



NASHVILLE
PLANNING

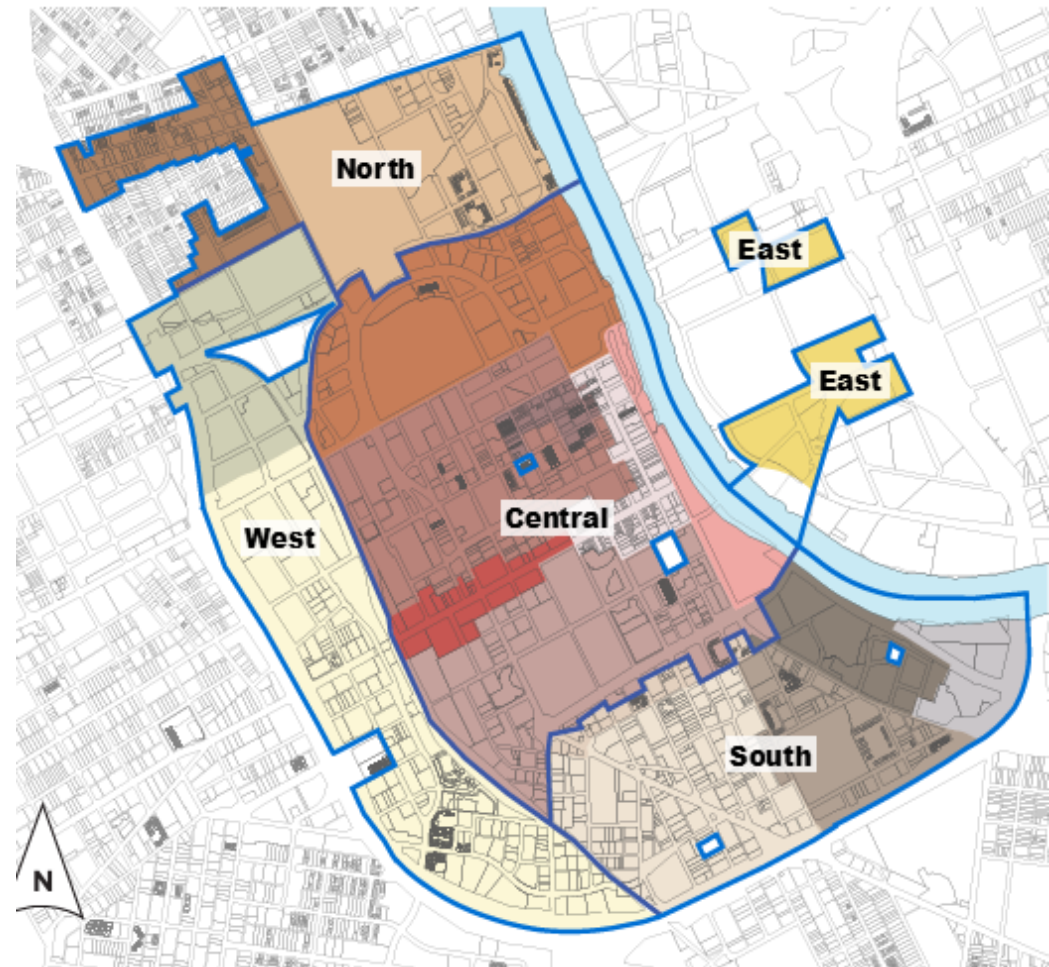
**Downtown Code & Design
Review Committee**

Ad Hoc East Bank Committee

March 30, 2026

Downtown Code summary

- The Downtown Code (DTC) was first adopted in 2010.
- The DTC is a form-based code.
 - Emphasizes building form & relation to the public realm
- Land Uses are organized into 5 use areas.



Use Areas

DTC Organization

The DTC is organized into 3 categories of standards:

