

AMENDMENT NO. ____
TO
SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President,

I move to amend Substitute Ordinance No. BL2026-1273 as follows:

I. By adding the following new recitals immediately before the last recital:

WHEREAS, surface parking, when established as a principal or stand-alone use, undermines those objectives by creating inefficient, auto-oriented, and environmentally harmful conditions that disrupt the urban fabric; and

WHEREAS, under that certain Stadium Parking Facilities Development, Operations and Use Agreement, dated November 13, 2024, by and between The Metropolitan Government of Nashville and Davidson County and Tennessee Stadium, LLC, the Metropolitan Government is obligated to maintain Campus Parking Spaces within the Campus, outside of Parcel B, including not less than 2,500 structured or surface parking spaces, except as otherwise provided during the Campus Construction Period, and to include structured parking as part of the development of Parcel B; and

WHEREAS, it is therefore in the public interest to eliminate surface parking as a permitted principal use within the DTC East Use Table for uses permitted in the DTC East Bank and East Bend Subdistricts once the Metropolitan Government's stadium-related parking obligations can be satisfied through structured parking; and

II. By amending Exhibit A, Section III: Uses, Use Tables, Commercial Uses, row "Automobile parking," East column, by changing "P" to "P^^".

III. By amending Exhibit A, Section III: Uses, Use Tables by adding the following new footnote:

^^Within the boundaries of the East Bend Subdistrict, automobile parking in a surface parking lot as a principal use or stand-alone use shall be permitted only until the Zoning Administrator issues a written determination, based on documentation submitted by the Metropolitan Government, that structured parking facilities sufficient to satisfy the Metropolitan Government's parking obligations under that certain Stadium Parking Facilities Development, Operations and Use Agreement dated November 13, 2024, by and between The Metropolitan Government of Nashville and Davidson County and Tennessee Stadium, LLC, have been completed and are available for use, including the required Campus Parking Spaces outside Parcel B and the Parcel B Parking Deck.

After issuance of that written determination, automobile parking in a surface parking lot as the Principal Use or stand-alone use shall not be permitted within the East Bend Subdistrict. This footnote shall not prohibit structured parking, below-grade parking, or temporary construction-related parking approved by the Department of Codes Administration, or parking provided as an accessory use to a permitted principal use.

SPONSORED BY:

Rollin Horton
Member of Council