



**AGENDA/COMMITTEE REPORT
PLANNING AND ZONING**

Monday, March 18, 2024

4:30 – 5:00 p.m.

David Scobey Council Chamber

Members (13)	P	A	P	A
Quorum (7)	()	()	Gamble, Chair	() () Horton
	()	()	Allen	() () Kupin
	()	()	Benedict	() () Parker
	()	()	Capp	() () Rutherford
	()	()	Cortese	() () Vo
	()	()	Gadd	() () Welsch
	()	()	Harrell, Vice Chair	

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. [RS2024-288](#) (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 Metro Planning Department, Metro Department of Codes and Building Safety, Historic Preservation Offices, Metro Water Services, and NDOT 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
Proposed Amendment – Benedict, Gamble, Evans Segall			

2. [RS2024-300](#) (Porterfield, Gamble, Allen & Kupin)

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

Authorizes the execution of a Cooperation Agreement between the Metropolitan Government and the Metropolitan Development and Housing Agency.

ACTION	IN FAVOR	AGAINST	NV

3. [RS2024-301](#) (Porterfield, Gamble, Welsch & Kupin)

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

Approves the Second Amendment to a grant contract for constructing affordable housing approved by RS2022-1443 between the Metropolitan Housing Trust Fund Commission and Rebuilding Together Nashville.

ACTION	IN FAVOR	AGAINST	NV

4. [RS2024-313](#) (Kupin, Gamble, Parker)

Approved by the Planning Commission 6/7/2023
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes GS Nashville Hotel Owner, LLC and Greystar Real Estate Partners, LLC by and through its subsidiary, GS 19th and Broadway Apartments, LLC, to construct and install aerial encroachments at 1810 Broadway and 110 19th Avenue (Proposal No. 2022M-036EN-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

5. [RS2024-314](#) (Kupin, Gamble, Parker)

Approved by the Planning Commission 11/8/2023
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes 901 MLK, LLC to construct and install an aerial encroachment at 901 Dr. Martin Luther King Jr. Blvd. (Proposal No. 2023M-018EN-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

6. [RS2024-316](#) (Porterfield, Gamble, Parker)

Approved by the Planning Commission 2/20/2023
Referred to the Budget & Finance Committee (Porterfield)
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Approves Supplement #2 to an Intergovernmental Agreement by and between the State of Tennessee, Department of Transportation, and the Department of Water and Sewerage Services, to construct PIN Number 105766.02, SR-11, (Nolensville Pike), from North of Mill Creek to near SR-254, located in Davidson County, Tennessee, (State Project No. 19028 2245-14, MWS Project No. 16-WG-0060 and Proposal No. 2024M-008AG-001.)

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

7. [RS2024-317](#) (Kupin, Gamble, Parker)

Approved by the Planning Commission 2/12/2024
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Amends Ordinance No. BL2023-1801 to authorize the Metropolitan Government to abandon sanitary sewer manhole, and to accept additional new sanitary sewer main, sanitary sewer manholes, lowering of existing sanitary sewer main and lining of existing sanitary sewer manholes, for two properties located at 30 and 90 Peabody Street, also known as Peabody Union Sewer (MWS Project No. 21-SL-221 and Proposal No. 2023M-208ES-002).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

BILLS ON SECOND READING

8. [BL2024-258](#) (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)

Declares surplus of certain real property and authorizing the Metropolitan Government's execution and delivery of a master development agreement and ground lease agreements related thereto, an amended and restated site coordination agreement, a campus operations and use agreement, a declaration, and other documents and agreements relating to the development of a portion of the east bank stadium campus.

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

9. [BL2024-259](#) (Gregg & Gamble)

Referred to the Planning & Zoning Committee (Gamble)

Authorizes the director of the Metro Planning Department, or her designee, to terminate the declaration of restrictive covenants for Bowen House and 2830 Donelson.

