



**AGENDA/COMMITTEE REPORT  
PLANNING AND ZONING**

**Monday, August 19, 2024**

**4:30 – 5:15 p.m.**

**David Scobey Council Chamber**

Members (13)	P	A	P	A
Quorum (7)	( )	( )	( )	( )
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**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. [RS2024-649](#) (Capp, Porterfield, Gamble & Others)**

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 400 South 5th Street, known as 4th and Shelby.

ACTION	IN FAVOR	AGAINST	NV

**2. [RS2024-668](#) (Kupin, Gamble, Parker)**

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

Approves a participation agreement between NDOT and CBR 300 2nd Avenue, LLC (“C.B. Ragland”), for reconstruction of a sidewalk located at and between the intersections of 2nd Avenue South and Korean Veterans Boulevard, and 2nd Avenue South and Malloy Street.

ACTION	IN FAVOR	AGAINST	NV
<b>SUBSTITUTE - KUPIN</b>			

**3. [RS2024-670](#) (Capp, Gamble, Parker)**

Approved by the Planning Commission 4/24/2024  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes Shville Main QOZB, LLC, to construct and install an aerial encroachment at 918 Main Street (Proposal No. 2024M-001EN-001).

ACTION	IN FAVOR	AGAINST	NV

**4. [RS2024-672](#) (Hancock, Gamble, Parker)**

Approved by the Planning Commission 7/18/2024  
Referred to the Budget & Zoning Committee (Porterfield)  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Director of Public Property, or his designee, to exercise an option agreement for the purchase of two flood-prone properties, located at 204 Hickory Street and Hickory Street (unnumbered), for Metro Water Services. (Proposal No. 2024M 002PR-001).

ACTION	IN FAVOR	AGAINST	NV

**5. [RS2024-673](#) (Benedict, Gamble, Parker)**

Approved by the Planning Commission 7/16/2024  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Amends Ordinance BL2019-1562 of the Metropolitan Government to acquire permanent and temporary easements through negotiation, condemnation, and acceptance for the Richmond Drive Stormwater Improvement Project for 14 properties located on Richmond Drive, Inglewood Court and Haysboro Avenue, (Project No. 19-SWC-225 and Proposal No. 2019M-017ES-002).

ACTION	IN FAVOR	AGAINST	NV

**6. [RS2024-674](#) (Gamble, Parker)**

Approved by the Planning Commission 7/18/2024  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Amends Ordinance No. BL2023-1755 to authorize the Metropolitan Government to amend the quantities of public sanitary sewer mains, public sanitary sewer manholes, and easements, for property located at 6018 Mount View Road, also known as Campbell Crossings Townhomes, Revision 1 (MWS Project Nos. 20-WL-80 and 20-SL-154 and Proposal No. 2023M-018ES-002).

ACTION	IN FAVOR	AGAINST	NV

**7. [RS2024-675](#) (Capp, Gamble, Parker)**

Approved by the Planning Commission 7/18/2024  
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 main, new sanitary sewer manhole and the rehabilitation of existing public sanitary sewer main, for property located at 210C South 10th Street, also known as 10th and Fatherland (MWS Project No. 23-SL-228 and Proposal No. 2024M-096ES-001).

ACTION	IN FAVOR	AGAINST	NV

**8. [RS2024-676](#) (Gamble, Parker)**

Approved by the Planning Commission 7/12/2024  
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 property located at 84 Fairway Drive, also known as Batson Selma Avenue (MWS Project Nos. 24-WL-12 and 24-SL-23 and Proposal No. 2024M 091ES-001).

ACTION	IN FAVOR	AGAINST	NV

**9. [RS2024-677](#) Parker, Gamble)**

Approved by the Planning Commission 7/12/2024  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new public sanitary sewer manhole, for property located at 1300 B Pennock Avenue (MWS Project No. 24-SL-136 and Proposal No. 2024M 095ES-001).

ACTION	IN FAVOR	AGAINST	NV

**BILLS ON SECOND READING**

**10. [BL2024-480](#) (Kupin, Gamble, Parker)**

Approved by the Planning Commission 6/6/2024  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes Camden Gulch, LLC to construct and install an underground encroachment at 909 Division Street. (Proposal No. 2024M-019EN-001).

