

# Metropolitan Nashville and Davidson County, TN Meeting Agenda

## Planning and Zoning Committee

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Monday, April 14, 2025

4:30 PM

David Scobey Council Chambers

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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 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. [RS2025-1123](#) 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 bridge replacement over CSXT rail at West Due West Avenue. (Proposal No. 2025M-007AG-001).

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

**Legislative History**

3/25/25	Metropolitan Council	referred to the Budget and Finance Committee
3/25/25	Metropolitan Council	referred to the Planning and Zoning Committee
3/25/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
3/25/25	Metropolitan Council	filed
4/1/25	Metropolitan Council	deferred
4/3/25	Planning Commission	approved

2. [RS2025-1142](#) A resolution approving an intergovernmental agreement between the Metropolitan Government of Nashville and Davidson County and the East Bank Development Authority (Proposal No. 2025M-012AG-001).

**Sponsors:** Kupin, Porterfield and Gamble

**Legislative History**

4/3/25	Planning Commission	approved
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- 4/8/25 Metropolitan Council referred to the Budget and Finance Committee
- 4/8/25 Metropolitan Council referred to the Planning and Zoning Committee
- 4/8/25 Metropolitan Council filed

3. [RS2025-1143](#) A resolution approving Amendment One to a Lease Agreement by and between the Metropolitan Government of Nashville and Davidson County acting by and through the Metropolitan Board of Education and Conexion Americas (Proposal No. 2022M-035AG-001).

**Sponsors:** Vo, Porterfield, Gamble, Welsch, Allen, Ellis, Gadd and Suara

**Legislative History**

- 10/17/22 Planning Commission approved
- 4/8/25 Metropolitan Council referred to the Budget and Finance Committee
- 4/8/25 Metropolitan Council referred to the Planning and Zoning Committee
- 4/8/25 Metropolitan Council filed

4. [RS2025-1146](#) A Resolution authorizing the Metropolitan Development and Housing Agency to negotiate and enter into a PILOT Agreement and accept payments in lieu of ad valorem taxes with respect to a multi-family housing project located at 3539 Dickerson Pike known as Artist Lofts.

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

**Legislative History**

- 4/8/25 Metropolitan Council referred to the Budget and Finance Committee
- 4/8/25 Metropolitan Council referred to the Planning and Zoning Committee
- 4/8/25 Metropolitan Council filed

5. [RS2025-1147](#) A resolution authorizing the grant of certain parcels of surplus real property to The Housing Fund, Inc. for the Nashville Community Land Trust (Proposal No. 2019M-009PR-001)

**Sponsors:** Porterfield, Gamble, Vo, Taylor, Welsch, Allen, Gadd and Suara

**Legislative History**

- 1/18/19 Planning Commission approved
- 4/8/25 Metropolitan Council referred to the Budget and Finance Committee
- 4/8/25 Metropolitan Council referred to the Planning and Zoning Committee
- 4/8/25 Metropolitan Council filed

6. [RS2025-1149](#) A resolution approving an agreement for the purchase of a half-acre parcel of property located at 1045 28th Avenue North for use in connection with construction of a new public library. (Proposal No. 2025M-011AG-001).

**Sponsors:** Taylor, Porterfield, Gadd and Gamble

**Legislative History**

4/3/25	Planning Commission	approved
4/8/25	Metropolitan Council	referred to the Budget and Finance Committee
4/8/25	Metropolitan Council	referred to the Arts, Parks, Libraries, and Entertainment Committee
4/8/25	Metropolitan Council	referred to the Planning and Zoning Committee
4/8/25	Metropolitan Council	filed

7. [RS2025-1156](#) A resolution approving a preliminary engineering agreement between CSX Transportation, Inc. (“CSX”), a Virginia corporation with its principal place of business in Jacksonville, Florida, and the Metropolitan Government of Nashville and Davidson County, to facilitate the development of proposed improvements to existing roadway under CSX rail at First Street (Proposal No. 2025M-013AG-001).

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

**Legislative History**

4/3/25	Planning Commission	approved
4/8/25	Metropolitan Council	referred to the Budget and Finance Committee
4/8/25	Metropolitan Council	referred to the Planning and Zoning Committee
4/8/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
4/8/25	Metropolitan Council	filed

8. [RS2025-1157](#) A resolution approving an intergovernmental agreement by and between the State of Tennessee, Department of Transportation (“TDOT”), and the Metropolitan Government of Nashville and Davidson County, by and through the Nashville Department of Transportation and Multimodal Infrastructure (“NDOT”), for the repair of existing pavement failures and resurfacing of 4.43 miles of Bell Road; State Project No. 19SAR1-S8-016, PIN: 134654.00. (Proposal No. 2025M-006AG-001).

