

Metropolitan Nashville and Davidson County, TN Meeting Agenda

Planning and Zoning Committee

Monday, July 14, 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. [RS2025-1356](#) A resolution to approve the Eleventh Amendment to the Lease Agreement between The Metropolitan Government of Nashville and Davidson County and Square Investment Holdings, LLC for office space in the Washington Square Building located at 222 Second Avenue North (Proposal No. 2025M-020AG-001).

Sponsors: Kupin, Porterfield and Gamble

Legislative History

6/11/25	Planning Commission	approved
7/8/25	Metropolitan Council	referred to the Budget and Finance Committee
7/8/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/8/25	Metropolitan Council	filed

2. [RS2025-1370](#) A resolution authorizing the Director of Public Property, or his designee, to exercise an option agreement for the purchase of a flood-prone property, located at 4800 Blackman Court, for Metro Water Services. (Proposal No. 2025M-007PR-001).

Sponsors: Johnston, Porterfield, Gamble and Parker

Legislative History

6/25/25	Planning Commission	approved
7/8/25	Metropolitan Council	referred to the Budget and Finance Committee

7/8/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/8/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
7/8/25	Metropolitan Council	filed

Bills on Second Reading

3. [BL2025-910](#) An ordinance approving a revocable license agreement between The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Human Resources, and Operation Stand Down Tennessee for the use of office space. (Proposal No. 2025M-023AG-001)

Sponsors: Porterfield, Hill and Ewing

Legislative History

6/24/25	Metropolitan Council	filed
6/25/25	Planning Commission	approved
7/1/25	Metropolitan Council	referred to the Budget and Finance Committee
7/1/25	Metropolitan Council	referred to the Government Operations and Regulations Committee
7/1/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/1/25	Metropolitan Council	passed on first reading

4. [BL2025-911](#) An ordinance approving a lease agreement between the Metropolitan Government of Nashville and Davidson County by and through the Mayor's Office of Emergency Management and the Department of General Services and the Community Resource Center for use of a warehouse at 801 Anderson Lane, Madison, TN 37115 (Parcel No. 04300002600) (Proposal No. 2025M-024AG-001).

Sponsors: Porterfield and Gamble

Legislative History

6/17/25	Planning Commission	approved
6/24/25	Metropolitan Council	filed
7/1/25	Metropolitan Council	referred to the Budget and Finance Committee
7/1/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/1/25	Metropolitan Council	passed on first reading

5. [BL2025-913](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to acquire permanent and temporary easements through negotiation, condemnation and acceptance for the Prince Avenue Stormwater Improvement Project for nine properties located on Prince Avenue and Trinity Lane (Project No. 25-SWC-204 and Proposal No. 2025M-081ES-001).

Sponsors: Parker and Gamble

Legislative History

6/5/25	Planning Commission	approved
6/24/25	Metropolitan Council	filed
7/1/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/1/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
7/1/25	Metropolitan Council	passed on first reading

6. [BL2025-914](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public utility easement rights, for the specific area of property located at 1431 Vultee Boulevard (Proposal No. 2025M-078ES-001).

Sponsors: Bradford, Gamble and Parker

Legislative History

6/2/25	Planning Commission	approved
6/24/25	Metropolitan Council	filed
7/1/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/1/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
7/1/25	Metropolitan Council	passed on first reading

7. [BL2025-915](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public stormwater easement rights, for property located at 3001 Belmont Boulevard, also known as Christ the King Catholic Church (MWS Project No. 10-DL-0030 and Proposal No. 2025M-067ES-001).

Sponsors: Cash, Gamble and Parker

Legislative History

5/9/25	Planning Commission	approved
6/24/25	Metropolitan Council	filed
7/1/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/1/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
7/1/25	Metropolitan Council	passed on first reading

8. [BL2025-916](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing stormwater line and drainage easements, and to accept new stormwater line and drainage easements, for property located at 2491 Murfreesboro Pike, also known as MNPD Southeast Precinct (SWGR T2023017337 and Proposal No. 2025M-032ES-001).

