



**AGENDA/COMMITTEE REPORT  
PLANNING AND ZONING**

**Tuesday, February 20, 2024**

**3:20 p.m. – 3:40 p.m.**

**David Scobey Council Chamber**

Members (13)	P	A		P	A
Quorum (7)	( )	( )	Gamble, Chair	( )	( )
	( )	( )	Allen	( )	( )
	( )	( )	Benedict	( )	( )
	( )	( )	Capp	( )	( )
	( )	( )	Cortese	( )	( )
	( )	( )	Gadd	( )	( )
	( )	( )	Harrell, Vice Chair	( )	( )
				( )	( )
				( )	( )
				( )	( )
				( )	( )
				( )	( )
				( )	( )
				( )	( )
				( )	( )

**PUBLIC COMMENT**

Pursuant to Section 8-44-112 of the Tennessee Code Annotated, time is reserved for public comment on legislative items appearing on this agenda. Members of the public wishing to speak may sign-up on the Council Committee sign-up sheet posted outside the room where the committee is scheduled to meet. Public Comment sign-up for Council Committee meetings will end immediately before the meeting begins. Public Comment is limited to eight minutes total at Council Committee meetings and each speaker is allowed up to two minutes to speak.

Requests for interpretation services and/or accessibility accommodations should be directed to the Council Office at 615-862-6780. Las solicitudes de servicios de interpretación y/o adaptaciones de accesibilidad deben dirigirse a la Oficina del Consejo al 615-862-6780.

**RESOLUTIONS**

**1. [RS2024-240](#) (Porterfield, Gamble)**

Referred to the Budget & Finance Committee (Porterfield)

Referred to the Planning & Zoning Committee (Gamble)

Provides Amendment 2 to RS2022-1696 to change the date that unobligated funds left in the Affordable Housing Gap Financing (AHGF) program shall be transferred to the Barnes Fund for Affordable Housing.

ACTION	IN FAVOR	AGAINST	NV
Substitute-Porterfield			

**2. [RS2024-241](#) (Nash, Porterfield, Gamble, Allen)**

Referred to the Budget & Finance Committee (Porterfield)  
Referred to the Planning & Zoning Committee (Gamble)

Authorizes the Metropolitan Development and Housing Agency to negotiate and enter into a PILOT Agreement and accept payments in lieu of ad valorem taxes with respect to a multi-family housing project located at 500 Ocala Drive known as Hickory Forest.

ACTION	IN FAVOR	AGAINST	NV

**3. [RS2024-260](#) (Porterfield, Gamble, Parker)**

Approved by the Planning Commission 2/5/2024  
Referred to the Budget & Finance Committee (Porterfield)  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government, to enter into an Interlocal Agreement with the City of Goodlettsville, for the transfer of the Liberty Lane Service Area (Proposal No. 2024M-007AG-001).

ACTION	IN FAVOR	AGAINST	NV

**BILLS ON SECOND READING**

**4. [BL2024-189](#) (Kupin, Porterfield, Gamble & Others)**

Approved by the Planning Commission 1/17/2024  
Referred to the Budget & Finance Committee (Parker)  
Referred to the Planning & Zoning Committee (Gamble)

Approves a lease agreement between the Metropolitan Government and Nashville Garage LP for office space at 350 Deaderick Street, Nashville, Tennessee (Parcel No. 09302318400) (Proposal No. 2024M-002AG-001).

ACTION	IN FAVOR	AGAINST	NV

**5. [BL2024-190](#) (Kupin, Porterfield, Gamble, Parker)**

Administratively Approved by the Planning Commission  
Referred to the Budget & Finance Committee (Porterfield)  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the grant of an easement on various parcels of property comprising a portion of the existing Nissan Stadium campus and approving the grant of a related easement by the Sports Authority for the same purpose. (Proposal No. 2024M-003AG-001).

ACTION	IN FAVOR	AGAINST	NV

**6. [BL2024-191](#) (Porterfield, Gamble, Parker)**

Approved by the Planning Commission 2/1/2024  
Referred to the Budget & Finance Committee (Porterfield)  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Grants a franchise to Uniti Fiber LLC to construct, operate, and maintain a fiber optic communications system within Metropolitan Nashville and Davidson County under the provision of Metropolitan Code of Laws, Title 6, Chapter 26 (Proposal No. 2024M-006AG-001).

ACTION	IN FAVOR	AGAINST	NV

**7. [BL2024-193](#) (Spain, Gamble, Parker)**

Approved by the Planning Commission 1/3/2024  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to negotiate and accept permanent and temporary easements for the Newsom Station Road Stormwater Improvement Project for two properties located at 8411 Highway 70 and 8511 Newsom Station Road (Project No. 24-SWC-109 and Proposal No. 2023M-199ES-001).

