



## AGENDA/COMMITTEE REPORT PLANNING AND ZONING

Monday, March 20, 2023

4:00 p.m.

David Scobey Council Chamber

Members (12)	P	A	P	A
Quorum (6)	( )	( )	( )	( )
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Withers, Chair  
Bradford  
Gamble  
Hagar  
Murphy  
O'Connell  
Parker  
Rutherford, Vice Chair  
Sepulveda  
Toombs  
VanReece  
Welsch

### RESOLUTIONS

#### 1. [RS2023-2065](#) (Rhoten, Withers)

Approved by the Planning Commission 2/16/2023

Referred to the Budget & Finance Committee (Rhoten)

Referred to the Planning & Zoning Committee (Withers)

Approves an intergovernmental license agreement between the Metropolitan Government of Nashville and Davidson County by and through the Department of General Services and the Department of Safety and Homeland Security for parking spaces located at 5224 Hickory Hollow Parkway, Nashville, TN (Parcel No. 16300022100) (Proposal No. 2023M-008AG-01).

ACTION	FOR	AGAINST	NV

#### 2. [RS2023-2076](#) (Withers, Pulley)

Approved by the Planning Commission 11/28/2022

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

Authorizes Magnolia Woodland, LLC to construct and install an aerial encroachment at 1000 Woodland Street (Proposal No.2022M-025EN-001).

ACTION	FOR	AGAINST	NV

## BILLS ON SECOND READING

### 3. [BL2023-1744](#) (O'Connell, Rhoten, Withers & Others)

Approved by the Planning Commission 2/2/2023

Referred to the Budget & Finance Committee (Rhoten)

Referred to the Planning & Zoning Committee (Withers)

Referred to the Public Facilities, Arts, & Culture Committee (Hurt)

Referred to the Transportation & Infrastructure Committee (Pulley)

Approves a greenway conservation easement on certain property located at 801 12th Ave N Nashville, TN 37203 (Parcel No. 09204032300) owned by Union Brick RE LLC (Proposal No 2023M-012ES-001).

ACTION	FOR	AGAINST	NV

### 4. [BL2023-1745](#) (Swope, Rhoten, Withers, Pulley)

Approved by the Planning Commission 2/8/2023

Referred to the Budget & Finance Committee (Rhoten)

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

Authorizes the Director of Public Property, or his designee, to donate to the State of Tennessee, via quitclaim deeds, real property consisting of approximately 0.136 acres located at 6681 Nolensville Pike (Map 181-00 Parcel 102) and 6655 Nolensville Pike (Map 181-00 Parcel 6) for use in construction at S.R. 11, US-31A, Nolensville Road from South of Burkitt Road near S. R. 254, Old Hickory Boulevard, State Project No. 19028-2242-14, Federal Project No. NH-11 (80), PIN No. 105766.01 (Proposal No. 2023M-002PR-001).

ACTION	FOR	AGAINST	NV

### 5. [RS2023-1746](#) (Taylor, Withers, Pulley)

Approved by the Planning Commission 1/12/2023

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

Authorizes The Metropolitan Government of Nashville and Davidson County to abandon existing public water main and to accept new public water main, for two properties located at 2309 and 2315 Clifton Avenue, also known as Clifton Triangle (MWS Project No. 22-WL-33 and Proposal No. 2023M-003ES-001).

ACTION	FOR	AGAINST	NV

**6. [BL2023-1747](#) (Gamble, Withers, Pulley)**

Approved by the Planning Commission 2/2/2023

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

Authorizes The Metropolitan Government of Nashville and Davidson County to accept new public water and sanitary sewer mains, fire hydrant assembly, sanitary sewer manholes and easements, for property located at Brick Church Pike (unnumbered), also known as Brick Church Pike Subdivision (MWS Project Nos. 22 WL-83 and 22 SL-174 and Proposal No. 2023M-005ES-001).

ACTION	FOR	AGAINST	NV

**7. [BL2023-1748](#) (Taylor, Withers, Pulley)**

Approved by the Planning Commission 2/2/2023

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

Authorizes The Metropolitan Government of Nashville and Davidson County to abandon an existing public utility easement, for property located at 1702 17th Avenue North (Proposal No. 2023M-009ES-001).

ACTION	FOR	AGAINST	NV

**8. [BL2023-1749](#) (Rutherford, Withers, Pulley)**

Approved by the Planning Commission 2/2/2023

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

Authorizes The Metropolitan Government of Nashville and Davidson County to accept a new public sanitary sewer force main and easement, for property located at 6785 A Sunnywood Drive, also known as Sunnywood Place (MWS Project No. 21-SL-214 and Proposal No. 2023M 015ES-001).

