

Metropolitan Nashville and Davidson County, TN Meeting Agenda

Planning and Zoning Committee

Tuesday, February 18, 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. [RS2025-1049](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer manhole, for property located at 1111 Gilmore Avenue, also known as 12 South Townhomes (MWS Project No. 20-SL-197 and Proposal No. 2025M-001ES-001).

Sponsors:

Cash, Gamble and Parker

Legislative History

1/17/25	Planning Commission	approved
2/11/25	Metropolitan Council	referred to the Planning and Zoning Committee
2/11/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
2/11/25	Metropolitan Council	filed

2. [RS2025-1050](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to accept new public fire hydrant assembly, for property located at 120 Airpark Ctr E, also known as Strictly FX, (MWS Project No. 24-WL-87 and Proposal No. 2024M-158ES-001).

Sponsors:

Bradford, Gamble and Parker

Legislative History

1/17/25	Planning Commission	approved
2/11/25	Metropolitan Council	referred to the Planning and Zoning Committee
2/11/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee

2/11/25 Metropolitan Council filed

3. [RS2025-1051](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer manhole, for property located at 110 20th Avenue North, also known as Tempo by Hilton (MWS Project No. 24-SL-290 and Proposal No. 2025M-002ES-001).

Sponsors: Kupin, Gamble and Parker

Legislative History

1/23/25	Planning Commission	approved
2/11/25	Metropolitan Council	referred to the Planning and Zoning Committee
2/11/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
2/11/25	Metropolitan Council	filed

4. [RS2025-1052](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to accept new public water, sanitary sewer and sanitary sewer force mains, fire hydrant assemblies and sanitary sewer manholes, for three properties located at Cane Ridge Road (unnumbered), also known as Parks at Cane Ridge Phase 2B (MWS Project Nos. 23-WL-106 and 23-SL-280 and Proposal No. 2025M-004ES-001).

Sponsors: Gamble and Parker

Legislative History

1/17/25	Planning Commission	approved
2/11/25	Metropolitan Council	referred to the Planning and Zoning Committee
2/11/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
2/11/25	Metropolitan Council	filed

5. [RS2025-1053](#) A resolution to amend Ordinance No. BL2023-1700, as amended, to authorize The Metropolitan Government of Nashville and Davidson County to abandon additional linear feet of public sanitary sewer main, public sanitary sewer manholes, and public fire hydrant assembly, and to accept additional public sanitary sewer main, sanitary sewer manhole and fire hydrant assembly, for property located at 825 6th Avenue South, also known as Modera SoBro Phase 1, Revision 2 (MWS Project Nos. 22-WL-42 and 22-SL-100 and Proposal No. 2022M-188ES-003).

Sponsors: Kupin, Gamble and Parker

Legislative History

1/17/25	Planning Commission	approved
2/11/25	Metropolitan Council	referred to the Planning and Zoning Committee
2/11/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
2/11/25	Metropolitan Council	filed

Bills on Second Reading

6. [BL2025-706](#) An ordinance approving two greenway conservation easements between the Metropolitan Government of Nashville and Davidson County, through the Metropolitan Board of Parks and Recreation, and Rogers Group, Inc. for greenway improvements at 0 Gwynwood Drive (Parcel No. 05900022600) (Proposal No. 2024M-056AG-001).

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

Legislative History

12/31/24	Planning Commission	approved
1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	referred to the Budget and Finance Committee
2/4/25	Metropolitan Council	referred to the Arts, Parks, Libraries, and Entertainment Committee
2/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
2/4/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
2/4/25	Metropolitan Council	passed on first reading

7. [BL2025-707](#) 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 Germantown JV, LLC for greenway improvements at 1420 Adams Street (Parcel No. 08205017700) (Proposal No. 2024M-055AG-001).

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

Legislative History

12/31/24	Planning Commission	approved
1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	referred to the Budget and Finance Committee
2/4/25	Metropolitan Council	referred to the Arts, Parks, Libraries, and Entertainment Committee
2/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
2/4/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
2/4/25	Metropolitan Council	passed on first reading

8. [BL2025-708](#) An ordinance approving a greenway conservation easement and a participation agreement between the Metropolitan Government of Nashville and Davidson County, through the Metropolitan Board of Parks and Recreation, and Green Trails, LLC for greenway improvements at 4267 Ashland City Highway (Parcel No. 069060C04500CO) (Proposal No. 2024M-058AG-001).

Sponsors: Kimbrough, Porterfield, Gadd, Gamble, Parker, Welsch, Allen and Ewing

Legislative History

12/31/24	Planning Commission	approved
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1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	referred to the Budget and Finance Committee
2/4/25	Metropolitan Council	referred to the Arts, Parks, Libraries, and Entertainment Committee
2/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
2/4/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
2/4/25	Metropolitan Council	passed on first reading

9. [BL2025-709](#) An ordinance approving an option agreement between the Metropolitan Government of Nashville and Davidson County and GTLC, LLC for the purchase of property located at 0 Old Hickory Boulevard, Parcel 12800018100, and authorizing the acceptance of a donation of real property via quitclaim deed. (Proposal #2024M-059AG-001)

Sponsors: Weiner, Porterfield and Gamble

Legislative History

1/3/25	Planning Commission	approved
1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	referred to the Budget and Finance Committee
2/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
2/4/25	Metropolitan Council	passed on first reading

10. [BL2025-710](#) 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 two properties located at 1354 Brick Church Pike and Brick Church Pike (unnumbered), also known as the Nashville Youth Campus for Empowerment (MWS Project Nos. 24-WL-51 and 24-SL-173 and Proposal No. 2024M-152ES-001).

