

Context

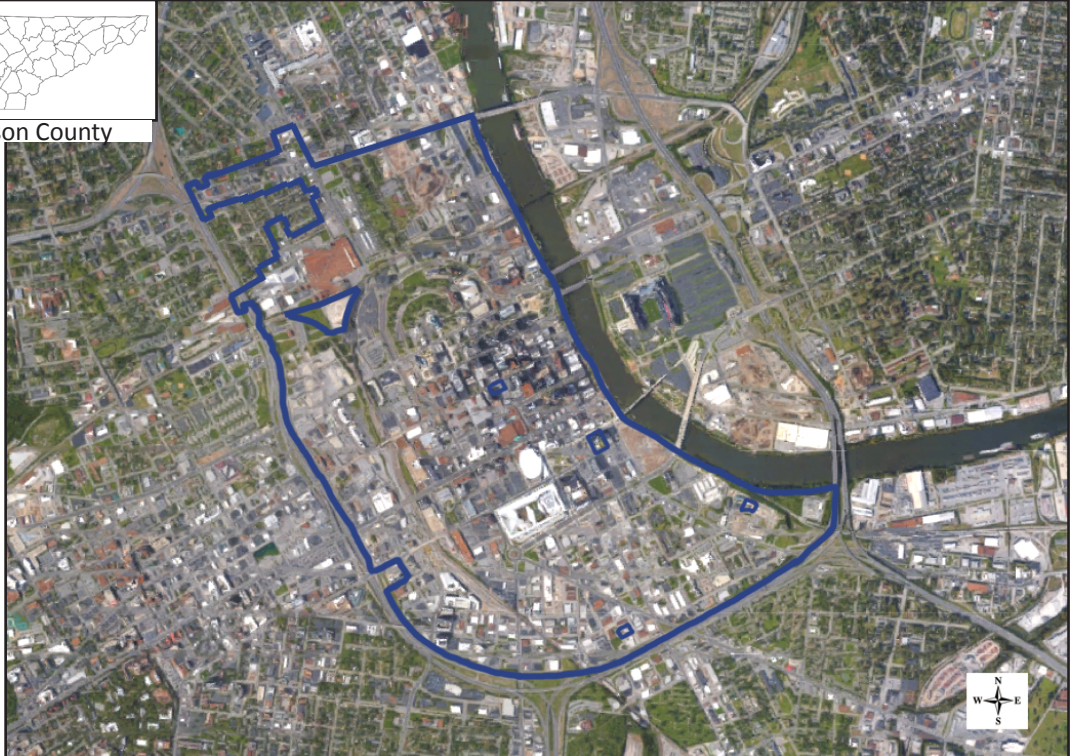


Credit: Kerry Woo



Metro Nashville/Davidson County

Downtown
Nashville is the civic, entertainment and economic center of Middle Tennessee. The Downtown Code (DTC), outlined in blue on the map, covers the majority of the city center and regulates the physical form of buildings to ensure each makes a positive contribution to the public realm.



Community Engagement

Planning staff undertook an extensive community outreach campaign during the creation of the Downtown Community Plan. Numerous public meetings were held to gather community input and build consensus around a vision for Downtown.



While the larger community's primary input was during the community planning process, the community also provided input on the creation of the DTC through stakeholder groups.

