

Metropolitan Nashville and Davidson County, TN Meeting Agenda

Planning and Zoning Committee

Monday, September 15, 2025

4:45 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. [RS2025-1497](#) A resolution authorizing RLJ Art Nashville Lessee, LLC to construct and install aerial encroachments at 221 2nd Avenue North (Proposal No. 2025M-005EN-001).

Sponsors: Kupin, Horton and Evans-Segall

Legislative History

5/6/25	Planning Commission	approved
9/9/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/9/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
9/9/25	Metropolitan Council	filed
2. [RS2025-1498](#) A resolution authorizing ZUZU Nashville, LLC to construct, install, and maintain aerial encroachments at 215 1st Avenue South. (Proposal No. 2025M-006EN-001).

Sponsors: Kupin, Horton and Evans-Segall

Legislative History

7/23/25	Planning Commission	approved
9/9/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/9/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
9/9/25	Metropolitan Council	filed

3. [RS2025-1499](#) A resolution authorizing Allnight, LLC to construct and install an aerial encroachment at 142 Rosa L. Parks Boulevard. (Proposal No. 2025M-013EN-001).

Sponsors: Kupin, Horton and Evans-Segall

Legislative History

8/8/25	Planning Commission	approved
9/9/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/9/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
9/9/25	Metropolitan Council	filed

4. [RS2025-1501](#) A resolution approving a participation agreement between the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Water and Sewerage Services, and Artist Lofts, LP, to provide sanitary sewer service improvements for Artist Lofts' proposed development, as well as other existing properties in the area (MWS Project No. 25-SL-0060 and Proposal No. 2025M-041AG-001).

Sponsors: Gamble, Horton and Evans-Segall

Legislative History

8/29/25	Planning Commission	approved
9/9/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/9/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
9/9/25	Metropolitan Council	filed
9/9/25	Metropolitan Council	referred to the Budget and Finance Committee

5. [RS2025-1502](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer main and sanitary sewer manholes, for property located at 6309 Nolensville Pike (MWS Project No. 25-SL-105 and Proposal No. 2025M-134ES-001).

Sponsors: Cortese, Horton and Evans-Segall

Legislative History

8/12/25	Planning Commission	approved
9/9/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/9/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
9/9/25	Metropolitan Council	filed

Bills on Second Reading

6. [BL2025-1008](#) An ordinance establishing a Voluntary Attainable Housing Incentive Program for Metropolitan Nashville and Davidson County for the purpose of authorizing certain incentives to be provided to property owners who seek to build multi-family attainable housing.

Sponsors: Allen, Rutherford, Kupin, Nash, Gamble, Evans-Segall, Suara, Bradford, Porterfield, Huffman, Gadd, Vo, Ewing, Welsch and Benedict

Legislative History

8/26/25	Metropolitan Council	filed
9/2/25	Metropolitan Council	referred to the Budget and Finance Committee
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	passed on first reading

7. [BL2025-1009](#) An ordinance approving a lease agreement by and between the Metropolitan Government of Nashville and Davidson County acting by and through the Metropolitan Board of Public Education, and KIPP Nashville, a Tennessee nonprofit corporation (Proposal No. 2025M-021AG-001).

Sponsors: Capp, Toombs, Gamble and Allen

Legislative History

6/11/25	Planning Commission	approved
8/26/25	Metropolitan Council	filed
9/2/25	Metropolitan Council	referred to the Budget and Finance Committee
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	passed on first reading

8. [BL2025-1010](#) An ordinance authorizing the granting of a temporary construction easement to Autumn Lake Apartments, L.P. on a parcel or property owned by the Metropolitan Government of Nashville and Davidson County (Proposal No. 2025M-025AG-001).

Sponsors: Styles, Toombs and Evans-Segall

Legislative History

6/17/25	Planning Commission	approved
8/26/25	Metropolitan Council	filed
9/2/25	Metropolitan Council	referred to the Budget and Finance Committee
9/2/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	passed on first reading

9. [BL2025-1011](#) An ordinance approving two lease agreements between the Metropolitan Government of Nashville and Davidson County and PNH Properties, LLC for use of space located at 120 Third Avenue North and 211 Commerce Street (Parcel Nos. 09306203700 and 09306203400) (Proposal No. 2025M-039AG-001).

