

# Metropolitan Nashville and Davidson County, TN Meeting Agenda

## Planning and Zoning Committee

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Monday, March 16, 2026

4:30 PM

David Scobey Council Chambers

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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 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. [RS2026-1841](#) A resolution approving an amendment to a Continuum of Care Grant Agreement between the U.S. Department of Housing and Urban Development and the Metropolitan Development and Housing Agency replacing the original grant recipient with the Office of Homeless Services as the replacement recipient of the Continuum of Care Programing Grant in the amount of \$465,701 for Continuum of Care Planning Activities.

**Sponsors:** Toombs, Horton, Huffman, Gadd and Allen

**Legislative History**

3/10/26	Metropolitan Council	referred to the Budget and Finance Committee
3/10/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/10/26	Metropolitan Council	referred to the Public Health and Safety Committee
3/10/26	Metropolitan Council	filed

2. [RS2026-1850](#) A resolution authorizing 730 Main Street Investments, LLC to construct and install an aerial encroachment at 730-B Main Street (Proposal No. 2025M-25EN-001).

**Sponsors:** Capp, Horton and Evans-Segall

**Legislative History**

1/21/26	Planning Commission	approved
3/10/26	Metropolitan Council	referred to the Planning and Zoning Committee

3/10/26 Metropolitan Council referred to the Transportation and Infrastructure Committee  
 3/10/26 Metropolitan Council filed

3. [RS2026-1851](#) A resolution authorizing DH Holliday, LLC to construct and install an aerial encroachment at 112 2nd Avenue North (Proposal No. 2026M-001EN-001).

**Sponsors:** Kupin, Horton and Evans-Segall

**Legislative History**

1/26/26 Planning Commission approved  
 3/10/26 Metropolitan Council referred to the Planning and Zoning Committee  
 3/10/26 Metropolitan Council referred to the Transportation and Infrastructure Committee  
 3/10/26 Metropolitan Council filed

4. [RS2026-1852](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer mains and sanitary sewer manholes, for four properties located on Holt Hills Road and Christiansted Lane, also known as Holt Hills Public Sewer Extension, (MWS Project No. 24-SL-149 and Proposal No. 2025M-199ES-001).

**Sponsors:** Cortese, Horton and Evans-Segall

**Legislative History**

2/5/26 Planning Commission approved  
 3/10/26 Metropolitan Council referred to the Planning and Zoning Committee  
 3/10/26 Metropolitan Council referred to the Transportation and Infrastructure Committee  
 3/10/26 Metropolitan Council filed

5. [RS2026-1853](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public water main, and to accept new public water mains for three properties located at 1401 Church Street, 15th Avenue North (unnumbered), Grundy Street (unnumbered), also known as CCB Phase 1A, (MWS Project No. 23-WL-16 and Proposal No. 2025M-166ES-001).

**Sponsors:** Kupin, Horton and Evans-Segall

**Legislative History**

2/5/26 Planning Commission approved  
 3/10/26 Metropolitan Council referred to the Planning and Zoning Committee  
 3/10/26 Metropolitan Council referred to the Transportation and Infrastructure Committee  
 3/10/26 Metropolitan Council filed

6. [RS2026-1854](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to abandon an existing public sanitary sewer main, and to accept new public sanitary sewer manhole, for properties located at 401 S 4th Street, also known as Shelby House Phase 2 (MWS Project No. 25-SL-160 and Proposal No. 2026M-009ES-001).

**Sponsors:** Capp, Horton and Evans-Segall

**Legislative History**

2/10/26	Planning Commission	approved with conditions
3/10/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/10/26	Metropolitan Council	referred to the Transportation and Infrastructure Committee
3/10/26	Metropolitan Council	filed

7. [RS2026-1855](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer mains and sanitary sewer manholes, for three properties located at 2183 Kidd Road, Fly Road (unnumbered) and Kidd Road (unnumbered) in Williamson County, also known as 2183 Kidd Road Phase 2, (MWS Project No. 23-SL-181 and Proposal No. 2026M-002ES-001).

