

Metropolitan Nashville and Davidson County, TN Meeting Agenda

Planning and Zoning Committee

Monday, April 6, 2026

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. [RS2026-1864](#) A resolution to approve the First Amendment to a grant contract for constructing affordable housing approved by RS2025-1524 between The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Housing Trust Fund Commission, and Urban Housing Solutions.

Sponsors: Toombs, Horton, Welsch and Allen

Legislative History

3/31/26	Metropolitan Council	referred to the Budget and Finance Committee
3/31/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/31/26	Metropolitan Council	filed

2. [RS2026-1865](#) A resolution to approve the First Amendment to a grant contract for constructing affordable housing approved by RS2024-592 between The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Housing Trust Fund Commission, and The William Franklin Buchanan Community Development Corporation.

Sponsors: Toombs, Horton, Welsch and Allen

Legislative History

3/31/26	Metropolitan Council	referred to the Budget and Finance Committee
3/31/26	Metropolitan Council	referred to the Planning and Zoning Committee

3/31/26 Metropolitan Council filed

3. [RS2026-1869](#) A resolution approving an application for a Historic Preservation Fund Grant from the Tennessee Historical Commission to the Metropolitan Government, acting by and through the Metropolitan Historical Commission, to fund support for a survey of three community subareas of Davidson County - North, South, and Southeast Nashville - which comprise a wide mix of racial and socio-economic communities and histories.

Sponsors: Toombs, Horton and Allen

Legislative History

3/31/26 Metropolitan Council referred to the Budget and Finance Committee
 3/31/26 Metropolitan Council referred to the Planning and Zoning Committee
 3/31/26 Metropolitan Council filed

4. [RS2026-1884](#) 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 SWAMI -SHREEJI HERMITAGE, LLC, to provide public sewer service improvements for Swami - Shreeji Hermitage’s proposed development, as well as other existing properties in the area (MWS Project No. 21-SL-0147 and Proposal No. 2026M-010AG-001).

Sponsors: Evans, Toombs, Horton and Evans-Segall

Legislative History

3/17/26 Planning Commission approved
 3/31/26 Metropolitan Council referred to the Budget and Finance Committee
 3/31/26 Metropolitan Council referred to the Planning and Zoning Committee
 3/31/26 Metropolitan Council referred to the Transportation and Infrastructure Committee
 3/31/26 Metropolitan Council filed

5. [RS2026-1886](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer mains and sanitary sewer manholes, for property located at 117B Straton Lane, north of the project location in the Broadmoor Drive right-of-way between 401 Walton Lane and 3101 Dickerson Pike, also known as Broadmoor Offsite Sewer, (MWS Project No. 25-SL-120 and Proposal No. 2026M-004ES-001).

Sponsors: Parker, Horton and Evans-Segall

Legislative History

2/27/26 Planning Commission approved with conditions
 3/31/26 Metropolitan Council referred to the Planning and Zoning Committee
 3/31/26 Metropolitan Council referred to the Transportation and Infrastructure Committee
 3/31/26 Metropolitan Council filed

6. [RS2026-1887](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing sanitary sewer main, and to accept new public sanitary sewer main and sanitary sewer manholes, for property located at 492 Craighead Street, also known as Vintage Fair Park (MWS Project No. 25-SL-154 and Proposal No. 2026M-010ES-001).

Sponsors: Vo, Horton and Evans-Segall

Legislative History

2/27/26	Planning Commission	approved with conditions
3/31/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/31/26	Metropolitan Council	referred to the Transportation and Infrastructure Committee
3/31/26	Metropolitan Council	filed

7. [RS2026-1888](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public water main, and to accept new public water main, relocation of a fire hydrant assembly and vertical relocation of a sanitary sewer manhole, for property located at 2244 Hobson Pike, also known as Resurrected Life Chapel (MWS Project Nos. 25-WL-90 and 25-SL-229 and Proposal No. 2026M-013ES-001).