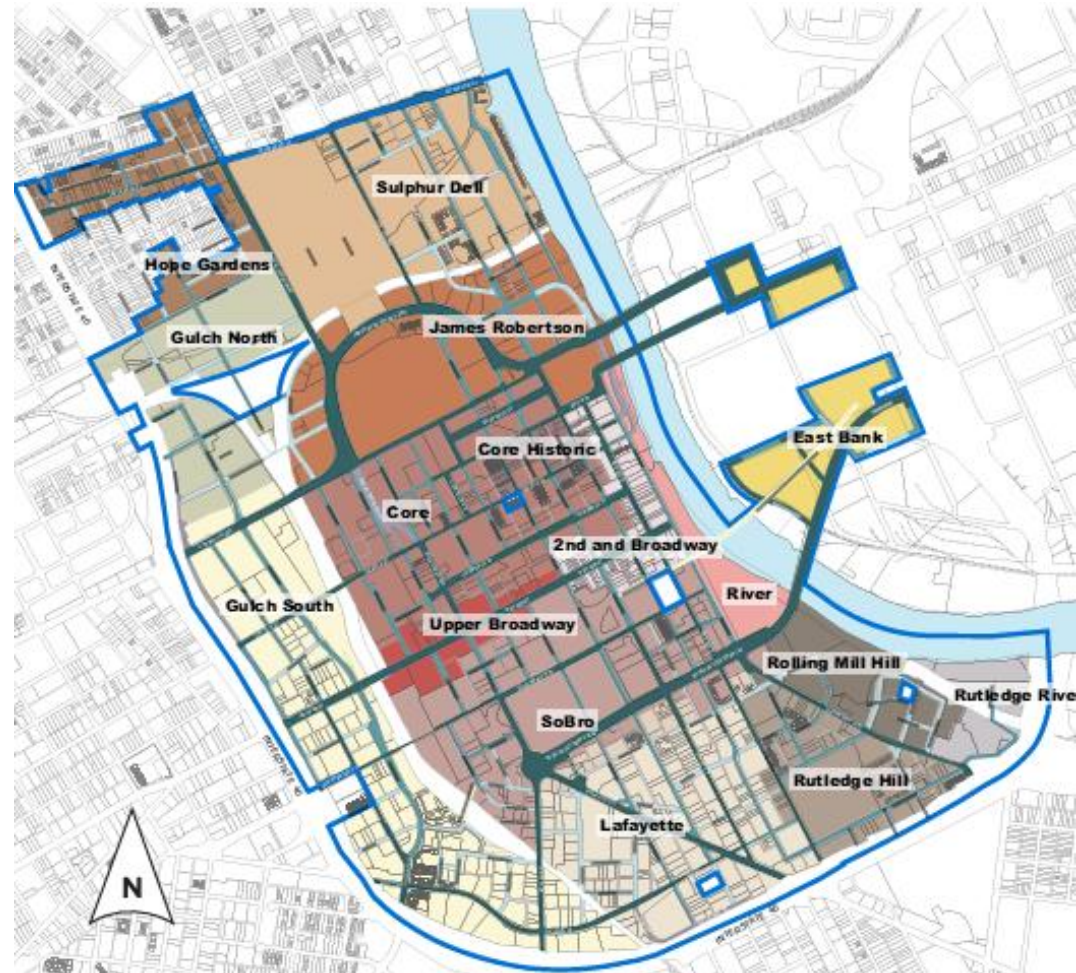
Subdistrict standards

- Ensure development fits within specific neighborhood context

General standards

- Regulate elements that occur throughout the district—e.g. street character, building materials, parking garages, loading & access, fences & walls, & outdoor spaces