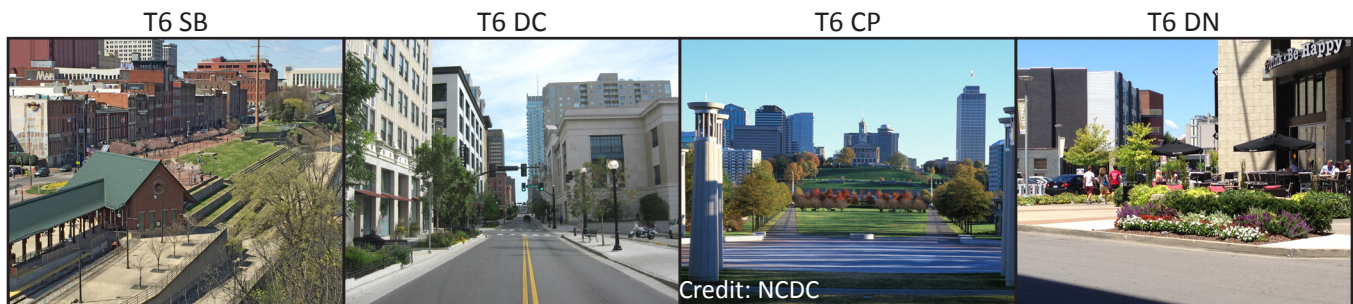
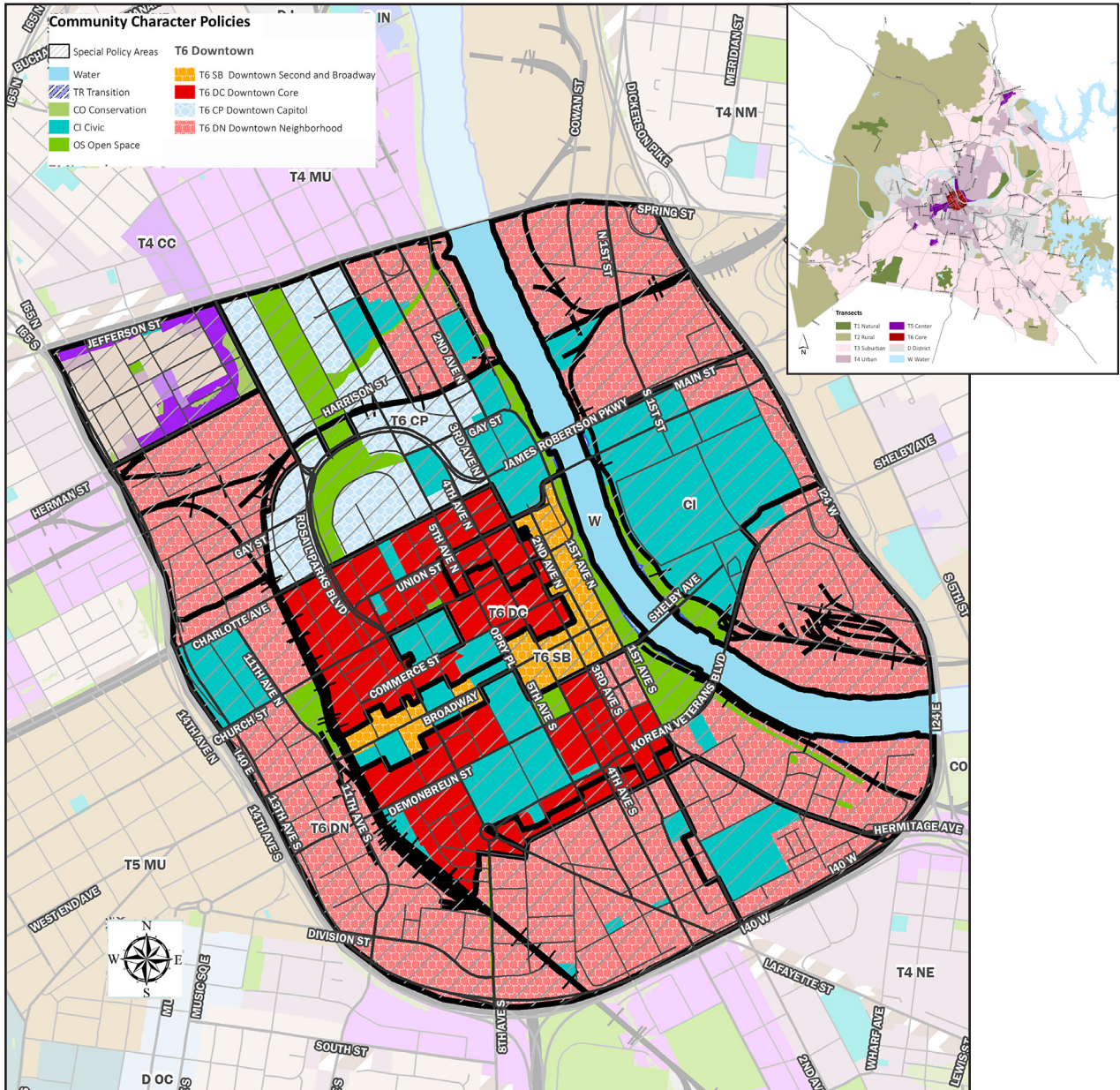


The DTC implements the community’s vision set forth in the Downtown Community Plan. The Plan envisions multiple distinct neighborhoods within Downtown, each with its own character and scale, all of which contribute to the vitality of Downtown as the center of the city and the region. Arrows on the Plan indicate critical street connections.



