

Metropolitan Nashville and Davidson County, TN Meeting Agenda

Planning and Zoning Committee

Monday, November 17, 2025

4:30 PM

David Scobey Council Chambers

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 signup 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. All public comment speakers must present proof of Tennessee residency.

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. [RS2025-1629](#) A resolution approving the Seventh Amendment to a grant contract for constructing affordable housing approved by RS2017-965 between the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Housing Trust Fund Commission, and Affordable Housing Resources.

Sponsors: Toombs, Horton, Huffman, Allen and Gadd

Legislative History

11/10/25	Metropolitan Council	referred to the Budget and Finance Committee
11/10/25	Metropolitan Council	referred to the Planning and Zoning Committee
11/10/25	Metropolitan Council	filed
2. [RS2025-1651](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to abandon fire hydrant assembly, and to accept new fire hydrant assembly, for property located at 888 B West Trinity Lane, also known as Northview Senior Living (MWS Project No. 25-WL-74, and Proposal No. 2025M-150ES-001).

Sponsors: Toombs, Horton and Evans-Segall

Legislative History

9/15/25	Planning Commission	approved
11/10/25	Metropolitan Council	referred to the Planning and Zoning Committee

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|--|----------|----------------------|---|
| | 11/10/25 | Metropolitan Council | referred to the Transportation and Infrastructure Committee |
| | 11/10/25 | Metropolitan Council | filed |
3. [RS2025-1652](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer force main for three properties located at 4056, 4062 and 4080 Brick Church Pike, also known as the Brick Church Pike Sewer Extension, (MWS Project No. 25-SL-149 and Proposal No. 2025M-170ES-001).
- Sponsors:** Gamble, Horton and Evans-Segall
- Legislative History**
- | | | | |
|--|----------|----------------------|---|
| | 10/21/25 | Planning Commission | approved |
| | 11/10/25 | Metropolitan Council | referred to the Planning and Zoning Committee |
| | 11/10/25 | Metropolitan Council | referred to the Transportation and Infrastructure Committee |
| | 11/10/25 | Metropolitan Council | filed |
4. [RS2025-1653](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to accept new public water main, fire hydrant assembly and sanitary sewer manhole, for property located at 403 Ewing Drive (MWS Project Nos. 25-WL-65 and 25-SL-150 and Proposal No. 2025M-164ES-001).
- Sponsors:** Gamble, Horton and Evans-Segall
- Legislative History**
- | | | | |
|--|----------|----------------------|---|
| | 10/21/25 | Planning Commission | approved |
| | 11/10/25 | Metropolitan Council | referred to the Planning and Zoning Committee |
| | 11/10/25 | Metropolitan Council | referred to the Transportation and Infrastructure Committee |
| | 11/10/25 | Metropolitan Council | filed |

Bills on Second Reading

5. [BL2025-1119](#) An ordinance approving a greenway conservation easement between the Metropolitan Government of Nashville and Davidson County, through the Metropolitan Board of Parks and Recreation, and Riverwalk at Mill Creek Homes Association, Inc. for greenway improvements at 700 B Mill Creek Meadow Drive (Parcel No. 095020C90000CO) (Proposal No. 2025M-050AG-001).
- Sponsors:** Gregg, Toombs, Horton, Evans-Segall, Vo, Gadd and Allen
- Legislative History**
- | | | | |
|--|----------|----------------------|---|
| | 10/14/25 | Planning Commission | approved |
| | 10/28/25 | Metropolitan Council | filed |
| | 11/4/25 | Metropolitan Council | referred to the Budget and Finance Committee |
| | 11/4/25 | Metropolitan Council | referred to the Planning and Zoning Committee |

11/4/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
11/4/25	Metropolitan Council	referred to the Arts, Parks, Libraries, and Entertainment Committee
11/4/25	Metropolitan Council	passed on first reading

6. [BL2025-1120](#) An ordinance approving a greenway conservation easement between the Metropolitan Government of Nashville and Davidson County, through the Metropolitan Board of Parks and Recreation, and D.R. Horton, Inc., for greenway improvements at 4399 Maxwell Road (Parcel No. 176030A90000CO) (Proposal No. 2025M-051AG-001).

