**File #:** BL2024-598, **Version:** 1

An ordinance approving Amendment No. 7 to the Phillips-Jackson Street Redevelopment Plan pertaining to certain General Business land uses. (Proposal No. 2024M-004OT-001)

WHEREAS, the Phillips-Jackson Street Redevelopment Plan (the "Phillips-Jackson Street Plan") consisting of text, exhibits, and maps, currently exists as previously approved by Ordinance No. O93-773, and subsequently amended by the adoption of Ordinance Nos. O99-1762, BL2001-861, BL2005-798, BL2013-377, BL2013-595 and BL2019-1645; and

WHEREAS, Section C. LAND USE PLAN, Subsection 2. a. (5) of the of the Phillips-Jackson Street Plan does not include hotels, motels, or other habitation for transient use as permitted uses in the areas designated for General Business land uses; and

WHEREAS, allowing hotels, motels, or other habitation for transient use as permitted uses is appropriate for certain areas designated for General Business land uses to support tourism to local businesses and attractions including First Tennessee Park, the Tennessee State Museum, the Tennessee State Library & Archives and the Nashville Municipal Auditorium; and

WHEREAS, it is appropriate that the Phillips-Jackson Street Plan be amended to permit hotels, motels, or other habitation for transient use as permitted uses only on the properties designated as Parcel ID Numbers 08213030600, 08213030800, 08213031200, 08213031700, 08213031600, 08213031500, 08213034700, 08213034800, 08213035600, 08213035500, 08213035400, 08213035300, 08213035200, 08213035100 and 08213034900; and

WHEREAS, this amendment to the Phillips-Jackson Street 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 Phillips-Jackson Street Plan.

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

Section 1. Section C. LAND USE PLAN, Subsection 2. a. (5) of the Phillips-Jackson Street Redevelopment Plan is amended by adding the following language after “Wholesaling and warehousing” and before “Accessory uses customarily incident to any of the above”:

> “Hotels as defined under 17.04.060 of the Metro Code and owned by a single entity that includes a lobby and onsite management only on the properties designated as Parcel ID Numbers 08213030600, 08213030800, 08213031200, 08213031700, 08213031600, 08213031500, 08213034700, 08213034800, 08213035600, 08213035500, 08213035400, 08213035300, 08213035200, 08213035100 and 08213034900 as shown on the map attached

hereto as Exhibit 1”

Section 2. That Exhibit 1, attached to this ordinance, is hereby added to the Phillips-Jackson Street Redevelopment Plan.

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, as amended, approves Amendment No. 7 to the Phillips-Jackson Street Redevelopment.

Currently, the Phillips-Jackson Street Redevelopment Plan does not allow for hotel, motels, or other transient uses in the General Business land uses. The ordinance under consideration would allow for ““Hotels as defined under 17.04.060 of the Metro Code and owned by a single entity that includes a lobby and onsite management only on the properties designated as Parcel ID Numbers 08213030600, 08213031200, 08213031700, 08213031600, 08213031500, 08213034700, 08213034800, 08213035600, 08213035500, 08213035400, 08213035300, 08213035200, 08213035100 and 08213034900 as shown on the map attached hereto as Exhibit B.”

The ordinance would also add an Exhibit B to the Phillips-Jackson Street Redevelopment Plan illustrating the parcels that would have the hotel use.