

Metropolitan Nashville and Davidson County, TN Meeting Agenda

Planning and Zoning Committee

Monday, December 15, 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. [RS2025-1689](#) A resolution to approve the Twelfth 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-060AG-00).

Sponsors: Kupin, Toombs, Horton and Hill

Legislative History

12/5/25	Planning Commission	approved
12/9/25	Metropolitan Council	referred to the Budget and Finance Committee
12/9/25	Metropolitan Council	referred to the Planning and Zoning Committee
12/9/25	Metropolitan Council	referred to the Government Operations and Regulations Committee
12/9/25	Metropolitan Council	filed

2. [RS2025-1705](#) A resolution to amend Ordinance No. BL2025-1013 to authorize The Metropolitan Government of Nashville and Davidson County to add the abandonment and acceptance of water and sanitary sewer main and easements, and to update Map and Parcel information, for now two properties located at 460 James Robertson Parkway and 300 Gay Street, (MWS Project Nos. 25-WL-39 and 24-SL-168 and Proposal No. 2025M-120ES-002).

Sponsors: Kupin, Horton and Evans-Segall

Legislative History

11/4/25	Planning Commission	approved
12/9/25	Metropolitan Council	referred to the Planning and Zoning Committee
12/9/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
12/9/25	Metropolitan Council	filed

3. [RS2025-1706](#) A resolution to amend Ordinance No. BL2023-51 to authorize The Metropolitan Government of Nashville and Davidson County to replace the relocation of a fire hydrant assembly with the acceptance of a fire hydrant assembly, for property located at 501 Sylvan Street, also known as 5th and Summer Revision 1 (MWS Project No. 23-WL-59 and Proposal No. 2023M-138ES-002).

Sponsors: Capp, Horton and Evans-Segall

Legislative History

11/10/25	Planning Commission	approved
12/9/25	Metropolitan Council	referred to the Planning and Zoning Committee
12/9/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
12/9/25	Metropolitan Council	filed

4. [RS2025-1707](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to accept new public water main and fire hydrant assembly, for property located at 1225 Sullivan Drive, also known as 4214 Central Pike development (MWS Project No. 25-WL-82 and Proposal No. 2025M-174ES-001).

Sponsors: Evans, Horton and Evans-Segall

Legislative History

11/10/25	Planning Commission	approved
12/9/25	Metropolitan Council	referred to the Planning and Zoning Committee
12/9/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
12/9/25	Metropolitan Council	filed

5. [RS2025-1708](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to accept new public water main, for property located at 22 White Bridge Pike, also known as NES White Bridge Substation, (MWS Project No. 25-WL-75 and Proposal No. 2025M-175ES-001).

Sponsors: Gadd, Horton and Evans-Segall

Legislative History

11/10/25	Planning Commission	approved
12/9/25	Metropolitan Council	referred to the Planning and Zoning Committee
12/9/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
12/9/25	Metropolitan Council	filed

6. [RS2025-1709](#) A resolution to amend Ordinance No. BL2023-1796 to authorize The Metropolitan Government of Nashville and Davidson County to add acquisition of a portion of property, and to amend the portions of property previously approved to be acquired by negotiation, condemnation or fee simple take, for now three properties located at 1213, 1217 and 1221 Northgate Business Parkway, (MWS Project No. 21-SC-0226 and Proposal No. 2025M-011PR-001).

Sponsors: Hancock, Horton and Evans-Segall

Legislative History

9/29/25	Planning Commission	approved
12/9/25	Metropolitan Council	referred to the Planning and Zoning Committee
12/9/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
12/9/25	Metropolitan Council	filed

Bills on Second Reading

7. [BL2025-1118](#) An ordinance approving a License and Lease Agreement between the Metropolitan Government of Nashville and Davidson County and Powers Management, LLC for use of space located at 222 25th Avenue North, Nashville, Tennessee 37203 (Proposal No. 2025M-055AG-001).

Sponsors: Taylor, Toombs, Horton, Vo and Hill

Legislative History

10/27/25	Planning Commission	approved
10/28/25	Metropolitan Council	filed
11/4/25	Metropolitan Council	referred to the Budget and Finance Committee
11/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
11/4/25	Metropolitan Council	referred to the Arts, Parks, Libraries, and Entertainment Committee
11/4/25	Metropolitan Council	referred to the Government Operations and Regulations Committee
11/4/25	Metropolitan Council	deferred
11/4/25	Metropolitan Council	passed on first reading

8. [BL2025-1150](#) An ordinance authorizing the Metropolitan Government's execution and delivery of a development agreement and ground lease agreement with the Tennessee Performing Arts Center Management Corporation, a campus operations and use agreement, and other documents and agreements relating to the development of a performing arts facility on a portion of the east bank stadium campus.

