

Metropolitan Nashville and Davidson County, TN Meeting Agenda

Planning and Zoning Committee

Monday, August 4, 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. [RS2025-1385](#) A resolution approving an option agreement between the Metropolitan Government of Nashville and Davidson County and Constance E. Finney, et al., authorizing the purchase of certain property located at 1725 17th Avenue North (Parcel No. 08111016100); (Proposal No. 2025M-008-PR-001).

Sponsors: Porterfield, Taylor and Gamble

Legislative History

7/11/25	Planning Commission	approved
7/29/25	Metropolitan Council	referred to the Budget and Finance Committee
7/29/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/29/25	Metropolitan Council	filed

2. [RS2025-1398](#) A resolution authorizing 804 14th Ave North, LLC to construct and install an aerial encroachment at 804 14th Avenue North (Proposal No. 2025M-004EN-001).

Sponsors: Kupin, Gamble and Parker

Legislative History

5/1/25	Planning Commission	approved
7/29/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/29/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
7/29/25	Metropolitan Council	filed

3. [RS2025-1399](#) A resolution authorizing Grand Ole Opry, LLC to construct, install, and maintain an aerial encroachment at 116 Rep. John Lewis Way North (Proposal No. 2025M-009EN-001).

Sponsors: Kupin, Gamble and Parker

Legislative History

7/3/25	Planning Commission	approved
7/29/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/29/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
7/29/25	Metropolitan Council	filed

4. [RS2025-1400](#) A resolution authorizing 205 D Owner, LLC to construct and install an aerial encroachment at 205 Demonbreun Street. (Proposal No. 2025M-008EM-001).

Sponsors: Kupin, Gamble and Parker

Legislative History

7/3/25	Planning Commission	approved
7/29/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/29/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
7/29/25	Metropolitan Council	filed

5. [RS2025-1401](#) A resolution authorizing 300 Broadway, LLC to construct, install, and maintain an aerial encroachment at 300 Broadway (Proposal No. 2025M-011EN-001).

Sponsors: Kupin, Gamble and Parker

Legislative History

7/10/25	Planning Commission	approved
7/29/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/29/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
7/29/25	Metropolitan Council	filed

6. [RS2025-1403](#) A resolution to amend Ordinance No. BL2023-32 to authorize The Metropolitan Government of Nashville and Davidson County to accept fewer linear feet of new water and sanitary sewer force main, and to update Map and Parcel information, for property now located at 3120 Torbett Street (MWS Project Nos. 22-WL-34 and 22-SL-75 and Proposal No. 2023M-124ES-002).

Sponsors: Taylor, Gamble and Parker

Legislative History

6/25/25	Planning Commission	approved
7/29/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/29/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee

7/29/25 Metropolitan Council filed

7. [RS2025-1404](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing sanitary sewer force main, and to accept new public water and sanitary sewer force mains and fire hydrant assembly, for two properties located at Stewarts Ferry Pike (unnumbered), also known as The Cove, (MWS Project Nos. 25-WL-15 and 25-SL-39 and Proposal No. 2025M-084ES-001).

Sponsors: Evans, Gamble and Parker

Legislative History

6/11/25	Planning Commission	approved
7/29/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/29/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
7/29/25	Metropolitan Council	filed

8. [RS2025-1405](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to abandon an existing fire hydrant assembly, and to accept new public water main and fire hydrant assembly, for property located at 1201 Gallatin Avenue, also known as Whataburger (MWS Project No. 24-WL-33 and Proposal No. 2025M-089ES-001).

Sponsors: Capp, Gamble and Parker

Legislative History

6/11/25	Planning Commission	approved
7/29/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/29/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
7/29/25	Metropolitan Council	filed

9. [RS2025-1406](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer manhole, for property located at 522 Russell Street, also known as East End UMC, (MWS Project No. 25-SL-88 and Proposal No. 2025M-095ES-001).

Sponsors: Capp, Gamble and Parker

Legislative History

6/17/25	Planning Commission	approved
7/29/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/29/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
7/29/25	Metropolitan Council	filed

10. [RS2025-1407](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public water main and fire hydrant assembly, and to accept new public water main and fire hydrant assembly, for property located at 1425 4th Avenue South (MWS Project No. 24-WL-75, and Proposal No. 2025M-073ES-001).