Sponsors: Benton, Gamble, Parker and Ellis

Legislative History

5/15/25	Planning Commission	approved
6/24/25	Metropolitan Council	filed

-
- | | | | |
|--|--------|----------------------|---|
| | 7/1/25 | Metropolitan Council | referred to the Planning and Zoning Committee |
| | 7/1/25 | Metropolitan Council | referred to the Transportation and Infrastructure Committee |
| | 7/1/25 | Metropolitan Council | passed on first reading |
9. [BL2025-917](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public water main, fire hydrant assemblies and easements, and to accept new fire hydrant assemblies and easements, for property located at 4500 Harding Pike, also known as Belle Meade Plaza (MWS Project No. 24-WL-56 and Proposal No. 2025M-030ES-001).
- Sponsors:** Horton, Gamble and Parker
- Legislative History**
- | | | | |
|--|---------|----------------------|---|
| | 5/15/25 | Planning Commission | approved |
| | 6/24/25 | Metropolitan Council | filed |
| | 7/1/25 | Metropolitan Council | referred to the Planning and Zoning Committee |
| | 7/1/25 | Metropolitan Council | referred to the Transportation and Infrastructure Committee |
| | 7/1/25 | Metropolitan Council | passed on first reading |
10. [BL2025-918](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to accept new public water and sanitary sewer main, fire hydrant assemblies, sanitary sewer manholes and easements, for property located at 4021 Mills Road and at four properties offsite of the project location on Old Hickory Boulevard, Sells Drive and Central Pike, also known as Avid Hotel Revision 1, (MWS Project Nos. 21-WL-67 and 21-SL-147 and Proposal No. 2025M-063ES-001).
- Sponsors:** Evans, Gamble and Parker
- Legislative History**
- | | | | |
|--|---------|----------------------|---|
| | 5/9/25 | Planning Commission | approved |
| | 6/24/25 | Metropolitan Council | filed |
| | 7/1/25 | Metropolitan Council | referred to the Planning and Zoning Committee |
| | 7/1/25 | Metropolitan Council | referred to the Transportation and Infrastructure Committee |
| | 7/1/25 | Metropolitan Council | passed on first reading |
11. [BL2025-919](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to accept new public water and sanitary sewer main, fire hydrant assemblies, sanitary sewer manholes, relocation of fire hydrant assembly, replacement of sanitary sewer manhole and associated easements, for property located at 813 Watts Lane, also known as 813-1230 Watts SP - Phase 1 (MWS Project Nos. 25-WL-16 and 25-SL-40 and Proposal No. 2025M-070ES-001).
- Sponsors:** Horton, Gamble and Parker
- Legislative History**

- | | | | |
|--|---------|----------------------|---|
| | 5/15/25 | Planning Commission | approved |
| | 6/24/25 | Metropolitan Council | filed |
| | 7/1/25 | Metropolitan Council | referred to the Planning and Zoning Committee |
| | 7/1/25 | Metropolitan Council | referred to the Transportation and Infrastructure Committee |
| | 7/1/25 | Metropolitan Council | passed on first reading |
12. [BL2025-920](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to accept new public water and sanitary sewer main, fire hydrant assembly sanitary sewer manhole and easements, for property located at 6532 Edinburgh Drive in Williamson County (MWS Project Nos. 25-WL-25 and 25-SL-50 and Proposal No. 2025M-068ES-001).
- Sponsors:** Gamble and Parker
- Legislative History**
- | | | | |
|--|---------|----------------------|---|
| | 5/15/25 | Planning Commission | approved |
| | 6/24/25 | Metropolitan Council | filed |
| | 7/1/25 | Metropolitan Council | referred to the Planning and Zoning Committee |
| | 7/1/25 | Metropolitan Council | referred to the Transportation and Infrastructure Committee |
| | 7/1/25 | Metropolitan Council | passed on first reading |
13. [BL2025-921](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public sanitary sewer main and easement, and to accept new public sanitary sewer mains, sanitary sewer manholes and easements, for property located at 3606 Fairview Drive, also known as Fairview Meadows (MWS Project No. 24-SL-226 and Proposal No. 2025M-026ES-001).
- Sponsors:** Kimbrough, Gamble and Parker
- Legislative History**
- | | | | |
|--|---------|----------------------|---|
| | 5/15/25 | Planning Commission | approved |
| | 6/24/25 | Metropolitan Council | filed |
| | 7/1/25 | Metropolitan Council | referred to the Planning and Zoning Committee |
| | 7/1/25 | Metropolitan Council | referred to the Transportation and Infrastructure Committee |
| | 7/1/25 | Metropolitan Council | passed on first reading |
14. [BL2025-922](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer main, sanitary sewer manhole and easements, for property located at 799 C Fairwin Avenue (MWS Project No. 25-SL-73 and Proposal No. 2025M-079ES-001).
- Sponsors:** Parker and Gamble
- Legislative History**
- | | | | |
|--|---------|----------------------|----------|
| | 6/2/25 | Planning Commission | approved |
| | 6/24/25 | Metropolitan Council | filed |

