



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: BL2025-761, **Version:** 3

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 amending the Uses Table within Chapter 17.37, Downtown Code, to remove automobile parking as a permitted use within the boundary of the Second Avenue Historic Preservation Overlay, all of which is described herein (Proposal No. 2025Z-001TX-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 Second Avenue Rebuild project team, including Metro Planning, MDHA, NDOT, and other partners, has undertaken extensive community outreach in recovery efforts related to the December 25, 2020 explosion; and

WHEREAS, The Metropolitan Government recognizes that Second Avenue and the Cumberland Riverfront have paramount importance to the rich history of Downtown Nashville, Davidson County, and Middle Tennessee; and

WHEREAS, the historic architectural fabric of Second Avenue, formerly Market Street, includes significant contributing structures to the 2nd Avenue Historic Preservation District; and

WHEREAS, The Metropolitan Government recognizes the importance of updating, clarifying, and refining the Downtown Code (DTC) standards to encourage context-sensitive, transit-ready urban development;

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

Section 1: That Section 17.37 of the Metropolitan Code is hereby amended replacing the Use Table on Page 61 with the attached Exhibit A.

Section 2. 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 amends Chapter 17.37 of the Metropolitan Code to amend the Downtown Code (“DTC”) to remove automobile parking as a permitted principal use within the boundary of the Second Avenue Historic Preservation Overlay.

Currently, automobile parking is a permitted principal use within the Central Use Area of the DTC, which incorporates the Second Avenue Historic Preservation Overlay. The ordinance proposes to remove automobile parking as a permitted principal use within the boundary of the Second Avenue Historic Preservation Overlay, while maintaining it as a permitted principal use within the remainder of the Central Use Area. Automobile parking would still be permitted within the boundaries of the Second Avenue Historic Preservation Overlay as

accessory to another permitted principal use.