

Metropolitan Nashville and Davidson County, TN Meeting Agenda

Planning and Zoning Committee

Monday, May 19, 2025

4:30 PM

David Scobey Council Chambers

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

Sponsors: Allen, Suara, Vo, Benedict, Kupin, Toombs and Gadd

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
3/4/25	Metropolitan Council	deferred
5/6/25	Metropolitan Council	deferred

2. [RS2025-1225](#) A resolution to approve the First Amendment to a grant contract for constructing affordable housing approved by RS2023-2251 between The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Housing Trust Fund Commission, and Habitat for Humanity of Greater Nashville.

Sponsors: Porterfield, Gamble, Welsch, Ellis, Gadd and Vo

Legislative History

5/13/25	Metropolitan Council	referred to the Budget and Finance Committee
5/13/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/13/25	Metropolitan Council	filed

3. [RS2025-1226](#) A resolution to approve the Second Amendment to a grant contract for constructing affordable housing approved by RS2023-2251 between The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Housing Trust Fund Commission, and Urban League of Middle Tennessee.

Sponsors: Porterfield, Gamble, Welsch, Ellis, Gadd and Vo

Legislative History

5/13/25	Metropolitan Council	referred to the Budget and Finance Committee
5/13/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/13/25	Metropolitan Council	filed

4. [RS2025-1229](#) A resolution approving an intergovernmental license agreement between the Metropolitan Government of Nashville and Davidson County by and through the Department of General Services and the Tennessee Department of Safety and Homeland Security for parking spaces adjacent to the driver services center located at 5244 Hickory Hollow Parkway, Nashville, TN (Parcel No. 16300022100) (Proposal No. 2025M-016AG-001).

Sponsors: Gamble, Hill and Porterfield

Legislative History

4/18/25	Planning Commission	approved
5/13/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/13/25	Metropolitan Council	referred to the Government Operations and Regulations Committee
5/13/25	Metropolitan Council	filed
5/13/25	Metropolitan Council	referred to the Budget and Finance Committee

5. [RS2025-1243](#) A resolution authorizing 419 Union, LLC to construct and install an aerial encroachment at 419 Union Street (Proposal No. 2025M-001EN-001).

Sponsors: Kupin, Gamble and Parker

Legislative History

3/21/25	Planning Commission	approved
5/13/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/13/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
5/13/25	Metropolitan Council	filed

6. [RS2025-1245](#) A resolution approving a purchase sale agreement between CSX TRANSPORTATION, INC and The Metropolitan Government of Nashville and Davidson County, acting by and through Metro Water Services, for a portion of property located adjacent to Pumping Station Road (unnumbered) (Map and Parcel No. 09400002300). (Proposal No. 2025M-003PR-001).

Sponsors: Gregg, Porterfield, Gamble and Parker

Legislative History

4/24/25	Planning Commission	approved
5/13/25	Metropolitan Council	referred to the Budget and Finance Committee
5/13/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/13/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
5/13/25	Metropolitan Council	filed

7. [RS2025-1246](#) A resolution approving a participation agreement between the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Water and Sewerage Services, and 563 Veritas, LLC, to provide public water service improvements for 563 Verita's proposed development, as well as other existing properties in the area (MWS Project No. 23-WL-0080 and Proposal No. 2025M-018AG-001).

Sponsors: Welsch, Gamble and Parker

Legislative History

5/6/25	Planning Commission	approved
5/13/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/13/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
5/13/25	Metropolitan Council	filed

8. [RS2025-1247](#) A resolution authorizing the Director of Public Property, or his designee, to exercise an option to purchase a certain parcel of property located at 4665 Whites Creek Pike (Parcel No. 04000000900) for Metro Water Services. (MWS Project No. 25-WC-0032 and Proposal No. 2025M-004PR-001).