7/1/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/1/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
7/1/25	Metropolitan Council	passed on first reading

- 15.** [BL2025-923](#) 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 4057 Maxwell Rd and Maxwell Rd (unnumbered), also known as Martins Glen (MWS Project Nos. 24-WL-39 and 24-SL-140 and Proposal No. 2025M-080ES-001).

Sponsors: Harrell, Gamble and Parker

Legislative History

6/5/25	Planning Commission	approved
6/24/25	Metropolitan Council	filed
7/1/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/1/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
7/1/25	Metropolitan Council	passed on first reading

- 16.** [BL2025-924](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to accept new public water main, fire hydrant assembly and associated easements, for three properties located at 1 Terminal Drive, Murfreesboro Pike (unnumbered) and 701 Donelson Pike, also known as BNA TARI 3.1 (MWS Project No. 25-WL-19 and Proposal No. 2025M-075ES-001).

Sponsors: Bradford, Gamble and Parker

Legislative History

6/2/25	Planning Commission	approved
6/24/25	Metropolitan Council	filed
7/1/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/1/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
7/1/25	Metropolitan Council	passed on first reading

Bills on Third Reading

- 17.** [BL2025-752](#) 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 5788 Cane Ridge Road and Cane Ridge Road (unnumbered), approximately 285 feet southeast of Cane Ridge Road, (39.27 acres) to permit 58 single family lots and 74 townhome multi-family dwelling units, all of which is described herein (Proposal No. 2024SP-020-001).

Sponsors: Lee

Legislative History

9/26/24	Planning Commission	approved with conditions, disapproved without
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
5/6/25	Metropolitan Council	substituted
5/6/25	Metropolitan Council	deferred
6/12/25	Planning Commission	approved with conditions, disapproved without
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

18. [BL2025-753](#) An ordinance to authorize building material restrictions and requirements for BL2025-752, a proposed Specific Plan Zoning District for properties located at 5788 Cane Ridge Road and Cane Ridge Road (unnumbered), approximately 285 feet southeast of Cane Ridge Road (39.27 acres) to permit 58 single family lots and 74 townhome multi-family dwelling units, all of which is described herein (Proposal No. 2024SP-020-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Lee

Legislative History

9/26/24	Planning Commission	approved with conditions, disapproved without
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
5/6/25	Metropolitan Council	substituted
5/6/25	Metropolitan Council	deferred
6/12/25	Planning Commission	approved with conditions, disapproved without
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

19. [BL2025-829](#) 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 2806 Georgia Avenue, approximately 134 feet south of Torbett Street (0.2 acres), all of which is described herein (Proposal No. 2024Z-061PR-001).

Sponsors:

Taylor

Legislative History

6/13/24	Planning Commission	approved
4/29/25	Metropolitan Council	filed
5/6/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

20. [BL2025-864](#) 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 69 Thompson Lane, at the southeast corner of Mashburn Road and Thompson Lane, zoned SP (0.65 acres), to permit personal care services, general office and residential uses, all of which is described herein (Proposal No. 2013SP-050-002).