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

10. [BL2024-262](#) (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 a new public sanitary sewer manhole, for property located 400 Hume Street, also known as Tennyson Germantown (4th and Hume) (MWS Project No. 23-SL-224 and Proposal No. 2024M-019ES-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

11. [BL2024-263](#) (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 water main, and to accept new public water main and relocation of a public fire hydrant assembly, for property located 210 Cumberland Bend (MWS Project No. 23-WL-78 and Proposal No. 2024M-021ES-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

12. [BL2024-264](#) (Gamble & Parker)

Approved by the Planning Commission 2/1/2024
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer main, public sanitary sewer manhole and easement, for property located at 2345 Rocky Fork Road (Nolensville) in Williamson County, also known as Cortner Subdivision (MWS Project No. 19-SL-256 and Proposal No. 2024M-025ES-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

13. [BL2024-265](#) (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 water and sanitary sewer mains, and to accept new public water and sanitary sewer mains, fire hydrant assembly and sanitary sewer manholes, for property located at 325 West Trinity Lane, also known as Madison Trinity Apartments (MWS Project Nos. 23-WL-54 and 23-SL-119 and Proposal No. 2024M-020ES-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

14. [BL2024-266](#) (Gamble & Parker)

Approved by the Planning Commission 2/1/2024
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 assemblies, sanitary sewer manhole and easements, for property located at 3549 Brick Church Pike, also known as Belle Arbor Phase 7 (MWS Project Nos. 20-WL-102 and 20-SL-208 and Proposal No. 2024M-015ES-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

15. [BL2024-267](#) (Kimbrough, Gamble, Parker)

Approved by the Planning Commission 2/5/2024
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept a new public sanitary sewer manhole, for property located at 1612 B County Hospital Road (MWS Project No. 24-SL-06 and Proposal No. 2024M-027ES-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

16. [BL2024-268](#) (Bradford, Gamble, Parker)

Approved by the Planning Commission 2/1/2024
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon existing public water main, fire hydrant assemblies and easements, and to accept new public water main, fire hydrant assemblies and easements, for property located at 1 Terminal Drive, also known as BNA TARI (MWS Project No. 23-WL-150 and Proposal No. 2024M-024ES-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

17. [BL2024-269](#) (Gamble, Parker, Vo)

Approved by the Planning Commission 2/1/2024
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 to accept new public water main, for property located at 600 B Southgate Avenue (MWS Project No. 23-WL 46 and Proposal No. 2024M-026ES-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

BILLS ON THIRD READING

18. [BL2023-103](#) (Eslick)

Approved with conditions by the Planning Commission 9/28/2023
Substituted at the 3/7/2024 Council meeting
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 from RS20 to SP zoning for property located at 3800 Old Hickory Boulevard, at the corner of Anthony Street and Old Hickory Boulevard, (0.39 acres), to permit four multi-family residential units, all of which is described herein (Proposal No. 2023SP-069-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

19. [BL2023-104](#) (Eslick)

Approved with conditions by the Planning Commission 9/28/2023
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2023-103, a proposed Specific Plan Zoning District located at 3800 Old Hickory Boulevard, at the corner of Anthony Street and Old Hickory Boulevard, (0.39 acres), to permit five multi-family residential units, all of which is described herein (Proposal No. 2023SP-069-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV
Proposed Substitute - Eslick			

20. [BL2023-117](#) (Toombs)

Approved by the Planning Commission 9/28/2023
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 from RS7.5 to R6 zoning for property located at 2327B Whites Creek Pike, approximately 265 feet northwest of Luzon Street, (0.15 acres), all of which is described herein (Proposal No. 2023Z-091PR-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

21. [BL2024-154](#) (Kupin)

Approved by the Planning Commission 2/22/2024
Referred to the Planning & Zoning Committee (Gamble)

Amends Section 17.36.120 of the Metropolitan Code, Zoning Regulations regarding the age of eligibility for signs to be considered for a Historic Landmark Signage Overlay (Proposal No. 2024Z-002TX-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

22. [BL2024-212](#) (Taylor)

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 changing from OR20 to MUL-A-NS zoning for property located at 600 40th Ave. N., at the northeast corner of Delaware Avenue and 40th Ave. N. (0.26 acres), all of which is described herein (Proposal No. 2023Z-102PR-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

23. [BL2024-213](#) (Benton)

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 changing from AR2A and R10 to CL zoning for property located at 436 Ezell Pike, approximately 627 feet east of Bush Road (1.17 acres), all of which is described herein (Proposal No. 2022Z-081PR-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