Sponsors: Porterfield, Gamble, Parker and Kimbrough

Legislative History

4/24/25	Planning Commission	approved
5/13/25	Metropolitan Council	referred to the Budget and Finance Committee
5/13/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/13/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
5/13/25	Metropolitan Council	filed

9. [RS2025-1248](#) A resolution authorizing the Director of Public Property, or his designee, to exercise option agreements for the purchase of two flood-prone properties, located at 3900 Tucker Road and 3001 Hummingbird Drive, for Metro Water Services. (Proposal No. 2025M-002PR-001).

Sponsors: Porterfield, Gamble and Parker

Legislative History

4/18/25	Planning Commission	approved
5/13/25	Metropolitan Council	referred to the Budget and Finance Committee
5/13/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/13/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
5/13/25	Metropolitan Council	filed

10. [RS2025-1249](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to accept new sanitary sewer main and sanitary sewer manhole, for property located at 602 A Southgate Avenue (MWS Project No. 25-SL-43 and Proposal No. 2025M-039ES-001).

Sponsors: Vo, Gamble and Parker

Legislative History

3/21/25	Planning Commission	approved
5/13/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/13/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
5/13/25	Metropolitan Council	filed

11. [RS2025-1250](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public water main, and to accept new public water main, for property located at 3207 West End Circle, also known as West End Circle Townhomes, (MWS Project No. 24-WL-54 and Proposal No. 2025M-043ES-001).

Sponsors: Gadd, Gamble and Parker

Legislative History

4/8/25	Planning Commission	approved
5/13/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/13/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
5/13/25	Metropolitan Council	filed

12. [RS2025-1251](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public water main and to accept new public water main and fire hydrant assemblies, for property located at 1221 Grundy Street, also known as the Grundy Water Infrastructure (MWS Project No. 24-WL-37 and Proposal No. 2025M-013ES-001).

Sponsors: Kupin, Gamble and Parker

Legislative History

4/8/25	Planning Commission	approved
5/13/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/13/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
5/13/25	Metropolitan Council	filed

Bills on Second Reading

13. [BL2025-825](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to acquire permanent and temporary easements through negotiation, condemnation and acceptance for the Kennedy Avenue Stormwater Improvement Project for 24 properties located on Kennedy Avenue, Shelton Avenue, Golf Street and Howard Avenue (Project No. 25-SWC-226 and Proposal No. 2025M-034ES-001).

Sponsors: Benedict, Gamble and Parker

Legislative History

4/8/25	Planning Commission	approved
4/29/25	Metropolitan Council	filed
5/6/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/6/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
5/6/25	Metropolitan Council	passed on first reading

14. [BL2025-826](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer main, sanitary sewer manholes and easements, for three properties located at 6401 and 6361 Nolensville Pike and Nolensville Pike (unnumbered), also known as Nolensville Road Wawa. (MWS Project No. 24-SL-249 and Proposal No. 2025M-036ES-001).

Sponsors: Cortese, Gamble and Parker

Legislative History

3/21/25	Planning Commission	approved
4/29/25	Metropolitan Council	filed
5/6/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/6/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
5/6/25	Metropolitan Council	passed on first reading

15. [BL2025-827](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public sanitary sewer mains, sanitary sewer manholes and easements, and to accept new public sanitary sewer mains and sanitary sewer manholes, for two properties located at 1401 Church Street and 15th Avenue North (unnumbered), also known as CCB Phase 1A (MWS Project No. 23-SL-15 and Proposal No. 2025M-040ES-001).

Sponsors: Kupin, Gamble and Parker

Legislative History

4/8/25	Planning Commission	approved
4/29/25	Metropolitan Council	filed
5/6/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/6/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
5/6/25	Metropolitan Council	passed on first reading

16. [BL2025-828](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to accept new public water and sanitary sewer mains, fire hydrant assemblies, sanitary sewer manholes and easements, for property located at West Trinity Lane (unnumbered) also known as Trinity Flats, (MWS Project Nos. 24-WL-74 and 24-SL-241 and Proposal No. 2025M-035ES-001).

Sponsors: Toombs, Gamble and Parker

Legislative History

4/8/25	Planning Commission	approved
4/29/25	Metropolitan Council	filed
5/6/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/6/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
5/6/25	Metropolitan Council	passed on first reading

Bills on Third Reading

17. [BL2025-741](#) 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 RS7.5 to R6-A zoning for property located at 412 McIver Street, approximately 270 feet east of Meade Avenue (0.18 acres), all of which is described herein (Proposal No. 2024Z-110PR-001).

