“In the East Bend subdistrict, the automobile parking use shall be limited to 20% of the total developable area of the subdistrict as a stand-alone use. Automobile parking shall be permitted as a permitted use in the East Bend subdistrict until June 30, 2031; after such date, automobile parking shall only be permitted as an accessory use within the subdistrict.”

SPONSORED BY:

Jacob Kupin
Member of Council

AMENDMENT NO. 9
TO
SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 as follows:

I. By modifying the Min. Building Depth subsection within the East Bend Building Regulations section of Section II of the Downtown Code as follows:

A habitable (conditioned) liner – with a minimum of 45' 30' depth from building facade – is required for all sides and levels of an above-ground vehicular parking structure facing public streets, outdoor spaces, or the riverfront, with exceptions for structured parking adjacent to- and completely underneath an elevated viaduct (KVB or I-24) and office uses per the Structured Parking section.

SPONSORED BY:

Jacob Kupin
Member of Council

AMENDMENT NO. 10

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Substitute Ordinance No. BL2026-1273 as follows:

I. By amending Section 1 as follows:

Section 1: That Chapter 17.37 of the Metropolitan Code is hereby amended by deleting the Downtown Code (DTC) in its entirety and replacing it with Exhibit A, which adds the Wasioto Bend ~~East Bend~~ Subdistrict and makes various changes to incorporate the subdistrict into the document.

II. By amending Section 2 as follows:

Section 2. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. Planning staff shall coordinate with NDOT, EBDA, Metro Water Services, and applicable property owners on an MCSP amendment to establish a proposed urban street grid for the area that prioritizes Vision Zero safety objectives and enables the fulfillment of planned utility infrastructure, including stormwater and sewer.

2. Planning staff shall submit the Wasioto Bend ~~East Bend~~ Public Realm Design Framework to the Downtown Code Design Review Committee for adoption as design guidance on applicable properties.

III. By amending Exhibit A of Substitute Ordinance No. BL2026-1273 to replace all uses of the term “East Bend” with the term “Wasioto Bend”.

SPONSORED BY:

Jacob Kupin
Member of Council

AMENDMENT NO. 11
TO
SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President,

I move to amend Substitute Ordinance No. BL2026-1273 as follows:

I. By adding the following new recitals immediately before the last recital:

WHEREAS, the *Imagine East Bank* vision plan, adopted by the Metropolitan Planning Commission on October 6, 2022, following a 21-month public engagement process, established a community-led vision for the entire East Bank, including the East Bend, that prioritizes safe and multimodal transportation connections, affordable neighborhoods, and the everyday needs of Nashvillians as guiding principles for all development on the East Bank; and

WHEREAS, the Metropolitan Council affirms its commitment to implementing the *Imagine East Bank* vision plan's multimodal transportation goals, including the direction that the East Bank street network prioritize walking, biking, and public transit as the primary modes of access to and through the East Bank; and

WHEREAS, infrastructure throughout East Bend should be designed as a people-first corridor that implements Nashville's Transportation Modal Hierarchy by prioritizing walking, biking, and public transit over single-occupancy vehicles, that its design shall create a safe, comfortable, and accessible environment for all road users while reducing dependence on private cars, and its design should align with Nashville's commitment to Vision Zero to eliminate traffic fatalities and serious injuries through proven safety strategies such as slower vehicle speeds through fewer and narrower car lanes, protected bikeways, high-quality pedestrian crossings, and transit-supportive street design; and

WHEREAS, East Bend should be designed to become one of the most pedestrian and bicycle-friendly neighborhoods in Nashville, following nationally recognized best practices for multimodal street design including guidance from the National Association of City Transportation Officials (NACTO) and other leading urban street design standards; and

