



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: RS2024-474, **Version:** 1

A resolution expressing support for the infill development application filed with the Metro Historic Zoning Commission, to replace the existing surface parking lot located at 201-205 Broadway with new construction, including a new downtown fire and emergency services operations center.

WHEREAS, it is in the interest of the Metropolitan Government to encourage redevelopment of existing surface parking lots within the downtown core, which underutilize important space in a growing city; and

WHEREAS, Riot Hospitality Group ("Riot") is currently under contract to purchase and develop the existing surface parking lot at the intersection of 2nd Avenue and Broadway, which is at the epicenter of the downtown experience; and

WHEREAS, the Nashville Fire Department has expressed a need for space within the downtown core to support fire, medical and life safety operations; and

WHEREAS, Riot has agreed to provide space within its proposed development for such a fire department operation center; and

WHEREAS, the proposed development at this location requires 80 feet of height at the street and 89 feet of height at the step back, which is necessary to accommodate both the design requirements of the building and the additional public services space; and

WHEREAS, the Downtown Code ("DTC"), which regulates base zoning for this property, only permits 65 feet of height at the set back and 80 feet of height at the step back. But the DTC provides for a process to approve an overall height modification for projects that result in implementation of significant community improvements, including upgrading public infrastructure and/or contributing to the implementation of community improvements determined by the policies of Metro departments, thus making this project a strong candidate for a modest additional height request; and

WHEREAS, the Metropolitan Historic Zoning Commission, consistent with its responsibilities to preserve the character of historic overlays in Nashville, has the legal authority and the discretion to approve such height at this location, conditioned upon Riot's commitment to meet the other design requirements necessary for a preservation permit; and

WHEREAS, it is fitting and proper that the Metropolitan Council support the proposed application for its potential contribution to a public safety facility at a necessary location within the downtown core.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That the Metropolitan County Council hereby goes on record as supporting the proposed application for conditional height before the Metropolitan Historic Zoning Commission.

Section 2. That this Resolution shall take effect from and after its adoption, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.