Community Character Policy Map

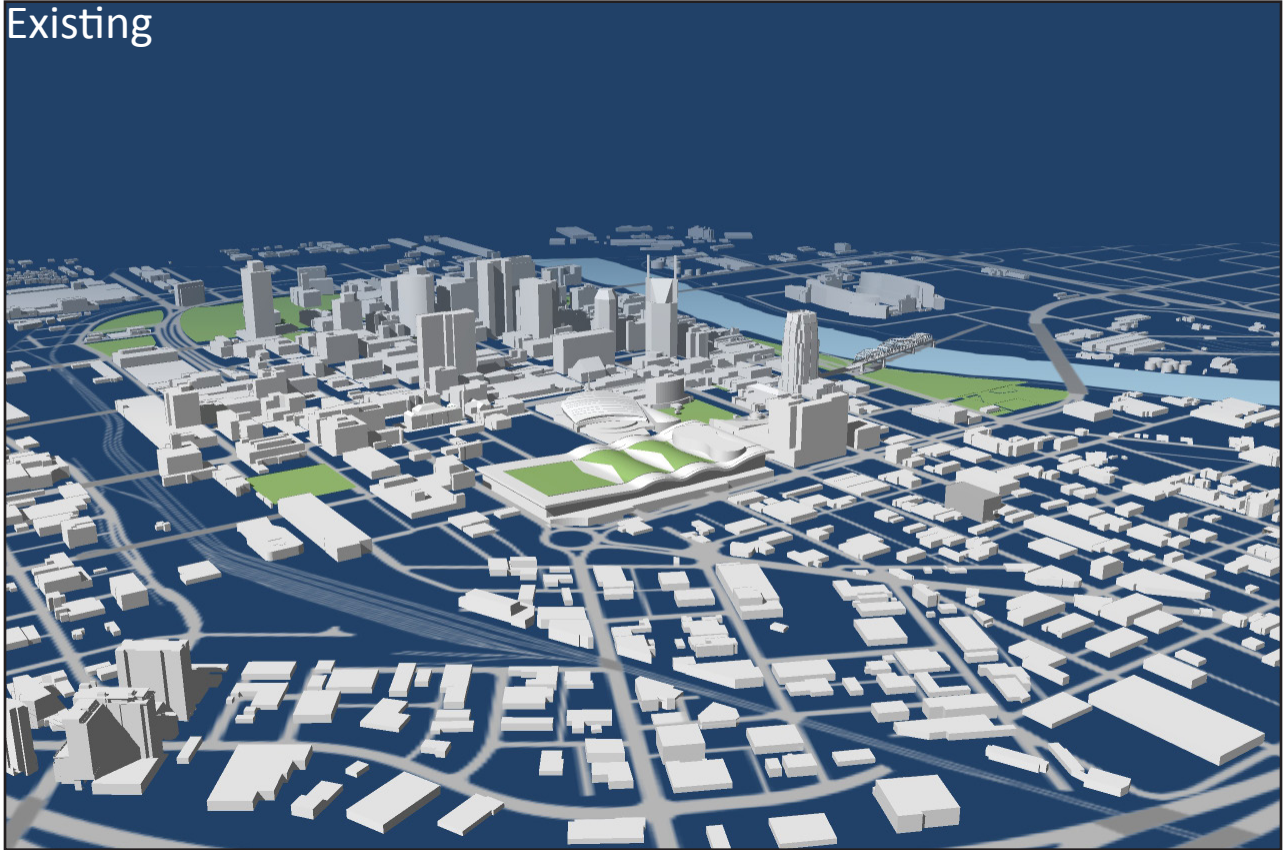
The Community Character Manual formalizes the Community Plan Concept Map into Community Character Policies based on the Transect. Community Character Policies provide guidance for future zone change and subdivision requests to be consistent with their transect categories. The Nashville/Davidson County Transect consists of seven categories from the most natural and rural to the most urban. The DTC reflects the character of the built environment as identified by the T6 Downtown transect category. Within the transect category, there are different policies which provide design guidance for the distinct neighborhoods. For Downtown, these policies include T6 Downtown Second and Broadway (T6 SB), T6 Downtown Core (T6 DC), T6 Downtown Capitol (T6 CP) and T6 Downtown Neighborhood (T6 DN).