WHEREAS, the Metropolitan Council acknowledges that the detailed design of streets, right-of-way programming, bike lane configurations, transit routing, and pedestrian infrastructure within the East Bend Subdistrict will be determined through the forthcoming Major and Collector Street Plan (MCSP) amendment process, which shall include its own public hearing before the Metropolitan Planning Commission with meaningful input from Nashville Department of Transportation (NDOT), WeGo Public Transit, Walk Bike Nashville, the Bicycle and Pedestrian Advisory Commission (BPAC), the Vision Zero Advisory Commission, Choose How You Move, the East Bank Development Authority, and the broader community; and

WHEREAS, the application of the Downtown Code to the East Bank of the Cumberland River is intended to foster an urban, mixed-use neighborhood shaped by human-scaled design, accessibility, sustainability, and high-quality public spaces; and

WHEREAS, the Metropolitan Council affirms its intent that, to the extent reasonably practicable, the development of the East Bend Subdistrict shall be carried out in a manner that minimizes

disruption to existing public rights-of-way, and that the development team shall work in good faith with the Nashville Department of Transportation and Multimodal Infrastructure and the Metro Planning Department to maintain public access to streets and rights-of-way during construction to the greatest extent possible; and

II. By adding the following new section and renumbering the remaining section accordingly:

Section 3. The Metropolitan Planning Department shall provide a written report to the Metropolitan Council upon completion of the Major and Collector Street Plan amendment process for the East Bend Subdistrict. Such report shall summarize the final street classifications, right-of-way standards, and multimodal infrastructure designations adopted for the East Bend street network, including but not limited to provisions for pedestrian facilities, bicycle infrastructure, transit accommodations, and vehicle lanes. The report shall be transmitted to all members of the Metropolitan Council and the Metropolitan Clerk no later than thirty (30) days following final adoption of the East Bend Major and Collector Street Plan amendment by the Metropolitan Planning Commission.

III. By amending Exhibit A, Section II: East Bend: General Regulations, Predefined Public Realm by adding the following language to the end of numbered paragraph 2:

The Pedestrian Promenade shall be designed to minimize conflict between pedestrians and vehicular traffic. Where the Promenade intersects with vehicular roadways, including but not limited to East Bank Boulevard and Davidson Street, grade separation between the Promenade and the vehicular travel way shall be provided to the extent practicable, as determined through the development review process in coordination with NDOT and the Metro Planning Department.

SPONSORED BY:

Rollin Horton
Member of Council

AMENDMENT NO. 12

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President,

I move to amend Substitute Ordinance No. BL2026-1273 as follows by adding the following new recital immediately after the last recital:

WHEREAS, within the scope of any future development in the East Bend subdistrict, the Metropolitan Council encourages a developer to provide an urban fire station to the Nashville Fire Department on the first floor of any building between Davidson Street and the East Bank Boulevard.

SPONSORED BY:

Emily Benedict
Clay Capp
Members of Council

AMENDMENT NO. 13

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Substitute Ordinance No. BL2026-1273 as follows:

By amending Exhibit A of Substitute Ordinance No. BL2026-1273 by removing the Height subsection of the East Bend General Regulations section of Section II of the Downtown Code, and replacing it with the following:

~~Minimum Height~~

~~Development within the East Bend subdistrict shall be a minimum of 8 stories, excluding property between Davidson Street and the Cumberland River not fronting KVB. Minimum heights shall not apply to small-scale structures used to activate parks and outdoor spaces, such as kiosks, or to civic buildings.~~

Maximum Height See Diagram A

Properties within the East Bend subdistrict are ineligible to earn additional height through the Bonus Height Program.

The property shown as River Gateway in Diagram A is entitled to a maximum of 24 stories in height, but may be permitted up to 40 stories in height if, and only if, the proposal is determined to be consistent with adopted policies relating to this property. This determination shall be made by the DTC DRC when a DTC Concept Plan is filed with a recommendation provided by Planning Staff. This determination may be appealed to the Planning Commission.