Sponsors: Kupin, Toombs, Gamble, Huffman and Horton

Legislative History

8/26/25	Metropolitan Council	filed
8/28/25	Planning Commission	approved
9/2/25	Metropolitan Council	referred to the Budget and Finance Committee
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	referred to the Public Health and Safety Committee
9/2/25	Metropolitan Council	referred to the Arts, Parks, Libraries, and Entertainment Committee
9/2/25	Metropolitan Council	passed on first reading

10. [BL2025-1012](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to acquire permanent and temporary easements through negotiation, condemnation and acceptance, for the Hillwood and Wilsonia WIR Project, for two properties located at 114 Hillwood Boulevard and Harding Pike (unnumbered) (Project No. 24-WG-0003 and Proposal No. 2025M-059ES-001).

Sponsors: Druffel, Gamble and Evans-Segall

Legislative History

5/1/25	Planning Commission	approved
8/26/25	Metropolitan Council	filed
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
9/2/25	Metropolitan Council	passed on first reading

11. [BL2025-1013](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public sanitary sewer main, sanitary sewer manholes and easements, and to accept new public fire hydrant assembly and sanitary sewer manholes, for three properties located at 450 and 460 James Robertson Parkway and 300 Gay Street (MWS Project Nos. 25-WL-39 and 24-SL-168 and Proposal No. 2025M-120ES-001).

Sponsors: Kupin, Gamble and Evans-Segall

Legislative History

7/22/25	Planning Commission	approved
8/26/25	Metropolitan Council	filed
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee

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|--|--------|----------------------|---|
| | 9/2/25 | Metropolitan Council | referred to the Transportation and Infrastructure Committee |
| | 9/2/25 | Metropolitan Council | passed on first reading |
12. [BL2025-1014](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public sanitary sewer main, sanitary sewer manhole and easements, and to accept new public sanitary sewer manhole and easement, for four properties located at 1726, 1728, 1730 and 1734 Jefferson Street (MWS Project Nos. 25-SL-130 and Proposal No. 2025M-118ES-001).
- Sponsors:** Taylor, Gamble and Evans-Segall
- Legislative History**
- | | | | |
|--|---------|----------------------|---|
| | 7/22/25 | Planning Commission | approved |
| | 8/26/25 | Metropolitan Council | filed |
| | 9/2/25 | Metropolitan Council | referred to the Planning and Zoning Committee |
| | 9/2/25 | Metropolitan Council | referred to the Transportation and Infrastructure Committee |
| | 9/2/25 | Metropolitan Council | passed on first reading |
13. [BL2025-1015](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public water mains and easements, and to accept new public water and sanitary sewer force mains, fire hydrant assemblies, sanitary sewer manholes, odor control station and easements, for property located at 1053 Tulip Grove Road, also known as Williamson Homestead, (MWS Project Nos. 23-WL-93 and 23-SL-258 and Proposal No. 2025M-122ES-001).
- Sponsors:** Evans, Gamble and Evans-Segall
- Legislative History**
- | | | | |
|--|---------|----------------------|---|
| | 7/24/25 | Planning Commission | approved |
| | 8/26/25 | Metropolitan Council | filed |
| | 9/2/25 | Metropolitan Council | referred to the Planning and Zoning Committee |
| | 9/2/25 | Metropolitan Council | referred to the Transportation and Infrastructure Committee |
| | 9/2/25 | Metropolitan Council | passed on first reading |
14. [BL2025-1016](#) 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 public water main, fire hydrant assemblies and easements, for property located at Brick Church Pike (unnumbered) offsite of the project location at 2405 Monticello Drive, also known as the Monticello Offsite, (MWS Project No. 23-WL-62 and Proposal No. 2025M-094ES-001).
- Sponsors:** Toombs, Gamble, Evans-Segall and Horton
- Legislative History**
- | | | | |
|--|---------|----------------------|----------|
| | 6/26/25 | Planning Commission | approved |
| | 8/26/25 | Metropolitan Council | filed |

9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
9/2/25	Metropolitan Council	passed on first reading

- 15.** [BL2025-1017](#) 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 property located at 1501 East Stewarts Lane, also known as Wildflower Phase 2 (MWS Project Nos. 24-WL-84 and 24-SL-269 and Proposal No. 2025M-101ES-002).

Sponsors: Kimbrough, Gamble and Evans-Segall

Legislative History

7/10/25	Planning Commission	approved
8/26/25	Metropolitan Council	filed
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
9/2/25	Metropolitan Council	passed on first reading

- 16.** [BL2025-1018](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public sanitary sewer main, sanitary sewer manholes, fire hydrant assembly and easements, and to accept new public sanitary sewer main, sanitary sewer manholes, fire hydrant assembly and easements, for property located at 1107 8th Avenue South (MWS Project Nos. 25-WL-11 and 25-SL-101 and Proposal No. 2025M-125ES-001).