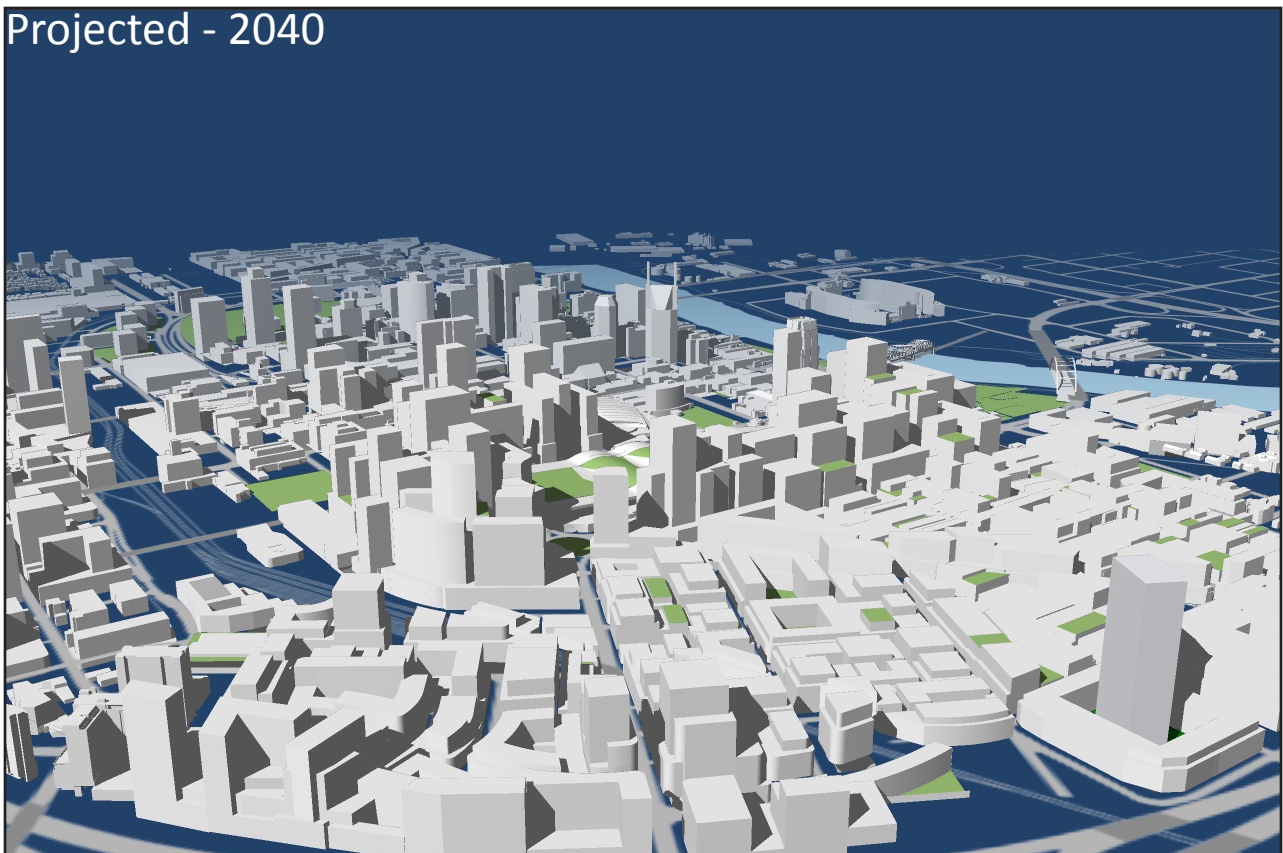
Existing and Projected Growth

Metro Nashville is projected to gain 300,000 jobs, 200,000 people and 100,000 homes by 2040. The DTC can provide certainty about the future form of this growth and ensure that all new development and redevelopment has a positive impact within Downtown.

Existing



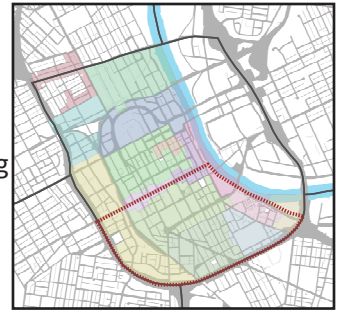
Projected - 2040



Supporting Plans

SoBro Master Plan

The vision for the neighborhood South of Broadway (SoBro) is to provide working, living, shopping, recreational, and entertainment opportunities in an attractive, inviting and compact setting. The SoBro Master Plan has enabled ongoing construction of residential and hotel development, confirming that SoBro is becoming a destination for both residents and visitors. The SoBro Master Plan was completed by Urban Design Associates and facilitated by the Convention Center Authority and Nashville Downtown Partnership for numerous agencies, including Nashville Metropolitan Government.

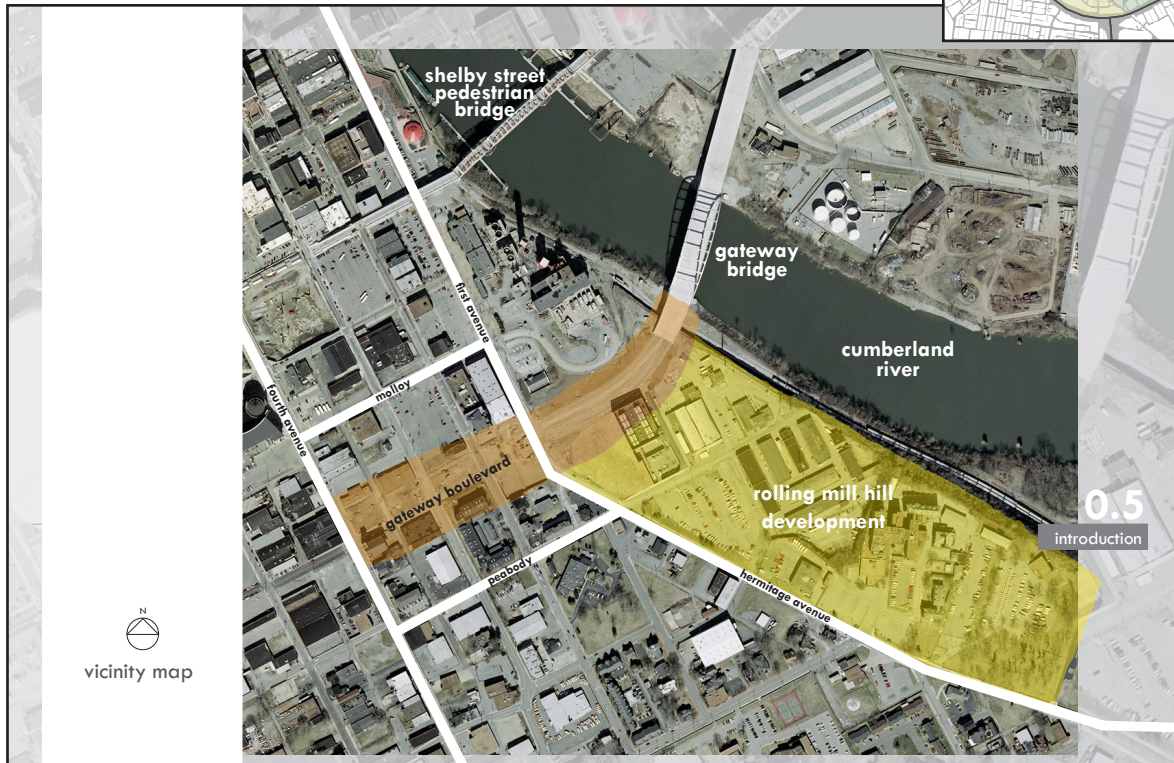
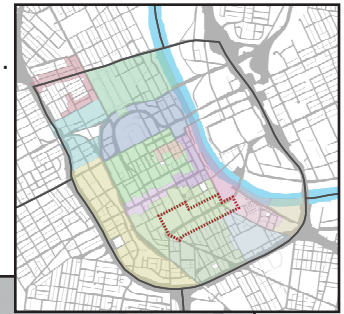