Exceptional Height in East Bend Core

Within the East Bank Core, one building up to fifty (50) stories is permitted as a focal point. The East Bend Core is defined by the pedestrian promenade to the north, the western edge of South 2nd S, the southern edge of South 2nd St., the eastern edge of East Bank Blvd, per the regulating plan.

Civic Uses

Civic buildings often do not include a standard interior layout and may include more voluminous areas than standard urban buildings. In lieu of the maximum height in stories, Civic buildings between Davidson Street and the Cumberland River are not subject to height limitations in stories. Height of these buildings shall be reviewed when civic frontage is proposed.

SPONSORED BY:

Emily Benedict
Clay Capp
Members of Council

AMENDMENT NO. 14

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Substitute Ordinance No. BL2026-1273 by adding the following as a new Section 2 and renumbering the remaining sections accordingly:

Section 2. The Nashville Department of Transportation and Multimodal Infrastructure shall design all streets within the East Bend subdistrict as described in Chapter 17.37 of the Metropolitan Code of Laws in accordance with the Urban Street Design Guide published by the National Association of City Transportation Officials.

SPONSORED BY:

Emily Benedict
Clay Capp
Members of Council

AMENDMENT NO. 15

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 by adding the following language to the Future Streets & Infrastructure subsection of the East Bend General Regulations section of Section II of the Downtown Code:

“Any Major and Collector Street Plan (MCSP) amendment that includes existing or proposed rights-of-way within the East Bend subdistrict shall receive a recommendation from the Bicycle Advisory and Pedestrian Commission (BPAC) and the Vision Zero Advisory Committee (VZAC) or appropriate successor entities before being considered by the Planning Commission. Should BPAC, VZAC, or appropriate successor entities cease to exist, MCSP amendments shall receive a recommendation from the Traffic and Parking Commission. The recommendations shall be advisory and non-binding. Should any entity tasked with making such recommendation fail to do so within 60 days of submission of the MCSP amendment for consideration, that entity’s recommendation shall no longer be required for the Planning Commission to consider the MCSP amendment.”

SPONSORED BY:

Sean Parker
Emily Benedict
Clay Capp
Members of Council

AMENDMENT NO. 16

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 by adding the following language to the East Bend General Regulations section of Section II of the Downtown Code as a new subsection:

“Environmental Study

The Planning Department shall complete a cumulative environmental impact study no later than December 31, 2026. The study shall examine the environmental impacts of development if built out to the maximum permitted entitlements. The study shall also examine any reasonably foreseeable environment effects of development including, but not limited to, the impacts to water quality, stormwater management, and air quality. This study shall include recommended best practice alternatives to minimize environmental impacts.

As a part of a final site plan application, the applicant shall complete an environmental study examining the environmental impact of the relevant development as proposed within the context of the subdistrict. This environmental study must be completed prior to approval of the final site plan by the Planning Department.”

SPONSORED BY:

Terry Vo
Emily Benedict
Clay Capp
Russ Bradford
Members of Council

AMENDMENT NO. 17

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 as follows:

I. By adding the following language to the East Bend General Regulations section of Section II of the Downtown Code as a new subsection:

“Digital Sign and Display Regulations

Digital signage or displays capable of full motion video and dynamic displays shall be prohibited within the East Bend Subdistrict.

Digital signs or displays shall not exceed a maximum illumination of 1,500 nits during daylight hours and 150 nits between dusk to dawn as measured from the sign or display’s face at maximum brightness. The static image duration must be a minimum of 60 seconds.”

II. By adding the following to the Modifications for Tourist-oriented Businesses subsection within the Modifications section of Section V of the Downtown Code.

“Businesses within the East Bend Subdistrict shall not be eligible for a tourist-oriented business modification.”