**Sponsors:** Porterfield, Gamble, Parker, Ellis, Gadd and Bradford

**Legislative History**

3/21/25	Planning Commission	approved
4/8/25	Metropolitan Council	referred to the Budget and Finance Committee
4/8/25	Metropolitan Council	referred to the Planning and Zoning Committee
4/8/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
4/8/25	Metropolitan Council	filed

9. [RS2025-1159](#) A resolution authorizing Urban Cowboy Arcade to construct and install an aerial encroachment at 230 Rep. John Lewis Way North (Proposal No. 2025M-002EN-001).

**Sponsors:** Kupin, Gamble and Parker

**Legislative History**

3/6/25	Planning Commission	approved
4/8/25	Metropolitan Council	referred to the Planning and Zoning Committee
4/8/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
4/8/25	Metropolitan Council	filed

10. [RS2025-1160](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County, acting by and through the Department of Water and Sewerage Services, to enter into a Construction Agreement and six Pipeline Crossing License Agreements with R.J. Corman Railroad Company/Nashville & Eastern Railroad Line, to develop six pipeline encroachments and construct and maintain six pipelines for waste, raw and finished water in the railroad right-of-way at 1400 Pumping Station Road and Pumping Station Road (unnumbered) in Davidson County, (Project No. 21-WC-0121 and Proposal No. 2025M-008AG-001).

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

**Legislative History**

3/27/25	Planning Commission	approved
4/8/25	Metropolitan Council	referred to the Budget and Finance Committee
4/8/25	Metropolitan Council	referred to the Planning and Zoning Committee
4/8/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
4/8/25	Metropolitan Council	filed

11. [RS2025-1161](#) A resolution authorizing a supplemental agreement between the Metropolitan Government of Nashville and Davidson County acting by and through the Department of Water and Sewerage Services, hereinafter called the "Licensee," and CSX TRANSPORTATION, INC. hereinafter called "Licensor" to abandon a casing pipe and to construct, use and maintain sanitary sewer line in the railroad right-of-way along Hurricane Creek in Rutherford County. (MWS Project No. 11-SC-0116 and Proposal Number 2020M-009AG-002)

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

**Legislative History**

3/14/25	Planning Commission	approved
4/8/25	Metropolitan Council	referred to the Budget and Finance Committee
4/8/25	Metropolitan Council	referred to the Planning and Zoning Committee

4/8/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
4/8/25	Metropolitan Council	filed

12. [RS2025-1164](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer main and sanitary sewer manhole, for property located at 108 Glenrose Avenue (MWS Project No. 24-SL-166 and Proposal No. 2025M-020ES-001).

**Sponsors:** Welsch, Gamble and Parker

**Legislative History**

2/28/25	Planning Commission	approved
4/8/25	Metropolitan Council	referred to the Planning and Zoning Committee
4/8/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
4/8/25	Metropolitan Council	filed

13. [RS2025-1165](#) A resolution authorizing The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer main and sanitary sewer manholes, for property located at 2183 Kidd Road in Williamson County. (MWS Project No. 23-SL-179 and Proposal No. 2025M-025ES-001).

**Sponsors:** Gamble and Parker

**Legislative History**

3/11/25	Planning Commission	approved
4/8/25	Metropolitan Council	referred to the Planning and Zoning Committee
4/8/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
4/8/25	Metropolitan Council	filed

**Bills on Second Reading**

14. [BL2025-781](#) An ordinance approving a lease agreement by and between the Metropolitan Government of Nashville and Davidson County acting by and through the Metropolitan Board of Public Education and Municipal Communications III, LLC (Proposal No. 2025M-002AG-001).

**Sponsors:** Vo, Porterfield and Gamble

**Legislative History**

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

15. [BL2025-783](#) An ordinance authorizing the renaming of an unimproved portion of Toney Road to “Lillard Lane”. (Proposal Number 2025M-002SR-001).