Sponsors: Harrell, Toombs, Horton, Evans-Segall, Vo, Welsch and Allen

Legislative History

10/14/25	Planning Commission	approved
10/28/25	Metropolitan Council	filed
11/4/25	Metropolitan Council	referred to the Budget and Finance Committee
11/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
11/4/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
11/4/25	Metropolitan Council	referred to the Arts, Parks, Libraries, and Entertainment Committee
11/4/25	Metropolitan Council	passed on first reading

7. [BL2025-1122](#) An ordinance authorizing 450-460 BidCo LLC to construct, install, and maintain two underground encroachments and one aerial encroachment at 450 and 460 James Robertson Parkway. (Proposal No. 2025M-017EN-001).

Sponsors: Kupin, Horton and Evans-Segall

Legislative History

9/15/25	Planning Commission	approved
10/28/25	Metropolitan Council	filed
11/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
11/4/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
11/4/25	Metropolitan Council	passed on first reading

8. [BL2025-1123](#) An ordinance authorizing Nashville Phase I Property Holder LLC to construct and install aerial and underground encroachments at 512 Houston Street (Proposal No. 2025M-016EN-001).

Sponsors: Vo, Horton and Evans-Segall

Legislative History

9/17/25	Planning Commission	approved
10/28/25	Metropolitan Council	filed
11/4/25	Metropolitan Council	referred to the Planning and Zoning Committee

11/4/25 Metropolitan Council referred to the Transportation and Infrastructure Committee

11/4/25 Metropolitan Council passed on first reading

9. [BL2025-1124](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to acquire permanent and temporary easements through negotiation, condemnation and acceptance, for the 1219 Battlefield Drive Stormwater Improvement Project for three properties located at 1217 C and 1219 C Battlefield Drive and 1208 Clifton Lane (Project No. 26-SWC-051 and Proposal No. 2025M-160ES-001).

Sponsors: Horton and Evans-Segall

Legislative History

10/7/25 Planning Commission approved

10/28/25 Metropolitan Council filed

11/4/25 Metropolitan Council referred to the Planning and Zoning Committee

11/4/25 Metropolitan Council referred to the Transportation and Infrastructure Committee

11/4/25 Metropolitan Council passed on first reading

10. [BL2025-1125](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public utility and drainage easement rights, for property located at 1702 Temple Avenue (Proposal No. 2025M-159ES-001).

Sponsors: Horton and Evans-Segall

Legislative History

10/7/25 Planning Commission approved

10/28/25 Metropolitan Council filed

11/4/25 Metropolitan Council referred to the Planning and Zoning Committee

11/4/25 Metropolitan Council referred to the Transportation and Infrastructure Committee

11/4/25 Metropolitan Council passed on first reading

11. [BL2025-1126](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer main, sanitary sewer manholes and easements, for two properties located at 1300 and 1310 Donelson Pike, also known as Runway Logistics Outparcel (MWS Project No. 25-SL-58 and Proposal No. 2025M-136ES-001).

Sponsors: Bradford, Horton and Evans-Segall

Legislative History

9/29/25 Planning Commission approved

10/28/25 Metropolitan Council filed

11/4/25 Metropolitan Council referred to the Planning and Zoning Committee

11/4/25 Metropolitan Council referred to the Transportation and Infrastructure Committee

11/4/25 Metropolitan Council passed on first reading

12. [BL2025-1127](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public sanitary sewer main, sanitary sewer manholes, and easements, and to accept new public sanitary sewer main and sanitary sewer manholes, for three properties located at 3909 and 3911 C Cross Creek Road and 2311 C Abbott Martin Road (MWS Project No. 25-SL-142 and Proposal No. 2025M-162ES-001).

Sponsors: Ewing, Horton and Evans-Segall

Legislative History

10/7/25	Planning Commission	approved
10/28/25	Metropolitan Council	filed
11/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
11/4/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
11/4/25	Metropolitan Council	passed on first reading

13. [BL2025-1128](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public water and sanitary sewer main, fire hydrant assembly, sanitary sewer manhole and easements, and to accept new public water main, fire hydrant assembly, sanitary sewer manhole and easements, for property located at 40 White Bridge Pike, also known as Novel Richland Creek, (MWS Project Nos. 25-WL-52 and 25-SL-118 and Proposal No. 2025M-147ES-001).