**Sponsors:** Horton and Evans-Segall

**Legislative History**

1/21/26	Planning Commission	approved
3/10/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/10/26	Metropolitan Council	referred to the Transportation and Infrastructure Committee
3/10/26	Metropolitan Council	filed

8. [RS2026-1856](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer force main, for property located at 1263 1st Avenue South, (MWS Project No. 25-SL-195 and Proposal No. 2026M-011ES-001).

**Sponsors:** Vo, Horton and Evans-Segall

**Legislative History**

2/19/26	Planning Commission	approved
3/10/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/10/26	Metropolitan Council	referred to the Transportation and Infrastructure Committee
3/10/26	Metropolitan Council	filed

**Bills on Second Reading**

9. [BL2026-1301](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to accept new sanitary sewer mains, sanitary sewer manholes and easements, for property located at 516 Meridian Street, (MWS Project No. 25-SL-187 and Proposal No. 2026M-003ES-001).

**Sponsors:** Parker, Horton and Evans-Segall

**Legislative History**

2/2/26	Planning Commission	approved
2/24/26	Metropolitan Council	filed
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	referred to the Transportation and Infrastructure Committee
3/3/26	Metropolitan Council	passed on first reading

10. [BL2026-1302](#) 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 6103 Mt. View Road, (MWS Project Nos. 24-WL-78 and 24-SL-245 and Proposal No. 2025M-048ES-001).

**Sponsors:** Horton and Evans-Segall

**Legislative History**

2/2/26	Planning Commission	approved
2/24/26	Metropolitan Council	filed
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	referred to the Transportation and Infrastructure Committee
3/3/26	Metropolitan Council	passed on first reading

**Bills on Third Reading**

11. [BL2025-1148](#) An ordinance amending Chapters 17.04 and 17.32 of the Metropolitan Code of Laws, to revise and add regulations on signs within the Zoning Code (Proposal No. 2025Z-016TX-001).

**Sponsors:** Preptit and Gadd

**Legislative History**

11/25/25	Metropolitan Council	filed
12/4/25	Metropolitan Council	deferred
12/4/25	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
2/12/26	Planning Commission	approved with a substitute
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	passed on second reading

12. [BL2025-1168](#) 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 applying a Commercial Compatibility Overlay District to various properties located on Buchanan Street between 21st Ave N and Interstate 65 (15.58 acres), all of which is described herein (Proposal No. 2026CCO-001-001).

**Sponsors:** Taylor

**Legislative History**

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	deferred
2/6/26	Metropolitan Council	advertised
2/26/26	Planning Commission	approved with a substitute
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	substituted
3/3/26	Metropolitan Council	passed on second reading

13. [BL2025-1169](#) 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 applying a Commercial Compatibility Overlay District to various properties located on Buchanan Street between 24th Ave N and 21st Ave North (4.17 acres), all of which is described herein (Proposal No. 2026CCO-002-001).

**Sponsors:** Taylor

**Legislative History**

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	deferred
2/6/26	Metropolitan Council	advertised
2/26/26	Planning Commission	approved with a substitute
3/3/26	Metropolitan Council	public hearing
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

14. [BL2026-1247](#) 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 R10 zoning for the properties located at 1905 and 1907 Ashton Avenue, approximately 337 feet south of John Mallette Drive (0.48 acres), all of which is described herein (Proposal No. 2025Z-087PR-001).

**Sponsors:** Kimbrough

**Legislative History**

10/23/25	Planning Commission	approved
1/13/26	Metropolitan Council	filed
1/20/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	passed on second reading

15. [BL2026-1248](#) 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 RM20-A-NS to SP zoning for properties located at 513 and 525 Merritt Avenue, 1300 and 1312 Martin Street, and 548 Hamilton Avenue, at the northeastern corner of Martin Street and Hamilton Avenue (4.03 acres), and partially within the Wedgewood Houston Chestnut Hill Urban Design Overlay District, to permit a mixed use development, all of which is described herein (Proposal No. 2025SP-005-001).