Sponsors: Kupin, Toombs, Horton, Johnston, Hill, Huffman and Styles

Legislative History

11/25/25	Metropolitan Council	filed
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12/4/25	Metropolitan Council	referred to the Budget and Finance Committee
12/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
12/4/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
12/4/25	Metropolitan Council	amended
12/4/25	Metropolitan Council	passed on first reading

9. [BL2025-1157](#) An ordinance approving greenway conservation easement agreements between the Metropolitan Government of Nashville and Davidson County, through the Metropolitan Board of Parks and Recreation, and Ingram Industries Inc. for greenway improvements at 4400 Harding Pike (Parcel No. 10315000700) (Proposal No. 2025M-054AG-001).

Sponsors: Gadd, Toombs, Horton, Evans-Segall, Vo, Hill, Welsch, Allen and Ewing

Legislative History

10/24/25	Planning Commission	approved
11/25/25	Metropolitan Council	filed
12/4/25	Metropolitan Council	referred to the Budget and Finance Committee
12/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
12/4/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
12/4/25	Metropolitan Council	referred to the Arts, Parks, Libraries, and Entertainment Committee
12/4/25	Metropolitan Council	passed on first reading

10. [BL2025-1158](#) An ordinance approving a greenway conservation easement between the Metropolitan Government of Nashville and Davidson County, through the Metropolitan Board of Parks and Recreation, and BMTN OWNER, LLC, for greenway improvements at 4500 Harding Pike (Parcel No. 11603000500) (Proposal No. 2025M-57AG-001).

Sponsors: Horton, Druffel, Evans-Segall, Vo, Gadd, Hill, Welsch, Allen and Ewing

Legislative History

11/10/25	Planning Commission	approved
11/25/25	Metropolitan Council	filed
12/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
12/4/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
12/4/25	Metropolitan Council	referred to the Arts, Parks, Libraries, and Entertainment Committee
12/4/25	Metropolitan Council	referred to the Budget and Finance Committee
12/4/25	Metropolitan Council	passed on first reading

11. [BL2025-1159](#) An ordinance adopting the Geographic Information Systems Street and Alley Centerline Layer, with the recordation of renaming, additions and deletions of acceptances and abandonments as reflected on the Centerline Layer to date, as the Official Street and Alley Acceptance and Maintenance Record for the Metropolitan Government of Nashville and Davidson County (Proposal Number 2026M-001OT-001).

Sponsors: Evans-Segall, Horton and Gadd

Legislative History

10/21/25	Planning Commission	approved
11/25/25	Metropolitan Council	filed
12/4/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
12/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
12/4/25	Metropolitan Council	passed on first reading

12. [BL2025-1160](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to accept new public water and sanitary sewer force mains, fire hydrant assemblies and easements, for two properties located at 4144 Maxwell Road and 4316 Lavergne Couchville Pike, also known as Martin's Grove, (MWS Project Nos. 25-WL-54 and 25-SL-123 and Proposal No. 2025M-171ES-001).

Sponsors: Harrell, Horton and Evans-Segall

Legislative History

11/4/25	Planning Commission	approved
11/25/25	Metropolitan Council	filed
12/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
12/4/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
12/4/25	Metropolitan Council	passed on first reading

Bills on Third Reading

13. [BL2025-1006](#) An ordinance amending Chapters 17.04, 17.12, and 17.16 of the Metropolitan Code to amend the regulations pertaining to height within the Single-Family Residential (RS) and One- and Two-Family Residential (R) zoning districts and to simplify the conditions by which two-family dwellings may be permitted in the AG, AR2a, R80, R40, R30, R20, R15, R10, R8, R8-A, R6, and R6-A zoning districts (Proposal No. 2025Z-010TX-001).

Sponsors: Gamble, Parker and Benedict

Legislative History

8/26/25	Metropolitan Council	filed
9/2/25	Metropolitan Council	deferred
9/2/25	Metropolitan Council	passed on first reading
10/10/25	Metropolitan Council	advertised

11/4/25	Metropolitan Council	deferred
11/7/25	Metropolitan Council	advertised
11/13/25	Planning Commission	approved with a substitute
12/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
12/4/25	Metropolitan Council	public hearing
12/4/25	Metropolitan Council	passed on second reading

14. [BL2025-1089](#) 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 an SP for property located at 3839 Murfreesboro Pike, approximately 277 feet north of Old Hickory Boulevard (65.32 acres), and located within the Murfreesboro Pike Urban Design Overlay (UDO) district to permit a mixed-use development, all of which is described herein (Proposal No. 2008SP-002-005).