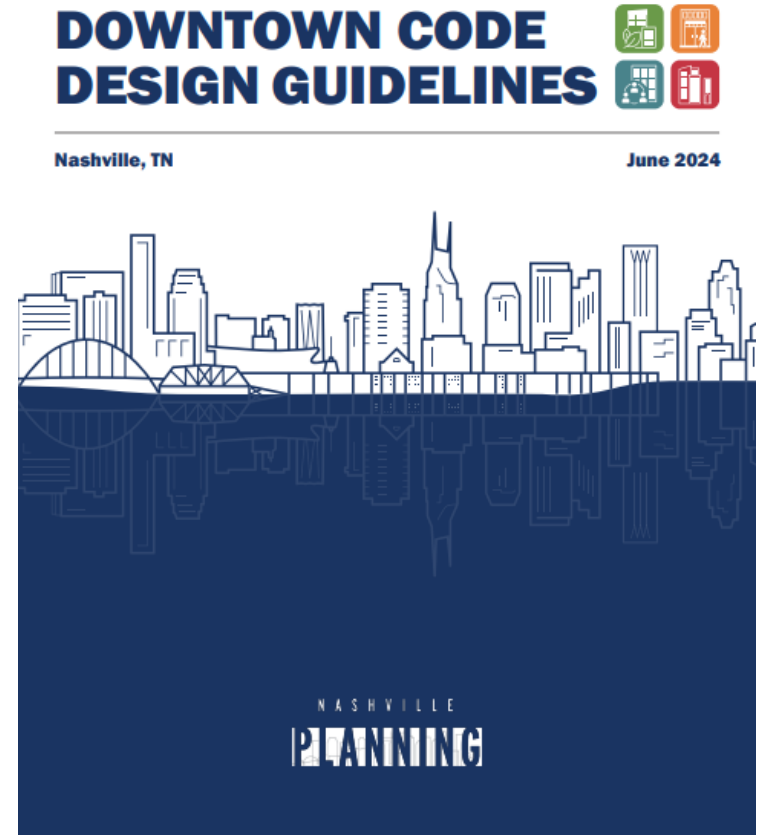
Signage standards



Subdistricts

Downtown Code Design Review

- The DTC establishes a Design Review Committee (DRC) with 8 members.
- DRC is administered by Metro Planning Staff
- The DRC reviews new development projects within the Downtown Code using adopted design guidance.





DTC Design Review Committee

- DRC members are appointed or nominated by:
 - Mayor
 - Vice Mayor
 - Planning Commission
 - Historic Commission
 - Downtown Partnership
 - Civic Design Center
 - Urban Residents Association
 - Chamber of Commerce
- Members, except nominees of the Downtown Partnership and Chamber of Commerce, must have a design background.
- The DRC holds regular public meetings synced with the Metro Planning Commission calendar.

DTC Process

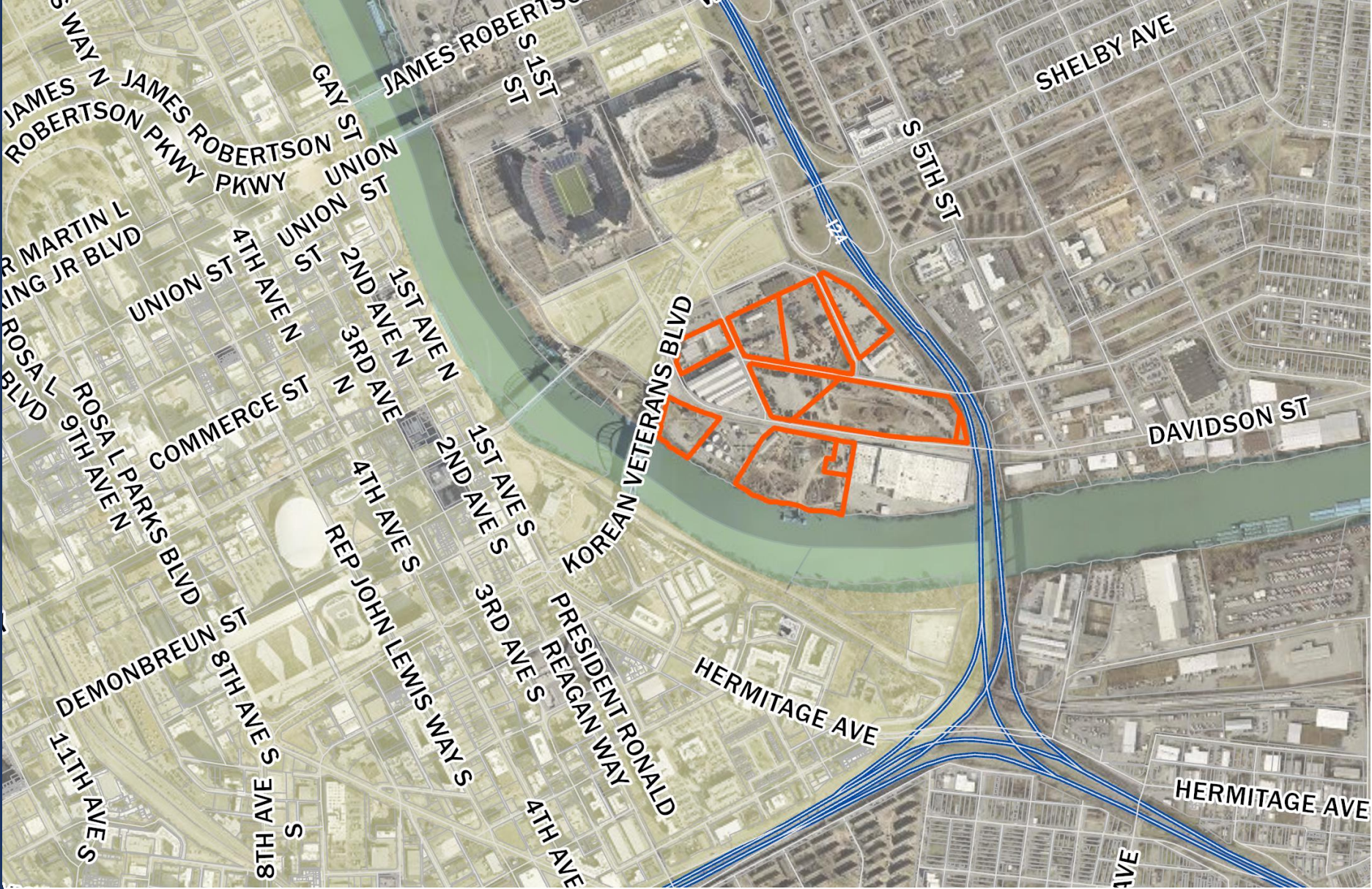
The DTC follows the process for project review outlined below:

