



**AGENDA/COMMITTEE REPORT  
PLANNING AND ZONING**

**Monday, December 2, 2024  
4:45 p.m. – 5:15 p.m.  
David Scobey Council Chamber**

Members (12)	P	A		P	A
Quorum (6)	( )	( )	Gamble, Chair	( )	( )
	( )	( )	Allen	( )	( )
	( )	( )	Benedict	( )	( )
	( )	( )	Capp	( )	( )
	( )	( )	Cortese	( )	( )
	( )	( )	Gadd	( )	( )
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				( )	( )

**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.

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.

**BILL ON PUBLIC HEARING**

**1. [BL2024-598](#) (Kupin)**

Referred to the Budget & Finance Committee (Porterfield)  
Referred to the Planning & Zoning Committee (Gamble)

Approves Amendment No. 7 to the Phillips-Jackson Street Redevelopment Plan pertaining to certain General Business land uses. (Proposal No. 2024M-004OT-001) .

ACTION	IN FAVOR	AGAINST	NV

## RESOLUTIONS

### 2. [RS2024-880](#) (Parker, Porterfield, Gamble & Others)

Referred to the Budget & Finance Committee (Porterfield)  
 Referred to the Planning & Zoning Committee (Gamble)  
 Referred to the Transportation & Infrastructure Committee (Parker)

Requests the creation of a transportation improvement program implementation advisory committee and regular updates to the Metropolitan Council.

ACTION	IN FAVOR	AGAINST	NV

### 3. [RS2024-886](#) (Porterfield, Gamble)

Referred to the Budget & Finance Committee (Porterfield)  
 Referred to the Planning & Zoning Committee (Gamble)

Accepts a grant from the Tennessee Historical Commission to the Metropolitan Historical Commission, to provide funding for staff to attend the National Alliance of Preservation Commissions' biannual conference.

ACTION	IN FAVOR	AGAINST	NV

### 4. [RS2024-891](#) (Porterfield, Gamble, Welsch)

Referred to the Budget & Finance Committee (Porterfield)  
 Referred to the Planning & Zoning Committee (Gamble)

Accepts a grant from the Tennessee Department of Environment and Conservation to the Metropolitan Nashville Planning Department, to investigate brownfield sites adjacent to the East Bank.

ACTION	IN FAVOR	AGAINST	NV
Amendment – CM Porterfield			

**5. [RS2024-897](#) (Vo, Gamble, Parker)**

Approved by the Planning Commission 10/28/24  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes Nashville Phase I Property Holder LLC to construct and install aerial encroachments at 512 Houston Street. (Proposal No. 2024M-031EN-001).

ACTION	IN FAVOR	AGAINST	NV

**6. [RS2024-900](#) (Gamble, Parker)**

Approved by the Planning Commission 11/6/24  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new public water main, for two properties located at 2198 and 2200 Batavia Street (MWS Project No. 24-WL-29 and Proposal No. 2024M-138ES-001).

ACTION	IN FAVOR	AGAINST	NV

**7. [RS2024-901](#) (Eslick, Gamble, Parker)**

Approved by the Planning Commission 11/6/24  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new public water, sanitary sewer and sanitary sewer force mains, fire hydrant assemblies and sanitary sewer manholes, for property located at 790 Burnett Road, also known as ODFL North Nashville (MWS Project Nos. 21 WL-43 and 24-SL-71 and Proposal No. 2024M-137ES-001).

ACTION	IN FAVOR	AGAINST	NV

**8. [RS2024-902](#) (Gamble, Parker)**

Approved by the Planning Commission 11/6/24  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept one new public sanitary sewer manhole, for property located 2121 Crestmoor Road, also known as Crestmoor Multi-Use (MWS Project No. 24 SL-120 and Proposal No. 2024M-139ES-001).

ACTION	IN FAVOR	AGAINST	NV

**9. [RS2024-903](#) (Gamble, Parker)**

Approved by the Planning Commission 11/6/24  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Amends Ordinance No. BL2023-49 to authorize the Metropolitan Government to modify the linear feet of sanitary sewer mains to be accepted and update Map and Parcel information, for property now located at Williams Avenue (unnumbered), also known as Williams Retreat Phase 2, Revision 1 (MWS Project No. 23-SL-45 and Proposal No. 2023M 145ES 002).

ACTION	IN FAVOR	AGAINST	NV

**LATE RESOLUTION**

**10. Late Filed Resolution (Kupin)**

Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)  
Referred to the Rules, Confirmations, & Public Elections Committee (Preptit)

A resolution authorizing BB Broadway, LLC to construct and install an aerial encroachment at 209 Broadway (Proposal No. 2024M-029EN-001).

ACTION	IN FAVOR	AGAINST	NV

## BILLS ON SECOND READING

**11. [BL2024-627](#) (Johnston, Porterfield, Gamble, Parker)**

Approved by the Planning Commission 6/24/24  
 Referred to the Budget & Finance Committee (Porterfield)  
 Referred to the Planning & Zoning Committee (Gamble)  
 Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the granting of permanent and temporary construction easements to the City of Berry Hill on a parcel or property owned by the Metropolitan Government (Proposal No. 2024M-087ES-001).

ACTION	IN FAVOR	AGAINST	NV

**12. [BL2024-628](#) (Nash, Porterfield, Gamble & Others)**

Approved by the Planning Commission 12/8/22  
 Referred to the Budget & Finance Committee (Porterfield)  
 Referred to the Planning & Zoning Committee (Gamble)  
 Referred to the Transportation & Infrastructure Committee (Parker)

Approves a participation agreement between the Housing Division of the Metropolitan Planning Department, and Sojourn Nolensville Apartments, LP, to provide enhanced pedestrian signaling for Sojourn Nolensville Apartments, LP’s proposed development, as well as other existing properties in the area (Proposal No. 2022SP-088-001).

