

## **ORDINANCE NO. BL2002-1063**

### **An ordinance approving Amendment No. 2 to the Arts Center Redevelopment Plan.**

WHEREAS, by Ordinance No. O98-1188, the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County, Tennessee approved the "Arts Center Redevelopment Plan"; and

WHEREAS, by Ordinance No. O99-1761, the Metropolitan Council approved Amendment No. 1 to the "Arts Center Redevelopment Plan"; and

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

WHEREAS, said Amendment 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 "Plan" is amended by replacing the 'PREFACE' of the Plan with the following:

This Arts Center Redevelopment Plan is located in Metropolitan Nashville and Davidson County, Tennessee and is undertaken by the Metropolitan Development and Housing Agency, hereinafter referred to as "MDHA", in accordance with and in furtherance of the objectives of The Housing Authorities Law, Tennessee Code Annotated, Sections 13-20-101, et. seq. (the "Housing Authorities Law"). The Metropolitan Council of Nashville and Davidson County has declared the area to be a blighted area within the scope of Section 13-20-201 through 13-20-209, of the Housing Authorities Law.

Section 2. That the findings and determinations relative to the "Arts Center Redevelopment Plan" approved by Ordinance No. O98-1188, and subsequently amended by Ordinance No. O99-1761, are hereby reaffirmed and redetermined.

Section 3. That the Plan is a Redevelopment Plan pursuant to Sections 13-20-202 and 13-20-203 of the Housing Authorities Law.

Section 4. That Section C.2.a. General Land Use Districts is hereby amended by replacing the existing Section C.2.a.3, Mixed Use "Music Row" District, in its entirety, with a new Section C.2.a.3, attached hereto as Exhibit 1, dated May 21, 2002.

Section 5. That this Ordinance take effect from and after its adoption, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

### **Exhibit 1**

#### **Arts Center Redevelopment Plan**

##### **C. Land Use Plan**

##### **C.2.a. General Land Use Districts:**

3. Mixed Use "Music Row" District: This district applies to the area west of Interstate 40. This area has historically served as the entrance to the Music Row area and as such was a hub of tourist activity. Due to economic and land use trends, the area has increasingly shifted its focus away from tourism and towards office development and uses ancillary to the needs of the music industry. It is recommended that the change in focus

be encouraged, while to the extent possible physically incorporating the traditional retail/tourism related activities through building design. New multi-storied office development could incorporate first floor retail. It is appropriate that development in the Music Row district, particularly at the street level, promote a pedestrian scale of activity. The intent is to create an atmosphere of excitement and a grand entrance to Music Row. This can be accomplished through building designs that relate to Demonbreun Street and the Owen Bradley Park, as well as pedestrian scale features such as lighting, open spaces, plazas that flow into expanded sidewalks, and attractive landscape treatments.

#### Permitted Uses

- All uses permitted under the Mixed Use Arts District

Conditional Uses: The following uses may be permitted in the Mixed Use "Music Row" District if they are designed, located and proposed to be compatible with surrounding land uses and operated such that the public health, safety, and welfare will be protected and will not adversely affect other property in the area.

- Auto sales
- Auto service and repair

For properties which have frontage on Demonbreun Street there will be no outside storage or display of vehicles and no auto service or repair will be allowed.

Sponsored By: Ludye Wallace, Carolyn Baldwin Tucker, Leo Waters

LEGISLATIVE HISTORY	
Introduced:	May 21, 2002
Passed First Reading:	May 21, 2002
Referred to:	Planning Commission - Approved 6-0 (5/23/02) Federal Grants Review Committee Planning & Zoning Committee
Deferred:	June 4, 2002
Passed Second Reading:	June 18, 2002
Passed Third Reading:	June 20, 2002
Approved:	June 21, 2002
By:	