ACTION	IN FAVOR	AGAINST	NV

**8. [BL2024-194](#) (Taylor, Gamble, Parker)**

Approved by the Planning Commission 1/3/2024  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to negotiate and accept temporary and permanent easements for the Torbett Street Stormwater Improvement Project for 13 properties located on Clifton Avenue and Torbett Street, (Project No. 23-SWC-231 and Proposal No. 2023M-213ES-001).

ACTION	IN FAVOR	AGAINST	NV

**9. [BL2024-195](#) (Bradford, Gamble, Parker)**

Approved by the Planning Commission 12/20/2023  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new public water pump station and easements, for property located at 1 Terminal Drive, also known as MNAА TARI Pumphouse (MWS Project No. 23-WL-53 and Proposal No. 2023M-204ES-001).

ACTION	IN FAVOR	AGAINST	NV

**10. [BL2024-196](#) (Bradford, Gamble, Parker)**

Approved by the Planning Commission 1/3/2024  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new public water main and easements, for property located at 1 Terminal Drive, also known as MNAА TARI RWM (MWS Project No. 23-WL-33 and Proposal No. 2023M-214ES-001).

ACTION	IN FAVOR	AGAINST	NV

**11. [BL2024-197](#) (Toombs, Gamble, Parker)**

Approved by the Planning Commission 12/12/2023  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new public water and sanitary sewer mains, fire hydrant assemblies, sanitary sewer manholes and easements, for property located at 2405 Monticello Drive, also known as Monticello (Onsite) (MWS Project Nos. 22 WL-138 and 22 SL-286 and Proposal No. 2023M-192ES-001).

ACTION	IN FAVOR	AGAINST	NV

**12. [BL2024-198](#) (Kupin, Gamble, Parker)**

Approved by the Planning Commission 12/12/2023  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon existing public sanitary sewer mains, and to accept new public sanitary sewer mains and sanitary sewer manhole, for property located at 901 Dr. Martin Luther King Jr. Boulevard, (MWS Project No. 23-SL-107 and Proposal No. 2023M-195ES-001).

ACTION	IN FAVOR	AGAINST	NV

**13. [BL2024-199](#) (Hancock, Gamble, Parker)**

Approved by the Planning Commission 12/12/2023  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new public sanitary sewer main and sanitary sewer manholes, for property located 445 Neelys Bend Road, (MWS Project No. 23-SL-166 and Proposal No. 2023M-198ES-001).

ACTION	IN FAVOR	AGAINST	NV

**14. [BL2024-200](#) (Parker, Gamble)**

Approved by the Planning Commission 1/3/2024  
 Referred to the Planning & Zoning Committee (Gamble)  
 Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon existing sanitary sewer mains and sanitary sewer manholes, and to accept new public sanitary sewer mains and sanitary sewer manholes, for two properties located at 2801 and 2803 Dickerson Pike, also known as Dickerson Pike Townhomes (MWS Project No. 23-SL-47 and Proposal No. 2023M-190ES-001).

ACTION	IN FAVOR	AGAINST	NV

**15. [BL2024-201](#) (Gamble, Parker)**

Approved by the Planning Commission 12/12/2023  
 Referred to the Planning & Zoning Committee (Gamble)  
 Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon existing public sanitary sewer mains and sanitary sewer manholes, and to accept new public water and sanitary sewer mains, fire hydrant assembly and sanitary sewer manholes, for two properties located at 3414 and 3416 Park Drive, also known as Clarendale West End (MWS Project Nos. 22 WL 88 and 22 SL 177 and Proposal No. 2023M-193ES-001).

ACTION	IN FAVOR	AGAINST	NV

**16. [BL2024-202](#) (Parker, Gamble)**

Approved by the Planning Commission 12/12/2023  
 Referred to the Planning & Zoning Committee (Gamble)  
 Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon existing water and sanitary sewer mains, fire hydrant assembly, sanitary sewer manholes and easements, and to accept new water and sanitary sewer mains, fire hydrant assemblies, sanitary sewer manholes and easements, for two properties located at 651 and 660 Joseph Avenue, also known as River Chase Apartments (MWS Project Nos. 23-WL-73 and 23-SL-163 and Proposal No. 2023M-196ES-001).

ACTION	IN FAVOR	AGAINST	NV

**17. [BL2024-203](#) (Gamble, Parker)**

Approved by the Planning Commission 12/12/2023  
 Referred to the Planning & Zoning Committee (Gamble)  
 Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new sanitary sewer mains, sanitary sewer forced mains, sanitary sewer manholes and easements, for seven properties located on Sam Donald Road, Split Log Road and Secret Acres Lane in Williamson County, also known as Calistoga Section 1 (MWS Project No. 23-SL-127 and Proposal No. 2023M-201ES-001).