Sponsors: Welsch

Legislative History

12/12/24	Planning Commission	approved
1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	passed on first reading
2/7/25	Metropolitan Council	advertised
3/4/25	Metropolitan Council	deferred
4/1/25	Metropolitan Council	deferred

5/6/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/6/25	Metropolitan Council	public hearing
5/6/25	Metropolitan Council	passed on second reading

18. [BL2025-751](#) 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 located at 1324 2nd Avenue North, at the southeast corner of 2nd Avenue North and Taylor Street, zoned SP (4.82 acres), to adjust permitted square footage and height, all of which is described herein (Proposal No. 2016SP-055-003).

Sponsors:

Kupin

Legislative History

2/25/25	Metropolitan Council	filed
3/4/25	Metropolitan Council	passed on first reading
3/7/25	Metropolitan Council	advertised
4/1/25	Metropolitan Council	deferred
4/24/25	Planning Commission	approved with conditions, disapproved without
5/6/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/6/25	Metropolitan Council	public hearing
5/6/25	Metropolitan Council	passed on second reading

19. [BL2025-761](#) 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 the Uses Table within Chapter 17.37, Downtown Code, to remove automobile parking as a permitted use within the boundary of the Second Avenue Historic Preservation Overlay, all of which is described herein (Proposal No. 2025Z-001TX-001).

Sponsors:

Kupin

Legislative History

2/25/25	Metropolitan Council	filed
3/4/25	Metropolitan Council	passed on first reading
3/7/25	Metropolitan Council	advertised
4/1/25	Metropolitan Council	amended
4/1/25	Metropolitan Council	deferred
5/6/25	Metropolitan Council	public hearing
5/6/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/6/25	Metropolitan Council	passed on second reading
5/8/25	Planning Commission	approved

20. [BL2025-787](#) 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 RS7.5 to SP zoning for properties located at 516, 518 and 520 Veritas Street, at the northwest corner of Veritas Street and Saindon Street (0.52 acres), to permit 20 multi family residential units, all of which is described herein (Proposal No. 2024SP-055-001).

Sponsors:

Welsch

Legislative History

3/13/25	Planning Commission	approved with conditions, disapproved without
3/25/25	Metropolitan Council	filed
4/1/25	Metropolitan Council	passed on first reading
4/4/25	Metropolitan Council	advertised
5/6/25	Metropolitan Council	public hearing
5/6/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/6/25	Metropolitan Council	passed on second reading

21. [BL2025-788](#) An ordinance to authorize building material restrictions and requirements for BL2025-787, a proposed Specific Plan Zoning District for properties located at 516, 518 and 520 Veritas Street, at the northwest corner of Veritas Street and Saindon Street (0.52 acres), to permit 20 multi family residential units, all of which is described herein (Proposal No. 2024SP-055-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Welsch

Legislative History

3/13/25	Planning Commission	approved with conditions, disapproved without
3/25/25	Metropolitan Council	filed
4/1/25	Metropolitan Council	passed on first reading
4/4/25	Metropolitan Council	advertised
5/6/25	Metropolitan Council	public hearing
5/6/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/6/25	Metropolitan Council	passed on second reading

22. [BL2025-789](#) 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 for property located at 535 Boyds Hilltop Drive, approximately 453 feet north of Old Hickory Boulevard, zoned SP (1.09 acres), to permit nonresidential uses only as accessory to the church located on parcel ID # 04200001900, all of which is described herein (Proposal No. 2008SP 004 001).