**Sponsors:** Vo and Horton

**Legislative History**

7/24/25	Planning Commission	approved with conditions, disapproved without
1/13/26	Metropolitan Council	filed
1/20/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	passed on second reading

16. [BL2026-1249](#) An ordinance to authorize building material restrictions and requirements for BL2026-1248, a proposed Specific Plan Zoning District for properties located at 513 and 525 Merritt Avenue, 1300 and 1312 Martin Street, and 548 Hamilton Avenue, at the northeastern corner of Martin Street and Hamilton Avenue (4.03 acres), and partially within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District, to permit a mixed use development, all of which is described herein (Proposal No. 2025SP-005-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

**Sponsors:**

Vo and Horton

**Legislative History**

7/24/25	Planning Commission	approved with conditions, disapproved without
1/13/26	Metropolitan Council	filed
1/20/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	passed on second reading

17. [BL2026-1250](#) 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 OL to MUL-A-NS zoning for property located at 408 Donelson Pike, approximately 140 feet south of Lakeland Drive (0.67 acres), all of which is described herein (Proposal No. 2025Z-081PR-001).

**Sponsors:**

Gregg

**Legislative History**

10/23/25	Planning Commission	approved
1/13/26	Metropolitan Council	filed
1/20/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	passed on second reading

18. [BL2026-1251](#) 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 RS10 zoning for various properties located along Rolland Road, east of Wilson Boulevard and west of Carden Avenue (2.4 acres), all of which is described herein (Proposal No. 2026Z-005PR-001).

**Sponsors:**

Gadd and Horton

**Legislative History**

1/13/26	Metropolitan Council	filed
1/20/26	Metropolitan Council	passed on first reading

2/6/26	Metropolitan Council	advertised
2/12/26	Planning Commission	approved
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	passed on second reading

19. [BL2026-1252](#) 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 R10 zoning for property located at 1704 River Drive, located approximately 280 feet west of River Court (0.98 acres), all of which is described herein (Proposal No. 2025Z-096PR-001).

**Sponsors:** Kimbrough

**Legislative History**

11/13/25	Planning Commission	approved
1/13/26	Metropolitan Council	filed
1/20/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	passed on second reading

20. [BL2026-1262](#) 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 properties located at 228 and 230 Elberta Street, at the corner of Burbank Avenue and Elberta Street (0.56 acres), to permit five multi-family residential units, all of which is described herein (Proposal No. 2025SP-049-001).

**Sponsors:** Welsch

**Legislative History**

12/11/25	Planning Commission	approved with conditions, disapproved without
1/27/26	Metropolitan Council	filed
2/3/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	passed on second reading

21. [BL2026-1263](#) An ordinance to authorize building material restrictions and requirements for BL2026-1262, a proposed Specific Plan Zoning District for properties located at 228 and 230 Elberta Street, at the corner of Burbank Avenue and Elberta Street (0.56 acres), to permit five multi-family residential units, all of which is described herein (Proposal No. 2025SP-049-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

**Sponsors:**

Welsch

**Legislative History**

12/11/25	Planning Commission	approved with conditions, disapproved without
1/27/26	Metropolitan Council	filed
2/3/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	passed on second reading

22. [BL2026-1264](#) 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 SP zoning for properties located at 1004 and 1104 Cass Street, at the northwest corner of Cass Street and Owen Street, (0.38 acres), to permit eight multi-family residential units, all of which is described herein (Proposal No. 2025SP-009-001).

**Sponsors:**

Toombs

**Legislative History**

12/11/25	Planning Commission	approved with conditions, disapproved without
1/27/26	Metropolitan Council	filed
2/3/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	passed on second reading

23. [BL2026-1265](#) An ordinance to authorize building material restrictions and requirements for BL2026-1264, a proposed Specific Plan Zoning District for properties located at 1004 and 1104 Cass Street, at the northwest corner of Cass Street and Owen Street, (0.38 acres), to permit eight multi-family residential units, all of which is described herein (Proposal No. 2025SP-009-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

**Sponsors:**

Toombs

**Legislative History**

12/11/25	Planning Commission	approved with conditions, disapproved without
1/27/26	Metropolitan Council	filed
2/3/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	passed on second reading

- 24.** [BL2026-1266](#) 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 RM15-A-NS zoning for properties located at 4046 and 4060 Murfreesboro Pike, approximately 399 feet southwest of Maxwell Road (10.12 acres), and within the Murfreesboro Pike Urban Design Overlay District, all of which is described herein (Proposal No. 2025Z-033PR-001).