ACTION	IN FAVOR	AGAINST	NV
SUBSTITUTE – CM Nash			

**13. [BL2024-629](#) (Gregg, Gamble, Parker)**

Approved by the Planning Commission 10/25/24  
 Referred to the Planning & Zoning Committee (Gamble)  
 Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to acquire permanent and temporary easements through negotiation, condemnation and acceptance, for the Graeme Drive Stormwater Improvement Project for three properties located at 100, 102A and 104 Graeme Drive (Project No. 25-SWC-144 and Proposal No. 2024M-133ES-001).

ACTION	IN FAVOR	AGAINST	NV

**14. [BL2024-630](#) (Horton, Porterfield, Gamble & Others)**

Approved by the Planning Commission 10/25/24  
Referred to the Budget & Finance Committee (Porterfield)  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Approves and authorizes the Director of Public Property Administration, or his designee, to accept a donation of real property located at James Avenue (unnumbered) (Map and Parcel No. 091010A00900CO and Proposal No. 2024M-004PR-001).

ACTION	IN FAVOR	AGAINST	NV

**15. [BL2024-631](#) (Kupin, Gamble, Parker)**

Approved by the Planning Commission 10/10/24  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public sewer mains, sewer manholes and easements, for 13 properties located on Broadway and McGavock Street (Project No. 24-SL-210 and Proposal No. 2024M-127ES-001).

ACTION	IN FAVOR	AGAINST	NV

**16. [BL2024-632](#) (Gamble, Parker)**

Approved by the Planning Commission 10/10/24  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon existing public sanitary sewer mains and sanitary sewer manholes, and to accept new public sanitary sewer mains, sanitary sewer manholes and easements, for three properties located at 253 Nesbitt Lane, 251 Nesbitt Lane and 227 Nesbitt Lane (MWS Project No. 24-SL-53 and Proposal No. 2024M-124ES-001).

ACTION	IN FAVOR	AGAINST	NV

**17. [BL2024-633](#) (Kimbrough, Gamble, Parker)**

Approved by the Planning Commission 10/16/24  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon public sanitary sewer main, sanitary sewer manhole, and existing public utility sewer easement rights, and to accept new public water and sewer mains, fire hydrant assembly, sanitary sewer manholes and sewer easements, for two properties located at 3315 and 3317 John Mallette Drive, also known as The Bordeaux Collaboration (MWS Project Nos. 24-WL-20 and 24-SL-43 and Proposal No. 2024M-130ES-001).

ACTION	IN FAVOR	AGAINST	NV

**18. [BL2024-634](#) (Gamble, Parker)**

Approved by the Planning Commission 10/16/24  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new public water and sanitary sewer mains, fire hydrant assemblies, sanitary sewer manholes and easements, for three properties located at 3654 Hamilton Church Road and Hamilton Church Road (unnumbered), also known as Hamilton Village (MWS Project Nos. 24-WL-06 and 24-SL-07 and Proposal No. 2024M-131ES-001).

ACTION	IN FAVOR	AGAINST	NV

**19. [BL2024-635](#) (Rutherford, Gamble, Parker)**

Approved by the Planning Commission 10/16/24  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new public sanitary sewer main, sanitary sewer manhole and easements, for property located at 1117 Barnes Road (Lots 1 and 2) (MWS Project No. 24-SL-177 and Proposal No. 2024M-129ES-001).

ACTION	IN FAVOR	AGAINST	NV

**20. [BL2024-636](#) (Webb, Gamble, Parker)**

Approved by the Planning Commission 10/16/24  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new public sanitary sewer main, sanitary sewer manholes and easements, for property located at 1000 Rivergate Parkway, also known as In N Out Burger (MWS Project No. 24-SL-28 and Proposal No. 2024M 132ES 001).

ACTION	IN FAVOR	AGAINST	NV

**21. [BL2024-637](#) (Vo, Gamble, Parker)**

Approved by the Planning Commission 10/25/24  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon existing public combination and sanitary sewer mains and manholes and a public utility easement, and to accept the relocation of public fire hydrant assemblies, new public sanitary sewer mains and sanitary sewer manholes, for property located at 446 Chestnut Street (MWS Project Nos. 24 WL 25 and 24-SL-85 and Proposal No. 2024M-134ES-001).

ACTION	IN FAVOR	AGAINST	NV

**BILLS ON THIRD READING**

**22. [BL2024-572](#) (Kupin)**

Approved with conditions by the Planning Commission 8/22/24  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by amending a Specific Plan for properties located at 2nd Avenue North (unnumbered), 1st Avenue North (unnumbered), 1500 2nd Avenue North, 1508 2nd Avenue North, 100 Van Buren Street and two areas of railroad right-of-way, at the northwest corner of 1st Ave N and Van Buren Street, zoned SP (2.99 acres), to permit 395 multi-family residential units, all of which is described herein (Proposal No. 2022SP-013-002).

ACTION	IN FAVOR	AGAINST	NV



**23. [BL2024-573](#) (Kupin)**

Approved with conditions by the Planning Commission 8/22/24  
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2024-572, a proposed Specific Plan Zoning District for properties located at 2nd Avenue North (unnumbered), 1500 2nd Avenue North, 1508 2nd Avenue North, 100 Van Buren Street and two areas of railroad right-of-way, at the northwest corner of 1st Ave N and Van Buren Street, zoned SP (2.99 acres) to permit 395 multi-family residential units, all of which is described herein (Proposal No. 2022SP-013-002). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV

Requests for ADA accommodation should be directed to the Metropolitan Clerk at 615-862-6770.