Sponsors:

Gamble

Legislative History

3/25/25	Metropolitan Council	filed
3/27/25	Planning Commission	approved with conditions, disapproved without
4/1/25	Metropolitan Council	passed on first reading
4/4/25	Metropolitan Council	advertised
5/6/25	Metropolitan Council	public hearing
5/6/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/6/25	Metropolitan Council	passed on second reading

- 23. [BL2025-790](#)** An ordinance to authorize building material restrictions and requirements for BL2025-789, a proposed Specific Plan Zoning District for property located at 535 Boyds Hilltop Drive, approximately 453 feet north of Old Hickory Boulevard, zoned SP (1.09 acres), all of which is described herein (Proposal No. 2008SP-004-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Gamble

Legislative History

3/25/25	Metropolitan Council	filed
3/27/25	Planning Commission	approved with conditions, disapproved without
4/1/25	Metropolitan Council	passed on first reading
4/4/25	Metropolitan Council	advertised
5/6/25	Metropolitan Council	public hearing
5/6/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/6/25	Metropolitan Council	passed on second reading

- 24. [BL2025-791](#)** 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 R10 to SP zoning for properties located at 244 and 252 Liberty Lane, approximately 530 feet north of Peeples Court, (3.18 acres), to permit 51 multi family residential units, all of which is described herein (Proposal No. 2023SP-086-001).

Sponsors:

Webb and Eslick

Legislative History

2/13/25	Planning Commission	approved with conditions, disapproved without
3/25/25	Metropolitan Council	filed
4/1/25	Metropolitan Council	passed on first reading
4/4/25	Metropolitan Council	advertised
5/6/25	Metropolitan Council	public hearing
5/6/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/6/25	Metropolitan Council	passed on second reading

25. [BL2025-792](#) An ordinance to authorize building material restrictions and requirements for BL2025-791, a proposed Specific Plan Zoning District for properties located at 244 and 252 Liberty Lane, approximately 530 feet north of Peebles Court (3.18 acres), to permit 51 multifamily residential units, all of which is described herein (Proposal No. 2023SP-086-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Webb and Eslick

Legislative History

2/13/25	Planning Commission	approved with conditions, disapproved without
3/25/25	Metropolitan Council	filed
4/1/25	Metropolitan Council	passed on first reading
4/4/25	Metropolitan Council	advertised
5/6/25	Metropolitan Council	public hearing
5/6/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/6/25	Metropolitan Council	passed on second reading

26. [BL2025-795](#) 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 RS5 to SP zoning for property located at 600 McFerrin Avenue, at the corner of McFerrin Avenue and Marina Street, (0.21 acres), and in the Maxwell Heights Neighborhood Conservation Overlay District and the Detached Accessory Dwelling Unit (DADU) Overlay District, to permit daycare home large use, all of which is described herein (Proposal No. 2025SP-011-001).

Sponsors:

Parker

Legislative History

2/27/25	Planning Commission	approved with conditions, disapproved without
3/25/25	Metropolitan Council	filed
4/1/25	Metropolitan Council	passed on first reading
4/4/25	Metropolitan Council	advertised
5/6/25	Metropolitan Council	public hearing
5/6/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/6/25	Metropolitan Council	passed on second reading

27. [BL2025-797](#) 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 440 Toney Road to revise the layout and residential unit count for Block 3 to permit a maximum of 72 multi-family residential units and 10 single-family lots, and to rezone a portion of property located at 2412 Old Matthews Road to R8, approximately 150 feet south of Yokley Road, zoned SP (10.48 acres), all of which is described herein (Proposal No. 2016SP-043-007).

Sponsors:

Toombs

Legislative History

3/13/25	Planning Commission	approved with conditions, disapproved without
3/25/25	Metropolitan Council	filed
4/1/25	Metropolitan Council	passed on first reading
4/4/25	Metropolitan Council	advertised
5/6/25	Metropolitan Council	public hearing
5/6/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/6/25	Metropolitan Council	passed on second reading

28. [BL2025-798](#) An ordinance to authorize building material restrictions and requirements for BL2025-797, a proposed amended Specific Plan Zoning District for properties located at 440 Toney Road approximately 150 feet south of Yokley Road, zoned SP (10.48 acres), all of which is described herein (Proposal No. 2016SP-043-007). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Toombs

Legislative History

3/13/25	Planning Commission	approved with conditions, disapproved without
3/25/25	Metropolitan Council	filed
4/1/25	Metropolitan Council	passed on first reading
4/4/25	Metropolitan Council	advertised
5/6/25	Metropolitan Council	public hearing
5/6/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/6/25	Metropolitan Council	passed on second reading

29. [BL2025-799](#) An ordinance amending Title 17.37 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, to update the Downtown Code's Bonus Height Program (BHP) and Outdoor Space general standards, and to make other minor housekeeping amendments, all of which is described herein (Proposal No. 2023Z-003TX-001).