**Sponsors:** Harrell

**Legislative History**

10/23/25	Planning Commission	approved
1/27/26	Metropolitan Council	filed
2/3/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	passed on second reading

- 25.** [BL2026-1267](#) 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 307 Joyner Avenue, located approximately 164 feet west of Burbank Avenue (0.17 acres), all of which is described herein (Proposal No. 2025Z-101PR-001).

**Sponsors:** Welsch

**Legislative History**

12/11/25	Planning Commission	approved
1/27/26	Metropolitan Council	filed
2/3/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	passed on second reading

26. [BL2026-1268](#) 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 RM20-A to SP zoning for properties located at 3, 3B, 5, 7, 9, 11, 13A, 13B, 13C, 13D Fern Avenue, and 101, 103, 105, 107 Elmhurst Avenue, at the northeast and northwest corners of Elmhurst Avenue and Fern Avenue (0.61 acres), to permit all uses of the RM20-A zoning district and not-owner-occupied short-term rentals, all of which is described herein (Proposal No. 2026SP-005-001).

**Sponsors:**

Toombs

**Legislative History**

1/8/26	Planning Commission	approved with conditions, disapproved without
1/27/26	Metropolitan Council	filed
2/3/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	passed on second reading

27. [BL2026-1269](#) 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 Neighborhood Landmark Overlay District on property located at 1085 Zophi Street, approximately 215 feet west of Gallatin Pike, zoned R6 (0.21 acres), within a Neighborhood Landmark Overlay District, to add personal care services as a permitted use, all of which is described herein (Proposal No. 2023NL-002-002).

**Sponsors:**

Parker

**Legislative History**

12/11/25	Planning Commission	approved with conditions
1/27/26	Metropolitan Council	filed
2/3/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	passed on second reading

28. [BL2026-1270](#) 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 R8-A zoning for property located at 505 Patterson Street, located approximately 125 feet west of Meade Avenue (0.34 acres), all of which is described herein (Proposal No. 2025Z-102PR-001).

**Sponsors:**

Welsch

**Legislative History**

12/11/25	Planning Commission	approved
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1/27/26	Metropolitan Council	filed
2/3/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	passed on second reading

29. [BL2026-1271](#) 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 MUG-NS zoning for property located at 50 Vantage Way, located at the corner of French Landing Drive and Vantage Way (3.43 acres), all of which is described herein (Proposal No. 2026Z-010PR-001).

**Sponsors:**

Toombs

**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
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	passed on second reading

30. [BL2026-1272](#) 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 R6-A zoning for property located at 1103 West Grove Avenue, approximately 79 feet west of 11th Avenue South (0.17 acres), all of which is described herein (Proposal No. 2025Z-107PR- 001).

**Sponsors:**

Vo and Horton

**Legislative History**

12/11/25	Planning Commission	approved
1/27/26	Metropolitan Council	filed
2/3/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	passed on second reading

31. [BL2026-1274](#) 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 524 High Street, approximately 42 feet northeast of Mays Street (0.16 acres), all of which is described herein (Proposal No. 2026Z-003PR-001).

**Sponsors:** Welsch and Styles

**Legislative History**

1/8/26	Planning Commission	approved
1/27/26	Metropolitan Council	filed
2/3/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	passed on second reading

32. [BL2026-1275](#) 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 RS20 to SP zoning for property located at West Campbell Road (unnumbered), approximately 364 feet north of Cunniff Parkway (12.91 acres), to permit 17 single-family lots and 19 multi-family residential units, all of which is described herein (Proposal No. 2025SP-050-001).

**Sponsors:** Gamble

**Legislative History**

1/8/26	Planning Commission	approved with conditions, disapproved without
1/27/26	Metropolitan Council	filed
2/3/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	passed on second reading

33. [BL2026-1276](#) An ordinance to authorize building material restrictions and requirements for BL2026-1275, a proposed Specific Plan Zoning District for property located at West Campbell Road (unnumbered), approximately 364 feet north of Cunniff Parkway (12.91 acres) to permit 17 single-family lots and 19 multi-family residential units, all of which is described herein (Proposal No. 2025SP-050-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

**Sponsors:** Gamble

**Legislative History**

1/8/26	Planning Commission	approved with conditions, disapproved without
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1/27/26	Metropolitan Council	filed
2/3/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	passed on second reading

- 34.** [BL2026-1277](#) 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 CS zoning for property located at 4206 Hermitage Road, approximately 455 feet north of Lebanon Pike (0.73 acres), all of which is described herein (Proposal No. 2025Z-075PR-001).