Sponsors:

Styles

Legislative History

9/30/25	Metropolitan Council	filed
10/9/25	Metropolitan Council	passed on first reading
10/10/25	Metropolitan Council	advertised
11/4/25	Metropolitan Council	deferred
11/7/25	Metropolitan Council	advertised
11/13/25	Planning Commission	approved with conditions, disapproved without
12/4/25	Metropolitan Council	public hearing
12/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
12/4/25	Metropolitan Council	substituted
12/4/25	Metropolitan Council	passed on second reading

15. [BL2025-1090](#) An ordinance to authorize building material restrictions and requirements for BL2025-1089, a proposed Specific Plan Zoning District for property located at 3839 Murfreesboro Pike, approximately 277 feet north of Old Hickory Boulevard (65.32 acres), and located within the Murfreesboro Pike Urban Design Overlay (UDO) district to permit a mixed-use development, all of which is described herein (Proposal No. 2008SP-002-005). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Styles

Legislative History

9/30/25	Metropolitan Council	filed
10/9/25	Metropolitan Council	passed on first reading
10/10/25	Metropolitan Council	advertised
11/4/25	Metropolitan Council	deferred
11/7/25	Metropolitan Council	advertised

11/13/25	Planning Commission	approved with conditions, disapproved without
12/4/25	Metropolitan Council	public hearing
12/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
12/4/25	Metropolitan Council	passed on second reading

16. [BL2025-1098](#) 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 4326 Maxwell Road, approximately 150 feet south of Trailwater Drive (3.8 acres), to permit 36 multi family residential units, all of which is described herein (Proposal No. 2025SP-026-001).

Sponsors:

Harrell

Legislative History

6/26/25	Planning Commission	approved with conditions, disapproved without
9/30/25	Metropolitan Council	filed
10/9/25	Metropolitan Council	passed on first reading
10/10/25	Metropolitan Council	advertised
11/4/25	Metropolitan Council	public hearing
11/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
11/4/25	Metropolitan Council	passed on second reading

17. [BL2025-1099](#) An ordinance to authorize building material restrictions and requirements for BL2025-1098, a proposed Specific Plan Zoning District for property located at 4326 Maxwell Road, approximately 150 feet south of Trailwater Drive (3.8 acres), to permit 36 multi-family residential units, all of which is described herein (Proposal No. 2025SP-026-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Harrell

Legislative History

6/26/25	Planning Commission	approved with conditions, disapproved without
9/30/25	Metropolitan Council	filed
10/9/25	Metropolitan Council	passed on first reading
10/10/25	Metropolitan Council	advertised
11/4/25	Metropolitan Council	public hearing
11/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
11/4/25	Metropolitan Council	passed on second reading

18. [BL2025-1130](#) 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 the property located at 1704 Arthur Avenue, approximately 100 feet northeast of Jane Street (0.17 acres), within the Detached Accessory Dwelling Unit Overlay district, all of which is described herein (Proposal No. 2025Z-080PR-001).

Sponsors:

Taylor

Legislative History

9/25/25	Planning Commission	approved
10/28/25	Metropolitan Council	filed
11/4/25	Metropolitan Council	passed on first reading
11/7/25	Metropolitan Council	advertised
12/4/25	Metropolitan Council	public hearing
12/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
12/4/25	Metropolitan Council	passed on second reading

19. [BL2025-1131](#) 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 Corridor Design Overlay District to various properties located west of Old Lebanon Dirt Road and along Old Hickory Boulevard and Central Pike (339 acres), all of which is described herein (Proposal No. 2025CDO-001-001).

Sponsors:

Huffman, Evans and Eslick

Legislative History

10/28/25	Metropolitan Council	filed
11/4/25	Metropolitan Council	passed on first reading
11/7/25	Metropolitan Council	advertised
11/13/25	Planning Commission	approved with a substitute
12/4/25	Metropolitan Council	public hearing
12/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
12/4/25	Metropolitan Council	substituted
12/4/25	Metropolitan Council	passed on second reading

20. [BL2025-1134](#) 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 510 High Street, located approximately 275 feet east of Meade Ave (0.18 acres), all of which is described herein (Proposal No. 2025Z-068PR-001).

Sponsors:

Welsch

Legislative History

9/25/25	Planning Commission	approved
10/28/25	Metropolitan Council	filed
11/4/25	Metropolitan Council	passed on first reading

11/7/25	Metropolitan Council	advertised
12/4/25	Metropolitan Council	public hearing
12/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
12/4/25	Metropolitan Council	passed on second reading

21. [BL2025-1135](#) 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 1641 11th Avenue North, located on the corner of 11th Avenue North and Wheless Street (0.17 acres), within the Detached Accessory Dwelling Unit Overlay district, all of which is described herein (Proposal No. 2025Z-079PR-001).

Sponsors:

Taylor

Legislative History

9/25/25	Planning Commission	approved
10/28/25	Metropolitan Council	filed
11/4/25	Metropolitan Council	passed on first reading
11/7/25	Metropolitan Council	advertised
12/4/25	Metropolitan Council	public hearing
12/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
12/4/25	Metropolitan Council	passed on second reading

Chair Report / Updates