Sponsors: Vo, Gamble and Evans-Segall

Legislative History

8/4/25	Planning Commission	approved
8/26/25	Metropolitan Council	filed
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
9/2/25	Metropolitan Council	passed on first reading

Bills on Third Reading

- 17.** [BL2025-796](#) 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 CS-A-NS zoning for property located at 107 East Campbell Road, approximately 635 feet west of Gallatin Pike (0.26 acres), all of which is described herein (Proposal No. 2024Z 135PR 001).

Sponsors: Gamble and Allen

Legislative History

3/13/25	Planning Commission	approved
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3/25/25	Metropolitan Council	filed
4/1/25	Metropolitan Council	passed on first reading
4/4/25	Metropolitan Council	advertised
5/6/25	Metropolitan Council	deferred
7/1/25	Metropolitan Council	deferred
8/5/25	Metropolitan Council	deferred
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	public hearing
9/2/25	Metropolitan Council	passed on second reading

18. [BL2025-862](#) 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 SP zoning for property located at W. Trinity Lane (unnumbered), approximately 655 feet west of McKinley Street, (1 acre), to permit 17 multi-family residential units, all of which is described herein (Proposal No. 2024SP-036-001).

Sponsors:

Toombs

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	deferred
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	public hearing
9/2/25	Metropolitan Council	passed on second reading

19. [BL2025-863](#) An ordinance to authorize building material restrictions and requirements for BL2025-862, a proposed Specific Plan Zoning District for property located at W. Trinity Lane (unnumbered), approximately 655 feet west of McKinley Street, (1 acre), to permit 17 multi-family residential units, all of which is described herein (Proposal No. 2024SP-036-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Toombs

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	deferred

9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	public hearing
9/2/25	Metropolitan Council	passed on second reading

20. [BL2025-882](#) 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 on properties located at 1007 and 1009 Solley Drive, approximately 150 feet west of Gallatin Pike, zoned RS7.5 and SP (3.31 acres), to permit 55 multi-family residential units, all of which is described herein (Proposal No. 2023SP-020-002).

Sponsors:

Benedict

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	deferred
7/11/25	Metropolitan Council	advertised
8/5/25	Metropolitan Council	public hearing
8/5/25	Metropolitan Council	referred to the Planning and Zoning Committee
8/5/25	Metropolitan Council	passed on second reading
8/19/25	Metropolitan Council	deferred

21. [BL2025-883](#) An ordinance to authorize building material restrictions and requirements for BL2025-882, a proposed Specific Plan Zoning District for properties located at 1007 and 1009 Solley Drive, approximately 150 feet west of Gallatin Pike, zoned RS7.5 and SP (3.31 acres), to permit 55 multi-family residential units, all of which is described herein (Proposal No. 2023SP-020-002). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Benedict

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	deferred
7/11/25	Metropolitan Council	advertised
8/5/25	Metropolitan Council	public hearing
8/5/25	Metropolitan Council	referred to the Planning and Zoning Committee
8/5/25	Metropolitan Council	passed on second reading

8/19/25 Metropolitan Council deferred

- 22.** [BL2025-908](#) An ordinance amending Chapters 17.08 and 17.16 of the Metropolitan Code, Zoning Regulations to amend and add regulations pertaining to the “beer and cigarette market” use (Proposal No. 2025Z-005TX-001).

Sponsors: Benedict and Gadd

Legislative History

6/24/25	Metropolitan Council	filed
7/1/25	Metropolitan Council	passed on first reading
7/11/25	Metropolitan Council	advertised
8/5/25	Metropolitan Council	deferred
8/14/25	Planning Commission	approved with a substitute
9/2/25	Metropolitan Council	public hearing
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	passed on second reading

- 23.** [BL2025-946](#) 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 IWD zoning for a portion of property located at 41 Rachel Drive, approximately 600 feet southeast of Royal Parkway (8.28 acres), all of which is described herein (Proposal No. 2025Z-048PR-001).

