



Metropolitan Nashville and Davidson County, TN

Legislation Details (With Text)

File #: BL2022-1380

Type: Bill (Ordinance) **Status:** Passed

File created: 7/22/2022 **In control:** Metropolitan Council

On agenda: 9/6/2022 **Final action:** 9/6/2022

Title: An ordinance amending Section 2.178.010 of the Metropolitan Code of Laws to add property to the South Nashville Central Business Improvement District for Metropolitan Nashville and Davidson County, Tennessee.

Sponsors: Joy Styles, Zulfat Suara, Delishia Porterfield

Indexes:

Code sections:

Attachments: 1. Exhibit A and B

Date	Ver.	Action By	Action	Result
9/7/2022	1	Mayor	approved	
9/6/2022	1	Metropolitan Council	passed on third reading	
8/16/2022	1	Metropolitan Council	passed on second reading	
8/15/2022	1	Budget and Finance Committee	approved	
8/2/2022	1	Metropolitan Council	passed on first reading	
7/26/2022	1	Metropolitan Council	filed	

An ordinance amending Section 2.178.010 of the Metropolitan Code of Laws to add property to the South Nashville Central Business Improvement District for Metropolitan Nashville and Davidson County, Tennessee.

WHEREAS, Ordinance No. BL2018-1140 created the South Nashville Central Improvement Business District (the "District") pursuant to the Central Business Improvement District Act of 1990; and,

WHEREAS, at the time of creation, the District consisted of twelve parcels owned by Century Farms, LLC, to which a special assessment is assessed primarily to fund the construction and maintenance of roadways, to fund other improvements within the District related to the construction and maintenance of water and sewer infrastructure, and to construct a public greenway; and,

WHEREAS, Century Farms, LLC acquired and is the owner of additional property adjacent to the District comprising approximately 2.97 acres, as more fully described in Section 1 of this Ordinance and on the sketch attached hereto and incorporated herein as Exhibit A ("Tract No. 3"); and,

WHEREAS, pursuant to the letter attached hereto and incorporated herein as Exhibit B, Century Farms, LLC now desires to include Tract No. 3 within the District and for the special assessment to apply to Tract No. 3.

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

Section 1. Section 2.178.010 of the Metropolitan Code is hereby amended by adding the following provision at the end thereof:

"Tract No. 3:

Land in Davidson County, Tennessee being Lot No. 1 on the Plan of J. T. Morton Subdivision, as of record in Pat Book 6200, page 978, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Less and except the Right of Way as set forth in Order of Condemnation and Possession recorded January 11, 2018, in Instrument No. 20180119-0005953, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Century Farms, LLC by deed from Daniel Lee and wife, Amanda Lee, dated March 21, 2019 and recorded March 25, 2019 as Instrument No. 20190325-0026982, Register's Office for Davidson County, Tennessee."

Section 2. Upon becoming effective, the Metropolitan Clerk is directed to provide a copy of this Ordinance to the Davidson County Assessor of Property and the Davidson County Trustee.

Section 3. This Ordinance shall take effect from and after its enactment, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Analysis

This ordinance amends Section 2.178.010 of the Metropolitan Code of Laws to add an additional tract of land to the South Nashville Central Business Improvement District ("SONA CBID"). The SONA CBID was approved by Council on April 17, 2018, pursuant to Ordinance No. BL2018-1140.

Central Business Improvement Districts ("CBIDs") are permitted pursuant to Tenn. Code Ann. §7-84-501 et seq. and allow the imposition of an additional assessment on all property located within the area to provide enhanced services. Under state law, a CBID can be established by either a petition of a majority of all real property owners in the proposed district, representing two thirds of the assessed value, or by Council action. The Council has approved the creation of two other CBIDs - one in downtown and a second in the Gulch area. The SONA CBID's special assessment is primarily used to fund the construction and maintenance of roadways, to fund other improvements within the CBID related to the construction and maintenance of water and sewer infrastructure, and to construct a public greenway.

At the time of its creation, the SONA CBID consisted of 12 parcels owned by Century Farms, LLC. Since the adoption of the SONA CBID, Century Farms, LLC has acquired an additional property comprising approximately 2.97 acres. Century Farms, LLC has requested this property be included within the boundaries of the SONA CBID. The ordinance under consideration adds this additional property to the boundaries of the SONA CBID.