**Sponsors:** Toombs, Gamble, Parker, Gadd, Vo and Suara

**Legislative History**

3/3/25	Planning Commission	approved
3/25/25	Metropolitan Council	filed
3/25/25	Metropolitan Council	referred to the Emergency Communications District Board
4/1/25	Metropolitan Council	referred to the Planning and Zoning Committee
4/1/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
4/1/25	Metropolitan Council	passed on first reading

16. [BL2025-784](#) An ordinance authorizing the renaming of a portion of Alley #1892 right-of-way, from Meade Avenue to Alley #1917, to “Frankie Alley”. (Proposal Number 2025M-001SR-001).

**Sponsors:** Welsch, Gamble and Parker

**Legislative History**

3/3/25	Planning Commission	approved
3/25/25	Metropolitan Council	filed
3/25/25	Metropolitan Council	referred to the Emergency Communications District Board
4/1/25	Metropolitan Council	referred to the Planning and Zoning Committee
4/1/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
4/1/25	Metropolitan Council	passed on first reading

17. [BL2025-785](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer mains, sanitary sewer manholes and easements, for two properties located at 3565 Whites Creek Pike and Knight Drive (unnumbered), also known as Bounty Club Phase 1B (MWS Project No. 23-SL-275 and Proposal No. 2025M-022ES-001).

**Sponsors:** Kimbrough, Gamble and Parker

**Legislative History**

2/28/25	Planning Commission	approved
3/25/25	Metropolitan Council	filed
4/1/25	Metropolitan Council	referred to the Planning and Zoning Committee
4/1/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
4/1/25	Metropolitan Council	passed on first reading

18. [BL2025-786](#) An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public sanitary sewer main, sanitary sewer manholes and easements, for property located at 2807 Grandview Avenue, also known as Padel Haus, (MWS Project No. 24-SL-289 and Proposal No. 2025M-021ES-001).

**Sponsors:** Gamble and Parker

**Legislative History**

2/28/25	Planning Commission	approved
3/25/25	Metropolitan Council	filed
4/1/25	Metropolitan Council	referred to the Planning and Zoning Committee
4/1/25	Metropolitan Council	referred to the Transportation and Infrastructure Committee
4/1/25	Metropolitan Council	passed on first reading

**Bills on Third Reading**

19. [BL2025-705](#) 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 R10 zoning for property located at 1709 River Drive, approximately 12 feet north of River Court (0.49 acres), all of which is described herein (Proposal No. 2024Z-053PR-001).

**Sponsors:** Kimbrough

**Legislative History**

7/25/24	Planning Commission	approved
1/14/25	Metropolitan Council	filed
1/21/25	Metropolitan Council	passed on first reading
2/7/25	Metropolitan Council	advertised
3/4/25	Metropolitan Council	deferred
4/1/25	Metropolitan Council	referred to the Planning and Zoning Committee
4/1/25	Metropolitan Council	public hearing
4/1/25	Metropolitan Council	passed on second reading

20. [BL2025-720](#) 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 RS7.5 to SP zoning for property located at 1265 McGavock Pike, at the northwest corner of McGavock Pike and Oxford Street, (0.45 acres), to permit six multi family residential units, all of which is described herein (Proposal No. 2024SP 043 001).

**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	deferred
4/1/25	Metropolitan Council	public hearing
4/1/25	Metropolitan Council	referred to the Planning and Zoning Committee
4/1/25	Metropolitan Council	passed on second reading

21. [BL2025-721](#) An ordinance to authorize building material restrictions and requirements for BL2025-720 a proposed Specific Plan Zoning District for property located at 1265 McGavock Pike, at the northwest corner of McGavock Pike and Oxford Street, (0.45 acres), to permit six multi-family residential, all of which is described herein (Proposal No. 2024SP-043-001). **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	deferred
4/1/25	Metropolitan Council	public hearing
4/1/25	Metropolitan Council	referred to the Planning and Zoning Committee
4/1/25	Metropolitan Council	passed on second reading

22. [BL2025-728](#) 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 RS7.5 to R8 zoning for properties located at 354, 358, 362 and 366 Rio Vista Drive, approximately 400 feet southeast of Anderson Lane (0.73 acres) , all of which is described herein (Proposal No. 2024Z-123PR-001).

