

ORDINANCE NO. 091-1567

AN ORDINANCE APPROVING AMENDMENT NUMBER
TWO TO THE CAPITOL MALL REDEVELOPMENT
PROJECT PLAN

WHEREAS, by Ordinance No. 77-716, the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County, Tennessee approved the "Capitol Boulevard Extension, Bicentennial Park and Housing Development Plan;" and

WHEREAS, by Ordinance No. 82-845, the Metropolitan Council approved the "Capitol Mall Redevelopment Project Plan" which revised the boundaries and superseded the text, maps, and exhibits of the original "Capitol Boulevard Extension, Bicentennial Park and Housing Development Plan" previously approved by Ordinance No. 77-716; and

WHEREAS, by Ordinance No. 87-1695, as amended, the Metropolitan Council approved Amendment No. 1 to the "Capitol Mall Redevelopment Project Plan;" and

WHEREAS, certain changes and amendments to the text and maps of the "Capitol Mall Redevelopment Project Plan" are necessary and proper to facilitate the orderly and desirable redevelopment of the project area; and

WHEREAS, there has been prepared and referred to the Metropolitan Council for review and approval, Amendment No. 2 to the "Capitol Mall Redevelopment Project Plan" consisting of certain changes in the text and maps of the redevelopment plan; and

WHEREAS, said Amendment No. 2 to the aforesaid redevelopment plan has been approved by the Board of Commissioners of the Metropolitan Development and Housing Agency; and

WHEREAS, the Metropolitan Council has held a public hearing and has carefully considered and reviewed the proposed amendment to the redevelopment plan.

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

SECTION 1. That the findings and determinations relative to the "Capitol Mall Redevelopment Project Plan" are hereby reaffirmed and redetermined.

SECTION 2. That the "Capitol Mall Redevelopment Project Plan" is amended by replacing "Sections C.2.b.(7), C.2.b.(8) and C.2.b.(9) Regulations and Controls" dated February 24, 1987 with substitute sections which are dated April 9, 1991, and attached hereto and made a part of this Ordinance.

SECTION 3. That the "Capitol Mall Redevelopment Project Plan" is amended by replacing R. P. Map No. 2A, "Proposed Land Use Map," dated February 24, 1987, with a new R. P. Map No. 2A dated April 9, 1991, and attached hereto and made a part of this Ordinance.

SECTION 4. That the "Capitol Mall Redevelopment Project Plan" is hereby amended by adding "Part H. Severability," which is dated April 9, 1991, and attached hereto and made a part of this Ordinance.

SECTION 5. That the changes made to the Capitol Mall Redevelopment Project Plan by Section 2 and Section 3 of this Ordinance shall revert to the provisions of the Capitol Mall Redevelopment Project Plan in effect prior to the enactment of this Ordinance unless on or before April 1, 1992, South Central Bell, or its assigns, has completed all architectural drawings and applied for a building permit for the development of an office tower on Tract 75A of the Capitol Mall Redevelopment Project. This date may be extended by resolution of the Metropolitan Council.

SECTION 6. That this Ordinance take effect from and after its adoption, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

APPROVED BY Metropolitan
Planning Commission

Executive Director, MPC

APPROVED BY Metropolitan
Development and Housing Agency

David T. Mel

Executive Director

INTRODUCED BY:

Sydney N. Wallace

Member(s) of Council

APPROVED AS TO LEGALITY OF FORM
AND COMPOSITION

George E. Powell

MDEA Attorney

CAPITOL MALL REDEVELOPMENT PROJECT PLAN

C.2.b. Regulations and Controls

(7) Tract 74A

Intent: To develop a mixed use development to include a public plaza or pedestrian way integrated by orientation or aerial linkage with development to occur on Tracts 75A and 76A.

Principal Uses: Entertainment, commercial/retail, residential, office, parking, museums, and public spaces. Office uses are permitted only on the parcels abutting Broadway. No new office uses will be permitted elsewhere on Tract 74A as a principal use. Any new tower developments constructed on Tract 74A will be limited to hotel or other commercial/retail activities other than office use, except for offices incidental and accessory to the principal hotel or other commercial/retail activity. In no event shall the incidental office space in such a tower development exceed more than twenty (20) percent of the total floor area of the structure.