1. **Pre-application meeting** with Metro Planning staff
2. **Concept plan** application and review
 - Approved by the Design Review Committee at a public meeting
 - Any major or minor modifications should be filed concurrently
3. **Final site plan** application – staff review
 - Reviewed for consistency with committee approved design
4. **Building permit** – staff review



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East Bend Subdistrict

East Bend Subdistrict



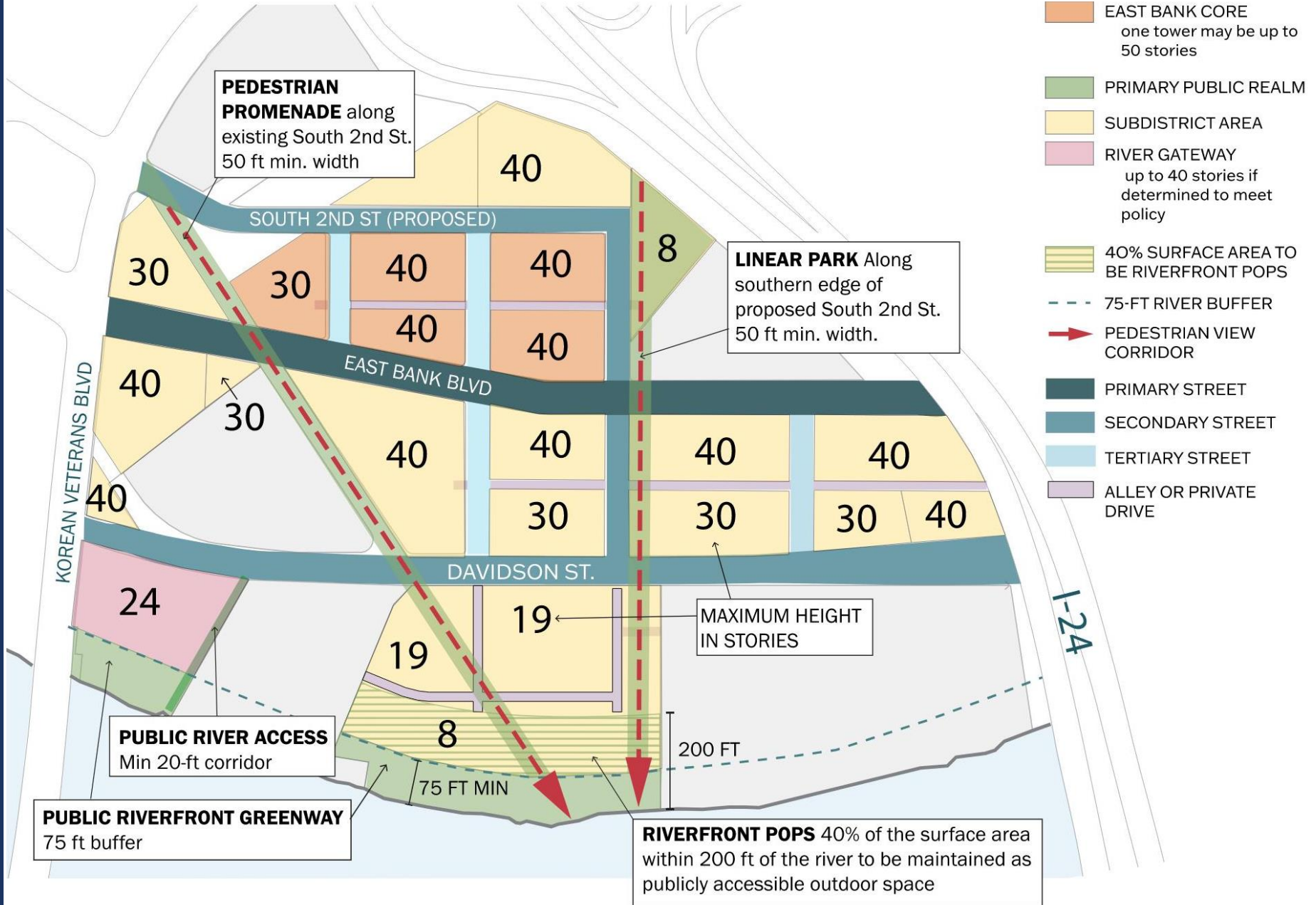
Amend Chapter 17.37 to establish an East Bend Subdistrict in the Downtown Code (DTC) with development standards and permitted uses.