Sponsors:

Kupin

Legislative History

3/13/25	Planning Commission	approved
3/25/25	Metropolitan Council	filed
4/1/25	Metropolitan Council	passed on first reading
4/4/25	Metropolitan Council	advertised
5/6/25	Metropolitan Council	public hearing
5/6/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/6/25	Metropolitan Council	passed on second reading

30. [BL2025-800](#) 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 5960 and 5966 Nolensville Pike, at the current terminus of Foxview Drive (8.09 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2024SP-051-001).

Sponsors:

Rutherford

Legislative History

2/27/25	Planning Commission	approved with conditions, disapproved without
3/25/25	Metropolitan Council	filed
4/1/25	Metropolitan Council	passed on first reading
4/4/25	Metropolitan Council	advertised
5/6/25	Metropolitan Council	public hearing
5/6/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/6/25	Metropolitan Council	passed on second reading

31. [BL2025-801](#) An ordinance to authorize building material restrictions and requirements for BL2025-800, a proposed Specific Plan Zoning District for properties located at 5960 and 5966 Nolensville Pike, at the current terminus of Foxview Drive (8.09 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2024SP-051-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Rutherford

Legislative History

2/27/25	Planning Commission	approved with conditions, disapproved without
3/25/25	Metropolitan Council	filed
4/1/25	Metropolitan Council	passed on first reading
4/4/25	Metropolitan Council	advertised
5/6/25	Metropolitan Council	public hearing
5/6/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/6/25	Metropolitan Council	passed on second reading

32. [BL2025-802](#) 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 R10 to SP zoning for properties located at 209 and 211 Walton Lane, approximately 242 feet east of Walton Oak Drive, (0.74 acres), to permit eight multi-family residential units, all of which is described herein (Proposal No. 2025SP-014-001).

Sponsors:

Benedict

Legislative History

2/27/25	Planning Commission	approved with conditions, disapproved without
3/25/25	Metropolitan Council	filed
4/1/25	Metropolitan Council	passed on first reading
4/4/25	Metropolitan Council	advertised
5/6/25	Metropolitan Council	public hearing
5/6/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/6/25	Metropolitan Council	passed on second reading

33. [BL2025-803](#) An ordinance to authorize building material restrictions and requirements for BL2025-802, a proposed Specific Plan Zoning District for properties located at 209 and 211 Walton Lane, approximately 242 feet east of Walton Oak Drive, (0.74 acres), to permit eight multi family residential units, all of which is described herein (Proposal No. 2025SP-014-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Benedict

Legislative History

2/27/25	Planning Commission	approved with conditions, disapproved without
3/25/25	Metropolitan Council	filed
4/1/25	Metropolitan Council	passed on first reading
4/4/25	Metropolitan Council	advertised
5/6/25	Metropolitan Council	public hearing
5/6/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/6/25	Metropolitan Council	passed on second reading

34. [BL2025-804](#) 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 cancelling a portion of a Planned Unit Development on portions of properties located at 1000 Rivergate Parkway and Rivergate Parkway (unnumbered), approximately 760 feet west of Conference Drive, zoned SCR (15.22 acres) and within a Planned Unit Development Overlay District, all of which is described herein (Proposal No. 38-79P-007).

