



**AGENDA/COMMITTEE REPORT  
PLANNING AND ZONING**

**Monday, April 15, 2024**

**4:30 – 5:15 p.m.**

**David Scobey Council Chamber**

Members (13)	P	A		P	A
Quorum (7)	( )	( )	Gamble, Chair	( )	( )
	( )	( )	Allen	( )	( )
	( )	( )	Benedict	( )	( )
	( )	( )	Capp	( )	( )
	( )	( )	Cortese	( )	( )
	( )	( )	Gadd	( )	( )
	( )	( )	Harrell, Vice Chair	( )	( )
				( )	( )
				( )	( )
				( )	( )
				( )	( )
				( )	( )
				( )	( )
				( )	( )

**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.

**RESOLUTIONS**

**1. RS2024-374 (Bradford, Gamble, Parker, & Evans Segall)**

Approved by the Planning Commission 2/29/2024  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Amends Ordinance No. BL2024-239 to authorize the Metropolitan Government to abandon additional public water mains, fire hydrant assemblies and easements, for property located at 1 Terminal Drive, also known as BNA Concourse D Expansion (MWS Project No. 23-WL-97 and Proposal No. 2023M-216ES-002).

ACTION	IN FAVOR	AGAINST	NV

**2. [RS2024-375](#) (Parker, Gamble, & Evans Segall)**

Approved by the Planning Commission 3/12/2024  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Amends Ordinance No. BL2023-126 to authorize the Metropolitan Government to accept additional public water main and vertical raising of existing public water main, for two properties located at 524 Edwin Street and 504 B Edwin Street, also known as Edwin Greens, Phase 2, Revision 1 (MWS Project Nos. 23-WL-34 and 23-SL-74 and Proposal No. 2023M-163ES-002).

ACTION	IN FAVOR	AGAINST	NV

**BILLS ON SECOND READING**

**3. [BL2024-307](#) (Gregg and Bradford)**

Approved by the Planning Commission 6/20/2023  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Amends the Geographic Information Systems Street and Alley Centerline Layer for the Metropolitan Government, by renaming J.B. Estille Drive, between Lebanon Pike and Old Lebanon Pike, to "Donelson Station Boulevard". (Proposal Number 2023M-001SR-001).

ACTION	IN FAVOR	AGAINST	NV

**4. [BL2024-310](#) (Gamble and Parker)**

Approved by the Planning Commission 3/5/2024  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon existing public utility easement rights, for the specific area of property located at 401 Saint Francis Avenue (Proposal No. 2024M-035ES-001).

ACTION	IN FAVOR	AGAINST	NV

**5. [BL2024-311](#) (Cash, Gamble, & Parker)**

Approved by the Planning Commission 2/20/2024  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new public water main and fire hydrant assembly, for property located at 2415 Vanderbilt Place, also known as Vanderbilt Garland Hall (MWS Project No. 23-WL-271 and Proposal No. 2024M-032ES-001).

ACTION	IN FAVOR	AGAINST	NV

**6. [BL2024-312](#) (Gamble and Parker)**

Approved by the Planning Commission 3/5/2024  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new public sanitary sewer mains, public sanitary sewer manholes and easements, for three properties located at 9901 Maupin Road and 1102 and 1106 Waller Road (Brentwood) in Williamson County (MWS Project No. 23-SL 231 and Proposal No. 2024M-033ES-001).

ACTION	IN FAVOR	AGAINST	NV

**7. [BL2024-313](#) (Kupin, Gamble, & Parker)**

Approved by the Planning Commission 3/5/2024  
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 property located at 630 Division Street, also known as The Depot (MWS Project No. 23-WL-42 and Proposal No. 2024M-036ES-001).

ACTION	IN FAVOR	AGAINST	NV

**8. [BL2024-314](#) (Harrell, Gamble, & Parker)**

Approved by the Planning Commission 3/5/2024  
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, new public fire hydrant assembly and sanitary sewer manholes, for property located at Hamilton Church Road (unnumbered), also known as Brookridge Hamlet (MWS Project Nos. 19-WL-31 and 19-SL-61 and Proposal No. 2024M-038ES-001).