LAND USE

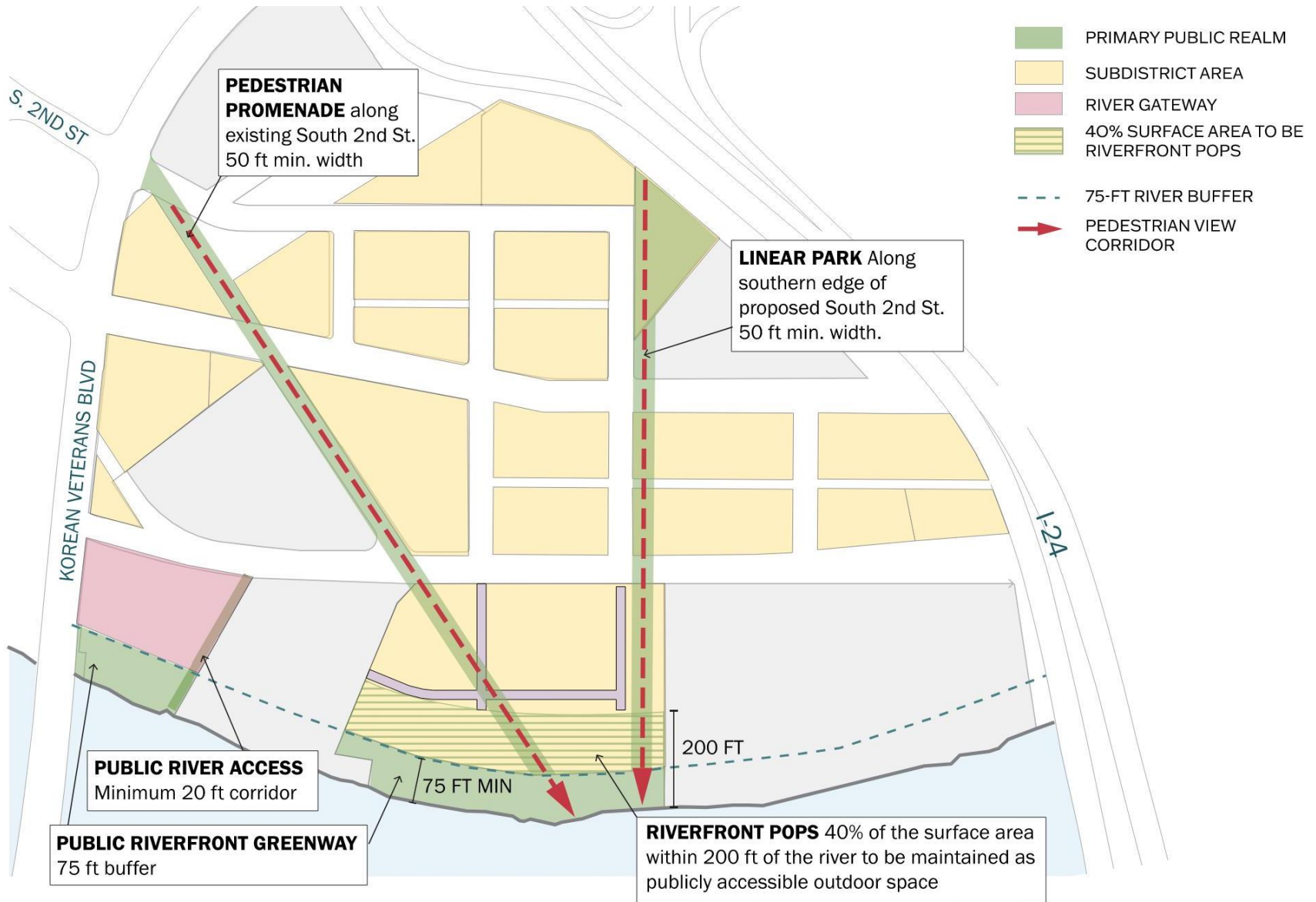
Current industrial land use is not compatible with *Imagine EastBank* vision and policy vision for vibrant, mixed-use urban neighborhoods that prioritize connectivity & public access to the river.