Credit: Urban Design Associates

Supporting Plans

Gateway Urban Design Overlay (UDO)

Gateway Boulevard is a primary vehicular and pedestrian thoroughfare in Downtown. The Gateway Urban Design Overlay (UDO) provides additional design guidelines for development along Gateway Boulevard, between 1st and 4th Avenues, in order to create and enhance an active urban environment. The DTC built on the form-based zoning established in the UDO and applied it to a larger area.



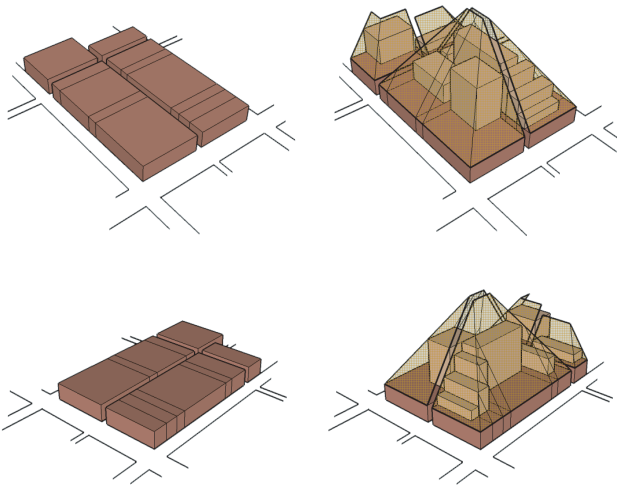
Preliminary Models

These preliminary massing models were created to help the community understand what the existing zoning allowed and what the proposed form-based code could allow. The models showed that the existing zoning was limiting and created an unpredictable urban form, while the proposed form-based zoning provided more development rights and a more predictable public realm tailored to each neighborhood.

Existing

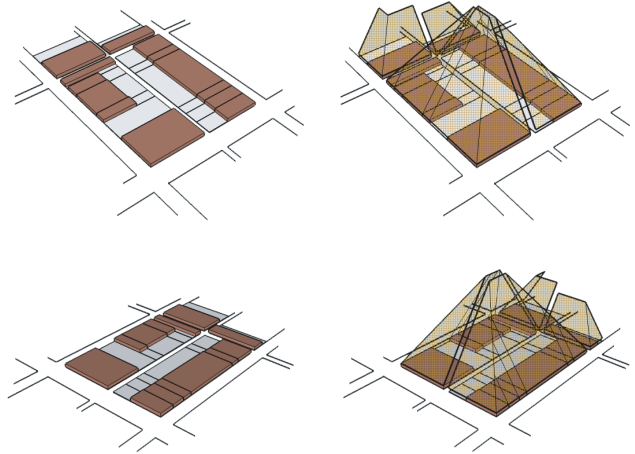
Core Frame (CF)

FAR = 5.0, 65 feet at the street,
SEP = 1 foot horizontal to 1.5 feet vertical



Industrial Restricted (IR)

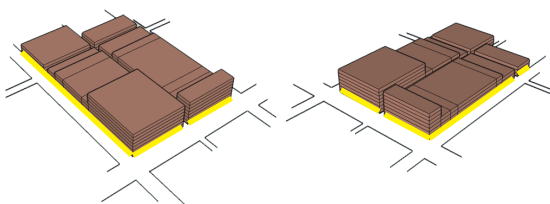
FAR = 0.6, 45 feet at the street,
SEP = 1 foot horizontal to 1.5 feet vertical