Sponsors: Gregg and Gamble

Legislative History

6/12/25	Planning Commission	approved
6/24/25	Metropolitan Council	filed
7/1/25	Metropolitan Council	passed on first reading
7/11/25	Metropolitan Council	advertised
8/5/25	Metropolitan Council	deferred
9/2/25	Metropolitan Council	public hearing
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	passed on second reading

- 24.** [BL2025-949](#) An ordinance amending Metropolitan Code of Laws section 17.40.600 to provide that notices of violation are not required for subsequent violations of the same offense under Title 17 (Proposal No. 2025Z-007TX-001).

Sponsors: Eslick, Hill, Gamble, Ellis, Parker, Huffman, Bradford, Styles, Vo and Benton

Legislative History

7/8/25	Metropolitan Council	filed
7/15/25	Metropolitan Council	passed on first reading
8/8/25	Metropolitan Council	advertised
8/28/25	Planning Commission	approved
9/2/25	Metropolitan Council	referred to the Government Operations and Regulations Committee

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|--|--------|----------------------|---|
| | 9/2/25 | Metropolitan Council | referred to the Planning and Zoning Committee |
| | 9/2/25 | Metropolitan Council | public hearing |
| | 9/2/25 | Metropolitan Council | passed on second reading |
- 25. [BL2025-976](#)** 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 RM20-A-NS zoning for property located at 310 Polk Avenue, at the southwest corner of Polk Avenue and Whitney Avenue (0.44 acres), all of which is described herein (Proposal No. 2025Z-050PR-001).
- Sponsors:** Welsch
- Legislative History**
- | | | | |
|--|---------|----------------------|---|
| | 6/26/25 | Planning Commission | approved |
| | 7/29/25 | Metropolitan Council | filed |
| | 8/5/25 | Metropolitan Council | passed on first reading |
| | 8/8/25 | Metropolitan Council | advertised |
| | 9/2/25 | Metropolitan Council | public hearing |
| | 9/2/25 | Metropolitan Council | referred to the Planning and Zoning Committee |
| | 9/2/25 | Metropolitan Council | passed on second reading |
- 26. [BL2025-977](#)** 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 MUG-A-NS zoning for properties located at 359, 361, 363, 367, 371, 373 and 375 Murfreesboro Pike, at the southern corner of Murfreesboro Pike and Elm Hill Pike (1 acre), all of which is described herein (Proposal No. 2025Z-058PR-001).
- Sponsors:** Vo
- Legislative History**
- | | | | |
|--|---------|----------------------|---|
| | 6/26/25 | Planning Commission | approved |
| | 7/29/25 | Metropolitan Council | filed |
| | 8/5/25 | Metropolitan Council | passed on first reading |
| | 8/8/25 | Metropolitan Council | advertised |
| | 9/2/25 | Metropolitan Council | public hearing |
| | 9/2/25 | Metropolitan Council | referred to the Planning and Zoning Committee |
| | 9/2/25 | Metropolitan Council | passed on second reading |
- 27. [BL2025-978](#)** 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 property located at 1600 Meridian Street, approximately 73 feet northwest of Marshall Street (1.47 acres), to permit 27 multi-family residential units, all of which is described herein (Proposal No. 2025SP-001-001).
- Sponsors:** Parker
- Legislative History**

5/22/25	Planning Commission	approved with conditions, disapproved without
7/29/25	Metropolitan Council	filed
8/5/25	Metropolitan Council	passed on first reading
8/8/25	Metropolitan Council	advertised
9/2/25	Metropolitan Council	public hearing
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	passed on second reading

28. [BL2025-979](#) An ordinance to authorize building material restrictions and requirements for BL2025-978, a proposed Specific Plan Zoning District for property located at 1600 Meridian Street, approximately 73 feet northwest of Marshall Street (1.47 acres), to permit 27 multi-family residential units, all of which is described herein (Proposal No. 2025SP-001-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Parker

Legislative History

5/22/25	Planning Commission	approved with conditions, disapproved without
7/29/25	Metropolitan Council	filed
8/5/25	Metropolitan Council	passed on first reading
8/8/25	Metropolitan Council	advertised
9/2/25	Metropolitan Council	public hearing
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	passed on second reading

29. [BL2025-980](#) 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 R15 zoning for property located at 335 Lawndale Drive, approximately 369 feet east of E. Thompson Lane (0.67 acres), all of which is described herein (Proposal No. 2025Z-054PR-001).