Sponsors:

Welsch and Vo

Legislative History

4/10/25	Planning Commission	approved with conditions, disapproved without
5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

21. [BL2025-865](#) An ordinance to authorize building material restrictions and requirements for BL2025-864, a proposed Specific Plan Zoning District for property located at 69 Thompson Lane, at the southeast corner of Mashburn Road and Thompson Lane, zoned SP (0.65 acres), to permit personal care services, general office and residential uses, all of which is described herein (Proposal No. 2013SP-050-002). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Welsch and Vo

Legislative History

4/10/25	Planning Commission	approved with conditions, disapproved without
---------	---------------------	---

5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

- 22.** [BL2025-866](#) 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 RM6-NS and RS15 to RM15-A-NS zoning for properties located at 3821 Ashland City Highway, 3825 Ashland City Highway and 3825 #1-6 Ashland City Highway, approximately 225 feet southeast of Abernathy Road (1.26 acres), all of which is described herein (Proposal No. 2024Z-114PR-001).

Sponsors:

Kimbrough

Legislative History

10/24/24	Planning Commission	approved
5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

- 23.** [BL2025-867](#) 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 CL-NS to CL zoning for various properties located on Skyline Terrace, Urban Way, Panorama Bend, approximately 200 feet south of Dennis Drive (3.93 acres), all of which is described herein (Proposal No. 2025Z-026PR-001).

Sponsors:

Toombs

Legislative History

3/27/25	Planning Commission	approved
5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

24. [BL2025-868](#) 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 RS15 to SP zoning for properties located at 4222, 4226 and 4278 Central Pike (27 acres), approximately 765 feet east of South New Hope Road, to permit 314 multi-family residential units, all of which is described herein (Proposal No. 2024SP-048-001).

Sponsors:

Evans

Legislative History

5/8/25	Planning Commission	approved with conditions, disapproved without
5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

25. [BL2025-869](#) An ordinance to authorize building material restrictions and requirements for BL2025-868, a proposed Specific Plan Zoning District for properties located at 4222, 4226 and 4278 Central Pike, (27 acres), approximately 765 feet east of South New Hope Road, to permit 314 multi-family residential units, all of which is described herein (Proposal No. 2024SP-048-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Evans

Legislative History

5/8/25	Planning Commission	approved with conditions, disapproved without
5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

26. [BL2025-870](#) 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 RM20-A-NS zoning for property located at 1605 Meridian Street, at the southeast corner of Meridian Street and Edith Avenue (0.34 acres), located within the Detached Accessory Dwelling Unit Overlay District, all of which is described herein (Proposal No. 2025Z-029PR-001).

Sponsors:

Parker

Legislative History

4/10/25	Planning Commission	approved
---------	---------------------	----------

5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

27. [BL2025-871](#) 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 properties located at 1305 and 1307 Bessie Avenue, approximately 135 feet west of Brick Church Pike (0.26 acres), all of which is described herein (Proposal No. 2025Z-028PR-001).

Sponsors:

Toombs

Legislative History

4/10/25	Planning Commission	approved
5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

28. [BL2025-872](#) 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 a portion of property located at 3187 Franklin Limestone Road, approximately 1,178 feet southwest of Mullen Circle (23.48 acres), to permit industrial uses, all of which is described herein (Proposal No. 2025SP-020-001).

Sponsors:

Benton

Legislative History

4/10/25	Planning Commission	approved with conditions, disapproved without
5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

29. [BL2025-873](#) An ordinance to authorize building material restrictions and requirements for BL2025-872, a proposed Specific Plan Zoning District for a portion of property located at 3187 Franklin Limestone Road, approximately 1,178 feet southwest of Mullen Circle (23.48 acres), to permit industrial uses, all of which is described herein (Proposal No. 2025SP-020-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Benton

Legislative History

4/10/25	Planning Commission	approved with conditions, disapproved without
5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

30. [BL2025-874](#) 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 SP zoning for property located at Kings Lane (unnumbered), approximately 122 feet east of Haynes Park Drive, (5.09 acres), to permit 48 multi-family residential units, all of which is described herein (Proposal No. 2025SP-024-001).

