

# Metropolitan Nashville and Davidson County, TN Meeting Agenda

## Planning and Zoning Committee

---

Monday, March 17, 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. [RS2025-1067](#) A resolution approving a preliminary engineering agreement between CSX Transportation, Inc. ("CSXT"), a Virginia corporation with its principal place of business in Jacksonville, Florida, and the Metropolitan Government of Nashville and Davidson County, to facilitate the replacement of an existing bridge on Eastland Avenue (Proposal No. 2025M-005AG-001).

**Sponsors:** Capp, Porterfield and Gamble

**Legislative History**

2/25/25	Metropolitan Council	filed
3/3/25	Metropolitan Council	referred to the Budget and Finance Committee
3/3/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/3/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
3/4/25	Metropolitan Council	deferred
3/6/25	Planning Commission	approved with conditions

2. [RS2025-1077](#) A resolution to approve the Third Amendment to a grant contract for constructing affordable housing approved by RS2022-1443 between The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Housing Trust Fund Commission, and Inspiritus, Inc.

**Sponsors:** Porterfield, Gamble, Allen, Gadd and Toombs

**Legislative History**

- 3/11/25 Metropolitan Council referred to the Budget and Finance Committee
- 3/11/25 Metropolitan Council referred to the Planning and Zoning Committee
- 3/11/25 Metropolitan Council filed

**3. [RS2025-1078](#)** A resolution to approve the Second Amendment to a grant contract for constructing affordable housing approved by RS2022-1443 between The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Housing Trust Fund Commission, and Habitat for Humanity of Greater Nashville.

**Sponsors:** Porterfield, Gamble, Welsch, Allen, Gadd, Toombs and Benedict

**Legislative History**

- 3/11/25 Metropolitan Council referred to the Budget and Finance Committee
- 3/11/25 Metropolitan Council referred to the Planning and Zoning Committee
- 3/11/25 Metropolitan Council filed

**4. [RS2025-1079](#)** A resolution to approve the Third Amendment to a grant contract for constructing affordable housing approved by RS2022-1443 between The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Housing Trust Fund Commission, and Rebuilding Together Nashville.

**Sponsors:** Porterfield, Gamble, Welsch, Gadd, Toombs and Benedict

**Legislative History**

- 3/11/25 Metropolitan Council referred to the Budget and Finance Committee
- 3/11/25 Metropolitan Council referred to the Planning and Zoning Committee
- 3/11/25 Metropolitan Council filed

**5. [RS2025-1092](#)** A resolution approving a preliminary engineering agreement between the Metropolitan Government of Nashville and Davidson County and CSX Transportation, Inc. (“CSX”), a Virginia corporation with its principal place of business in Jacksonville, Florida, to facilitate the development of sidewalk improvements adjacent to CSX rail at Alabama Avenue. (Proposal No. 2025M-003AG-001).

**Sponsors:** Porterfield, Parker, Gamble and Toombs

**Legislative History**

- 3/3/25 Planning Commission approved
- 3/11/25 Metropolitan Council referred to the Budget and Finance Committee
- 3/11/25 Metropolitan Council referred to the Planning and Zoning Committee
- 3/11/25 Metropolitan Council referred to the Transportation and Infrastructure Committee
- 3/11/25 Metropolitan Council filed

6. [RS2025-1096](#) 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 Richland Building Partners, to provide sanitary sewer service improvements for Richland’s proposed development, as well as other existing properties in the area (MWS Project No. 23-SL-0228 and Proposal No. 2025M-004AG-001).

**Sponsors:** Capp, Porterfield, Gamble, Parker and Toombs

**Legislative History**

2/28/25	Planning Commission	approved
3/11/25	Metropolitan Council	referred to the Budget and Finance Committee
3/11/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/11/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
3/11/25	Metropolitan Council	filed

7. [RS2025-1097](#) A resolution to amend Ordinance No. BL2022-1222 to authorize The Metropolitan Government of Nashville and Davidson County to modify the linear feet of water and sanitary sewer mains and sanitary sewer manholes to be abandoned and accepted, and to update Map and Parcel information, for now one property located at Chandler Road (unnumbered), also known as Chandler Reserve Phase 4 Rev. 1, (MWS Project Nos. 21-WL-124 and 21-SL-292 and Proposal No. 2022M-045ES-002).