Sponsors:

Welsch

Legislative History

6/26/25	Planning Commission	approved
7/29/25	Metropolitan Council	filed
8/5/25	Metropolitan Council	passed on first reading
8/8/25	Metropolitan Council	advertised
9/2/25	Metropolitan Council	public hearing
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	passed on second reading

30. [BL2025-981](#) 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 and ORI to MUG-A-NS zoning for properties located at 93 Nance Lane and 393 Murfreesboro Pike, at the north and south corner of Stanley Street and Nance Lane (2.57 acres, all of which is described herein (Proposal No. 2025Z-059PR-001).

Sponsors:

Vo

Legislative History

6/26/25	Planning Commission	approved
7/29/25	Metropolitan Council	filed
8/5/25	Metropolitan Council	passed on first reading
8/8/25	Metropolitan Council	advertised
9/2/25	Metropolitan Council	public hearing
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	passed on second reading

31. [BL2025-982](#) 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 13905 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 1,440 feet west of Whittemore Lane (66.72 acres), to permit 237 residential units, all of which is described herein (Proposal No. 2025SP-007-001).

Sponsors:

Rutherford

Legislative History

7/24/25	Planning Commission	approved with conditions, disapproved without
7/29/25	Metropolitan Council	filed
8/5/25	Metropolitan Council	passed on first reading
8/8/25	Metropolitan Council	advertised
9/2/25	Metropolitan Council	public hearing
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	passed on second reading

32. [BL2025-983](#) An ordinance to authorize building material restrictions and requirements for BL2025-982, a proposed Specific Plan Zoning District for property located at 13905 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 1,440 feet west of Whittemore Lane (66.72 acres), to permit 237 residential units, all of which is described herein (Proposal No. 2025SP-007-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Rutherford

Legislative History

7/24/25	Planning Commission	approved with conditions, disapproved without
7/29/25	Metropolitan Council	filed
8/5/25	Metropolitan Council	passed on first reading
8/8/25	Metropolitan Council	advertised
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	public hearing
9/2/25	Metropolitan Council	passed on second reading

- 33.** [BL2025-984](#) 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 OR20-A zoning for properties located at 183 and 189 Thompson Lane, approximately 111 feet west of St. Edwards Drive (0.52 acres), all of which is described herein (Proposal No. 2025Z-055PR-001).

Sponsors:

Welsch

Legislative History

7/24/25	Planning Commission	approved
7/29/25	Metropolitan Council	filed
8/5/25	Metropolitan Council	passed on first reading
8/8/25	Metropolitan Council	advertised
9/2/25	Metropolitan Council	public hearing
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	passed on second reading

- 34.** [BL2025-985](#) 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 property located at Old Hickory Boulevard (unnumbered), approximately 1,764 feet east of Whittemore Lane, (37 acres), to permit 69 single-family residential lots and 67 multi-family residential units, all of which is described herein (Proposal No. 2025SP-029-001).

Sponsors:

Lee

Legislative History

6/26/25	Planning Commission	approved with conditions, disapproved without
7/29/25	Metropolitan Council	filed
8/5/25	Metropolitan Council	passed on first reading
8/8/25	Metropolitan Council	advertised
9/2/25	Metropolitan Council	public hearing
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	passed on second reading

35. [BL2025-986](#) An ordinance to authorize building material restrictions and requirements for BL2025-985, a proposed Specific Plan Zoning District for property located at Old Hickory Boulevard (unnumbered), approximately 1,764 feet east of Whittemore Lane, (37 acres), to permit 69 single-family residential lots and 67 multi-family residential units, all of which is described herein (Proposal No. 2025SP-029-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Lee

Legislative History

6/26/25	Planning Commission	approved with conditions, disapproved without
7/29/25	Metropolitan Council	filed
8/5/25	Metropolitan Council	passed on first reading
8/8/25	Metropolitan Council	advertised
9/2/25	Metropolitan Council	public hearing
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	passed on second reading

36. [BL2025-987](#) 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 6355 Nolensville Pike and Nolensville Pike (unnumbered), approximately 90 feet west of Sugar Valley Drive, (13.8 acres), to permit 273 multi-family residential units, all of which is described herein (Proposal No. 2025SP-030-001).