Sponsors:

Kimbrough

Legislative History

5/8/25	Planning Commission	approved with conditions, disapproved without
5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

31. [BL2025-875](#) An ordinance to authorize building material restrictions and requirements for BL2025-874, a proposed Specific Plan Zoning District for property located at Kings Lane (unnumbered), approximately 122 feet east of Haynes Park Drive, (5.09 acres), to permit 48 multi-family residential units, all of which is described herein (Proposal No. 2025SP-024-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Kimbrough

Legislative History

5/8/25	Planning Commission	approved with conditions, disapproved without
5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

32. [BL2025-876](#) 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 to MUN-A-NS zoning for property located at 1253A 3rd Avenue South, approximately 42 feet north of Hart Street (0.16 acres), all of which is described herein (Proposal No. 2025Z-014PR-001).

Sponsors:

Vo

Legislative History

3/27/25	Planning Commission	approved
5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	amended
6/3/25	Metropolitan Council	passed on first reading as amended
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

33. [BL2025-877](#) 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 Ridgeview UDO for property located at Eagle View Boulevard (unnumbered), at the northeast corner of Eagle View Boulevard and Baby Ruth Lane, zoned MUL and RM9 (14.57 acres), to permit 376 multi family residential units, all of which is described herein (Proposal No. 2003UD-003-011).

Sponsors:

Styles

Legislative History

5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
6/12/25	Planning Commission	approved with conditions, disapproved without
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

34. [BL2025-878](#) An ordinance to authorize building material restrictions and requirements for BL2025-877, a proposed Urban Design Overlay District for property located at Eagle View Boulevard (unnumbered), at the northeast corner of Eagle View Boulevard and Baby Ruth Lane, zoned MUL and RM9 (14.57 acres) and within the Ridgeview Urban Design Overlay District, to permit 376 multi-family residential units, all of which is described herein (2003UD-003-011). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Styles

Legislative History

5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
6/12/25	Planning Commission	approved with conditions, disapproved without
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

35. [BL2025-879](#) 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 for property located at Bell Road (unnumbered) and to add properties located at 1456 Bell Road and a portion of property located at Bell Road (unnumbered) to the amended SP, at the eastern and western corners of Bell Road and Harris Hills Lane, zoned Agricultural/Residential (AR2a) and Specific Plan (SP) (22.43 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2007SP-037-003).

Sponsors:

Rutherford

Legislative History

3/27/25	Planning Commission	approved with conditions, disapproved without
5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

36. [BL2025-880](#) An ordinance to authorize building material restrictions and requirements for BL2025-879, a proposed Specific Plan Zoning District for property located at Bell Road (unnumbered) and 1456 Bell Road and a portion of property located at Bell Road (unnumbered), at the eastern and western corners of Bell Road and Harris Hills Lane (22.43 acres) to permit a mixed-use development, all of which is described herein (Proposal No. 2007SP-037-003). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Rutherford

Legislative History

3/27/25	Planning Commission	approved with conditions, disapproved without
5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

37. [BL2025-881](#) 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 3407 Keystone Avenue, approximately 125 feet north of Raymond Street (0.17 acres), all of which is described herein (Proposal No. 2025Z-019PR-001).

Sponsors:

Welsch and Vo

Legislative History

4/10/25	Planning Commission	approved
5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

38. [BL2025-884](#) 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 RS15 to SP zoning for a portion of property located at 1501 Stewarts Ferry Pike, approximately 310 feet west of South New Hope Road, (17 acres), to permit 24 two-family lots and 2 single-family residential lots for a total of 50 residential units, all of which is described herein (Proposal No. 2025SP-016-001).

Sponsors:

Evans

Legislative History

4/24/25	Planning Commission	approved with conditions, disapproved without
5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

39. [BL2025-885](#) An ordinance to authorize building material restrictions and requirements for BL2025-884, a proposed Specific Plan Zoning District for a portion of property located at 1501 Stewarts Ferry Pike, approximately 310 feet west of South New Hope Road, (17 acres), to permit 24 two-family lots and 2 single-family residential lots for a total of 50 residential units, all of which is described herein (Proposal No. 2025SP-016-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Evans

Legislative History

4/24/25	Planning Commission	approved with conditions, disapproved without
5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

40. [BL2025-886](#) 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 R40 to SP zoning for property located at 5642 Valley View Road, approximately 425 feet west of Cloverland Drive (1.45 acres), to permit four detached multi-family residential units, all of which is described herein (Proposal No. 2024SP-049-001).