**Sponsors:** Eslick, Gamble and Parker

**Legislative History**

2/12/25	Planning Commission	approved
3/11/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/11/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
3/11/25	Metropolitan Council	filed

8. [RS2025-1098](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to accept a new public sanitary sewer manhole, for property located at 1532 Demonbreun Street, also known as Demonbreun Hill South (MWS Project No. 24-SL-202 and Proposal No. 2025M-014ES-001).

**Sponsors:** Kupin, Gamble and Parker

**Legislative History**

2/13/25	Planning Commission	approved
3/11/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/11/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
3/11/25	Metropolitan Council	filed

9. [RS2025-1099](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to abandon an existing fire hydrant assembly, for property located at 800 Dickerson Pike, also known as East Nashville FSER, (MWS Project No. 25-WL-08 and Proposal No. 2025M-012ES-001).

**Sponsors:** Parker and Gamble

**Legislative History**

2/12/25	Planning Commission	approved
3/11/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/11/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
3/11/25	Metropolitan Council	filed

10. [RS2025-1101](#) A resolution requesting the Department of Finance and the Housing Division of the Department of Planning to research and determine the feasibility of the creation of a special revolving loan fund to issue loans for affordable housing that allow for smaller investments from members of the Nashville community.

**Sponsors:** Gadd

**Legislative History**

3/11/25	Metropolitan Council	referred to the Budget and Finance Committee
3/11/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/11/25	Metropolitan Council	filed

**Bills on Second Reading**

11. [BL2025-706](#) An ordinance approving two greenway conservation easements between the Metropolitan Government of Nashville and Davidson County, through the Metropolitan Board of Parks and Recreation, and Rogers Group, Inc. for greenway improvements at 0 Gwynwood Drive (Parcel No. 05900022600) (Proposal No. 2024M-056AG-001).

**Sponsors:** Toombs, Porterfield, Gadd, Gamble, Parker, Welsch and Allen

**Legislative History**

12/31/24	Planning Commission	approved
1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	referred to the Budget and Finance Committee
2/4/25	Metropolitan Council	referred to the Arts, Parks, Libraries, and Entertainment Committee
2/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
2/4/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
2/4/25	Metropolitan Council	passed on first reading
3/4/25	Metropolitan Council	deferred

12. [BL2025-746](#) An ordinance authorizing MDI Third Avenue Nashville, LLC to construct and install an underground encroachment at 311 3rd Avenue South (Proposal No. 2024M-020EN-001).

**Sponsors:** Kupin and Gamble

**Legislative History**

1/24/25	Planning Commission	approved
2/25/25	Metropolitan Council	filed
3/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/4/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
3/4/25	Metropolitan Council	passed on first reading

13. [BL2025-747](#) An ordinance authorizing the abandonment of Alley #1881 right-of-way between Joyner Avenue and Alley #1879. (Proposal Number 2024M-009AB-001).

**Sponsors:** Welsch and Gamble

**Legislative History**

12/17/24	Planning Commission	approved
2/25/25	Metropolitan Council	filed
3/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/4/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
3/4/25	Metropolitan Council	passed on first reading

14. [BL2025-748](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to accept new public water and sanitary sewer main, fire hydrant assembly, sanitary sewer manholes and easements, for two properties located at 310 and 312 Donelson Pike (MWS Project Nos. 24-WL-66 and 24-SL-218 and Proposal No. 2025M-003ES-001).

**Sponsors:** Gregg and Gamble

**Legislative History**

1/31/25	Planning Commission	approved
2/25/25	Metropolitan Council	filed
3/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/4/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
3/4/25	Metropolitan Council	passed on first reading

**Bills on Third Reading**

15. [BL2025-712](#) 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 IWD to SP zoning for property located at 361 Herron Drive, approximately 172 feet east of Nolensville Pike (4.09 acres), to permit 350 multi-family residential units, all of which is described herein (Proposal No. 2024SP-050-001).