**Sponsors:**

Hancock

**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	deferred
4/1/25	Metropolitan Council	public hearing
4/1/25	Metropolitan Council	referred to the Planning and Zoning Committee
4/1/25	Metropolitan Council	passed on second reading



23. [BL2025-730](#) 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 R10 zoning for property located at 1809 County Hospital Road, approximately 254 feet east of Manchester Avenue (0.51 acres), all of which is described herein (Proposal No. 2025Z-008PR-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	deferred
4/1/25	Metropolitan Council	public hearing
4/1/25	Metropolitan Council	referred to the Planning and Zoning Committee
4/1/25	Metropolitan Council	passed on second reading

24. [BL2025-739](#) 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 applying a Neighborhood Conservation Zoning Overlay District to various properties located west of Neelys Bend Road and north of Longfellow Drive, zoned RS20 and R20 (211.13 acres), all of which is described herein (Proposal No. 2025NHC-001-001).

**Sponsors:** Hancock

**Legislative History**

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

25. [BL2025-740](#) An ordinance to authorize building material restrictions and requirements for BL2025-739, a proposed Conservation Zoning Overlay District on various properties located west of Neelys Bend Road and north of Longfellow Drive, zoned RS20 and R20 (211.13 acres), all of which is described herein (2025NHC-001-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

**Sponsors:** Hancock

**Legislative History**

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

26. [BL2025-749](#) An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, a Specific Plan and rezone from RS5 to SP on properties located at 905 and 907 W. Eastland Avenue, 930 and 930 C McFerrin Avenue, and 609, 611, 613, 615, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645 Richmond Bend, approximately 175 feet south of Seymour Avenue and located within the Greenwood Neighborhood Conservation Overlay District and the Detached Accessory Dwelling Unit (DADU) Overlay District, zoned SP and RS5 (2.79 acres) to permit two additional multi family residential units, all of which is described herein (Proposal No. 2022SP 030 003).

**Sponsors:**

Parker

**Legislative History**

2/13/25	Planning Commission	approved with conditions, disapproved without
2/25/25	Metropolitan Council	filed
3/4/25	Metropolitan Council	passed on first reading
3/7/25	Metropolitan Council	advertised
4/1/25	Metropolitan Council	public hearing
4/1/25	Metropolitan Council	referred to the Planning and Zoning Committee
4/1/25	Metropolitan Council	passed on second reading

27. [BL2025-750](#) An ordinance to authorize building material restrictions and requirements for BL2025-749, a proposed Specific Plan Zoning District for properties located at 905 and 907 W. Eastland Avenue, 930 and 930 C McFerrin Avenue, and 609, 611, 613, 615, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645 Richmond Bend, approximately 175 feet south of Seymour Avenue and located within the Greenwood Neighborhood Conservation Overlay District and the Detached Accessory Dwelling Unit (DADU) Overlay District, zoned SP and RS5 (2.79 acres) to permit two additional multi-family residential units, all of which is described herein (Proposal No. 2022SP-030-003). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

**Sponsors:**

Parker

**Legislative History**

2/13/25	Planning Commission	approved with conditions, disapproved without
2/25/25	Metropolitan Council	filed

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

28. [BL2025-754](#) 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 3304, 3306, 3308, 3312 Walton Lane and Walton Lane (unnumbered), approximately 278 feet west of Slate Drive (3.11 acres), to permit 78 multi family residential units, all of which is described herein (Proposal No. 2025SP 002 001).

**Sponsors:** Parker

**Legislative History**

2/13/25	Planning Commission	approved with conditions, disapproved without
2/25/25	Metropolitan Council	filed
3/4/25	Metropolitan Council	passed on first reading
3/7/25	Metropolitan Council	advertised
4/1/25	Metropolitan Council	public hearing
4/1/25	Metropolitan Council	referred to the Planning and Zoning Committee
4/1/25	Metropolitan Council	passed on second reading

29. [BL2025-755](#) An ordinance to authorize building material restrictions and requirements for BL2025-754, a proposed Specific Plan Zoning District for properties located at 3304, 3306, 3308, 3312 Walton Lane and Walton Lane (unnumbered), approximately 278 feet west of Slate Drive (3.11 acres), to permit 78 multi-family residential units, all of which is described herein (Proposal No. 2025SP-002-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

**Sponsors:** Parker

**Legislative History**

2/13/25	Planning Commission	approved with conditions, disapproved without
2/25/25	Metropolitan Council	filed
3/4/25	Metropolitan Council	passed on first reading
3/7/25	Metropolitan Council	advertised
4/1/25	Metropolitan Council	public hearing
4/1/25	Metropolitan Council	referred to the Planning and Zoning Committee
4/1/25	Metropolitan Council	passed on second reading