Sponsors: Gamble, Parker and Vo

Legislative History

6/13/25	Planning Commission	approved
7/29/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/29/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
7/29/25	Metropolitan Council	filed

11. [RS2025-1408](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to accept new public water and sanitary sewer mains, fire hydrant assemblies and sanitary sewer manholes, for property located at 12782 Old Hickory Boulevard, also known as Mill Ridge, (MWS Project Nos. 25-WL-24 and 25-SL-49 and Proposal No. 2025M-085ES-001).

Sponsors: Styles, Gamble and Parker

Legislative History

6/17/25	Planning Commission	approved
7/29/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/29/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
7/29/25	Metropolitan Council	filed

12. [RS2025-1409](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public water main, and to accept new public water and sanitary sewer main, fire hydrant assemblies and sanitary sewer manholes, for three properties located at 3807 and 3817 Hamilton Church Road and Hamilton Church Road (unnumbered) (MWS Project Nos. 25-WL-13 and 25-SL-31 and Proposal No. 2025M-099ES-001).

Sponsors: Harrell, Gamble and Parker

Legislative History

6/25/25	Planning Commission	approved
7/29/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/29/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
7/29/25	Metropolitan Council	filed

13. [RS2025-1410](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing fire hydrant assembly, and to accept new public water main and fire hydrant assembly, for property located at 3200 Whites Creek Pike, also known as Production Row (MWS Project No. 25-WL-34, and Proposal No. 2025M-098ES-001).

Sponsors: Toombs, Gamble and Parker

Legislative History

6/26/25	Planning Commission	approved
7/29/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/29/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
7/29/25	Metropolitan Council	filed

14. [RS2025-1411](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public water main and fire hydrant assembly, and to accept new fire hydrant assembly, for two properties located at 201 Broadway and Broadway (unnumbered) (MWS Project No. 25-WL-30 and Proposal No. 2025M-090ES-001).

Sponsors: Kupin, Gamble and Parker

Legislative History

6/25/25	Planning Commission	approved
7/29/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/29/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
7/29/25	Metropolitan Council	filed

15. [RS2025-1412](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer manhole, for property located at 1017 Pierce Road (MWS Project No. 24-SL-134 and Proposal No. 2025M-100ES-001).

Sponsors: Hancock, Gamble and Parker

Legislative History

6/26/25	Planning Commission	approved
7/29/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/29/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
7/29/25	Metropolitan Council	filed

Bills on Second Reading

16. [BL2025-950](#) An ordinance authorizing Henrad Centennial Development I, LLC to maintain an underground and aboveground encroachment at 5701 Centennial Boulevard (Proposal No. 2025M-003EN-001).

Sponsors: Gamble and Parker

Legislative History

5/9/25	Planning Commission	approved
7/8/25	Metropolitan Council	filed
7/15/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/15/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
7/15/25	Metropolitan Council	passed on first reading

17. [BL2025-951](#) An ordinance authorizing the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Water and Sewerage Services, to enter into an agreement with Fisk University, to provide improved green stormwater infrastructure through the construction of a green roof (Project No. SWGR 2022086190 and Proposal Number 2025M-026AG-001).

Sponsors: Taylor, Porterfield, Gamble, Parker, Allen, Gadd and Welsch

Legislative History

6/17/25	Planning Commission	approved
7/8/25	Metropolitan Council	filed
7/15/25	Metropolitan Council	referred to the Budget and Finance Committee
7/15/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/15/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
7/15/25	Metropolitan Council	passed on first reading

Bills on Third Reading

18. [BL2025-860](#) 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 properties located at 2819, 2821, 2823 Jones Avenue and Jones Avenue (unnumbered), approximately 43 feet south of Hart Lane (8.27 acres), to permit 84 multi-family residential units, all of which is described herein (Proposal No. 2025SP-006-001).

Sponsors: Parker

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	public hearing
7/1/25	Metropolitan Council	deferred
7/15/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/15/25	Metropolitan Council	passed on second reading

19. [BL2025-861](#) An ordinance to authorize building material restrictions and requirements for BL2025-860, a proposed Specific Plan Zoning District for properties located at 2819, 2821, 2823 Jones Avenue and Jones Avenue (unnumbered), approximately 43 feet south of Hart Lane (8.27 acres), to permit 84 multi-family residential units, all of which is described herein (Proposal No. 2025SP-006-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors:

Parker

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	public hearing
7/1/25	Metropolitan Council	deferred
7/15/25	Metropolitan Council	referred to the Planning and Zoning Committee
7/15/25	Metropolitan Council	passed on second reading

Chair Report / Updates