

ORDINANCE NO. BL2009-586

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 modify Title 17 relative to the creation of a new zoning district called the "Downtown Code" (DTC), all of which is more particularly described herein (Proposal No. 2009Z-031TX-001).

WHEREAS, the Metropolitan Nashville-Davidson County Planning Commission, on February 22, 2007, unanimously approved the adoption of the *Downtown Community Plan: 2007 Update*, the culmination of numerous meetings engaging community members to create a vision of a walkable, mixed use, sustainably-developed Downtown of the future; and

WHEREAS, the *Downtown Community Plan: 2007 Update* provides the following goals: to ensure that Downtown remains the civic, commercial and entertainment center for Nashville, Middle Tennessee and the Southeast, to provide opportunities for continued growth while preserving and enhancing the character that inspires residents and businesses to move Downtown, to create strategic mixed use to facilitate Downtown's transformation into a 24/7 community, to create and nurture urban neighborhoods, to create active, attractive streets and streetscapes, to protect and reuse historic structures and districts, to create environmentally sustainable and energy efficient developments, to create "great spaces" throughout Downtown for the enjoyment of citizens and visitors, and to provide for improved mobility in and through Downtown to support other principles for healthy growth in Downtown; and

WHEREAS, from October 2007 to October 2009, the Metropolitan Planning Department staff worked extensively with residents, Councilmembers, property owners, and civic and business interests to prepare a new zoning district for Downtown, to implement the vision of Downtown adopted in the Downtown Community Plan; and

WHEREAS, the Metropolitan Government recognizes the importance of encouraging the continued revitalization of Nashville's Downtown and the importance of refining and updating the community's design standards to encourage high-quality, sustainable urban development;

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

Section 1. Modify the Metro Zoning Code as shown in Exhibits A, B, and C.

Section 2. 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.

Section 3. 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.

SPONSORED BY:

APPROVED ON November 12, 2009 ^{A(6-0)}
METROPOLITAN PLANNING COMMISSION.
BY: [Signature] Councilmember Mike Jameson
[Signature] Councilmember Erica S. Gilmore
[Signature]
EXECUTIVE DIRECTOR & SECRETARY