Sponsors: Toombs, Gamble and Parker

Legislative History

12/31/24	Planning Commission	approved
1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
2/4/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
2/4/25	Metropolitan Council	passed on first reading

11. [BL2025-711](#) 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 Brick Church Pike (unnumbered), also known as City View at Noble Heights (MWS Project Nos. 22-WL-148 and 22-SL-299 and Proposal No. 2024M-147ES-001).

Sponsors: Toombs, Gamble and Parker

Legislative History

12/31/24	Planning Commission	approved
1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
2/4/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
2/4/25	Metropolitan Council	passed on first reading

Bills on Third Reading

12. [BL2024-681](#) 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 3201 Hamilton Church Road and 3124 Murfreesboro Pike, approximately 1310 feet northwest of Mt. View Road (19.11 acres), within the Murfreesboro Pike Urban Design Overlay, to permit 171 multi-family residential units, all of which is described herein (Proposal No. 2024SP-013-001).

Sponsors: Harrell

Legislative History

7/25/24	Planning Commission	approved with conditions, disapproved without
12/10/24	Metropolitan Council	filed
12/17/24	Metropolitan Council	passed on first reading
1/10/25	Metropolitan Council	advertised
2/4/25	Metropolitan Council	public hearing
2/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
2/4/25	Metropolitan Council	passed on second reading

13. [BL2024-682](#) An ordinance to authorize building material restrictions and requirements for BL2024-681, a proposed Specific Plan Zoning District on properties located at 3201 Hamilton Church Road and 3124 Murfreesboro Pike, approximately 1310 feet northwest of Mt. View Road (19.11 acres), to permit 171 multi-family residential units, all of which is described herein (Proposal No. 2024SP-013-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors: Harrell

Legislative History

7/25/24	Planning Commission	approved with conditions, disapproved without
12/10/24	Metropolitan Council	filed
12/17/24	Metropolitan Council	passed on first reading
1/10/25	Metropolitan Council	advertised
2/4/25	Metropolitan Council	public hearing
2/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
2/4/25	Metropolitan Council	passed on second reading

14. [BL2024-683](#) An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, to amend Chapters 17.24, pertaining to standards for form and quality of plants, all of which is described herein (Proposal No. 2024Z-018TX-001).

Sponsors:

Allen, Gamble, Vo, Ewing, Gadd, Capp, Horton, Styles, Huffman, Evans-Segall, Bradford and Hancock

Legislative History

10/24/24	Planning Commission	approved
12/10/24	Metropolitan Council	filed
12/17/24	Metropolitan Council	passed on first reading
1/10/25	Metropolitan Council	advertised
2/4/25	Metropolitan Council	public hearing
2/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
2/4/25	Metropolitan Council	passed on second reading

15. [BL2024-684](#) 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 R6-A zoning for property located at 2801 Delaware Avenue, at the southwest corner of Delaware Avenue and 28th Avenue N (0.25 acres), all of which is described herein (Proposal No. 2024Z-102PR-001).

Sponsors:

Taylor

Legislative History

10/24/24	Planning Commission	approved
12/10/24	Metropolitan Council	filed
12/17/24	Metropolitan Council	passed on first reading
1/10/25	Metropolitan Council	advertised
2/4/25	Metropolitan Council	public hearing
2/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
2/4/25	Metropolitan Council	passed on second reading

16. [BL2024-685](#) 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 property located at 4120 Murfreesboro Pike, at the current terminus of Smokey Mountain Place (11.22 acres), and within the Murfreesboro Pike Urban Design Overlay District, to permit 90 multi-family residential units, all of which is described herein (Proposal No. 2024SP-026-001).

Sponsors:

Harrell

Legislative History

11/14/24	Planning Commission	approved with conditions, disapproved without
12/10/24	Metropolitan Council	filed
12/17/24	Metropolitan Council	passed on first reading
1/10/25	Metropolitan Council	advertised
2/4/25	Metropolitan Council	public hearing
2/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
2/4/25	Metropolitan Council	passed on second reading

17. [BL2024-686](#) An ordinance to authorize building material restrictions and requirements for BL2024-685, a proposed Specific Plan Zoning District for property located at 4120 Murfreesboro Pike, at the current terminus of Smokey Mountain Place (11.22 acres), and within the Murfreesboro Pike Urban Design Overlay District, to permit 90 multi-family residential units, all of which is described herein (Proposal No. 2024SP-026-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Harrell

Legislative History

11/14/24	Planning Commission	approved with conditions, disapproved without
12/10/24	Metropolitan Council	filed
12/17/24	Metropolitan Council	passed on first reading
1/10/25	Metropolitan Council	advertised
2/4/25	Metropolitan Council	public hearing
2/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
2/4/25	Metropolitan Council	passed on second reading

18. [BL2024-687](#) An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, to amend Chapters 17.04 and 17.28.065, Pertaining to Trees, all of which is described herein (Proposal No. 2024Z-019TX-001).

Sponsors:

Allen, Gamble, Vo, Ewing, Gadd, Capp, Horton, Styles, Huffman, Evans-Segall, Bradford and Hancock

Legislative History

10/24/24	Planning Commission	approved
12/10/24	Metropolitan Council	filed
12/17/24	Metropolitan Council	passed on first reading
1/10/25	Metropolitan Council	advertised
2/4/25	Metropolitan Council	public hearing
2/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
2/4/25	Metropolitan Council	passed on second reading