ACTION	IN FAVOR	AGAINST	NV

**9. [BL2024-315](#) (Vo, Gamble, & Parker)**

Approved by the Planning Commission 3/5/2024  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon existing public water main, and to accept new public water main, for property located at 1919 Division Street (MWS Project No. 23- WL-155 and Proposal No. 2024M-037ES-001).

ACTION	IN FAVOR	AGAINST	NV

**BILLS ON THIRD READING**

**10. [BL2023-116](#) (Benton)**

Approved with conditions by the Planning Commission 9/28/2023  
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 Planned Unit Development on property located 2361 Murfreesboro Pike, east of Una Antioch Pike, zoned R10 and within a Planned Unit Development Overlay District, (14.84 acres), to permit vocational school uses, all of which is described herein (Proposal No. 117-85P-001).

ACTION	IN FAVOR	AGAINST	NV

**11. Substitute [BL2023-132](#) (Eslick)**

Approved by the Planning Commission 11/9/2023  
Referred to the Planning & Zoning Committee (Gamble)

Amends 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 R6-A zoning for property located at 103 Rayon Drive, south of Bridgeway Avenue and east of Rayon Drive, (0.15 acres), all of which is described herein (Proposal No. 2023Z-078PR-001).

ACTION	IN FAVOR	AGAINST	NV

**12. [BL2023-134](#) (Gregg)**

Approved by the Planning Commission 10/26/2023  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by changing from CS to MUL-NS zoning for properties located at 801 and 828 Royal Parkway, east of the corner of Royal Parkway and Airport Center Drive (10.68 acres), within a Planned Unit Development Overlay District, all of which is described herein (Proposal No. 2023Z-100PR-001).

ACTION	IN FAVOR	AGAINST	NV

**13. [BL2023-135](#) (Gregg)**

Approved by the Planning Commission 10/26/2023  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by cancelling a Planned Unit Development Overlay District on properties located at 801 and 828 Royal Parkway, east of the corner of Royal Parkway and Airport Center Drive, zoned CS (10.68 acres), and located within a Planned Unit Development Overlay District, all of which is described herein (Proposal No. 46-83P-005).

ACTION	IN FAVOR	AGAINST	NV

**14. [BL2024-211](#) (Toombs)**

Approved with conditions by the Planning Commission 1/11/2024  
 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 various properties located along Limestone Place, River Pearl Place and W. Trinity Lane, approximately 215 feet west of Youngs Lane, zoned SP (5.15 acres), to permit short term rental properties - not owner occupied, and modify building height and sidewalk conditions, all of which is described herein (Proposal No. 2018SP-082-003).

ACTION	IN FAVOR	AGAINST	NV

**15. [BL2024-220](#) (Taylor)**

Approved by the Planning Commission 12/14/2023  
 Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by changing from RS5 to R6-A zoning for property located at 1708 17th Ave. N., approximately 250 feet northwest of Wheless Street (0.19 acres) and located within a Detached Accessory Dwelling Unit Overlay District, all of which is described herein (Proposal No. 2023Z-109PR-001).

ACTION	IN FAVOR	AGAINST	NV

**16. [BL2024-221](#) (Parker)**

Approved with conditions by the Planning Commission 12/14/2023  
 Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by changing from CS and RS10 to SP zoning for properties located at 3525, 3533, 3537, and 3539 Dickerson Pike, Dickerson Pike (unnumbered), and Due West Avenue North (unnumbered), approximately 970 feet south of the intersection of Dickerson Pike and Due West Ave. N., (36.92 acres), to permit a mixed use development with 22,000 square feet of non-residential uses and 525 multi-family residential units, all of which is described herein (Proposal No. 2022SP-077-001).

ACTION	IN FAVOR	AGAINST	NV

**17. [BL2024-222](#) (Parker)**

Approved with conditions by the Planning Commission 12/14/2023  
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2024-221, a proposed Specific Plan Zoning District on properties located at 3525, 3533, 3537, and 3539 Dickerson Pike, Dickerson Pike (unnumbered), and Due West Avenue North (unnumbered), approximately 970 feet south of the intersection of Dickerson Pike and Due West Ave. N., (36.92 acres), to permit a mixed use development with 22,000 square feet of non-residential uses and 525 multi-family residential units, all of which is described herein (Proposal No. 2022SP-077-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV

**18. Substitute [BL2024-229](#) (Cortese and Gamble)**

Approved with conditions by the Planning Commission 3/28/2024  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by changing from R40 to RS40 zoning for various properties along Cloverland Drive, west of Cloverland Park Drive (112.76 88.69 acres), all of which is described herein (Proposal No. 2024Z-015PR-001).