SPONSORED BY:

Terry Vo
Emily Benedict
Clay Capp
Russ Bradford
Members of Council

AMENDMENT NO. 18

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President,

I move to amend Substitute Ordinance No. BL2026-1273 as follow by adding the following new recitals immediately after the last recital:

WHEREAS, the pedestrian promenade, linear park, riverfront greenway, and publicly accessible riverfront outdoor space proposed within the subdistrict are essential to create the neighborhood desired by the applicant. These spaces should not be funded by the taxpayer, but instead developed by the developers building within this subdistrict; and

WHEREAS, public access to these spaces should be reviewed by the Planning Department upon application for individual site plans in this district.

SPONSORED BY:

Erin Evans
Member of Council

AMENDMENT NO. 19

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 by adding the following language to the East Bend General Regulations section of Section II of the Downtown Code as a new subsection titled “Infrastructure and Public Realm Contribution”:

“Infrastructure and Public Realm Contribution

To ensure the fiscal burden of necessary infrastructure is internalized by the development which necessitates and benefits from such growth, the following standards shall apply:

1. Infrastructure Sufficiency: Final Site Plan approval shall be contingent upon a binding commitment by the applicant to construct and dedicate the full street grid and mobility infrastructure necessary to support the high-quality urban environment envisioned for the East Bend subdistrict, in accordance with the Major and Collector Street Plan (MCSP).
2. Public Realm Performance: To meet the lifestyle and transit needs of a walkable, mixed-use community, the applicant shall fully fund and implement all public realm improvements—including pedestrian promenades, linear parks, and greenways—as identified in the East Bend Public Realm Design.
3. Phasing and Certificate of Occupancy: No final Certificate of Occupancy shall be issued for any phase of development until the infrastructure and public realm improvements required for that specific phase are complete and accepted by the Metropolitan Government.
4. Proportionality: These requirements are established as performance standards to ensure that private development meaningfully supports the infrastructure required for its own success, balancing the opportunity provided by these zoning entitlements with the high-quality public realm required for all of Nashville to enjoy.”

SPONSORED BY:

Erin Evans
Emily Benedict
Clay Capp
Sean Parker
Russ Bradford
Members of Council

AMENDMENT NO. 20

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 by adding the following note to the Hotel/motel use in the East area in the Use Tables in Section III of the Downtown Code:

“There shall be no more than 12 hotel/motel uses within the East Bend subdistrict. Any building including any number of hotel/motel rooms is considered a hotel/motel use for the purpose of this limitation”

SPONSORED BY:

Clay Capp
Member of Council

AMENDMENT NO. 21

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 by adding the following note to the Hotel/motel use in the East area in the Use Tables in Section III of the Downtown Code:

“Hotel uses within the East Bend subdistrict are restricted to parcels located entirely between the Linear Green Space and Korean Veterans Boulevard that have at least 200 feet of continuous linear frontage on Korean Veterans Boulevard or the north side of East Bank Boulevard. The specific tower containing the hotel use shall be located adjacent to Korean Veterans Boulevard or East Bank Boulevard”

SPONSORED BY:

Clay Capp
Member of Council

AMENDMENT NO. 22

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 as follows:

I. By adding the following note to the ‘automobile parking’ use in the East area in the Use Tables in Section III of the Downtown Code:

“Within the East Bend subdistrict, automobile parking as the principal use or stand alone use is only permitted as a temporary use until December 31, 2031. Any parcels used for automobile parking on a temporary basis shall apply for a temporary use permit and each temporary use permit is limited to one-year. A temporary use permit may be renewed but no permit may exceed a one-year term and none shall be renewed beyond December 31, 2031. No more than 20% of the developable area of the subdistrict shall be utilized as surface automobile parking as the principal use or stand alone use. After December 31, 2031, no automobile parking is permitted as a Principal or stand alone use. Parking as an accessory use is subject to parking maximums (see Chapter 17.20, Article II of the Zoning Code).”