Design Objectives: The Ryman Auditorium should be renovated as a museum or other appropriate use and be incorporated into the development of this block which will include public park, plaza or pedestrian mall space. The development is envisaged to consist of a mixture of low-rise buildings, ranging up to twelve stories, all carefully integrated with tower developments which may range up to forty-seven stories. The tallest structures shall be built on Commerce Street with the scale diminishing toward Broadway. Facade guidelines of the Market and Design Study for Broadway will be the basis for design review on parcels in the Broadway National Register Historic District. In addition to preserving the Ryman Auditorium, historically significant buildings on Broadway will be preserved and integrated into the development and any deteriorating facades will be repaired and upgraded. New construction behind the buildings fronting on Broadway or on Broadway itself will be compatible with the earlier buildings in materials, size, scale, height, proportion, orientation, color and texture. Contemporary design must be compatible with the character of the Broadway Historic District, but any new structures should not imitate past architectural styles. Care should be taken in the design of new development on this block to promote the economic revitalization of the Broadway Historic District.

Vehicle Access: Not restricted.

(8) Tract 75A

Intent: To develop a mixed use development to include a public plaza or pedestrian ways integrated by orientation or aerial linkage with development to occur on Tracts 74A and 76A.

Principal Uses: Entertainment, commercial/retail, residential, office, parking, museums, and public spaces. No more than one new office building or tower development which includes office uses shall be constructed on Tract 75A.

Design Objectives: The redevelopment of this tract should be planned and designed as an entity with the development of Tracts 74A and 76A. The development is envisaged to consist of a mixture of low-rise garden style buildings, ranging up to twelve stories, all carefully integrated with tower developments which may range up to forty-seven stories. The tallest structures shall be built on Commerce Street with the scale diminishing toward Broadway. Facade guidelines of the Market and Design Study for Broadway will be the basis for design review on parcels in the Broadway National Register Historic District. Historically significant buildings on Broadway will be preserved and integrated into the development and any deteriorating facades will be repaired and upgraded. New construction behind the buildings fronting on Broadway or on Broadway itself will be compatible with the earlier buildings in materials, size scale height, proportion, orientation, color and texture. Contemporary design must be compatible with the character of the Broadway Historic District, but any new structures should not imitate past architectural styles. Care should be taken in the design of new development on this block to promote the economic revitalization of the Broadway Historic District through pedestrian linkages to Broadway and through improved pedestrian and service access along the rear of buildings fronting on Broadway.

Vehicle Access: Not restricted.

(9) Tract 76A

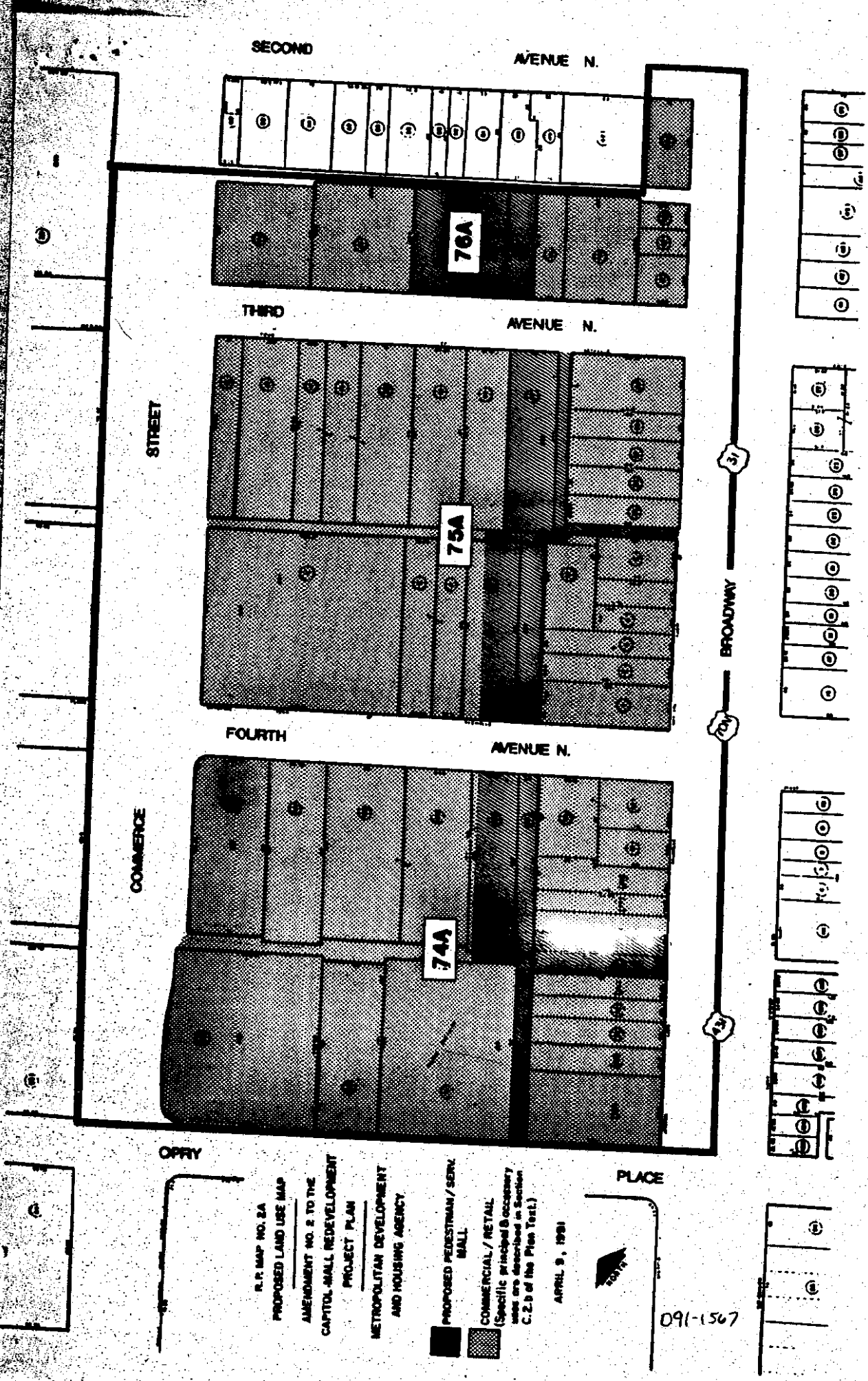
Intent: To develop a mixed use development linked with development to occur on Tracts 74A and 75A.