Sponsors: Horton and Evans-Segall

Legislative History

10/7/25	Planning Commission	approved
10/28/25	Metropolitan Council	filed
11/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
11/4/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
11/4/25	Metropolitan Council	passed on first reading

14. [BL2025-1129](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to accept new public water and sanitary sewer mains, fire hydrant assembly and sanitary sewer manholes and easements, for property located at 901 Haggard Street, also known as 325 West Trinity - Madison Trinity (MWS Project Nos. 25-WL-37 and 25-SL-87 and Proposal No. 2025M-151ES-001).

Sponsors: Toombs, Horton, Evans-Segall and Gadd

Legislative History

9/15/25	Planning Commission	approved
10/28/25	Metropolitan Council	filed
11/4/25	Metropolitan Council	referred to the Planning and Zoning Committee

11/4/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
11/4/25	Metropolitan Council	passed on first reading

Bills on Third Reading

15. [BL2025-1022](#) An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by amending a Specific Plan on property located at 3325 McGavock Pike, approximately 550 feet southwest of Murfreesboro Pike (6.01 acres), to permit 71 multi-family residential units, all of which is described herein (Proposal No. 2018SP-020-002).

Sponsors:

Bradford

Legislative History

8/14/25	Planning Commission	approved with conditions, disapproved without
8/26/25	Metropolitan Council	filed
9/2/25	Metropolitan Council	passed on first reading
9/5/25	Metropolitan Council	advertised
10/9/25	Metropolitan Council	deferred
11/4/25	Metropolitan Council	public hearing
11/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
11/4/25	Metropolitan Council	passed on second reading

16. [BL2025-1023](#) An ordinance to authorize building material restrictions and requirements for BL2025-1022, a proposed Specific Plan Zoning District for property located at 3325 McGavock Pike, approximately 550 feet southwest of Murfreesboro Pike (6.01 acres), to permit 71 multi-family residential units, all of which is described herein (Proposal No. 2018SP-020-002). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Bradford

Legislative History

8/14/25	Planning Commission	approved with conditions, disapproved without
8/26/25	Metropolitan Council	filed
9/2/25	Metropolitan Council	passed on first reading
9/5/25	Metropolitan Council	advertised
10/9/25	Metropolitan Council	deferred
11/4/25	Metropolitan Council	public hearing
11/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
11/4/25	Metropolitan Council	passed on second reading

17. [BL2025-1088](#) An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by amending a portion of a Specific Plan on property located at 6100 Robertson Avenue, at the northwest corner of Vernon Avenue and Robertson Avenue, zoned SP (approximately 0.84 acres), to permit additional non residential uses, all of which is described herein (Proposal No. 2020SP-016-003).

Sponsors:

Horton

Legislative History

8/28/25	Planning Commission	approved with conditions, disapproved without
9/30/25	Metropolitan Council	filed
10/9/25	Metropolitan Council	passed on first reading
10/10/25	Metropolitan Council	advertised
11/4/25	Metropolitan Council	public hearing
11/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
11/4/25	Metropolitan Council	passed on second reading

18. [BL2025-1091](#) An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from RS10 to R10 zoning for property located at 510 Neelys Bend Road, approximately 262 feet west of Neelys Chase Drive (1.72 acres), all of which is described herein (Proposal No. 2025Z-073PR-001).

Sponsors:

Hancock

Legislative History

8/28/25	Planning Commission	approved
9/30/25	Metropolitan Council	filed
10/9/25	Metropolitan Council	passed on first reading
10/10/25	Metropolitan Council	advertised
11/4/25	Metropolitan Council	public hearing
11/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
11/4/25	Metropolitan Council	passed on second reading

19. [BL2025-1092](#) An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from R8 to MUL-A-NS zoning for property located at 5701 Robertson Avenue, located on the corner of Robertson Avenue and Midland Avenue (2.30 acres), all of which is described herein (Proposal No. 2025Z-071PR-001).