Sponsors:

Webb and Eslick

Legislative History

3/13/25	Planning Commission	approved
3/25/25	Metropolitan Council	filed
4/1/25	Metropolitan Council	passed on first reading
4/4/25	Metropolitan Council	advertised
5/6/25	Metropolitan Council	public hearing
5/6/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/6/25	Metropolitan Council	passed on second reading

35. [BL2025-805](#) 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 SCR to SP zoning for portions of properties located at 1000 Rivergate Parkway and Rivergate Parkway (unnumbered), approximately 760 feet west of Conference Drive (15.22 acres) and located within a Planned Unit Development Overlay District, to permit a mixed use development, all of which is described herein (Proposal No. 2025SP-017-001).

Sponsors:

Webb and Eslick

Legislative History

3/13/25	Planning Commission	approved with conditions, disapproved without
3/25/25	Metropolitan Council	filed
4/1/25	Metropolitan Council	passed on first reading
4/4/25	Metropolitan Council	advertised
5/6/25	Metropolitan Council	public hearing
5/6/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/6/25	Metropolitan Council	passed on second reading

36. [BL2025-806](#) An ordinance to authorize building material restrictions and requirements for BL2025-805, a proposed Specific Plan Zoning District for properties located at 1000 Rivergate Parkway and Rivergate Parkway (unnumbered), approximately 760 feet west of Conference Drive (15.22 acres) and located within a Planned Unit Development Overlay District, to permit a mixed use development, all of which is described herein (Proposal No. 2025SP-017-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Webb and Eslick

Legislative History

3/13/25	Planning Commission	approved with conditions, disapproved without
3/25/25	Metropolitan Council	filed
4/1/25	Metropolitan Council	passed on first reading
4/4/25	Metropolitan Council	advertised
5/6/25	Metropolitan Council	public hearing
5/6/25	Metropolitan Council	referred to the Planning and Zoning Committee

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- 5/6/25 Metropolitan Council passed on second reading
37. [BL2025-807](#) 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 IWD to MUL-A-NS zoning for property located at 1245 Lewis Street, approximately 129 feet east of Thomas Street (0.11 acres), all of which is described herein (Proposal No. 2025Z-017PR-001).
- Sponsors:** Vo
- Legislative History**
- | | | |
|---------|----------------------|---|
| 2/27/25 | Planning Commission | approved |
| 3/25/25 | Metropolitan Council | filed |
| 4/1/25 | Metropolitan Council | passed on first reading |
| 4/4/25 | Metropolitan Council | advertised |
| 5/6/25 | Metropolitan Council | public hearing |
| 5/6/25 | Metropolitan Council | referred to the Planning and Zoning Committee |
| 5/6/25 | Metropolitan Council | passed on second reading |
38. [BL2025-809](#) 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 IWD and RS7.5 to SP zoning for various properties along Dickerson Pike, Lemuel Road, Jones Street and Locust Street, approximately 343 feet south of Kennith Drive (106.9 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2025SP-008-001).
- Sponsors:** Toombs
- Legislative History**
- | | | |
|---------|----------------------|---|
| 3/27/25 | Planning Commission | approved with conditions, disapproved without |
| 4/1/25 | Metropolitan Council | passed on first reading |
| 4/4/25 | Metropolitan Council | advertised |
| 5/6/25 | Metropolitan Council | referred to the Planning and Zoning Committee |
| 5/6/25 | Metropolitan Council | public hearing |
| 5/6/25 | Metropolitan Council | passed on second reading |
39. [BL2025-810](#) An ordinance to authorize building material restrictions and requirements for BL2025-809, a proposed Specific Plan Zoning District for various properties along Dickerson Pike, Lemuel Road, Jones Street and Locust Street, approximately 343 feet south of Kennith Drive (106.9 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2025SP-008-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**
- Sponsors:** Toombs
- Legislative History**
- | | | |
|---------|---------------------|---|
| 3/27/25 | Planning Commission | approved with conditions, disapproved without |
|---------|---------------------|---|

4/1/25	Metropolitan Council	passed on first reading
4/4/25	Metropolitan Council	advertised
5/6/25	Metropolitan Council	referred to the Planning and Zoning Committee
5/6/25	Metropolitan Council	public hearing
5/6/25	Metropolitan Council	passed on second reading

Unified Housing Strategy Presentation - Angie Hubbard**Chair Report / Updates**