



**AGENDA/COMMITTEE REPORT
PLANNING AND ZONING**

**Wednesday, March 6, 2024
4:30 – 5:00 p.m.
David Scobey Council Chamber**

Members (13)	P	A		P	A
Quorum (7)	()	()	Gamble, Chair	()	()
	()	()	Allen	()	()
	()	()	Benedict	()	()
	()	()	Capp	()	()
	()	()	Cortese	()	()
	()	()	Gadd	()	()
	()	()	Harrell, Vice Chair	()	()
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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. [RS2024-270](#) (Kupin, Porterfield, Gamble, Parker)

Referred to the Budget & Finance Committee (Porterfield)
 Referred to the Planning & Zoning Committee (Gamble)
 Referred to the Transportation & Infrastructure Committee (Parker)

Approves a memorandum of understanding related to the proposed development of a multi-use performance space for the Tennessee Performance Arts Center on East Bank property owned by the Metropolitan Government.

ACTION	IN FAVOR	AGAINST	NV

2. [RS2024-275](#) (Porterfield, Gamble)

Referred to the Budget & Finance Committee (Porterfield)
Referred to the Planning & Zoning Committee (Gamble)

Approves the First Amendment to a grant contract for constructing affordable housing approved by RS2022-1857 between the Metropolitan Housing Trust Fund Commission, and Crossbridge, Inc.

ACTION	IN FAVOR	AGAINST	NV

3. [RS2024-288](#) (Gamble, Johnston, Druffel & Others)

Referred to the Government Operations & Regulations Committee (Bradford)
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Requests that the Planning Department, Department of Codes and Building Safety, Historic Preservation Offices, Metro Water Services, and Nashville Department of Transportation and Multimodal Infrastructure to conduct the necessary technical studies, as determined by the departments, to provide a comprehensive analysis of recommended changes to the Metropolitan Code of Laws that would increase allowable density in Nashville and Davidson County and make recommendations regarding land use policy which incorporates affordable and workforce housing strategies that can be supported by existing and planned infrastructure.

ACTION	IN FAVOR	AGAINST	NV
Amendment - Kupin			

BILLS ON SECOND READING

4. [BL2024-232](#) (Gamble, Porterfield, Styles, Parker)

Approved by the Planning Commission 2/1/2024
 Referred to the Budget & Finance Committee (Porterfield)
 Referred to the Planning & Zoning Committee (Gamble)
 Referred to the Public Facilities, Arts, & Culture Committee (Styles)
 Referred to the Transportation & Infrastructure Committee (Parker)

Approves a greenway conservation easement between the Metropolitan Board of Parks and Recreation, and Heritage Creek Homeowners Association, Inc. for greenway improvements. (Proposal No.2024M-023ES-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

5. [BL2024-233](#) (Gamble, Porterfield, Styles, Parker)

Approved by the Planning Commission 2/1/2024
 Referred to the Budget & Finance Committee (Porterfield)
 Referred to the Planning & Zoning Committee (Gamble)
 Referred to the Public Facilities, Arts, & Culture Committee (Styles)
 Referred to the Transportation & Infrastructure Committee (Parker)

Approves a greenway conservation easement between the Metropolitan Board of Parks and Recreation, and Clayton Properties Group, Inc. for greenway improvements. (Proposal No.2024M-022ES-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

6. [BL2024-234](#) (Gamble, Parker)

Approved by the Planning Commission 1/10/2024
 Referred to the Planning & Zoning Committee (Gamble)
 Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to negotiate and accept permanent and temporary easements for the Warren Drive Stormwater Improvement Project for eight properties located on Swinging Bridge Road and Warren Drive (Project No. 24-SWC-54 and Proposal No. 2024-001ES-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

7. [BL2024-235](#) (Toombs, Gamble, Parker)

Approved by the Planning Commission 1/25/2024
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon existing public utility and stormwater drainage easement rights, for property located at 325 West Trinity Lane (Proposal No. 2024M-012ES-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			
Letter to Approve - Toombs			

8. [BL2024-236](#) (Kupin, Gamble, Parker)

Approved by the Planning Commission 1/25/2024
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon existing public utility and drainage easement rights, for property located at 909 Division Street (Proposal No. 2024M-016ES-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

9. [BL2024-237](#) (Porterfield, Gamble, Parker)

Approved by the Planning Commission 12/6/2023
Referred to the Budget & Finance Committee (Porterfield)
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon existing sanitary sewer mains, sanitary sewer manholes and easements, and to construct new public sanitary sewer mains, sanitary sewer manholes, and to accept easements, for property located at 104 Duluth Avenue and authorizing the director of Metro Water Services, or his designee, to execute a mutual release of liability. (MWS Project No. 23-SG-0144 and Proposal No. 2023M-188ES-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

10. [BL2024-238](#) (Parker, Gamble)

Approved by the Planning Commission 2/7/2024
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon easement rights for properties located at 661 B Joseph Avenue, a small portion of Joseph Avenue at Berry Street, and 600 B Joseph Avenue, along the north side of the former Berry Street (Proposal No. 2024M-004ES-002).