**Sponsors:** Welsch

**Legislative History**

12/12/24	Planning Commission	approved with conditions, disapproved without
1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	passed on first reading
2/7/25	Metropolitan Council	advertised
3/4/25	Metropolitan Council	public hearing
3/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/4/25	Metropolitan Council	passed on second reading

16. [BL2025-713](#) An ordinance to authorize building material restrictions and requirements for BL2025-712, a proposed Specific Plan Zoning District for property located at 361 Herron Drive, approximately 172 feet east of Nolensville Pike (4.09 acres), to permit 350 multi-family residential units, all of which is described herein (Proposal No. 2024SP-050-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

**Sponsors:** Welsch

**Legislative History**

12/12/24	Planning Commission	approved with conditions, disapproved without
1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	passed on first reading
2/7/25	Metropolitan Council	advertised
3/4/25	Metropolitan Council	public hearing
3/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/4/25	Metropolitan Council	passed on second reading

17. [BL2025-714](#) 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 866 Youngs Lane, approximately 430 feet southeast of Roy Street, (7.96 acres), to permit 85 multi-family residential units, all of which is described herein (Proposal No. 2024SP-063-001).

**Sponsors:** Toombs

**Legislative History**

1/9/25	Planning Commission	approved with conditions, disapproved without
--------	---------------------	---

1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	passed on first reading
2/7/25	Metropolitan Council	advertised
3/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/4/25	Metropolitan Council	public hearing
3/4/25	Metropolitan Council	substituted
3/4/25	Metropolitan Council	passed on second reading

18. [BL2025-715](#) An ordinance to authorize building material restrictions and requirements for BL2025-714, a proposed Specific Plan Zoning District for property located at 866 Youngs Lane, approximately 430 feet southeast of Roy Street, (7.96 acres), to permit 85 multi-family residential units, all of which is described herein (Proposal No. 2024SP-063-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

**Sponsors:**

Toombs

**Legislative History**

1/9/25	Planning Commission	approved with conditions, disapproved without
1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	passed on first reading
2/7/25	Metropolitan Council	advertised
3/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/4/25	Metropolitan Council	public hearing
3/4/25	Metropolitan Council	substituted
3/4/25	Metropolitan Council	passed on second reading

19. [BL2025-716](#) 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 SP zoning for property located at 2116 Scott Avenue, approximately 350 feet south of Otay Street, (0.88 acres), to permit 10 multi-family residential units, all of which is described herein (Proposal No. 2023SP-050-001).

**Sponsors:**

Benedict

**Legislative History**

1/9/25	Planning Commission	approved with conditions, disapproved without
1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	passed on first reading
2/7/25	Metropolitan Council	advertised
3/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/4/25	Metropolitan Council	public hearing



3/4/25 Metropolitan Council passed on second reading

20. [BL2025-717](#) An ordinance to authorize building material restrictions and requirements for BL2025-716, a proposed Specific Plan Zoning District for property located at 2116 Scott Ave, approximately 350 feet south of Otay Street, (0.88 acres), to permit 10 multi-family residential units, all of which is described herein (Proposal No. 2023SP-050-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

**Sponsors:**

Benedict

**Legislative History**

1/9/25	Planning Commission	approved with conditions, disapproved without
1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	passed on first reading
2/7/25	Metropolitan Council	advertised
3/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/4/25	Metropolitan Council	public hearing
3/4/25	Metropolitan Council	passed on second reading

21. [BL2025-718](#) 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 IWD to ORI zoning for properties located at 502 Lester Avenue and 406 Woodycrest Avenue, at the northeast corner of Woodycrest Avenue and Lester Avenue (5.58 acres), all of which is described herein (Proposal No. 2025Z-009PR-001).

**Sponsors:**

Welsch

**Legislative History**

1/9/25	Planning Commission	approved
1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	passed on first reading
2/7/25	Metropolitan Council	advertised
3/4/25	Metropolitan Council	public hearing
3/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/4/25	Metropolitan Council	passed on second reading

22. [BL2025-719](#) 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 rezone from RS5 to RM20-A zoning for property located at 34 Lucile Street, approximately 100 feet west of Elmhurst Avenue (0.24 acres), all of which is described herein (Proposal No. 2024Z-116PR-001).