ACTION	IN FAVOR	AGAINST	NV

**11. [BL2024-481](#) (Styles, Gamble, Parker)**

Approved by the Planning Commission 7/12/2024  
 Referred to the Planning & Zoning Committee (Gamble)  
 Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon existing public water main and easement, and to accept new public water main and easement, for property located at 4230 Century Farms Terrace (MWS Project No. 24-WL-14 and Proposal No. 2024M-083ES-001).

ACTION	IN FAVOR	AGAINST	NV
<b>AMENDMENT - STYLES</b>			

**12. [BL2024-482](#) (Gamble, Parker)**

Approved by the Planning Commission 7/12/2024  
 Referred to the Planning & Zoning Committee (Gamble)  
 Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new public sanitary sewer mains, sanitary sewer manholes and easements, for property located at Bluff Road (unnumbered) (Brentwood) in Williamson County, also known as Walnut Hills Phase 1 (MWS Project No. 23 SL 287 and Proposal No. 2024M-085ES-001).

ACTION	IN FAVOR	AGAINST	NV

**BILLS ON THIRD READING**

**13. [BL2023-56 as Amended](#) (Rutherford)**

Approved with conditions by the Planning Commission 6/22/2023  
 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 AR2a and SP to SP zoning on properties located at 6419, 6423 and 6431 Pettus Road, and a portion of property located at 8001 Warbler Way, approximately 620 feet northeast of Nolensville Pike (28.71 acres), to permit 230 multi-family residential units and a fire station, all of which is described herein (Proposal No. 2023SP-016-001).

ACTION	IN FAVOR	AGAINST	NV
<b>SUBSTITUTE - RUTHERFORD</b>			

**14. [BL2023-57](#) (Rutherford)**

Approved with conditions by the Planning Commission 6/22/2023  
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2023-56, a proposed Specific Plan Zoning District located at 6419, 6423 and 6431 Pettus Road, and a portion of property located at 8001 Warbler Way, approximately 620 feet northeast of Nolensville Pike (28.71 acres), to permit 230 multi-family residential units and a fire station, all of which is described herein (Proposal No. 2023SP-016-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV
<b>SUBSTITUTE - RUTHERFORD</b>			

**15. [BL2023-58](#) (Rutherford)**

Approved with conditions by the Planning Commission 6/22/2023  
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 a Specific Plan for a portion of property located at 8001 Warbler Way, southwest of the terminus of Tanager Drive, zoned SP (1.45 acres), to remove 1.45 acres of open space from the SP, all of which is described herein (Proposal No. 2017SP-087-004).

ACTION	IN FAVOR	AGAINST	NV

**16. [BL2023-59](#) (Rutherford)**

Approved by the Planning Commission 6/8/2023  
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 SP to R40 zoning for property located at 6397 Pettus Road, at the northeast corner of Warbler Way and Pettus Road (0.96 acres), all of which is described herein (Proposal No. 2023Z-049PR-001).

ACTION	IN FAVOR	AGAINST	NV

**17. [BL2024-423](#) (Ewing)**

Approved by the Planning Commission 3/28/2024  
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 OR20 to MUL-A zoning for property located at 4107 Hillsboro Circle, approximately 150 feet southwest of Hillsboro Drive (0.17 acres), located within the Green Hills Urban Design Overlay, all of which is described herein (Proposal No. 2024Z-025PR-001).

ACTION	IN FAVOR	AGAINST	NV

**18. [BL2024-448](#) (Styles, Ellis)**

Approved with conditions by the Planning Commission 7/25/2024  
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 SCR to SP zoning for properties located at 5244, 5246, 5252, 5260 Hickory Hollow Parkway, 927 Bell Road, 5178, 5234 Mt. View Road and Mt. View Road (unnumbered), at the western corner of Mt. View Road and Rural Hill Road, (57.22 acres), and partially within the Planned Unit Development District, to permit mixed-use development, all of which is described herein (Proposal No. 2024SP-028-001).