ACTION	IN FAVOR	AGAINST	NV
Late Amendment-Parker			

11. [BL2024-239](#) (Bradford, Gamble, Parker)

Approved by the Planning Commission 1/10/2024
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon an existing public water main, 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-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

12. [BL2024-240](#) (Bradford, Gamble, Parker)

Approved by the Planning Commission 1/17/2024
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon existing public water mains, and to accept a new public water main and public fire hydrant assembly, for property located at 1 Terminal Drive, also known as Terminal Drive Water Main Extension (MWS Project No. 23 WL 87 and Proposal No. 2024M-007ES-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

13. [BL2024-241](#) (Parker, Gamble)

Approved by the Planning Commission 1/17/2024
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, fire hydrant assembly, sanitary sewer manholes and easements, for six properties located on Meridian Street and Luton Street, also known as The Grove at Meridian (MWS Project Nos. 23-WL-152 and 23-SL-234 and Proposal No. 2024M-009ES-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

14. [BL2024-242](#) (Parker, Gamble)

Approved by the Planning Commission 1/17/2024
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon existing public water and sanitary sewer mains, fire hydrant assemblies, sanitary sewer manholes and easements, for two properties located at 110 Berry Street and 125 Meridian Street, also known as Dickerson and Meridian (MWS Project Nos. 23-WL-06 and 23-SL-11 and Proposal No. 2024M-008ES-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

15. [BL2024-243](#) (Kupin, Gamble, Parker)

Approved by the Planning Commission 1/10/2024
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon public sewer mains, public sewer manholes, and associated public easements, for two properties located at 109 9th Avenue North and 900 Broadway, also known as Christ Church Cathedral (MWS Project No. 23 SL 135 and Proposal No. 2023M-215ES-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

16. [BL2024-244](#) (Gamble, Parker)

Approved by the Planning Commission 1/10/2024
 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, sanitary sewer manholes and easements, for property located at 9828 Split Log Road in Williamson County, also known as the Rosebrooke Section 5 (MWS Project No. 23-SL-87 and Proposal No. 2024M-002ES-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

17. [BL2024-245](#) (Gamble, Parker)

Approved by the Planning Commission 1/17/2024
 Referred to the Planning & Zoning Committee (Gamble)
 Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new public sanitary sewer main, sanitary sewer manhole and easements, for property located 1686 Sunset Road (Nolensville) in Williamson County (MWS Project Nos. 23-SL-218 and Proposal No. 2024M-005ES-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

18. [BL2024-246](#) (Ellis, Gamble, Parker)

Approved by the Planning Commission 1/10/2024
 Referred to the Planning & Zoning Committee (Gamble)
 Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept a new public water main, public fire hydrant assembly and public sanitary sewer manhole, for property located 455 Rural Hill Road, also known as Lakeview Elementary School (MWS Project Nos. 23-WL-99 and 23-SL-31 and Proposal No. 2024M-003ES-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

19. [BL2024-247](#) (Kupin, Gamble, Parker)

Approved by the Planning Commission 1/25/2024
 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 and sanitary sewer manholes, for property located at 2221 Elliston Place (MWS Project No. 22-SL-179 and Proposal No. 2024M-011ES-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

20. [BL2024-248](#) (Cash, Gamble, Parker)

Approved by the Planning Commission 1/17/2024
 Referred to the Planning & Zoning Committee (Gamble)
 Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new public sanitary sewer main and sanitary sewer manhole, for property located at 2825 West End Avenue, also known as Chase Bank West End (MWS Project No. 23-SL-210 and Proposal No. 2024M-006ES-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

21. [BL2024-249](#) (Kupin, Gamble, Parker)

Approved by the Planning Commission 1/25/2024
 Referred to the Planning & Zoning Committee (Gamble)
 Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new public sanitary sewer manhole, for property located at 107 4th Avenue North, (MWS Project No. 23-SL-260 and Proposal No. 2024M-018ES-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

22. [BL2024-250](#) (Gamble, Parker)

Approved by the Planning Commission 1/25/2024
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon existing public sanitary sewer mains, sanitary sewer manholes and easements, and to accept new public sanitary sewer mains, sanitary sewer manholes and easements, for property located at Spring Branch Drive (unnumbered), also known as Spring Branch Drive Subdivision (MWS Project No. 20-SL-150 and Proposal No. 2024M-013ES-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

23. [BL2024-251](#) (Kimbrough, Gamble, Parker)

Approved by the Planning Commission 1/25/2024
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 easement, and to accept new water and sanitary sewer mains, fire hydrant assembly, sanitary sewer manholes, replacement of fire hydrant assembly and easements, for property located at Ashland City Highway (unnumbered), also known as Eaton Creek Commons Phase 2 (MWS Project Nos. 23-WL-50 and 23-SL-111 and Proposal No. 2024M-010ES-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

24. [BL2024-252](#) (Gamble, Parker, Taylor)

Approved by the Planning Commission 1/25/2024
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new sanitary sewer main and sanitary sewer manhole, for property located at 2504 Booker Street (MWS Project No. 23-SL-267 and Proposal No. 2024M-017ES-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

BILLS ON THIRD READING

25. [BL2023-118](#) (Benton)

Approved by the Planning Commission 4/13/2023
 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 one from AR2A to IR for property located at Donelson Pike (unnumbered), at the southwest corner of Citation Drive and Ezell Pike (24.42 acres), all of which is described herein (Proposal No. 2023Z-033PR-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			
Letter to Approve - Benton			

26. [BL2023-120](#) (Gamble, Allen, Rutherford, Hancock)

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

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, to amend Chapters 17.04, 17.12, and 17.40 pertaining to lot averaging, all of which is described herein (Proposal No. 2023Z-007TX-001).

ACTION	IN FAVOR	AGAINST	NV
Amendment - Gamble			

27. [BL2023-129](#) (Bradford)

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 cancelling a Planned Unit Development Overlay District for property located at 1210 Murfreesboro Pike, approximately 480 feet southeast of Kermit Drive (2.89 acres), zoned CL, all of which is described herein (Proposal No. 128-82P-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

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