Sponsors:

Cortese and Gamble

Legislative History

6/26/25	Planning Commission	approved with conditions, disapproved without
7/29/25	Metropolitan Council	filed
8/5/25	Metropolitan Council	passed on first reading
8/8/25	Metropolitan Council	advertised
9/2/25	Metropolitan Council	public hearing
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	passed on second reading

37. [BL2025-988](#) An ordinance to authorize building material restrictions and requirements for BL2025-987, a proposed Specific Plan Zoning District for properties located at 6355 Nolensville Pike and Nolensville Pike (unnumbered), approximately 90 feet west of Sugar Valley Drive, (13.8 acres), to permit 273 multi-family residential units, all of which is described herein (Proposal No. 2025SP-030-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Cortese and Gamble

Legislative History

6/26/25	Planning Commission	approved with conditions, disapproved without
7/29/25	Metropolitan Council	filed
8/5/25	Metropolitan Council	passed on first reading
8/8/25	Metropolitan Council	advertised
9/2/25	Metropolitan Council	public hearing
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	passed on second reading

38. [BL2025-989](#) 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 194 Chilton Street, approximately 179 feet north of McCall Street (0.18 acres), all of which is described herein (Proposal No. 2025Z-056PR-001).

Sponsors:

Welsch

Legislative History

6/26/25	Planning Commission	approved
7/29/25	Metropolitan Council	filed
8/5/25	Metropolitan Council	passed on first reading
8/8/25	Metropolitan Council	advertised
9/2/25	Metropolitan Council	public hearing
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	passed on second reading

39. [BL2025-990](#) 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 Specific Plan (SP) to Specific Plan (SP) zoning for property located at 800 North 5th Street, at the northwest corner of Arrington Street and North 5th Street (0.19 Acres), to permit three multi-family residential units, all of which is described herein (Proposal No. 2025SP-032-001).

Sponsors:

Parker

Legislative History

6/26/25	Planning Commission	approved with conditions, disapproved without
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7/29/25	Metropolitan Council	filed
8/5/25	Metropolitan Council	passed on first reading
8/8/25	Metropolitan Council	advertised
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	public hearing
9/2/25	Metropolitan Council	passed on second reading

- 40. [BL2025-991](#)** An ordinance to authorize building material restrictions and requirements for BL2025-990, a proposed Specific Plan Zoning District for property located at 800 North 5th Street, at the northwest corner of Arrington Street and North 5th Street (0.19 Acres), to permit three multi-family residential units, all of which is described herein (Proposal No. 2025SP-032-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Parker

Legislative History

6/26/25	Planning Commission	approved with conditions, disapproved without
7/29/25	Metropolitan Council	filed
8/5/25	Metropolitan Council	passed on first reading
8/8/25	Metropolitan Council	advertised
9/2/25	Metropolitan Council	public hearing
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	passed on second reading

- 41. [BL2025-992](#)** 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 MUL-A-NS zoning for property located at 115 W. Trinity Lane, approximately 515 feet west of Dickerson Pike (0.22 acres), all of which is described herein (Proposal No. 2025Z-053PR-001).

Sponsors:

Toombs

Legislative History

6/26/25	Planning Commission	approved
7/29/25	Metropolitan Council	filed
8/5/25	Metropolitan Council	passed on first reading
8/8/25	Metropolitan Council	advertised
9/2/25	Metropolitan Council	public hearing
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	passed on second reading

42. [BL2025-993](#) 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 properties located at 1701, 1703, 1705, 1707, 1709 & 1711 9th Avenue North and 901 Buchanan Street, at the southern corner of 9th Avenue North and Buchanan Street, zoned SP and partially within a Detached Accessory Dwelling Unit Overlay District, (1.08 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2021SP-059-003).

Sponsors:

Taylor

Legislative History

6/26/25	Planning Commission	approved with conditions, disapproved without
7/29/25	Metropolitan Council	filed
8/5/25	Metropolitan Council	passed on first reading
8/8/25	Metropolitan Council	advertised
9/2/25	Metropolitan Council	public hearing
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	passed on second reading

43. [BL2025-994](#) An ordinance to authorize building material restrictions and requirements for BL2025-993, a proposed Specific Plan Zoning District for properties located at 1701, 1703, 1705, 1707, 1709 & 1711 9th Avenue North and 901 Buchanan Street, at the southern corner of 9th Avenue North and Buchanan Street, zoned SP and partially within a Detached Accessory Dwelling Unit Overlay District, (1.08 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2021SP-059-003). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Taylor

Legislative History

6/26/25	Planning Commission	approved with conditions, disapproved without
7/29/25	Metropolitan Council	filed
8/5/25	Metropolitan Council	passed on first reading
8/8/25	Metropolitan Council	advertised
9/2/25	Metropolitan Council	public hearing
9/2/25	Metropolitan Council	referred to the Planning and Zoning Committee
9/2/25	Metropolitan Council	passed on second reading

Chair Report / Updates