ACTION	IN FAVOR	AGAINST	NV

**19. [BL2024-270](#) (Kimbrough)**

Approved by the Planning Commission 7/27/2023  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by changing from RS10 to R10 zoning for property located at 1813 Manchester Avenue, approximately 510 feet east of the intersection of Hydes Ferry Road and Manchester Avenue (0.46 acres), all of which is described herein (Proposal No. 2023Z-081PR-001).

ACTION	IN FAVOR	AGAINST	NV

**20. [BL2024-271](#) (Toombs)**

Approved with conditions by the Planning Commission 2/28/2024  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by changing from CS to SP zoning for property located at 316 Homestead Road, approximately 240 feet north of Southridge Drive (1.56 acres), to permit 23 multi-family residential units, all of which is described herein (Proposal No. 2023SP-032-001).

ACTION	IN FAVOR	AGAINST	NV

**21. [BL2024-272](#) (Toombs)**

Approved with conditions by the Planning Commission 2/28/2024  
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2024-271, a proposed Specific Plan Zoning District on properties located at 316 Homestead Road, approximately 240 feet north of Southridge Drive (1.56 acres), to permit 23 multi-family residential units, all of which is described herein (Proposal No. 2023SP-032-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV

**22. [BL2024-273](#) (Vo)**

Approved with conditions by the Planning Commission 9/28/2023  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by changing from CS to SP zoning for properties located at 475, 481, 483, 485, and 487 Humphreys Street, approximately 115 feet east of Chestnut Street, (0.93 acres), to permit a nonresidential development, all of which is described herein (Proposal No. 2023SP-059-001).

ACTION	IN FAVOR	AGAINST	NV



**23. [BL2024-274](#) (Vo)**

Approved with conditions by the Planning Commission 9/28/2023  
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2023-273, a proposed Specific Plan Zoning District located at 475, 481, 483, 485, and 487 Humphreys Street, approximately 115 feet east of Chestnut Street, (0.93 acres), to permit a nonresidential development, all of which is described herein (Proposal No. 2023SP-059-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV

**24. [BL2024-275](#) (Kimbrough)**

Approved by the Planning Commission 7/27/2023  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by changing from RS10 to R10 for properties located at 1811 and 1813 Elizabeth Road, approximately 350 feet northeast of Hydes Ferry Road (0.6 acres), all of which is described herein (Proposal No. 2023Z-086PR-001).

ACTION	IN FAVOR	AGAINST	NV

**25. [BL2024-276](#) (Toombs)**

Approved with conditions by the Planning Commission 2/8/2024  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by changing from CS to SP zoning for properties located at 330 and 332 Homestead Road, approximately 745 feet west of Dickerson Pike (2.24 acres), to permit 33 multi-family residential units, all of which is described herein (Proposal No. 2023SP-041-001).

ACTION	IN FAVOR	AGAINST	NV

**26. [BL2024-277](#) (Toombs)**

Approved with conditions by the Planning Commission 2/8/2024  
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2024-276, a proposed Specific Plan Zoning District on properties located at 330 and 332 Homestead Road, approximately 745 feet west of Dickerson Pike (2.24 acres), to permit 33 multi-family residential units, all of which is described herein (Proposal No. 2023SP-041-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV

**27. [BL2024-278](#) (Parker)**

Approved with conditions by the Planning Commission 2/8/2024  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by applying a Neighborhood Landmark Overlay District on property located at 1085 Zophi Street, approximately 215 feet west of Gallatin Pike, zoned R6 (0.21 acres), to permit the uses of R6, religious institution and multi-media production uses, all of which is described herein (Proposal No. 2023NL-002-001).

ACTION	IN FAVOR	AGAINST	NV

**28. [BL2024-279](#) (Kimbrough)**

Approved by the Planning Commission 10/26/2023  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by changing from RS10 to R10 zoning for property located at 1812 Ashton Avenue, approximately 265 feet east of Hydes Ferry Road, (0.46 acres), all of which is described herein (Proposal No. 2023Z-090PR-001).