ACTION	IN FAVOR	AGAINST	NV

**18. [BL2024-204](#) (Gamble, Parker)**

Approved by the Planning Commission 12/20/2023  
 Referred to the Planning & Zoning Committee (Gamble)  
 Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new public water and sanitary sewer mains and sanitary sewer manholes, for two properties located at 4030 Whites Creek Pike and Whites Creek Pike (unnumbered), also known as Cherry Grove, (MWS Project Nos. 23-WL-81 and 23-SL-211 and Proposal No. 2023M-207ES-001).

ACTION	IN FAVOR	AGAINST	NV

**19. [BL2024-205](#) (Eslick, Gamble, Parker)**

Approved by the Planning Commission 1/3/2024  
 Referred to the Planning & Zoning Committee (Gamble)  
 Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon existing public water and sanitary sewer mains, sanitary sewer manhole and easements, and to accept new public water and sanitary sewer mains, fire hydrant assemblies, sanitary sewer manholes and easements, for property located at 1102 Robinson Road, also known as Clemmons Crossing Townhomes (MWS Project Nos. 23-WL-05 and 23-SL-10 and Proposal No. 2023M-212ES-001).

ACTION	IN FAVOR	AGAINST	NV

**20. [BL2024-206](#) (Gamble, Parker)**

Approved by the Planning Commission 12/12/2023  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new public sanitary sewer main, sanitary sewer manholes and easements, for property located at 1808 Gallatin Pike, also known as Equinox Rivergate, (MWS Project No. 22-SL-277 and Proposal No. 2023M-200ES-001).

ACTION	IN FAVOR	AGAINST	NV

**21. [BL2024-207](#) (Gamble, Parker)**

Approved by the Planning Commission 1/3/2024  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon existing public sanitary sewer main and sanitary sewer manhole, and to accept new public sanitary sewer manhole, for property located at 1021 South Street, also known as Alta Rochelle (MWS Project No. 23-SL-273 and Proposal No. 2023M-210ES-001).

ACTION	IN FAVOR	AGAINST	NV

**22. [BL2024-208](#) (Bradford, Gamble, Parker)**

Approved by the Planning Commission 1/3/2024  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new public water main and fire hydrant assembly, for property located at 1300 Donelson Pike, also known as Donelson Pike Industrial West (MWS Project No. 23-WL-144 and Proposal No. 2023M-211ES-001).

ACTION	IN FAVOR	AGAINST	NV

**23. [BL2024-209](#) (Gamble, Parker)**

Approved by the Planning Commission 1/3/2024  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new public sanitary sewer main and sanitary sewer manholes, for property located at 2374 Rocky Fork Road (Nolensville) in Williamson County, (MWS Project No. 23-SL-73 and Proposal No. 2023M-209ES-001).

ACTION	IN FAVOR	AGAINST	NV

**24. [BL2024-210](#) (Gregg, Gamble, Parker)**

Approved by the Planning Commission 12/20/2023  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept a new public sanitary sewer manhole, for property located at 1738 Lebanon Pike, also known as Tempo at Mill Creek, (MWS Project No. 23-SL-202 and Proposal No. 2023M-206ES-001).

ACTION	IN FAVOR	AGAINST	NV

**BILLS ON THIRD READING**

**25. [BL2023-79](#) (Benedict, Evans Segall)**

Approved with a substitute by the Planning Commission 12/14/2023  
Referred to the Planning & Zoning Committee (Gamble)

Amends Section 17.12.040 of the Metropolitan Code, Zoning Regulations regarding covered front porches within the required street setback (Proposal No. 2023Z-008TX-001).

ACTION	IN FAVOR	AGAINST	NV
Substitute-Benedict			

**26. [Substitute BL2023-133](#) (Harrell)**

Approved with conditions by the Planning Commission 1/11/2024  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by changing from CS and AR2A to MUL SP zoning for property located at 3332 Murfreesboro Pike, north of the intersection of Murfreesboro Pike and Mt. View Road. (4.86 acres), and located within the Murfreesboro Pike Urban Design Overlay, all of which is described herein (Proposal No. 2024Z-004PR-001).

ACTION	IN FAVOR	AGAINST	NV
Amendment-Harrell			

**27. [BL2023-138](#) (Toombs)**

Approved by the Planning Commission 1/11/2024  
Referred to the Planning & Zoning Committee (Gamble)

Amends Section 17.40.010 of the Metropolitan Code, Zoning Regulations to require notice to the district council member for reasonable accommodations to the Zoning Ordinance granted by the zoning administrator (Proposal No. 2024Z-001TX-001).

ACTION	IN FAVOR	AGAINST	NV

Requests for ADA accommodation should be directed to the Metropolitan Clerk at 615-862-6770.