



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: BL2021-868, **Version:** 1

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, to update review processes, update maps, revise typographic errors, and refine the urban design standards within Chapter 17.37, Downtown Code, all of which is described herein (Proposal No. 2021Z-007TX-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.

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

Section 1: That Chapter 17.37 of the Metropolitan Code is hereby amended by replacing "Exhibit A" in its entirety with the attached Exhibit; which updates all maps with the most recently available property lines; revises any typographic and mapping errors; refines review processes; augments guidance on modifications; updates the General Standards by providing additional guidance on vehicular / pedestrian conflicts, allows review of civic buildings via minor modification, revises design standards; and updates the Signage standards to allow skyline signs to be placed on non-street-facing facades via minor modification.

Section 2. That subsection 17.40.340 of the Metropolitan Code is hereby amended by deleting Note 1.

Section 3. Be it further enacted, that this ordinance shall take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Analysis

This ordinance makes changes to the Downtown Code (DTC), by updating the maps with the most recently available property lines, revising typographical and mapping errors, and removes outdated provisions related to Board of Zoning Appeals variances for a height that is no longer in use. Various DTC design standards and review process would also be modified. This includes:

- Requirement of a minimum 14' ground floor height for all frontages, whereas currently storefront frontage types have a minimum ground floor height.
- Update to ground floor glazing requirements on principal frontages.
- Clarification on what constitutes an active ground floor use on primary streets and what ancillary uses do not qualify as active uses.
- Limitation on materials like EIFS, concrete blocks, and plywood as façade materials.
- Simplification of language on minimum glazing transparency.
- Limitation on the ratio of unlined structured parking to underground parking.
- Update and streamlining of review processes between the MDHA DRC and DTC DRC to establish the process.
- Review of civic buildings may be conducted by minor modification, rather than major.
- Redesignation of segments of George L Davis Boulevard and 11th Avenue from Other Street and Tertiary Street to Secondary Street.
- Updates to structured parking cladding precedent images.
- Clarification on how distances from intersections are measured.
- Addressing conflicts between the DTC Land Use Chart and Title 17 Land Use Table (updated more frequently).
- Requirement to implement Priority Bikeway Network Recommendations of the WalknBike Nashville plan.

Because the DTC amendment includes construction material restrictions, there is a companion bill (BL2021-869) to allow the Council to vote on the material restrictions separately from the other regulations in this ordinance, as required by the state law.

This has been approved by the Planning Commission.