ACTION	FOR	AGAINST	NV

**9. [BL2023-1750](#) (Hancock, Withers, Pulley)**

Approved by the Planning Commission 2/2/2023

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

Authorizes The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer mains, sanitary sewer manholes and easements, for three properties located at 1145 and 1201 Neely's Bend Road and Neely's Bend Road (unnumbered), also known as Fox Valley Phase 2 (MWS Project No. 22-SL-21 and Proposal No. 2023M-008ES-001).

ACTION	FOR	AGAINST	NV

**10. [BL2023-1751](#) (Hancock, Withers, Pulley)**

Approved by the Planning Commission 2/2/2023

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

Authorizes The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer main, sanitary sewer manholes and easements, for property located at 1201 Neely's Bend Road, also known as Fox Valley Phase 3, (MWS Project No. 22-SL-22 and Proposal No. 2023M 010ES 001).

ACTION	FOR	AGAINST	NV

**11. [BL2023-1752](#) (O'Connell, Withers, Pulley)**

Approved by the Planning Commission 2/2/2023

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

Authorizes The Metropolitan Government of Nashville and Davidson County to abandon existing public combination and sanitary sewer mains and sanitary sewer manholes, and to accept new public sanitary sewer main and sanitary sewer manholes, for property located at 915 Division Street, also known as Society Nashville (MWS Project No. 22 SL 08 and Proposal No. 2023M 004ES 001).

ACTION	FOR	AGAINST	NV

**12. [BL2023-1753](#) (Taylor, Withers, Pulley)**

Approved by the Planning Commission 2/2/2023

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

Authorizes The Metropolitan Government of Nashville and Davidson County to accept new public water main, for property located at 5 City Boulevard (MWS Project No. 22-WL-104 and Proposal No. 2023M-006ES-001).

ACTION	FOR	AGAINST	NV

**13. [BL2023-1754](#) (Swope, Withers, Pulley)**

Approved by the Planning Commission 2/2/2023

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

Authorizes The Metropolitan Government of Nashville and Davidson County to accept new public water and sanitary sewer mains, fire hydrant assembly, sanitary sewer manholes and easements, for two properties located at 5978 and 5984 Edmondson Pike (MWS Project Nos. 20-WL-145 and 20-SL-297 and Proposal No. 2023M-013ES-001).

ACTION	FOR	AGAINST	NV

**14. [BL2023-1755](#) (Withers, Pulley)**

Approved by the Planning Commission 2/3/2023

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

Authorizes 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 6018 Mount View Road, also known as Campbell Crossings Townhomes (MWS Project Nos. 20-WL-80 and 20-SL-154 and Proposal No. 2023M 018ES 001).

ACTION	FOR	AGAINST	NV

**15. [BL2023-1756](#) (Gamble, Withers, Pulley)**

Approved by the Planning Commission 2/3/2023

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

Authorizes The Metropolitan Government of Nashville and Davidson County to abandon existing public sanitary sewer mains, sanitary sewer manholes and easements, and to accept new public water and sanitary sewer mains, fire hydrant assemblies, sanitary sewer manholes and easements, for two properties located at 420 Green Lane and Tisdall Drive (unnumbered), also known as Ridgecrest at Vista Phase 2 (MWS Project Nos. 21-WL-41 and 21-SL-101 and Proposal No. 2023M-016ES-001).

ACTION	FOR	AGAINST	NV

**16. [BL2023-1757](#) (Withers, Pulley)**

Approved by the Planning Commission 2/3/2023

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

Authorizes 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 12474 Old Hickory Boulevard, (MWS Project Nos. 22-WL-47 and 22 SL-108 and Proposal No. 2023M-017ES-001).

ACTION	FOR	AGAINST	NV

**BILLS ON THIRD READING**

**17. [BL2022-1581](#) (Benedict, Sledge, O'Connell & Others)**

Approved by the Planning Commission 2/23/2023

Referred to the Planning & Zoning Committee (Withers)

Amends Metropolitan Code Sections 17.12.040 and 17.28.103 to regulate the location of electric utility meters in residential areas and to amend the requirements for underground utilities for new residential developments (Proposal No. 2023Z-001TX-001).

ACTION	FOR	AGAINST	NV

**18. [BL2022-1619](#) (Roberts, Pulley)**

Disapproved by the Planning Commission 8/25/2022

Referred to the Planning & Zoning Committee (Withers)

Amends 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 6111 Cowden Avenue, approximately 215 feet west of Marcia Avenue, (0.29 acres), to permit a surface parking lot, all of which is described herein (Proposal No. 2022SP-053-001).