Sponsors:

Horton

Legislative History

8/28/25	Planning Commission	approved
9/30/25	Metropolitan Council	filed
10/9/25	Metropolitan Council	passed on first reading

10/10/25	Metropolitan Council	advertised
11/4/25	Metropolitan Council	public hearing
11/4/25	Metropolitan Council	passed on second reading
11/11/25	Metropolitan Council	referred to the Planning and Zoning Committee

20. [BL2025-1093](#) An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from AR2A to SP zoning for properties located at 2334 Hobson Pike and Hobson Pike (unnumbered), approximately 808 feet west of Smith Springs Parkway (9.37 acres), to permit 105 multi-family residential units, all of which is described herein (Proposal No. 2025SP-015-001).

Sponsors:

Harrell

Legislative History

7/24/25	Planning Commission	approved with conditions, disapproved without
9/30/25	Metropolitan Council	filed
10/9/25	Metropolitan Council	passed on first reading
10/10/25	Metropolitan Council	advertised
11/4/25	Metropolitan Council	public hearing
11/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
11/4/25	Metropolitan Council	passed on second reading

21. [BL2025-1094](#) An ordinance to authorize building material restrictions and requirements for BL2025-1093, a proposed Specific Plan Zoning District for properties located at 2334 Hobson Pike and Hobson Pike (unnumbered), approximately 808 feet west of Smith Springs Parkway (9.37 acres), to permit 105 multi-family residential units, all of which is described herein (Proposal No. 2025SP-015-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Harrell

Legislative History

7/24/25	Planning Commission	approved with conditions, disapproved without
9/30/25	Metropolitan Council	filed
10/9/25	Metropolitan Council	passed on first reading
10/10/25	Metropolitan Council	advertised
11/4/25	Metropolitan Council	public hearing
11/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
11/4/25	Metropolitan Council	passed on second reading

22. [BL2025-1095](#) An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from R6, MUL-A-NS, and IWD to SP zoning for various properties located south of Hart Street along 1st Avenue South, 2nd Avenue South, and Andrew T Whitmore Street, located at the corner of 1st Avenue South and Hart Street (5.79 acres), and partially within the Wedgewood Houston Chestnut Hill Urban Design Overlay, to permit a mixed use development, all of which is described herein (Proposal No. 2025SP-037-001).

Sponsors:

Vo

Legislative History

8/28/25	Planning Commission	approved with conditions, disapproved without
9/30/25	Metropolitan Council	filed
10/9/25	Metropolitan Council	passed on first reading
10/10/25	Metropolitan Council	advertised
11/4/25	Metropolitan Council	public hearing
11/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
11/4/25	Metropolitan Council	passed on second reading

23. [BL2025-1096](#) An ordinance to authorize building material restrictions and requirements for BL2025-1095, a proposed Specific Plan Zoning District for various properties located south of Hart Street along 1st Avenue South, 2nd Avenue South, and Andrew T Whitmore Street, located at the corner of 1st Avenue South and Hart Street (5.79 acres), and partially within the Wedgewood Houston Chestnut Hill Urban Design Overlay, to permit a mixed use development, all of which is described herein (Proposal No. 2025SP-037-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Vo

Legislative History

8/28/25	Planning Commission	approved with conditions, disapproved without
9/30/25	Metropolitan Council	filed
10/9/25	Metropolitan Council	passed on first reading
10/10/25	Metropolitan Council	advertised
11/4/25	Metropolitan Council	public hearing
11/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
11/4/25	Metropolitan Council	passed on second reading

24. [BL2025-1097](#) An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from RS10 to R10 zoning for property located at 908 Hospital Drive, approximately 212 feet east of Kinsey Boulevard (0.34 acres), all of which is described herein (Proposal No. 2025Z-074PR-001).

Sponsors:

Hancock

Legislative History

8/28/25	Planning Commission	approved
9/30/25	Metropolitan Council	filed
10/9/25	Metropolitan Council	passed on first reading
10/10/25	Metropolitan Council	advertised
11/4/25	Metropolitan Council	public hearing
11/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
11/4/25	Metropolitan Council	passed on second reading

Chair Report / Updates

Housing and Infrastructure Legislation Discussion (BL2025-1005, BL2025-1006, BL2025-1007 & BL2025-1008)