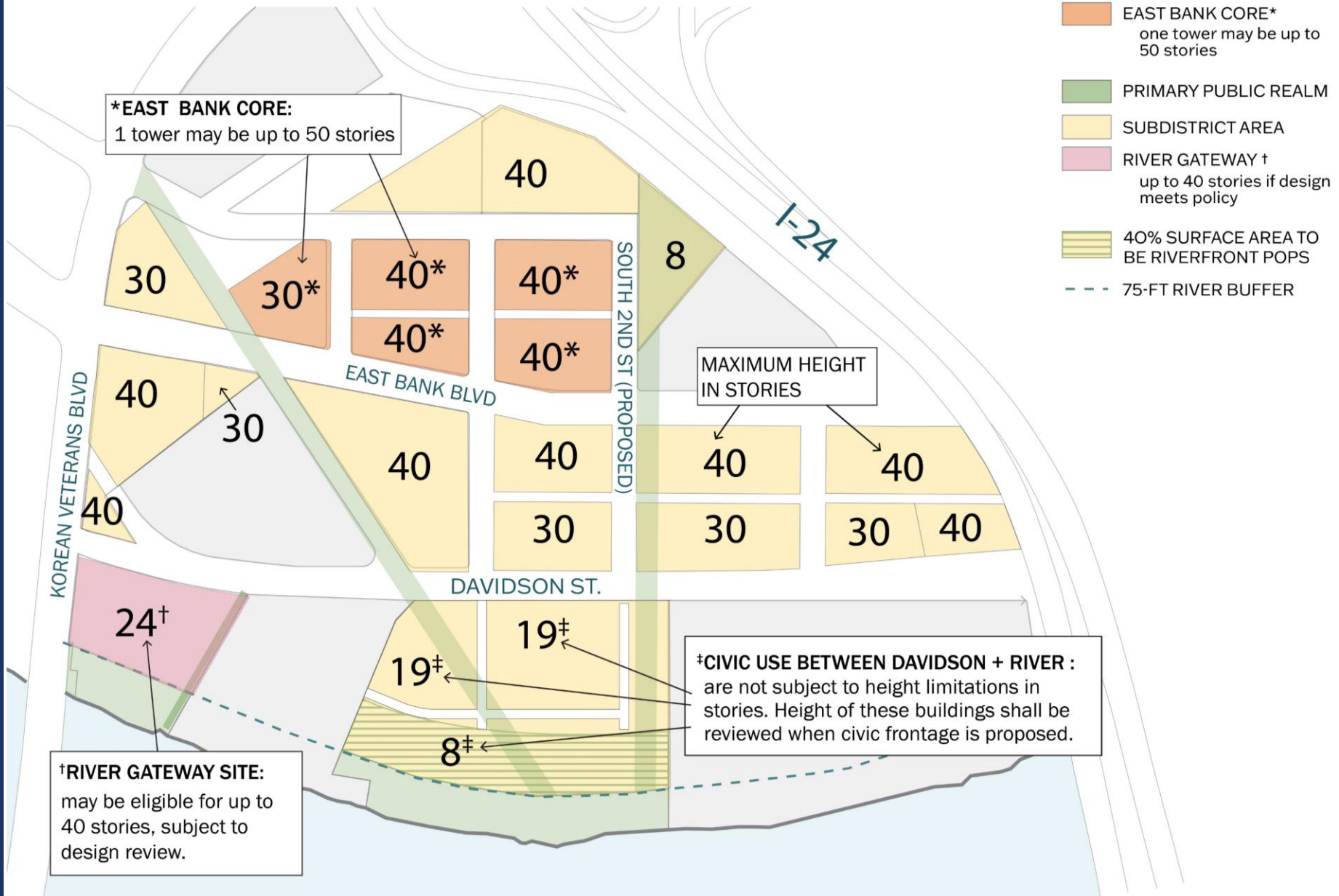
MPC Recommendation - East Bend Regulating Plan



Predefined Public Realm Plan



Urban Design and Entitlements





Urban Design

Towers + Orientation

- Max tower floorplate of 18,000 sq. ft.
- Up to three office towers up to 26,000 sq. ft.
- Other adjustments allowed by minor modification
- Towers adjacent to I-24 shall be at least 35 degrees off-parallel to the interstate.
- Towers on property between Davidson and the river shall be generally perpendicular to the river.

