

MEMORANDUM TO: All Members of the Metropolitan Council

FROM: Jon Cooper, Director  
Metropolitan Council Office

DATE: January 5, 2010

RE: Analysis for Ordinance Amending  
the Zoning Code Text

**ORDINANCE NO. BL2009-586** (JAMESON & GILMORE) – This ordinance creates a new zoning district called the “Downtown Code” (DTC) applicable to 823 acres of downtown Nashville. Most downtown properties are currently zoned commercial core (CC) or core frame (CF) permitting an array of high intensity uses. A smaller number of parcels are zoned for industrial and mixed-uses. Ordinance No. BL2009-588, also on public hearing and second reading, would consolidate these parcels into one zoning district that would be governed by a comprehensive development plan.

The DTC is a 99-page document that will govern the future development of downtown. The purpose of the DTC is to allow a broad range of non-residential and residential uses, reduce reliance on automobiles for transportation, create a better pedestrian streetscape, create open space, and to promote infill development. In order to accomplish these goals the DTC provides greater development rights, allows additional uses, and grants height bonuses for developing open space and workforce housing. The DTC divides the downtown area into 15 sub-districts, with each sub-district having its own set of guidelines for setbacks, height, width, and depth.

One key change between the existing downtown zoning and the proposed DTC, is that the DTC would allow single and two-family residences in the downtown area. The DTC also would increase the permitted maximum building height for much of downtown. The 2<sup>nd</sup> Avenue and Broadway area would continue to have an eight-story height limitation to protect the historic nature of the area. The DTC gives special attention to pedestrian-oriented design, and designates the ground level of buildings for “active uses”, which include retail, office, residential, institutional, and recreational uses. Further, the DTC includes development standards to provide for the creation of urban neighborhoods where residents can live, work, and shop.

This ordinance also includes standards for environmental sustainability and energy efficiency by encouraging pedestrian activity and by providing height bonuses for developments that achieve a LEED Silver rating. There is a proposed amendment to this ordinance pertaining to some of the environmental sustainability components.

This ordinance has been approved by the planning commission.