



# Metropolitan Nashville and Davidson County, TN

## Legislation Details (With Text)

**File #:** BL2024-452

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

**File created:** 6/21/2024      **In control:** Planning and Zoning Committee

**On agenda:** 8/20/2024      **Final action:** 8/20/2024

**Title:** An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, by adding DTC East to the District Land Use Table in Section 17.08.030 of the Zoning Code and by adding the East Bank Subdistrict to Chapter 17.37, Downtown Code, all of which is described herein (Proposal No. 2024Z-012TX-001).

**Sponsors:** Jacob Kupin

**Indexes:**

**Code sections:**

**Attachments:** 1. 2024Z-012TX-001\_exhibit a, 2. Substitute BL2024-452, 3. Substitute BL2024-452 Exhibit A\_sub, 4. Substitute BL2024-452 Exhibit B\_sub

Date	Ver.	Action By	Action	Result
8/30/2024	2	Metropolitan Council	effective	
8/26/2024	2	Mayor	approved	
8/20/2024	2	Metropolitan Council	passed on third reading	
8/20/2024	1	Metropolitan Council	substituted	
8/19/2024	1	Planning and Zoning Committee	approved with a substitute	
8/6/2024	1	Metropolitan Council	passed on second reading	
8/6/2024	1	Metropolitan Council	public hearing	
7/12/2024	1	Metropolitan Council	advertised	
7/2/2024	1	Metropolitan Council	passed on first reading	
6/25/2024	1	Metropolitan Council	filed	
6/13/2024	1	Planning Commission	approved	Pass

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, by adding DTC East to the District Land Use Table in Section 17.08.030 of the Zoning Code and by adding the East Bank Subdistrict to Chapter 17.37, Downtown Code, all of which is described herein (Proposal No. 2024Z-012TX-001).

WHEREAS, The Council of The Metropolitan Government of Nashville and Davidson County adopted the Downtown Code (DTC) on February 2, 2010; and

WHEREAS, The Metropolitan Government recognizes the importance of updating, clarifying, and refining the Downtown Code (DTC) standards to encourage high quality, sustainable urban development; and

WHEREAS, the DTC standards provide opportunities for businesses to thrive, while enhancing the character of Downtown through mixed-use development, housing choices, and commercial and entertainment opportunities; and

WHEREAS, the refinement of the DTC standards will continue to ensure a quality urban experience for the citizens and businesses of Metropolitan Nashville and Davidson County; and

WHEREAS, The DTC requires updates from time-to-time as downtown continues to grow and evolve as a neighborhood; and

WHEREAS, the *Imagine East Bank* vision plan supports the changes proposed as part of this text amendment.

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

Section 1. That Section 17.08.030 is amended by inserting a column for Downtown (DTC) East with use allowances as specified on the attached Exhibit A.

Section 2: That Chapter 17.37 of the Metropolitan Code is hereby amended by replacing Section I: Introduction in its entirety, adding the East Bank Subdistrict to Section II: Subdistrict Standards, replacing Section III: Uses in its entirety, replacing subsections Street Character, Parking And Access: Specific to Structured Parking, and Open Space: Specific to Plazas of Section IV: General Standards, and the Map of Street Types for Signage in Section V: Sign Standards with the attached Exhibit B.

Section 3. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

### Analysis

This ordinance amends Chapter 17.37 of the Metropolitan Code to add a newly created East Bank Subdistrict and associated development standards and East Use Area and associated permitted uses to the adopted Downtown Code (DTC) to expand the DTC boundaries east of the Cumberland River. The DTC is currently comprised of 15 subdistricts, each of which specifically regulates built form based on the policy context with bulk regulations like build-to zone, building height, required step-backs, and other standards. This ordinance creates a new 16<sup>th</sup> subdistrict, called East Bank, which establishes bulk standards specific to the district. The DTC is also currently made up of 4 use areas (North, South, West, & Central) that govern permitted uses within the boundaries of the district. The ordinance creates a 5<sup>th</sup> use area, East, to govern the permitted uses in the newly expanded area of the DTC east of the Cumberland River. Other regulations apply to broader regions of the DTC or to the DTC in its entirety.

Currently, the DTC does not extend across the Cumberland River. The areas included in this expansion are currently zoned MUI - Mixed Use Intensive, which allows for a broad variety of uses and intensive bulk regulations.

The Planning Commission recommended approval of this item (7-0-1) at their June 13, 2024, meeting.