Sponsors: Harrell, Horton and Evans-Segall

Legislative History

3/3/26	Planning Commission	approved
3/31/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/31/26	Metropolitan Council	referred to the Transportation and Infrastructure Committee
3/31/26	Metropolitan Council	filed

Bills on Second Reading

8. [BL2026-1315](#) An ordinance to amend Title 2 of the Metropolitan Code of Laws to create a new chapter establishing a permit prioritization program for affordable housing and day care development projects.

Sponsors: Capp, Horton, Evans-Segall, Huffman, Hill, Spain, Kupin, Welsch, Gadd, Allen, Suara, Evans, Ellis, Styles, Parker, Vo, Benedict, Bradford, Weiner and Ewing

Legislative History

3/10/26	Metropolitan Council	filed
3/17/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/17/26	Metropolitan Council	referred to the Transportation and Infrastructure Committee
3/17/26	Metropolitan Council	referred to the Public Health and Safety Committee
3/17/26	Metropolitan Council	referred to the Government Operations and Regulations Committee
3/17/26	Metropolitan Council	passed on first reading

9. [BL2026-1320](#) 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 Domain Timberlake Multistate 2, LLC; C/O Clayton Properties Group, Inc., for greenway improvements at 552 Misty Creek Court (Parcel No. 032160B90400CO) (Proposal No. 2026M-007AG-001).

Sponsors: Gamble, Toombs, Horton, Evans-Segall, Vo, Ewing and Allen

Legislative History

2/26/26	Planning Commission	approved
3/10/26	Metropolitan Council	filed
3/17/26	Metropolitan Council	referred to the Budget and Finance Committee
3/17/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/17/26	Metropolitan Council	referred to the Transportation and Infrastructure Committee
3/17/26	Metropolitan Council	referred to the Arts, Parks, Libraries, and Entertainment Committee
3/17/26	Metropolitan Council	passed on first reading

10. [BL2026-1321](#) 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 2500 W Heiman, LP, for greenway improvements at 2518 W Heiman Street (Parcel No. 08100003300) (Proposal No. 2026M-005AG-001).

Sponsors: Taylor, Horton, Evans-Segall, Vo, Ewing and Allen

Legislative History

2/19/26	Planning Commission	approved
3/10/26	Metropolitan Council	filed
3/17/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/17/26	Metropolitan Council	referred to the Transportation and Infrastructure Committee
3/17/26	Metropolitan Council	referred to the Arts, Parks, Libraries, and Entertainment Committee
3/17/26	Metropolitan Council	referred to the Budget and Finance Committee
3/17/26	Metropolitan Council	passed on first reading

11. [BL2026-1322](#) An ordinance authorizing 603 Southgate LLC to construct and install an underground encroachment at 603 Southgate Avenue (Proposal No. 2025M-014EN-001).

Sponsors: Vo, Horton and Evans-Segall

Legislative History

2/10/26	Planning Commission	approved
3/10/26	Metropolitan Council	filed

- 3/17/26 Metropolitan Council referred to the Planning and Zoning Committee
- 3/17/26 Metropolitan Council referred to the Transportation and Infrastructure Committee
- 3/17/26 Metropolitan Council passed on first reading

12. [BL2026-1323](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to acquire permanent and temporary easements through negotiation, condemnation and acceptance, for the Maynor Avenue Stormwater Improvement Project for property located at 1013 Maynor Avenue. (Project No. 26-SWC-149 and Proposal No. 2025M-198ES-001).

Sponsors: Parker, Horton and Evans-Segall

Legislative History

- 2/10/26 Planning Commission approved
- 3/10/26 Metropolitan Council filed
- 3/17/26 Metropolitan Council referred to the Planning and Zoning Committee
- 3/17/26 Metropolitan Council referred to the Transportation and Infrastructure Committee
- 3/17/26 Metropolitan Council passed on first reading

13. [BL2026-1324](#) 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 Lucile Street (unnumbered), also known as City Vista II, (MWS Project No. 25-WL-36 and 25-SL-86 and Proposal No. 2025M-186ES-001).

