NASHVILLE PLANNING

MEMO

TO: MEMBERS OF THE METRO PLANNING COMMISSION

FROM: METRO NASHVILLE PLANNING DEPARTMENT – Emily Lange, AICP

SUBJECT: Updates to Case 2026Z-016TX-001 (Downtown Code Text Amendment – Midtown East Subdistrict)

DATE: November 12, 2026

Following publication of the November 12, 2026 MPC staff report for Item 1 (2026Z-016-TX-001), Planning staff continued to engage with and hear from stakeholders regarding the proposed Midtown East Subdistrict's entitlements. This engagement centered on two components:

1. The maximum building heights permitted along West End Avenue
2. The inclusion of Maximum Floor Area Ratio (FAR) standards within the subdistrict

To address the comments raised during this additional engagement, Staff is modifying the proposed substitute to:

1. Increase the maximum heights for properties fronting West End Avenue in Subareas 1 and 2

	Maximum Height	Bonus Height Maximum	VAHI Bonus Height Maximum
Subarea 1, fronting West End Avenue	**20** (was 15)	**30** (was 25)	**37** (was 32)
Subarea 2, fronting West End Avenue	**20** (was 7)	**30** (was 15)	**37** (was 23)

2. Remove the maximum. FAR requirements from the Subdistrict Standards

	Subarea 1	Subarea 2	Subarea 3
Max. Floor Area Ratio (FAR)	**NONE** (was 5.0)	**NONE** (was 3.0)	**NONE** (was NONE)

Staff recommendation of approval with a substitute still applies.

DRAFT