SPONSORED BY:

Clay Capp
Member of Council

AMENDMENT NO. 23

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 by adding the following language to the Future Streets & Infrastructure subsection of the East Bend General Regulations section of Section II of the Downtown Code:

“The Planning Department and the Nashville Department of Transportation and Multimodal Infrastructure (NDOT) shall complete an analysis of transportation infrastructure for the East Bend subdistrict every five years, with the first analysis being due on June 30, 2027. Such analysis shall examine constructed and proposed transportation infrastructure compared to the existing demand at the time of the analysis and the anticipated demand based on existing entitlements. The analysis shall include recommendations for transportation infrastructure improvements within the East Bend subdistrict that respect multimodal hierarchy, encourage transit and active transportation trips, and discourage private automobile trips to and within the subdistrict. This analysis shall inform but not replace any multimodal transportation analysis required as part of a development project review.”

SPONSORED BY:

Clay Capp
Member of Council

AMENDMENT NO. 25

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 by adding the following note to the 'stadium/arena convention center' use in the East area in the Use Tables in Section III of the Downtown Code:

“In the East Bend subdistrict, the stadium/arena convention center use shall be prohibited.”

SPONSORED BY:

Clay Capp
Member of Council

AMENDMENT NO. 26

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 as follows:

I. By modifying the Min. Building Depth subsection within the East Bend Building Regulations section of Section II of the Downtown Code as follows:

A habitable (conditioned) liner – with a minimum of 15' from building facade – is required for all sides and levels of an above-ground vehicular parking structure facing public streets, outdoor spaces, or the riverfront, with exceptions for structured parking adjacent to- and completely underneath an elevated viaduct (KVB or I-24) ~~and office uses per the Structured Parking section.~~

II. By modifying the Structured Parking subsection within the East Bend General Regulations section of Section II of the Downtown Code as follows:

“STRUCTURED PARKING

~~Active-Use Liner~~ Requirements

Structured parking shall not be visible from the public realm. All structured parking above-grade shall have habitable liners along street, river, and outdoor space frontages at the ground level.

~~For hotel and residential uses~~ structures and mixed-use structures where the majority of the conditioned space is utilized for residential uses, all structured parking above grade shall have habitable liners along street, river, and outdoor space frontages.

For non-residential structures and mixed use structures where the majority of the conditioned space is utilized for non-residential uses, all parking shall be located underground.

~~For office uses above the ground level, where habitable liners are infeasible, structured parking may be screened using cladding that integrates with the architectural characteristics of the habitable portion of the building and surrounding built context, subject to staff approval.~~

For structures eligible for above grade structured parking adjacent to elevated viaducts or roads other than the interstate, an active liner shall be provided for the frontage-level and above. Levels completely below the elevated frontage and along the viaduct may be unlined (see Diagram B).

For property adjacent to KVB at Davidson St., a liner is required on any stories between the Davidson St elevation and two stories above the KVB elevation.

Adjacent to the interstate, where habitable liners are infeasible, structured parking visible from the elevated roadway may be screened for a maximum of two levels using cladding that integrates with the architectural characteristics of the habitable portion of the building and surrounding built context, subject to staff approval.

SPONSORED BY:

Clay Capp
Member of Council

AMENDMENT NO. 27

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President,

I move to amend Exhibit A of Substitute Ordinance No. BL2026-1273, Section II: Subdistrict Standards, East Bend Subdistrict, General Regulations by making the following modification:

For property adjacent to KVB at Davidson St., a liner is also required on any stories between the Davidson St elevation and ~~two stories~~ above the KVB elevation.

SPONSORED BY:

Clay Capp
Member of Council

AMENDMENT NO. 28

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 as follows:

I. By modifying the Min. Building Depth subsection within the East Bend Building Regulations section of Section II of the Downtown Code as follows:

A habitable (conditioned) liner – with a minimum of ~~45'~~ 25' depth from building facade – is required for all sides and levels of an above-ground vehicular parking structure facing public streets, outdoor spaces, or the riverfront, with exceptions for structured parking adjacent to- and completely underneath an elevated viaduct (KVB or I-24) and office uses per the Structured Parking section.

SPONSORED BY:

Clay Capp
Member of Council