ACTION	IN FAVOR	AGAINST	NV
<b>SUBSTITUTE - STYLES</b>			

**19. [BL2024-449](#) (Styles)**

Approved with conditions by the Planning Commission 7/25/2024  
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2024-448, a proposed Specific Plan Zoning District on properties located at 5244, 5246, 5252, 5260 Hickory Hollow Parkway, 927 Bell Road, 5178, 5234 Mt. View Road and Mt. View Road (unnumbered), at the western corner of Mt. View Road and Rural Hill Road (57.22 acres), and within a Planned Unit Development District, to permit a mixed-use development, all of which is described herein (Proposal No. 2024SP-028-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV

**20. [BL2024-450](#) (Styles)**

Approved by the Planning Commission 7/25/2024  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by cancelling a portion of a Planned Unit Development Overlay District located at 5244 Hickory Hollow Parkway, approximately 960 feet northwest of Bell Road (17.69 acres), all of which is described herein (Proposal No. 1-74P-017).

ACTION	IN FAVOR	AGAINST	NV

**21. [BL2024-451](#) (Kimbrough)**

Approved by the Planning Commission 3/28/2024  
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 RS15 to RS7.5 zoning for property located at 3740 Hydes Ferry Road, approximately 220 feet southeast of Emerald Drive (0.67 acres), all of which is described herein (Proposal No. 2024Z-035PR-001).

ACTION	IN FAVOR	AGAINST	NV

**22. [BL2024-452](#) (Kupin)**

Approved by the Planning Commission 6/13/2024  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by adding the East Bank Subdistrict to Chapter 17.37, Downtown Code, all of which is described herein (Proposal No. 2024Z-012TX-001).

ACTION	IN FAVOR	AGAINST	NV
<b>SUBSTITUTE - KUPIN</b>			



**23. [BL2024-453](#) (Welsch)**

Approved by the Planning Commission 6/13/2024  
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 RS5 to R6-A zoning for property located at 310 Joyner Avenue, approximately 415 feet east of Nolensville Pike (0.21 acres), all of which is described herein (Proposal No. 2024Z-056PR-001).

ACTION	IN FAVOR	AGAINST	NV

**24. [BL2024-454](#) (Gamble)**

Approved with conditions by the Planning Commission 5/23/2024  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by amending a portion of a Specific Plan and changing from R10 to SP for properties located at 251 and 253 Nesbitt Lane, near the southeast corner of Heritage Glen Drive and Nesbitt Lane, to add 1.28 acres to the SP boundary to permit 24 additional multi-family residential units, (11.16 acres), all of which is described herein (Proposal No. 2023SP-013-003).

ACTION	IN FAVOR	AGAINST	NV

**25. [BL2024-455](#) (Gamble)**

Approved with conditions by the Planning Commission 5/23/2024  
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2024-454, a proposed Specific Plan Zoning District amendment and rezoning from R10 to SP for properties located at 251 and 253 Nesbitt Lane, near the southeast corner of Heritage Glen Drive and Nesbitt Lane, zoned SP (11.16 acres), to permit 24 additional multi-family residential units, all of which is described herein (Proposal No. 2023SP-013-003). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV

**26. [BL2024-456](#) (Kimbrough)**

Approved by the Planning Commission 4/11/2024  
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 RS10 to R10 zoning for property located at 1811 Manchester Ave., approximately 420 feet northeast of Hydes Ferry Road (0.46 acres), all of which is described herein (Proposal No. 2024Z-038PR-001).

ACTION	IN FAVOR	AGAINST	NV

**27. [BL2024-457](#) (Kupin)**

Approved by the Planning Commission 6/13/2024  
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 MUI to DTC zoning for properties located at 501, 600 South 1st Street, 109, 501 South 2nd Street, 115 Woodland Street, 20 Victory Avenue, Victory Avenue (unnumbered) and a portion of 201 Shelby Avenue and 600 South 2nd Avenue, at the northeast and northwest corner of Sylvan Street and South 2nd Street, and within The East Bank Redevelopment District (30 acres), all of which is described herein (Proposal No. 2024Z-067PR-001).