FBC

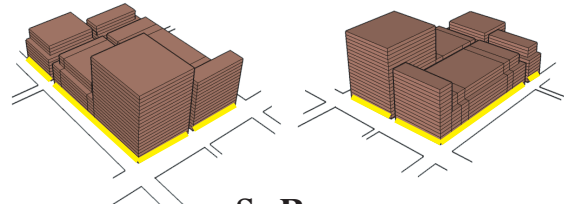
Hope Gardens

Primary streets = 7 stories
Secondary streets = 4 stories
Neighborhood streets = 3 stories



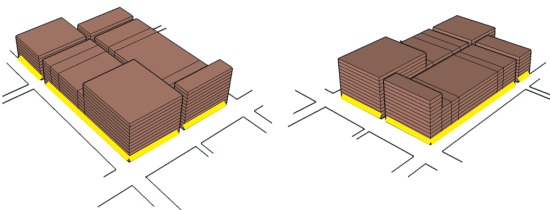
Gulch South

General = 10 stories
Church Street, Broadway, Demonbreun = 15 stories
At key intersections = 20 stories



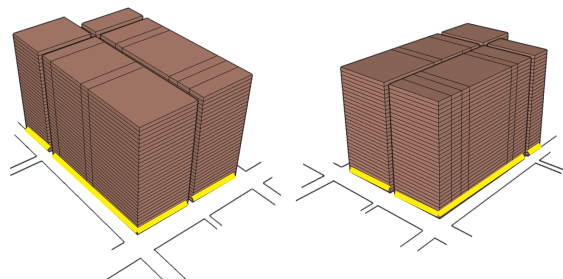
Lafayette

Lafayette Street = 12 stories
West of 8th Ave = 6 stories
All other streets = 8 stories