ACTION	FOR	AGAINST	NV

**19. [BL2023-1682](#) (Toombs)**

Approved by the Planning Commission 2/23/2023

Referred to the Planning & Zoning Committee (Withers)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from CL to CL-NS zoning for properties located at 2425 and 2427 Brick Church Pike, at the southeast corner of Dennis Drive and Brooklyn Avenue (6.09 acres), all of which is described herein (Proposal No. 2023Z-008PR-001).

ACTION	FOR	AGAINST	NV

**20. [BL2023-1708](#) (Toombs)**

Approved by the Planning Commission 2/23/2023

Referred to the Planning & Zoning Committee (Withers)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by applying a Contextual Overlay District to various properties located west of Liberia Street and east of Baptist World Center Drive, zoned RS5, R66-A and CN (51.06 acres), all of which is described herein (Proposal No. 2023COD-001-001).

ACTION	FOR	AGAINST	NV

**21. [BL2023-1709](#) (Parker)**

Approved with conditions by the Planning Commission 1/12/2023

Referred to the Planning & Zoning Committee (Withers)

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, ORI, RM20 and RS5 to SP zoning for various properties located west of Gallatin Avenue and north of Douglas Avenue, located within the Nashville Auto Diesel College Institutional Overlay District (16.35 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2022SP-075-001).

ACTION	FOR	AGAINST	NV

**22. [BL2023-1710](#) (Parker)**

Approved with conditions by the Planning Commission 1/12/2023

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2023-1709 a proposed Specific Plan Zoning for various properties located west of Gallatin Avenue and north of Douglas Avenue, located within the Nashville Auto Diesel College Institutional Overlay District, (16.35acres), (Proposal No. 2022SP-075-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

**23. [BL2023-1711](#) (Parker)**

Approved with conditions by the Planning Commission 1/12/2023

Referred to the Planning & Zoning Committee (Withers)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by cancelling an Institutional Overlay for various properties west of Gallatin Avenue and north of Douglas Avenue, located within the Nashville Auto Diesel College Institutional Overlay District, zoned CS, ORI, RM20, and RS5 (16.35 acres), all of which is described herein (Proposal No. 2005P-029-001).

ACTION	FOR	AGAINST	NV



**24. [BL2023-1714](#) (Toombs)**

Approved with amendments by the Planning Commission 2/23/2023

Referred to the Planning & Zoning Committee (Withers)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by applying a Contextual Overlay District to various properties along either side of Ashland City Highway and surrounding local streets, located north of Hydes Ferry Road and south of Hydesdale Lane, zoned RS15 and SP (79.91 acres), all of which is described herein (Proposal No. 2023COD-002-001).

ACTION	FOR	AGAINST	NV

**25. [BL2023-1715](#) (Hausser)**

Approved with conditions by the Planning Commission 1/12/2023

Referred to the Planning & Zoning Committee (Withers)

Amends 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 property located at 7300 Charlotte Pike, at the southwest corner of Charlotte Pike and Old Charlotte Pike, zoned SP (7.35 acres), to permit all uses of CL, brewery, agricultural activity and distillery uses, all of which is described herein (Proposal No. 2018SP-010-002).

ACTION	FOR	AGAINST	NV

**26. [BL2023-1717](#) (Toombs)**

Approved by the Planning Commission 2/23/2023

Referred to the Planning & Zoning Committee (Withers)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by applying a Contextual Overlay District to various properties located north of Moormans Arm Road and west of Whites Creek Pike, zoned RS10, RS7.5, and R6 (208.23 acres), all of which is described herein (Proposal No. 2023COD-003-001).

ACTION	FOR	AGAINST	NV

**27. [BL2023-1718](#) (Sledge)**

Approved by the Planning Commission 1/12/2023

Referred to the Planning & Zoning Committee (Withers)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from IR to MUL-A-NS zoning for property located at 469 Chestnut Avenue, approximately 69 feet north of Humphreys Street (0.94 acres), all of which is described herein (Proposal No. 2022Z-130PR-001).

ACTION	FOR	AGAINST	NV

**28. [BL2023-1719](#) (Roberts, Pulley)**

Approved with conditions by the Planning Commission 2/9/2023

Referred to the Planning & Zoning Committee (Withers)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from IR to SP zoning for property located at 5901 California Ave., at the southeast corner of 60th Ave. North and California Ave. (8.12 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2023SP-009-001).