ACTION	IN FAVOR	AGAINST	NV

**28. [BL2024-458](#) (Harrell)**

Approved with conditions by the Planning Commission 6/13/2024  
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 AR2A and R8 to SP zoning for property located at 6103 Mt. View Road, at the northwest corner of Hamilton Church Road and Mt. View Road (22.18 acres), to permit 92 single family lots, all of which is described herein (Proposal No. 2024SP-014-001).

ACTION	IN FAVOR	AGAINST	NV

**29. [BL2024-459](#) (Harrell)**

Approved with conditions by the Planning Commission 6/13/2024  
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2024-458, a proposed Specific Plan Zoning District on property located at 6103 Mt. View Road, at the northwest corner of Hamilton Church Road and Mt. View Road (22.18 acres), to permit 92 single-family lots, all of which is described herein (Proposal No. 2024SP-014-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV

**30. [BL2024-460](#) (Welsch)**

Approved by the Planning Commission 5/23/2024  
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 RS5 to OR20-A-NS zoning for property located at 201 Lutie Street, at the southwest corner of Foster Avenue and Lutie Street (0.2 acres), all of which is described herein (Proposal No. 2024Z-058PR-001).

ACTION	IN FAVOR	AGAINST	NV

**31. [BL2024-461](#) (Vo)**

Approved by the Planning Commission 6/13/2024  
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 to MUL-A-NS zoning for property located at 924 8th Ave. South, approximately 142 feet north of Archer Street (0.44 acres), all of which is described herein (Proposal No. 2024Z-054PR-001).

ACTION	IN FAVOR	AGAINST	NV

**32. [BL2024-462](#) (Kimbrough)**

Approved by the Planning Commission 5/9/2024  
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 RS15 to R15 zoning for property located at 4019 Meadow Road, approximately 298 feet south of Cedar Circle (0.39 acres), all of which is described herein (Proposal No. 2024Z-043PR-001).

ACTION	IN FAVOR	AGAINST	NV

**33. [BL2024-463](#) (Benedict, Evans Segall)**

Approved by the Planning Commission 6/13/2024  
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 RS7.5 to RS3.75 zoning for a portion of property located at 1245 Kenmore Place, at the current terminus of Love Joy Court (0.68 acres), all of which is described herein (Proposal No. 2024Z-055PR-001).

ACTION	IN FAVOR	AGAINST	NV

**34. [BL2024-464](#) (Hancock)**

Approved by the Planning Commission 6/13/2024  
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 RS7.5 to R8 zoning for property located at 1204 Sylvia Drive, approximately 100 feet east of Palmer Avenue (0.2 acres), all of which is described herein (Proposal No. 2024Z-060PR-001).

ACTION	IN FAVOR	AGAINST	NV

**35. [BL2024-465](#) (Preptit)**

Approved by the Planning Commission 6/13/2024  
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 RS20 to R20 zoning for property located at 1306 Belmont Park Court, at the terminus of Belmont Park Court (2.2 acres), all of which is described herein (Proposal No. 2024Z-064PR-001).

ACTION	IN FAVOR	AGAINST	NV

**36. [BL2024-466](#) (Styles, Sepulveda, Suara & Others)**

Approved by the Planning Commission 4/22/2024  
Approved & Re-referred to the Budget & Finance Committee (Porterfield)  
Approved & Re-referred to the Planning & Zoning Committee (Gamble)

Approves three option agreements authorizing the purchase of properties for a new elementary school in Antioch, Tennessee. (Proposal No. 2024M-019AG-001).

ACTION	IN FAVOR	AGAINST	NV

**37. [BL2024-467](#) (Spain, Horton, Huffman & Others)**

Approved by the Planning Commission 7/25/2024  
Referred to the Government Operations & Regulations Committee (Bradford)  
Referred to the Planning & Zoning Committee (Gamble)

Amends Section 17.04.060 of the Metropolitan Code, Zoning Regulations to amend the definitions of "commercial amusement, inside" and "commercial amusement, outside" (Proposal No. 2024Z-013TX-001).

ACTION	IN FAVOR	AGAINST	NV

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