Building Scale and Grain

- Podium height
- Façade delineation requirements
- Allowance for stoop and porch frontages

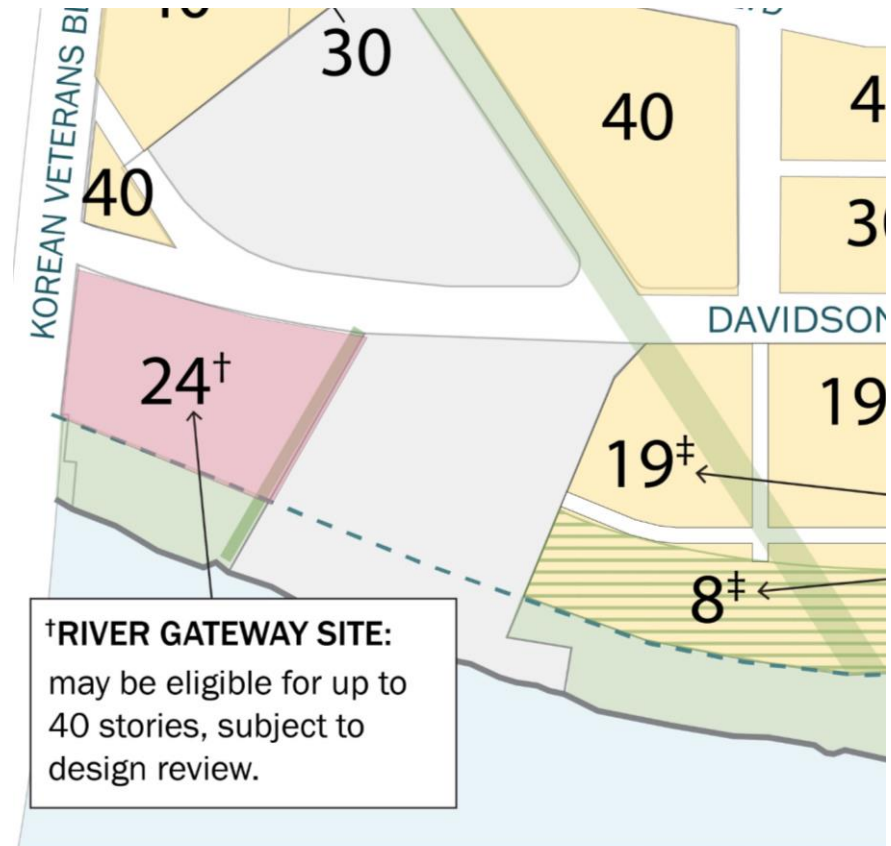
River Gateway

RIVER GATEWAY POLICY

- Planning Commission adopted River Gateway Supplemental Policy with additional design guidance for riverfront property at bridges, corridors, and arterials downtown.

EAST BEND APPLICATION

- Applicable to the riverfront property at KVB
- Any proposal exceeding 24 stories shall meet additional policies for excellence in architecture & site design.
- Maximum of 40 stories
- DTC DRC will review for consistency with policy



Supplemental Policy 09-T6-DN- RG-01: River Gateway



Guides how proposals should consider:

- significant street frontages
- the river
- the ground plane
- viaducts
- access
- and the public realm, through site design, height, orientation, massing, materiality, and other urban design considerations.



Supplemental Policy 09-T6-DN- RG-01: River Gateway

- **Respond to Context:** Enhance the city fabric by responding to the site's orientation to the Downtown skyline, visibility from the Seigenthaler Pedestrian Bridge and the opposite side of the river, topographical context and the historic industrial or cultural context.
- **Advance Policy Goals:** Advance goals to reorient Downtown toward the Cumberland River, link the east and west sides, improve public accessibility and connectivity via greenways and parks, enhance river visibility through pedestrian and view corridors, and bolster flood resiliency and stormwater management.
- **Address Locational Prominence:** Address high-visibility locations by activating all public frontages, determining façade hierarchy in relation to the river and corridors, and providing publicly accessible vertical connectivity from viaducts or bridges to the ground plane.