**Sponsors:**

Toombs

**Legislative History**

12/12/24	Planning Commission	approved
1/28/25	Metropolitan Council	filed



2/4/25	Metropolitan Council	passed on first reading
2/7/25	Metropolitan Council	advertised
3/4/25	Metropolitan Council	public hearing
3/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/4/25	Metropolitan Council	passed on second reading

- 23.**    [BL2025-722](#)    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 R6-A zoning for property located at 2319 Foster Avenue, approximately 105 feet north of Peachtree Street (0.17 acres), all of which is described herein (Proposal No. 2024Z-134PR-001).

**Sponsors:**    Welsch

**Legislative History**

12/12/24	Planning Commission	approved
1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	passed on first reading
2/7/25	Metropolitan Council	advertised
3/4/25	Metropolitan Council	public hearing
3/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/4/25	Metropolitan Council	passed on second reading

- 24.**    [BL2025-723](#)    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 R10 to RM9-A-NS zoning for properties located at 3309 and 3313 Curtis Street, approximately 150 feet west of Courtney Avenue (0.92 acres), all of which is described herein (Proposal No. 2024Z-132PR-001).

**Sponsors:**    Toombs

**Legislative History**

12/12/24	Planning Commission	approved
1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	passed on first reading
2/7/25	Metropolitan Council	advertised
3/4/25	Metropolitan Council	public hearing
3/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/4/25	Metropolitan Council	passed on second reading

25. [BL2025-724](#) 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 RM9-A-NS zoning for property located at 1704 County Hospital Road, approximately 100 feet northeast of Hydes Ferry Road (0.34 acres), all of which is described herein (Proposal No. 2025Z-007PR-001).

**Sponsors:** Kimbrough

**Legislative History**

1/9/25	Planning Commission	approved
1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	passed on first reading
2/7/25	Metropolitan Council	advertised
3/4/25	Metropolitan Council	public hearing
3/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/4/25	Metropolitan Council	passed on second reading

26. [BL2025-725](#) 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 from RS20 to SP zoning for property located at 215 One Mile Parkway, approximately 1,200 feet west of Gallatin Pike, (8.81 acres), to permit 87 multi-family residential units, all of which is described herein (Proposal No. 2024SP-044-001).

**Sponsors:** Webb

**Legislative History**

1/9/25	Planning Commission	approved with conditions, disapproved without
1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	passed on first reading
2/7/25	Metropolitan Council	advertised
3/4/25	Metropolitan Council	public hearing
3/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/4/25	Metropolitan Council	passed on second reading

27. [BL2025-726](#) An ordinance to authorize building material restrictions and requirements for BL2025-725, a proposed Specific Plan Zoning District for property located at 215 One Mile Parkway, approximately 1200 feet west of Gallatin Pike, (8.81 acres) to permit 87 multi-family residential units, all of which is described herein (Proposal No. 2024SP-044-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

**Sponsors:** Webb

**Legislative History**

1/9/25	Planning Commission	approved with conditions, disapproved without
--------	---------------------	---

1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	passed on first reading
2/7/25	Metropolitan Council	advertised
3/4/25	Metropolitan Council	public hearing
3/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/4/25	Metropolitan Council	passed on second reading

- 28.**    [BL2025-729](#)    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 OR20-A-NS zoning for property located at 2826 Hartford Drive, at the northeast corner of Thompson Lane and Hartford Drive (1.04 acres), all of which is described herein (Proposal No. 2025Z-006PR-001).

**Sponsors:**    Welsch

**Legislative History**

1/9/25	Planning Commission	approved
1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	passed on first reading
2/7/25	Metropolitan Council	advertised
3/4/25	Metropolitan Council	public hearing
3/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/4/25	Metropolitan Council	passed on second reading

- 29.**    [BL2025-731](#)    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 SP to MUG-A-NS zoning for property located at 2400 Clarksville Pike, at the northwest corner of 24th Avenue North and Clarksville Pike (2.39 acres), all of which is described herein (Proposal No. 2024Z-133PR-001).

**Sponsors:**    Toombs

**Legislative History**

12/12/24	Planning Commission	approved
1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	passed on first reading
2/7/25	Metropolitan Council	advertised
3/4/25	Metropolitan Council	public hearing
3/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/4/25	Metropolitan Council	passed on second reading

30. [BL2025-732](#) 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 Planned Unit Development Overlay District on property located at 3620 Anderson Road, at the northwest corner of Smith Springs Road and Anderson Road, zoned R10 (0.84 acres), and within a Planned Unit Development Overlay District, to modify the permitted uses, all of which is described herein (Proposal No. 109-71P-001).