Sponsors:

Cortese

Legislative History

4/10/25	Planning Commission	approved with conditions, disapproved without
5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	referred to the Planning and Zoning Committee

7/1/25	Metropolitan Council	amended
7/1/25	Metropolitan Council	passed on second reading as amended

41. [BL2025-887](#) An ordinance to authorize building material restrictions and requirements for BL2025-886, a proposed Specific Plan Zoning District for property located at 5642 Valley View Road, approximately 425 feet west of Cloverland Drive (1.45 acres), to permit four detached multi-family residential units, all of which is described herein (Proposal No. 2024SP-049-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Cortese

Legislative History

4/10/25	Planning Commission	approved with conditions, disapproved without
5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

42. [BL2025-888](#) 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 127, 131, 135 Liberty Lane, and Liberty Lane (unnumbered), approximately 800 feet east of Conference Drive (4.93 acres), to permit 240 multi-family residential units, all of which is described herein (Proposal No. 2025SP-004-001).

Sponsors:

Webb

Legislative History

5/22/25	Planning Commission	approved with conditions, disapproved without
5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

43. [BL2025-889](#) An ordinance to authorize building material restrictions and requirements for BL2025-888, a proposed Specific Plan Zoning District for properties located at 127, 131, 135 Liberty Lane and Liberty Lane (unnumbered), approximately 800 feet east of Conference Drive (4.93 acres), to permit 240 multi-family residential units, all of which is described herein (Proposal No. 2025SP-004-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Webb

Legislative History

5/22/25	Planning Commission	approved with conditions, disapproved without
5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

44. [BL2025-890](#) 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 RS7.5 zoning for a portion of property located at 4544 Highland Ridge Drive, approximately 675 feet northwest of Rural Hill Road (0.23 acres), all of which is described herein (Proposal No. 2025Z-031PR-001).

Sponsors:

Benton

Legislative History

4/10/25	Planning Commission	approved
5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

45. [BL2025-891](#) 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 CS to SP zoning for property located at 5701 Centennial Boulevard, at the northern corner of Ohio Avenue and 60th Avenue North, (1.04 Acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2025SP-022-001).

Sponsors:

Horton

Legislative History

4/24/25	Planning Commission	approved with conditions, disapproved without
5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

46. [BL2025-892](#) An ordinance to authorize building material restrictions and requirements for BL2025-891, a proposed Specific Plan Zoning District for property located at 5701 Centennial Boulevard, at the northern corner of Ohio Avenue and 60th Avenue North, (1.04 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2025SP-022-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Horton

Legislative History

4/24/25	Planning Commission	approved with conditions, disapproved without
5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

47. [BL2025-893](#) 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 CL to MUL-A-NS zoning for a portion of property located at 412 Brewer Drive, at the eastern corner of Nolensville Pike and Brewer Drive (0.41 acres), and located within a Corridor Design Overlay, all of which is described herein (Proposal No. 2025Z-021PR-001).

Sponsors:

Nash

Legislative History

4/10/25	Planning Commission	approved
5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

48. [BL2025-894](#) 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 OR20 to MUG-A-NS zoning for property located at 1429 12th Avenue South, approximately 400 feet north of Wade Avenue (0.84 acres), all of which is described herein (Proposal No. 2025Z-027PR-001).

Sponsors:

Vo

Legislative History

4/10/25	Planning Commission	approved
5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

49. [BL2025-895](#) 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 R5S to R6-A zoning for property located at 2908 Delaware Avenue, at the northern corner of 30th Avenue North and Delaware Avenue (0.95 acres), all of which is described herein (Proposal No. 2025Z-032PR-001).

Sponsors:

Taylor

Legislative History

4/24/25	Planning Commission	approved
5/27/25	Metropolitan Council	filed
6/3/25	Metropolitan Council	passed on first reading
6/6/25	Metropolitan Council	advertised
7/1/25	Metropolitan Council	public hearing
7/1/25	Metropolitan Council	passed on second reading
7/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

Chair Report / Updates