

ORDINANCE NO. BL2018-1417

An ordinance amending Title 17 of the Metropolitan Code of Laws to allow public interior spaces to be afforded Historic Landmark protection (Proposal No. 2018Z-012TX-001).

WHEREAS, Tenn. Code Ann. §13-7-401 established historic zoning to promote the educational, cultural, and economic welfare of the people of the state of Tennessee by enabling municipalities and counties to preserve and protect historic structures, areas, and districts which serve as visible reminders of the history and cultural heritage of Tennessee and the United States; and

WHEREAS, Tenn. Code Ann. §13-7-401 provides further that one of the purposes of historic zoning is to preserve and rehabilitate buildings which are of significance to historic districts; and

WHEREAS, Title 17 of the Metropolitan Code of Laws charges the Metropolitan Historic Zoning Commission with the preservation of important historic sites through a design review process; and

WHEREAS, interior public spaces can be considered to be of special historical or architectural significance, such that these interior structures should be extended the same protections as apply to the exterior of a Historic Landmark.

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

Section 1. That Title 17, Section 17.36.100, Subsection B of the Metropolitan Code of Laws is hereby amended by deleting said subsection in its entirety and replacing it as follows:

B. To regulate exterior, and in some cases interior, design, arrangement, texture and materials proposed to be used within the historic districts to ensure compatibility.

Section 2. That Title 17, Section 17.36.110 of the Metropolitan Code is hereby amended by adding a new subsection E to read as follows:

E. Historic Landmark Interiors (HI) District. The boundaries shall be shown on the zoning map or on special overlays thereto that are made a part of this Zoning Code and noted by name on such maps, in which no interior feature shall be constructed, altered, repaired, relocated or demolished in whole or in part within an interior space unless the action complies with the requirements set forth in this title.

Section 2. That Title 17, Section 17.36.120 of the Metropolitan Code is hereby amended by adding a new subsection D to read as follows:

D. Historic Landmark Interiors. An historic landmark interior is defined as the public interior space of a building or structure of high historical, cultural, and architectural value; where alteration, demolition or destruction would constitute an irreplaceable loss to the quality and character of Nashville and Davidson County; and that meets one or more of the following criteria:

1. The historic landmark interior is associated with an event that has made a significant contribution to local, state or national history;
2. It is associated with the lives of persons significant in local, state or national history;

3. It embodies the distinctive characteristics of a type, period, or method of construction;
4. It is a Historic Landmark; or,
5. It is listed or is eligible for listing in the National Register of Historic Places.

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

INTRODUCED BY:

RECOMMENDED BY:

Freddie O'Connell

Tim Walker, Executive Director
Historic Zoning Commission

Burkley Allen
Members of Council