ACTION	IN FAVOR	AGAINST	NV

**29. [BL2024-280](#) (Toombs)**

Approved by the Planning Commission 2/8/2024  
 Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by changing from R8 to RM15 zoning for properties at 2937 and 2939 Brick Church Pike, approximately 328 feet northeast of Brick Church Park Drive (4.24 acres), all of which is described herein (Proposal No. 2024Z-017PR-001).

ACTION	IN FAVOR	AGAINST	NV

**30. [BL2024-281, as Amended](#) (Gadd)**

Approved with conditions by the Planning Commission 1/11/2024  
 Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by changing from IR to SP zoning for properties located at 3900, 3906, and 3914 Charlotte Avenue, 3905, 3907, 3909, 3911, 3913, and 3915 Alabama Avenue, 411 39th Ave. N., and 406 40th Ave. N., at the northwest corner of Charlotte Avenue and 39th Ave N (2.7 acres), to permit a mixed use development with 249 multi-family residential units, all of which is described herein (Proposal No. 2023SP-054-001).

ACTION	IN FAVOR	AGAINST	NV
Amendment-Gadd			

**31. [BL2024-282](#) (Gadd)**

Approved by the Planning Commission 1/11/2024  
 Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2024-281, a proposed Specific Plan Zoning District located at 3900, 3906, and 3914 Charlotte Avenue, 3905, 3907, 3909, 3911, 3913, and 3915 Alabama Avenue, 411 39th Ave. N., and 406 40th Ave. N., at the northwest corner of Charlotte Avenue and 39th Ave N (2.7 acres), to permit a mixed use development with 249 multi-family residential units, all of which is described herein (Proposal No. 2023SP-054-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV

**32. [BL2024-284](#) (Kimbrough)**

Approved by the Planning Commission 10/26/2023  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by changing from RS10 to R10 zoning for property located at 1705 River Drive, approximately 390 feet east of Hydes Ferry Road, (0.75 acres), all of which is described herein (Proposal No. 2023Z-097PR-001).

ACTION	IN FAVOR	AGAINST	NV

**33. [BL2024-285](#) (Cash)**

Approved with conditions by the Planning Commission 2/8/2024  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by changing from CS to SP zoning for property located at 2907 12th Ave. S., at the northwest corner of Kirkwood Ave. and 12th Ave. S. (0.26 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2024SP-005-001).

ACTION	IN FAVOR	AGAINST	NV

**34. [BL2024-286](#) (Cash)**

Approved with conditions by the Planning Commission 2/8/2024  
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2024-285, a proposed Specific Plan Zoning District on properties located at 2907 12th Ave S, at the northwest corner of Kirkwood Ave and 12th Ave S, to permit a mixed-use development, all of which is described herein (Proposal No. 2024SP-005-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV

**35. [BL2024-287](#) (Spain)**

Approved by the Planning Commission 2/8/2024  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by changing from AR2A to RS10 zoning for properties located at 7946 and 7968 McCrory Lane, approximately 98 feet north of Beautiful Valley Drive (22.93 acres), all of which is described herein (Proposal No. 2024Z-005PR-001).

ACTION	IN FAVOR	AGAINST	NV

**36. [BL2024-288](#) (Ellis)**

Approved by the Planning Commission 3/28/2024  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by changing from AR2A to R10 zoning for property located at 3196 Hamilton Church Road, approximately 114 feet south of Roundwood Forest Drive (0.47 acres), all of which is described herein (Proposal No. 2024Z-012PR-001).

ACTION	IN FAVOR	AGAINST	NV

**37. [BL2024-289](#) (Huffman)**

Approved by the Planning Commission 2/8/2024  
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 portion of the Residential Planned Unit Development District for property located at 8230 Eva Drive, at the southwestern corner of Tyler Drive and Andrew Jackson Parkway (3.54 acres) zoned R10, to permit 40 multi-family residential units and three detached two-family residential units, for a total of 46 units, all of which is described herein (Proposal No. 95P-004-001).

ACTION	IN FAVOR	AGAINST	NV

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