

Metropolitan Nashville and Davidson County, TN Meeting Agenda

Planning and Zoning Committee

Monday, March 3, 2025

4:00 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 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. 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. [RS2025-960](#) A resolution approving an adjustment to the Mixed-Income PILOT Program as authorized pursuant to Ordinance No. BL2022-1170 program.

Sponsors: Allen, Suara and Vo

Legislative History

1/14/25	Metropolitan Council	referred to the Budget and Finance Committee
1/14/25	Metropolitan Council	referred to the Planning and Zoning Committee
1/14/25	Metropolitan Council	filed
1/21/25	Metropolitan Council	deferred

2. [RS2025-1067](#) A resolution approving a preliminary engineering agreement between CSX Transportation, Inc. ("CSXT"), a Virginia corporation with its principal place of business in Jacksonville, Florida, and the Metropolitan Government of Nashville and Davidson County, to facilitate the replacement of an existing bridge on Eastland Avenue (Proposal No. 2025M-005AG-001).

Sponsors: Capp, Porterfield and Gamble

Legislative History

2/25/25	Metropolitan Council	referred to the Budget and Finance Committee
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2/25/25	Metropolitan Council	referred to the Planning and Zoning Committee
2/25/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
2/25/25	Metropolitan Council	filed
2/25/25	Metropolitan Council	referred to the Planning Commission

3. [RS2025-1070](#) A resolution authorizing 2317 12th Avenue South, LLC to construct, install, and maintain an aerial encroachment at 2317 12th Avenue South (Proposal No. 2024M-037EN-001).

Sponsors: Gamble

Legislative History

12/31/24	Planning Commission	approved
2/25/25	Metropolitan Council	referred to the Planning and Zoning Committee
2/25/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
2/25/25	Metropolitan Council	filed

4. [RS2025-1071](#) A resolution authorizing VC Restaurant, LLC to construct and install an aerial encroachment at 300 Commerce Street (Proposal No. 2024M-038EN-001).

Sponsors: Kupin and Gamble

Legislative History

1/7/25	Planning Commission	approved
2/25/25	Metropolitan Council	referred to the Planning and Zoning Committee
2/25/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
2/25/25	Metropolitan Council	filed

Bills on Second Reading

5. [BL2025-742](#) An Ordinance amending Chapter 2.128 of the Metropolitan Code pertaining to the Metropolitan Historical Commission and the Metropolitan Historic Zoning Commission.

Sponsors: Benedict, Evans, Kupin, Huffman, Welsch, Johnston, Gamble, Horton, Webb, Benton, Eslick, Ellis, Spain, Weiner and Sepulveda

Legislative History

2/11/25	Metropolitan Council	filed
2/18/25	Metropolitan Council	referred to the Planning and Zoning Committee
2/18/25	Metropolitan Council	referred to the Government Operations and Regulations Committee
2/18/25	Metropolitan Council	passed on first reading

6. [BL2025-744](#) 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 Habitat for Humanity of Greater Nashville, Inc. for greenway improvements at 3028 Gwynwood Drive (Parcel No. 059080A90700CO) (Proposal No. 2024M-054AG-001).

Sponsors: Toombs, Porterfield, Gadd, Gamble, Parker, Welsch and Allen

Legislative History

1/3/25	Planning Commission	approved
2/11/25	Metropolitan Council	filed
2/18/25	Metropolitan Council	referred to the Budget and Finance Committee
2/18/25	Metropolitan Council	referred to the Arts, Parks, Libraries, and Entertainment Committee
2/18/25	Metropolitan Council	referred to the Planning and Zoning Committee
2/18/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
2/18/25	Metropolitan Council	passed on first reading

7. [BL2024-624](#) 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 R15 to SP zoning for property located at Pennington Bend Road (unnumbered), at the corner of Wooddale Lane and Pennington Bend Road, (13.44 acres), to permit 39 multi-family residential units, all of which is described herein (Proposal No. 2023SP-055-001).

Sponsors: Gregg

Legislative History

6/8/23	Planning Commission	approved with conditions, disapproved without
10/29/24	Metropolitan Council	filed
11/7/24	Metropolitan Council	deferred
11/7/24	Metropolitan Council	passed on first reading
11/8/24	Metropolitan Council	referred to the Planning Commission
12/20/24	Metropolitan Council	advertised
1/21/25	Metropolitan Council	deferred
1/21/25	Metropolitan Council	referred to the Planning and Zoning Committee
1/21/25	Metropolitan Council	public hearing
1/21/25	Metropolitan Council	passed on second reading

8. [BL2024-625](#) An ordinance to authorize building material restrictions and requirements for BL2024-624, a proposed Specific Plan Zoning District located at Pennington Bend Road (unnumbered), at the corner of Wooddale Lane and Pennington Bend Road, (13.44 acres), to permit 39 multi-family residential units all of which is described herein (Proposal No. 2023SP-055-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Gregg

Legislative History

6/8/23	Planning Commission	approved with conditions, disapproved without
10/29/24	Metropolitan Council	filed
11/7/24	Metropolitan Council	deferred
11/7/24	Metropolitan Council	passed on first reading
11/8/24	Metropolitan Council	referred to the Planning Commission
12/20/24	Metropolitan Council	advertised
1/21/25	Metropolitan Council	deferred
1/21/25	Metropolitan Council	referred to the Planning and Zoning Committee
1/21/25	Metropolitan Council	public hearing
1/21/25	Metropolitan Council	passed on second reading