24. [BL2024-214](#) (Toombs)

Approved with conditions by the Planning Commission 12/14/2023
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, by changing from CL and OR20 to SP zoning on properties located at 1520 Hampton Street and Avondale Circle (unnumbered), at the southwest corner of Hampton Street and Avondale Circle, and partially located within a Corridor Design Overlay District (1.81 acres), to permit up to 51 multi-family residential units, all of which is described herein (Proposal No. 2023SP-077-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

25. [BL2024-215](#) (Toombs)

Approved with conditions by the Planning Commission 12/14/2023
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2024-214, a proposed Specific Plan Zoning District located at 1520 Hampton Street and Avondale Circle (unnumbered), at the southwest corner of Hampton Street and Avondale Circle, and partially located within a Corridor Design Overlay District (1.81 acres), to permit up to 51 multi-family residential units, all of which is described herein (Proposal No. 2023SP-077-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

26. [BL2024-216](#) (Taylor)

Approved by the Planning Commission 1/11/2024
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan, by changing from R6 to OR20-A zoning for property located at 601 21st Ave. N., approximately 410 feet west of Spruce Street (0.24 acres), all of which is described herein (Proposal No. 2023Z-104PR-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

27. [BL2024-217](#) (Benton)

Approved with conditions by the Planning Commission 6/8/2023
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 from AR2A to SP zoning for property located at 5043 Mt. View Road, approximately 1000 feet southeast of the intersection of Mt. View Road and Hickory Hollow Parkway (2.03 acres), to permit 20 multi-family residential units, all of which is described herein (Proposal No. 2023SP-042-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

28. [BL2024-218](#) (Benton)

Approved with conditions by the Planning Commission 6/8/2023
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2024-217, a proposed Specific Plan Zoning District located at 5043 Mt. View Road, approximately 1000 feet southeast of the intersection of Mt. View Road and Hickory Hollow Parkway (2.03 acres), to permit 20 multi-family residential units all of which is described herein (Proposal No. 2023SP-042-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

29. [BL2024-219](#) (Toombs)

Approved by the Planning Commission 1/11/2024
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 from R10 to RM15-A-NS zoning for property located at 2126 Bellefield Ave., approximately 166 feet northwest of Courtney Ave. (0.45 acres), all of which is described herein (Proposal No. 2024Z-006PR-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

30. [BL2024-223](#) (Benedict)

Approved with conditions by the Planning Commission 1/11/2024
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 from RS7.5 to SP on property located at 1009 Solley Drive, west of the corner of Gallatin Pike and Solley Drive (2.31 acres), to permit 24 multi-family residential units, all of which is described herein (Proposal No. 2023SP-020-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

31. [BL2024-224](#) (Benedict)

Approved with conditions by the Planning Commission 1/11/2024
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2024-223, a proposed Specific Plan Zoning District on property located at 1009 Solley Drive, west of the corner of Gallatin Pike and Solley Drive (2.31 acres), to permit 24 multi-family residential units, all of which is described herein (Proposal No. 2023SP-020-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

32. [BL2024-225](#) (Vo)

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 changing from R6-A to RM20-A-NS zoning for property located at 92 Claiborne Street, approximately 130 feet north of Cannon Street (0.13 acres), all of which is described herein (Proposal No. 2023Z-106PR-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

33. [BL2024-226](#) (Harrell)

Approved by the Planning Commission 1/11/2024
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 from AR2a to RM9-NS zoning for property located at 5932 Mt. View Road, approximately 700 feet northeast of Murfreesboro Pike (5.03 acres), and located in the Murfreesboro Pike Urban Design Overlay, all of which is described herein (Proposal No. 2023Z-110PR-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

34. [BL2024-228](#) (Toombs)

Approved by the Planning Commission 1/11/2024
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 from RS7.5 to RM9-A-NS zoning for properties located at 2232, 2236, 2240 and 2244 Monticello Drive, approximately 334 feet southeast of Monticello Drive and Monticello Street (0.8 acres), all of which is described herein (Proposal No. 2024Z-011PR-001).

ACTION	IN FAVOR	AGAINST	NV
Consent to approve			

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