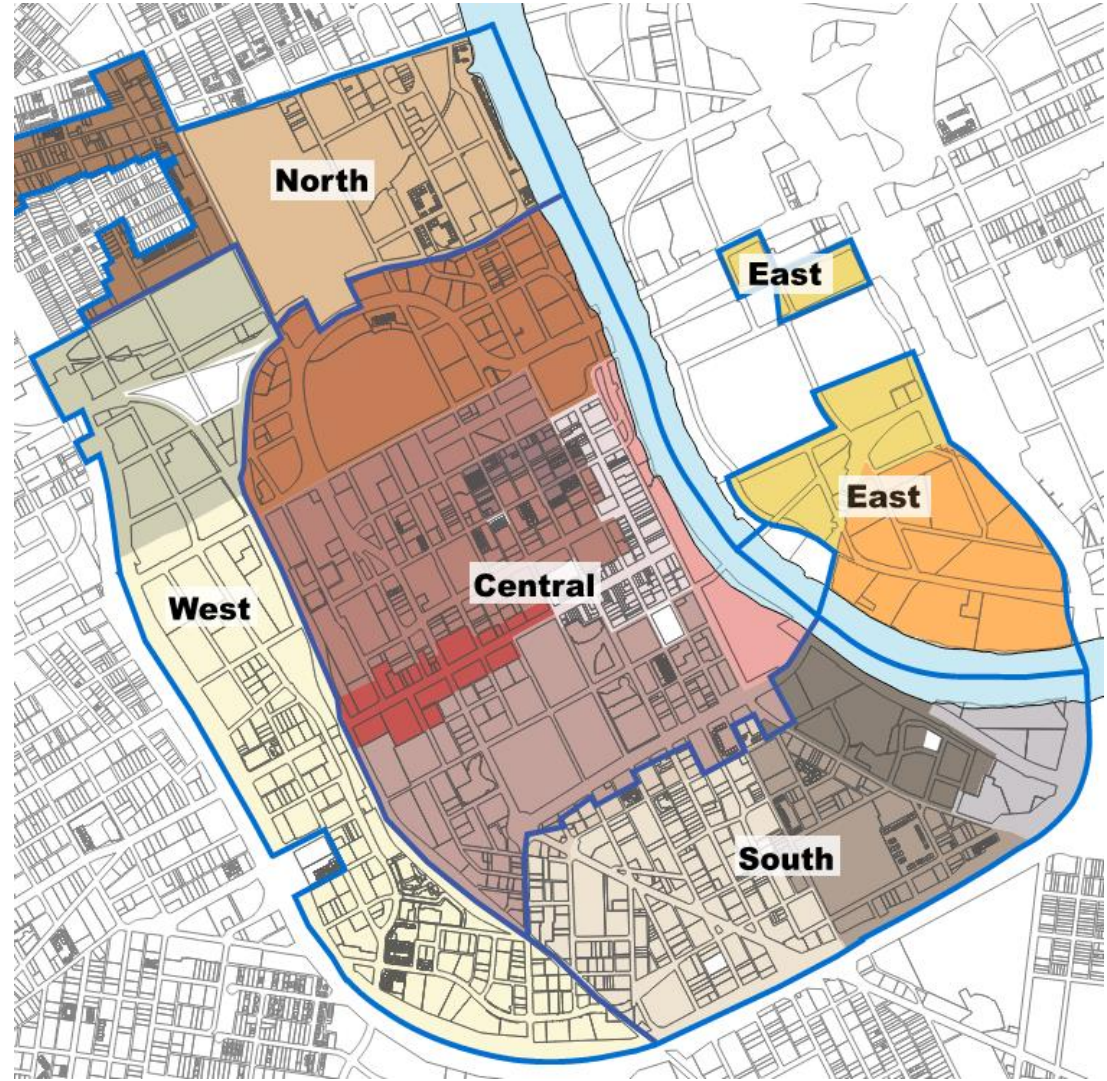
PROPOSED TEXT AMENDMENT

land use

DTC Use Areas

The proposed East Bend subdistrict will be incorporated into the existing East Use area of the DTC.

Permitted land uses are consistent with *Imagine East Bank* policy to enable a mixed-use urban neighborhood, with conditions for bar and night-club uses and restrictions on automobile-oriented uses and short-term rentals.



Proposed Downtown Code Use Areas

next steps

Kick off planning for an **MCSP Amendment** with NDOT, WeGo, property owners, + stakeholders.

- Metro-led process
- **MCSP** guides public + private investment in the major streets.
- Implements Vision Zero
- Determines alignment + street section, such as bike facilities.
- Preliminary feasibility work has been completed