SoBro

General = 30 stories
Between 1st and 2nd Aves = 12 stories

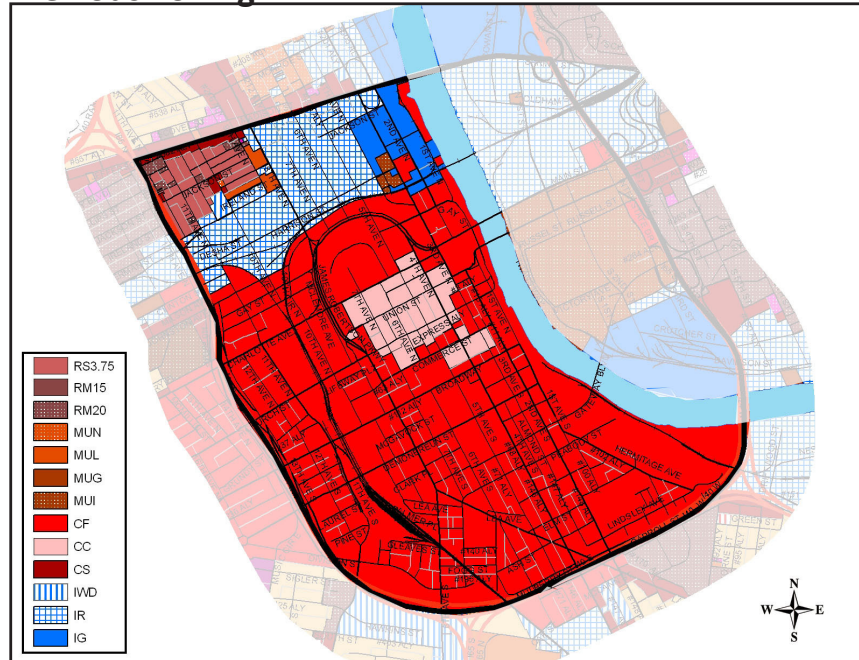


Zoning Code Transformation

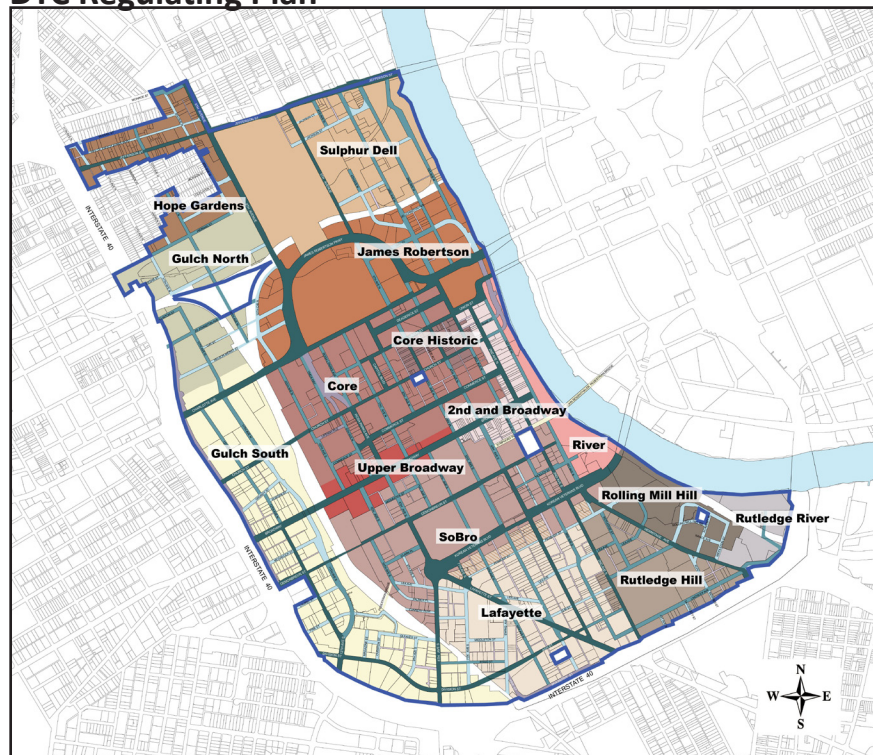
Previous Zoning and DTC Regulating Plan

The zoning in 2007 did not match the vision set forth by the community in the Downtown Community Plan. Most of downtown was Core Frame (CF) zoning which did not allow the form of buildings envisioned by the Plan, nor did it ensure the urban design envisioned by the Plan. It also did not allow a mix of uses. The DTC was adopted to implement the vision set forth in the Downtown Community Plan.

Previous Zoning



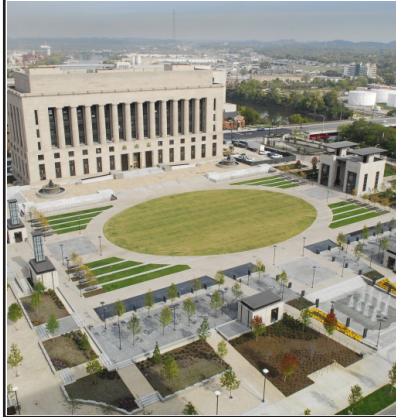
DTC Regulating Plan



DTC Subdistrict Character

The DTC Regulating Plan outlines 15 subdistricts based on the neighborhoods established in the Downtown Community Plan. Each subdistrict has a specific character and standards for building form in order to create or maintain the envisioned character.

James Robertson



Core Historic



2nd and Broadway



Rolling Mill Hill



Gulch South



Hope Gardens



DTC Street Character

The public right-of-way, including streets, sidewalks and public utility infrastructure, plays both a functional and social role in the life of the city and its citizens. The DTC uses street types as an urban design and organizing tool. It outlines the pedestrian character of the streets and provides guidance on the appropriate elements for achieving that character.

