



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: BL2024-348, **Version:** 2

An ordinance approving Amendment No. 9 to the Rutledge Hill Redevelopment Plan pertaining to certain uses. (Proposal No. 2024M-003OT-001)

WHEREAS, the Rutledge Hill Redevelopment Plan (the "Rutledge Hill Plan") consisting of text, exhibits, and maps, currently exists as previously approved by Ordinance Number 80-133, and subsequently amended by Ordinance Nos. 86-1131, 87-1695, 91-1520, 97-755, 97-754, BL2005-875, BL2013-377, and BL2014-699, and BL2019-1645; and

WHEREAS, Section C. LAND USE PLAN, subsection 4 Mixed Use, of the Rutledge Hill Plan provides that retail sales and services are permitted provided they do not include "auto-oriented uses"; and

WHEREAS, the term "auto-oriented uses" is not defined in the Rutledge Hill Plan; and

WHEREAS, pursuant to the Agreed Final Judgment dated August 13, 2021, in the litigation between SRE Tennessee 8, LLC ("SRE") and the Metropolitan Development and Housing Agency (collectively the "Parties"), the Parties agreed to allow the development of a high-end virtual auto showroom and service center under the Audi brand located at 15 Lindsley Avenue (the "Audi Dealership"); and

WHEREAS, the Audi Dealership has been in successful operation since March 2023 as an economic enhancement in the Rutledge Hill area; and

WHEREAS, given the success of the Audi Dealership, an affiliate of SRE desires to develop and operate a similar high-end virtual auto showroom and service center under the Porsche brand located at 25 Lindsley Avenue (the "Porsche Dealership"), directly adjacent to the Audi Dealership; and

WHEREAS, it is appropriate that the Rutledge Hill Plan be amended to clarify auto-oriented uses does not include the Audi Dealership at 15 Lindsley Avenue and the Porsche Dealership at 25 Lindsley Avenue; and

WHEREAS, this amendment to the Rutledge Hill Plan has been adopted by the Board of Commissioners of the Metropolitan Development and Housing Agency and is subject to review and approval by the Metropolitan Council; and

WHEREAS, the Metropolitan Council has held a public hearing and has carefully considered and reviewed this proposed amendment to the Rutledge Hill Plan.

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

Section 1. The Rutledge Hill Plan is amended by amending Section C.4 of the Land Use Plan by adding the following language at the end of the Uses subheading:

"For purposes of this Land Use Plan, the term 'auto-oriented uses' shall not include an automobile dealership located at 15 Lindsley Avenue and 25 Lindsley Avenue that (1) sells automobiles through a virtual showroom; (2) allows the storage of not more than 20 automobiles on the exterior of the property; (3) only allows repair work on automobiles to be performed within fully-enclosed bays that are not visible from the public right-of-

way; (4) holds a jobs fair for area residents prior to opening the automobile dealership.”

Section 2. Prior to obtaining a final use and occupancy permit for an automobile dealership located at 25 Lindsley Avenue, the permit applicant shall show proof that it held a hiring event satisfying the following requirements:

1. Advertisement of a career fair at least two weeks prior to the date of the event through social media outlets in the Nashville area, the applicant’s website, the applicant’s LinkedIn page, a physical sign on the property, and if available, the Nashville Downtown Partnership’s weekly newsletter.
2. A two day career fair held in the Rutledge Hill Community between 7:00 a.m. and 7:00 p.m. having times available for in-person interviews, as well as “drop in” opportunities.
3. Hiring managers from the applicant’s company would be available to talk to prospective employees about the job opportunities available.

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

Analysis

This ordinance approves Amendment No. 8 to the Rutledge Hill Redevelopment Plan.

The Rutledge Hill Redevelopment Plan current does not allow for “auto-oriented uses”. The ordinance under consideration would exempt the automobile dealerships located at 15 Lindsley Avenue and 25 Lindsley Avenue that (1) sell automobiles through a virtual showroom; (2) allow the storage of not more than 20 automobiles on the exterior of the property; (3) only allow repair work on automobiles to be performed within fully-enclosed bays that are not visible from the public right-of-way; (4) hold a jobs fair for area residents prior to opening the automobile dealership from the definition of “auto-oriented uses”. An automobile dealership meeting these conditions could be located within the Rutledge Hill Redevelopment Plan area.

In addition, the ordinance requires that, prior to obtaining a final use and occupancy permit for an automobile dealership located at 25 Lindsley, the permit applicant will be required to show proof that it held a hiring event meeting the conditions outlined in the ordinance.