ACTION	FOR	AGAINST	NV

**29. [BL2023-1720](#) (Toombs)**

Approved by the Planning Commission 1/12/2023

Referred to the Planning & Zoning Committee (Withers)

Amends 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 CL zoning for property located at 2106 Buena Vista Pike, approximately 290 feet northeast of Clarksville Pike (0.14 acres), all of which is described herein (Proposal No. 2023Z-002PR-001).

ACTION	FOR	AGAINST	NV

**30. [BL2023-1721](#) (Welsch)**

Approved with conditions by the Planning Commission 1/12/2023

Referred to the Planning & Zoning Committee (Withers)

Amends 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 OR20 zoning for property located at 2206 Austin Avenue and a portion of property located at 341 and 341 C Oriel Avenue, at the southeast corner of Oriel Avenue and Austin Avenue (0.18 acres), all of which is described herein (Proposal No. 2022Z-145PR-001).

ACTION	FOR	AGAINST	NV

**31. [BL2023-1722](#) (Gamble)**

Approved by the Planning Commission 2/23/2023

Referred to the Planning & Zoning Committee (Withers)

Amends 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 815 Nella Drive, approximately 450 feet west of the corner of Green Acres Street and Nella Drive, zoned RS20 (0.61 acres), all of which is described herein (Proposal No. 2023HL-001-001).

ACTION	FOR	AGAINST	NV

**32. [BL2023-1723](#) (Gamble)**

Approved by the Planning Commission 2/23/2023

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2023-1722 a proposed Historic Landmark Overlay District for property located at 815 Nella Drive (0.61 acres) (Proposal No. 2023HL-001-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

**33. [BL2023-1724](#) (Toombs)**

Approved by the Planning Commission 1/12/2023

Referred to the Planning & Zoning Committee (Withers)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from CN and CS to MUL-A zoning for property located at 1211 Brick Church Pike, at the northeast corner of Brick Church Pike and Fern Avenue (0.94 acres), all of which is described herein (Proposal No. 2023Z-006PR-001).

ACTION	FOR	AGAINST	NV

**34. [BL2023-1725](#) (VanReece)**

Approved with conditions by the Planning Commission 1/12/2023

Referred to the Planning & Zoning Committee (Withers)

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 SP zoning for properties located at 3101 and 3105 Dickerson Pike, at the northeast corner of Dickerson Pike and Broadmoor Drive (9.13 acres), to permit all uses in the MUG-A-NS zoning district, all of which is described herein (Proposal No. 2023SP-015-001).

ACTION	FOR	AGAINST	NV

**35. [BL2023-1726](#) (VanReece)**

Approved with conditions by the Planning Commission 1/12/2023

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2023-1725 a proposed Specific Plan Zoning for various properties located at 3101 and 3105 Dickerson Pike, at the northeast corner of Dickerson Pike and Broadmoor Drive, (9.13 acres) (Proposal No. 2023SP-015-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

**36. [BL2023-1727](#) (Roberts, Pulley)**

Approved by the Planning Commission 1/12/2023

Referred to the Planning & Zoning Committee (Withers)

Amends 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 RM15-A-NS zoning for properties located at 5705 A & B Robertson Avenue, and 5707 A & B Robertson Avenue, approximately 130 feet southeast of Snyder Avenue (1.02 acres), all of which is described herein (Proposal No. 2023Z-007PR-001).

ACTION	FOR	AGAINST	NV

**37. [BL2023-1728](#) (Hancock)**

Approved with substitute by the Planning Commission 2/23/2023

Referred to the Planning & Zoning Committee (Withers)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from RS40, RS15, and CN to RS80 zoning for various properties located south of Evergreen Trail and Nawakwa Trail, on either side of Neely's Bend Road, (1,053.98 acres), all of which is described herein (Proposal No. 2023Z-020PR-001).

ACTION	FOR	AGAINST	NV

**38. [BL2023-1729](#) (Taylor)**

Approved with conditions by the Planning Commission 1/12/2023

Referred to the Planning & Zoning Committee (Withers)

Amends 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 1833 Ed Temple Boulevard, at the northwest corner of Ed Temple Boulevard and Buchanan Street, (3.32 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2022SP-076-001).

ACTION	FOR	AGAINST	NV

**39. [BL2023-1730](#) (Taylor)**

Approved with conditions by the Planning Commission 1/12/2023

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2023 - 1729 a proposed Specific Plan Zoning for various properties located at 1833 Ed Temple Boulevard, at the northwest corner of Ed Temple Boulevard and Buchanan Street, 3.32 acres), (Proposal No. 2022SP-076-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

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