Pedestrian friendly public realm



Buffered bike lane



Complete street - Deaderick

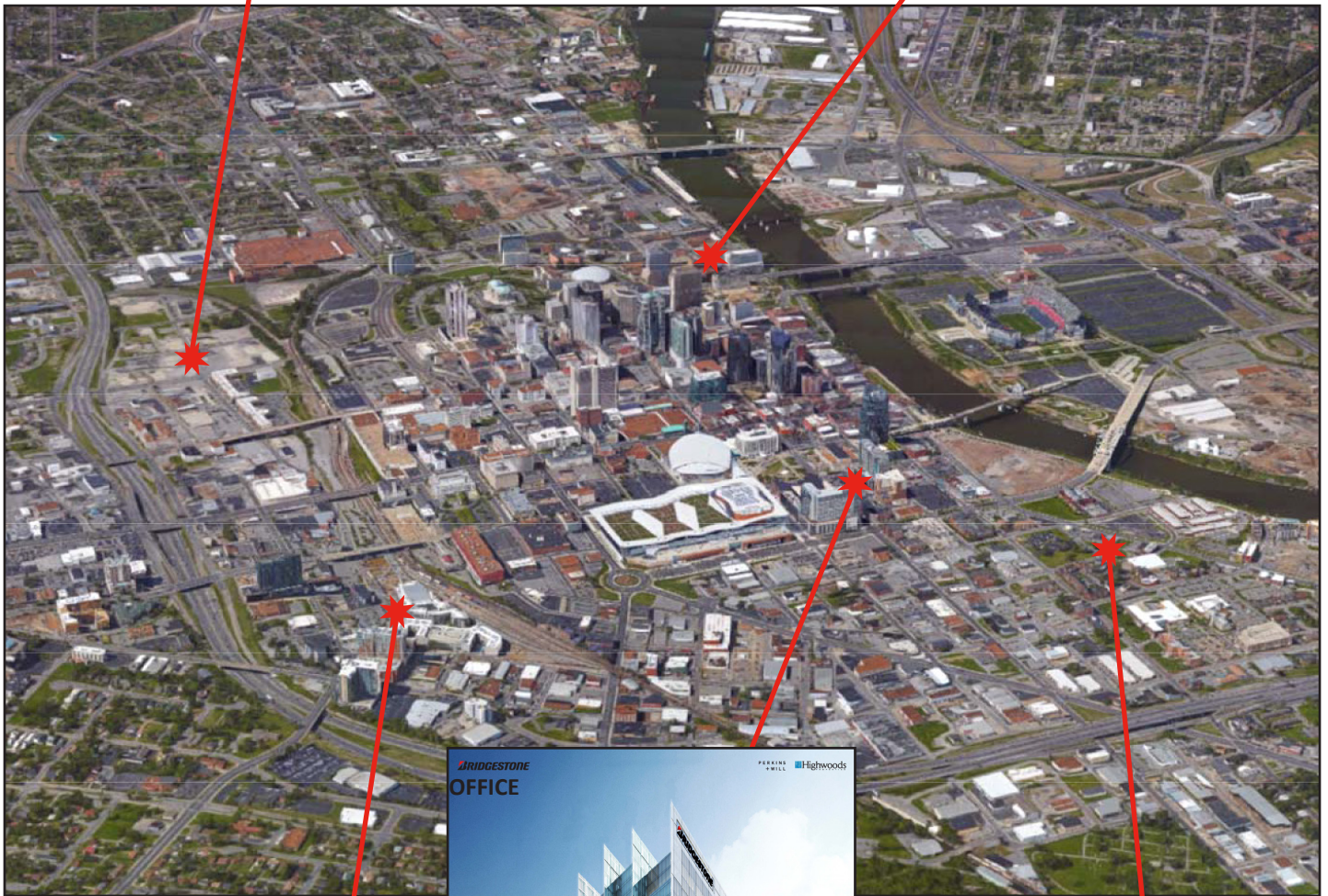
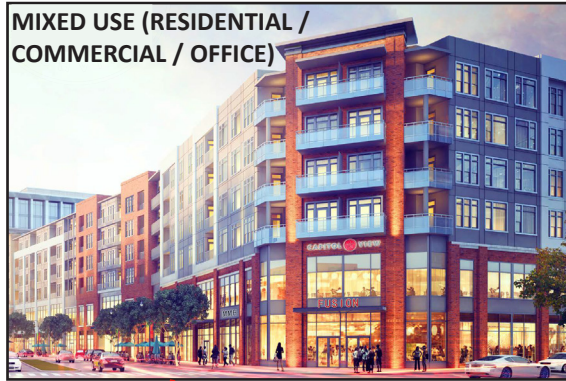


Food trucks along Deaderick



Approved Project Examples

These projects illustrate the types of developments that have been approved under the DTC. Since the adoption of the DTC in February 2010, there have been 84 projects approved, 27 of which have broken ground and 32 which have been completed.



Under Construction Project Examples

The Nashville skyline changes daily as more cranes are erected and more developments begin construction. As of January 2017 there were 27 projects under construction within the DTC.



Nashville's Downtown Skyline - 2017



High-rise office and residential buildings



Office building in foreground

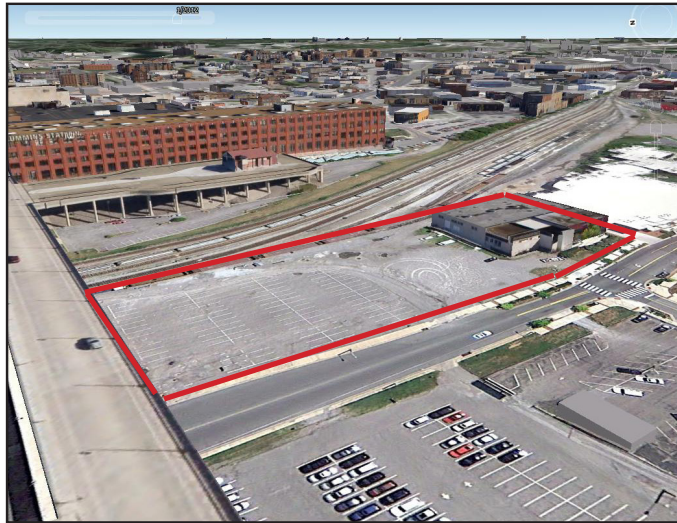


Adaptive reuse with new construction

Built Results

Mixed-Use Office - Gulch South Subdistrict

Before



After



Built Results

Historic Infill - 2nd and Broadway Subdistrict



Built Results

Improved Pedestrian Realm - SoBro Subdistrict



Built Results

Screened Parking - SoBro Subdistrict



Built Results

Commercial/Office - Hope Gardens Subdistrict

Before



After



Built Results

Residential - Rolling Mill Hill Subdistrict

Before



After



Built Results

Mixed-Use Residential - Rolling Mill Hill Subdistrict

Before



After



Built Results

Hotel - SoBro Subdistrict

Before



After



Built Results

Civic - Music City Center - SoBro Subdistrict

Before



After



Built Results

Ascend Amphitheater - River Subdistrict

Before



After