Principal Uses: Entertainment, commercial/retail, residential, office, parking, and public spaces.

Design Objectives: The redevelopment of this tract should be planned and designed as an entity with the development of Tracts 74A and 75A. The development is envisaged to consist of a mixture of low-rise garden style buildings ranging from three to twelve stories. That portion of Tract 76A designated on R. P. Map No. 2A as "Pedestrian/Service Mall" is to be dedicated for permanent plaza, park, or open space. Facade guidelines of the Market and Design Study for Broadway will be the basis for design review on parcels in the Broadway National Register Historic District. Historically significant buildings on Broadway will be preserved and integrated into the development and any deteriorating facades will be repaired and upgraded. New construction behind the buildings fronting on Second Avenue and Broadway or on Broadway itself will be compatible with the earlier buildings in materials, size, scale, height, proportion, orientation, color and texture. Contemporary design must be compatible with the character of the Broadway and Second Avenue Historic districts but any new structures should not imitate past architectural styles. Care should be taken in the design of new development on this block to promote the economic revitalization of the Broadway and Second Avenue Historic Districts.

Vehicle Access: Not restricted.

April 9, 1991



SECOND

AVENUE N.

THIRD

AVENUE N.

FOURTH

AVENUE N.

STREET

COMMERCE

37

29

27

BROADWAY

76A

75A

74A

OPRY

PLACE

R.P. MAP NO. 2A
 PROPOSED LAND USE MAP
 AMENDMENT NO. 2 TO THE
 CAPITOL MALL REDEVELOPMENT
 PROJECT PLAN
 METROPOLITAN DEVELOPMENT
 AND HOUSING AGENCY

PROPOSED PEDESTRIAN / SOUV.
 BALL
 COMMERCIAL / RETAIL
 (Specific principal occupancy
 uses are described in Section
 C.2.9 of the Plan Text.)

APRIL 9, 1981

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H. SEVERABILITY

The invalidation of any one or more of the foregoing provisions of this Redevelopment Plan or Ordinance as approved by the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County or any part thereof by judgement of any Court of competent jurisdiction shall not in any way affect the validity of any other of such provisions of the Plan but the same shall remain in full force and effect.

April 9, 1991

FILED
METROPOLITAN
COUNCIL

APR 9 9 00 AM '91

ORIGINAL

METROPOLITAN COUNCIL COUNCIL

MM No. 091-1567

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MINUTE BOOK 0124 PAGE NO. 217

Introduced APR 16 1991

Passed first Reading APR 16 1991

FEDERAL GRANTS REVIEW AND

Referred to PLANNING & ZONING COMMITTEES

Amended DEFERRED MAY 7 1991

Passed second Reading MAY 21 1991

Referred to _____

Passed third Reading JUN 4 1991

Approved JUN 7 1991

By [Signature]
Metropolitan Mayor

Departments Notified JUN 10 1991

Advertised _____

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