Sponsors: Toombs, Horton and Evans-Segall

Legislative History

- 2/5/26 Planning Commission approved
- 3/10/26 Metropolitan Council filed
- 3/17/26 Metropolitan Council referred to the Planning and Zoning Committee
- 3/17/26 Metropolitan Council referred to the Transportation and Infrastructure Committee
- 3/17/26 Metropolitan Council passed on first reading

14. [BL2026-1325](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public water and sanitary sewer mains, fire hydrant assemblies, sanitary sewer manholes and easements, and to accept new public water and sanitary sewer mains, fire hydrant assemblies, sanitary sewer manholes and easements, for 17 properties located at Cowan Street, Waterside Drive, River North Boulevard and North 9th Street, also known as River North Early Works (MWS Project Nos. 25-WL-73 & 25-SL-170 and Proposal No. 2026M-005ES-001).

Sponsors: Kupin, Parker, Horton and Evans-Segall

Legislative History

- 2/19/26 Planning Commission approved
- 3/10/26 Metropolitan Council filed

3/17/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/17/26	Metropolitan Council	referred to the Transportation and Infrastructure Committee
3/17/26	Metropolitan Council	passed on first reading

Bills on Third Reading

15. [BL2025-1163](#) 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 SP zoning for properties located at 2130, 2132A, 2138A, 2138B, 2138C, 2140 and 2142 Buena Vista Pike and 3005A, 3005B, 3007 and 3009 Cliff Drive, at the southwest corner of Buena Vista Pike and Cliff Drive (5.29 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2023SP-048-001).

Sponsors: Toombs

Legislative History

11/13/25	Planning Commission	approved with conditions, disapproved without
11/25/25	Metropolitan Council	filed
12/4/25	Metropolitan Council	passed on first reading
12/26/25	Metropolitan Council	advertised
1/20/26	Metropolitan Council	public hearing
1/20/26	Metropolitan Council	referred to the Planning and Zoning Committee
1/20/26	Metropolitan Council	passed on second reading
2/3/26	Metropolitan Council	deferred
3/3/26	Metropolitan Council	deferred

16. [BL2025-1164](#) An ordinance to authorize building material restrictions and requirements for BL2025-1163, a proposed Specific Plan Zoning District for properties located at 2130, 2132A, 2138A, 2138B, 2138C, 2140 and 2142 Buena Vista Pike and 3005A, 3005B, 3007 and 3009 Cliff Drive, at the southwest corner of Buena Vista Pike and Cliff Drive (5.29 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2023SP-048-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors: Toombs

Legislative History

11/13/25	Planning Commission	approved with conditions, disapproved without
11/25/25	Metropolitan Council	filed
12/4/25	Metropolitan Council	passed on first reading
12/26/25	Metropolitan Council	advertised
1/20/26	Metropolitan Council	public hearing
1/20/26	Metropolitan Council	referred to the Planning and Zoning Committee

1/20/26	Metropolitan Council	passed on second reading
2/3/26	Metropolitan Council	deferred
3/3/26	Metropolitan Council	deferred

17. [BL2026-1273](#) 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 make various changes to the Downtown Code (DTC), all of which is described herein (Proposal No. 2026Z-002TX-001)

Sponsors:

Kupin and Styles

Legislative History

1/27/26	Metropolitan Council	filed
2/3/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
2/12/26	Planning Commission	approved with conditions
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	deferred
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	substituted
3/3/26	Metropolitan Council	passed on second reading

18. [BL2026-1284](#) 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 IG to DTC zoning for various properties located east of Korean Veterans Boulevard and south of Sylvan Street (40.96 acres), all of which is described herein (Proposal No. 2026Z-009PR-001).

Sponsors:

Kupin

Legislative History

1/27/26	Metropolitan Council	filed
2/3/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
2/12/26	Planning Commission	approved with conditions
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	deferred
3/3/26	Metropolitan Council	passed on second reading

Chair Report / Updates