**Sponsors:** Ellis

**Legislative History**

12/12/24	Planning Commission	approved with conditions
1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	passed on first reading
2/7/25	Metropolitan Council	advertised
3/4/25	Metropolitan Council	public hearing
3/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/4/25	Metropolitan Council	passed on second reading

31. [BL2025-733](#) 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 4316 Lavergne Couchville Pike and 4144 Maxwell Road, approximately 1,600 feet south of Old Hickory Boulevard, (13.87 acres), to permit 46 single family lots, all of which is described herein (Proposal No. 2024SP-045-001).

**Sponsors:** Harrell

**Legislative History**

12/12/24	Planning Commission	approved with conditions, disapproved without
1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	passed on first reading
2/7/25	Metropolitan Council	advertised
3/4/25	Metropolitan Council	public hearing
3/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/4/25	Metropolitan Council	passed on second reading

32. [BL2025-734](#) An ordinance to authorize building material restrictions and requirements for BL2025-733, a proposed Specific Plan Zoning District for properties located at 4316 Lavergne Couchville Pike and 4144 Maxwell Road, approximately 1,600 feet south of Old Hickory Boulevard, (13.87 acres), to permit 46 single family lots, all of which is described herein (Proposal No. 2024SP-045-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

**Sponsors:** Harrell

**Legislative History**

12/12/24	Planning Commission	approved with conditions, disapproved without
1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	passed on first reading
2/7/25	Metropolitan Council	advertised
3/4/25	Metropolitan Council	public hearing
3/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/4/25	Metropolitan Council	passed on second reading

- 33.**     [BL2025-735](#)     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 IR to SP zoning for properties located at 1205 and 1223 3rd Avenue North, at the northwest corner of 3rd Avenue North and Madison Street (1.67 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2024SP-054-001).

**Sponsors:**     Kupin

**Legislative History**

12/12/24	Planning Commission	approved with conditions, disapproved without
1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	passed on first reading
2/7/25	Metropolitan Council	advertised
3/4/25	Metropolitan Council	public hearing
3/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/4/25	Metropolitan Council	passed on second reading

- 34.**     [BL2025-736](#)     An ordinance to authorize building material restrictions and requirements for BL2025-735, a proposed Specific Plan Zoning District for properties located at 1205 and 1223 3rd Avenue North, at the northwest corner of 3rd Avenue North and Madison Street (1.67 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2024SP-054-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

**Sponsors:**     Kupin

**Legislative History**

12/12/24	Planning Commission	approved with conditions, disapproved without
1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	passed on first reading
2/7/25	Metropolitan Council	advertised
3/4/25	Metropolitan Council	public hearing
3/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/4/25	Metropolitan Council	passed on second reading

35. [BL2025-737](#) 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 IR to RS3.75 zoning for properties located at Plum Street (unnumbered), 1318 and 1320 Plum Street, and Atlantic Avenue (unnumbered), 400, 407, 409, 411, 413, 415, and 417 Atlantic Avenue, at the north and south corner of First Street and Atlantic Ave. (1.41 acres), all of which is described herein (Proposal No. 2024Z-051PR-001)

**Sponsors:** Webb

**Legislative History**

1/9/25	Planning Commission	approved
1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	passed on first reading
2/7/25	Metropolitan Council	advertised
3/4/25	Metropolitan Council	public hearing
3/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/4/25	Metropolitan Council	passed on second reading

36. [BL2025-738](#) 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 R6-A zoning for property located at 1615 11th Ave North, approximately 250 feet northwest of Cockrill Street and located within a Detached Accessory Dwelling Unit Overlay District (0.17 acres),all of which is described herein (Proposal No. 2024Z-098PR-001).

**Sponsors:** Taylor

**Legislative History**

1/9/25	Planning Commission	approved
1/28/25	Metropolitan Council	filed
2/4/25	Metropolitan Council	passed on first reading
2/7/25	Metropolitan Council	advertised
3/4/25	Metropolitan Council	public hearing
3/4/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/4/25	Metropolitan Council	passed on second reading