**Sponsors:**

Eslick

**Legislative History**

12/11/25	Planning Commission	approved
1/27/26	Metropolitan Council	filed
2/3/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	passed on second reading

- 35.** [BL2026-1278](#) 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 applying a Historic Landmark Overlay District to property located at 253 Leon Loop, approximately 113 feet south of Humphreys Street, zoned SP (0.74 acres), all of which is described herein (Proposal No. 2026HL-001-001).

**Sponsors:**

Vo and Horton

**Legislative History**

1/8/26	Planning Commission	approved
1/27/26	Metropolitan Council	filed
2/3/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	passed on second reading

36. [BL2026-1279](#) An ordinance to authorize building material restrictions and requirements for BL2026-1278, a proposed Historic Landmark Overlay District for property located at 253 Leon Loop, approximately 113 feet south of Humphreys Street zoned SP (0.74 acres), all of which is described herein (Proposal No. 2026HL-001-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

**Sponsors:** Vo and Horton

**Legislative History**

1/8/26	Planning Commission	approved
1/27/26	Metropolitan Council	filed
2/3/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	passed on second reading

37. [BL2026-1280](#) 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 109 Elberta Street, located approximately 245 feet east of Foster Avenue (0.17 acres), all of which is described herein (Proposal No. 2026Z-004PR-001).

**Sponsors:** Welsch

**Legislative History**

1/8/26	Planning Commission	approved
1/27/26	Metropolitan Council	filed
2/3/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	passed on second reading

38. [BL2026-1281](#) 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 SP zoning for property located at 2003 Straightway Avenue, approximately 190 feet east of Scott Avenue (1.83 acres), to permit 36 multi-family residential units, all of which is described herein (Proposal No. 2026SP-001-001).

**Sponsors:** Benedict

**Legislative History**

1/8/26	Planning Commission	approved with conditions, disapproved without
1/27/26	Metropolitan Council	filed

2/3/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	passed on second reading

- 39.** [BL2026-1282](#) An ordinance to authorize building material restrictions and requirements for BL2026-1281, a proposed Specific Plan Zoning District for property located at 2003 Straightway Avenue, approximately 180 feet east of Scott Avenue (1.83 acres), to permit 36 multi-family residential units, all of which is described herein (Proposal No. 2026SP-001-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

**Sponsors:**

Benedict

**Legislative History**

1/8/26	Planning Commission	approved with conditions, disapproved without
1/27/26	Metropolitan Council	filed
2/3/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	passed on second reading

- 40.** [BL2026-1283](#) 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 MUL zoning for a portion of property located at 1900 Acklen Avenue, located approximately 265 feet east of 20th Avenue South (0.14 acres), and partially located within the Hillsboro Village Urban Design Overlay, all of which is described herein (Proposal No. 2026Z-006PR-001).

**Sponsors:**

Cash

**Legislative History**

1/8/26	Planning Commission	approved
1/27/26	Metropolitan Council	filed
2/3/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	passed on second reading

41. [BL2026-1285](#) 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 Hobson Pike (unnumbered), approximately 460 feet northeast of Hamilton Church Road, (5.94 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2021SP-057-001).

**Sponsors:**

Harrell

**Legislative History**

12/11/25	Planning Commission	approved with conditions, disapproved without
1/27/26	Metropolitan Council	filed
2/3/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	passed on second reading

42. [BL2026-1286](#) An ordinance to authorize building material restrictions and requirements for BL2026-1285, a proposed Specific Plan Zoning District for property located at Hobson Pike (unnumbered), approximately 460 feet northeast of Hamilton Church Road, (5.94 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2021SP-057-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

**Sponsors:**

Harrell

**Legislative History**

12/11/25	Planning Commission	approved with conditions, disapproved without
1/27/26	Metropolitan Council	filed
2/3/26	Metropolitan Council	passed on first reading
2/6/26	Metropolitan Council	advertised
3/3/26	Metropolitan Council	public hearing
3/3/26	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/26	Metropolitan Council	passed on second reading

**East Bend Legislation Discussion**

**Chair Report / Updates**