30. [BL2025-756](#) 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 the River North Urban Design Overlay District for various properties located on Cowan Street, Waterside Drive, Oldham Street, North 1st Street, River North Boulevard, Spring Street, and Cowan Court (165.21 acres) to update urban design standards related to structured parking and building materials, all of which is described herein (Proposal No. 2017UD-005-010)

**Sponsors:**

Kupin

**Legislative History**

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

31. [BL2025-757](#) An ordinance to authorize building material restrictions and requirements for BL2025-756, the River North Urban Design Overlay, for properties located on Cowan Street, Waterside Drive, Oldham Street, North 1st Street, River North Boulevard, Spring Street, and Cowan Court (165.21 acres) (Proposal No. 2017UD-005-010). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

**Sponsors:**

Kupin

**Legislative History**

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

32. [BL2025-758](#) 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 R40 to SP zoning for properties located at 5633, 5637, 5639, 5645, 5651, 5661, 5665, 5655 Valley View Road, approximately 960 feet south of Old Hickory Blvd (15 acres), to permit 71 multi family residential units, all of which is described herein (Proposal No. 2024SP 039 001).

**Sponsors:** Johnston

**Legislative History**

2/13/25	Planning Commission	approved with conditions, disapproved without
2/25/25	Metropolitan Council	filed
3/4/25	Metropolitan Council	passed on first reading
3/7/25	Metropolitan Council	advertised
4/1/25	Metropolitan Council	public hearing
4/1/25	Metropolitan Council	referred to the Planning and Zoning Committee
4/1/25	Metropolitan Council	passed on second reading

33. [BL2025-759](#) An ordinance to authorize building material restrictions and requirements for BL2025-758, a proposed Specific Plan Zoning District for properties located at 5633, 5637, 5639, 5645, 5651, 5661, 5665, 5655 Valley View Road, approximately 960 feet south of Old Hickory Blvd (15 acres), to permit 71 multifamily residential units, all of which is described herein (Proposal No. 2024SP-039-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

**Sponsors:** Johnston

**Legislative History**

2/13/25	Planning Commission	approved with conditions, disapproved without
2/25/25	Metropolitan Council	filed
3/4/25	Metropolitan Council	passed on first reading
3/7/25	Metropolitan Council	advertised
4/1/25	Metropolitan Council	public hearing
4/1/25	Metropolitan Council	referred to the Planning and Zoning Committee
4/1/25	Metropolitan Council	passed on second reading

34. [BL2025-762](#) 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 CS to SP zoning for property located at 2908 12th Avenue South, at the northeast corner of Kirkwood Avenue and 12th Avenue South, (0.33 acres), to permit non-residential uses, all of which is described herein (Proposal No. 2024SP-057-001).

**Sponsors:** Cash

**Legislative History**

2/13/25	Planning Commission	approved with conditions, disapproved without
2/25/25	Metropolitan Council	filed
3/4/25	Metropolitan Council	passed on first reading
3/7/25	Metropolitan Council	advertised
4/1/25	Metropolitan Council	public hearing
4/1/25	Metropolitan Council	referred to the Planning and Zoning Committee
4/1/25	Metropolitan Council	passed on second reading

35. [BL2025-763](#) An ordinance to authorize building material restrictions and requirements for BL2025-762, a proposed Specific Plan Zoning District for property located at 2908 12th Avenue South, at the northeast corner of Kirkwood Avenue and 12th Avenue South (0.33 acres), to permit non-residential uses, all of which is described herein (Proposal No. 2024SP-057-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

**Sponsors:**

Cash

**Legislative History**

2/13/25	Planning Commission	approved with conditions, disapproved without
2/25/25	Metropolitan Council	filed
3/4/25	Metropolitan Council	passed on first reading
3/7/25	Metropolitan Council	advertised
4/1/25	Metropolitan Council	public hearing
4/1/25	Metropolitan Council	referred to the Planning and Zoning Committee
4/1/25	Metropolitan Council	passed on second reading

36. [BL2025-764](#) 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 MUN A zoning for properties located at 183 Little Green Street, approximately 41 feet southwest of Edgar Street (0.19 acres), all of which is described herein (Proposal No. 2025Z 004PR 001).

**Sponsors:**

Gregg

**Legislative History**

2/13/25	Planning Commission	approved
2/25/25	Metropolitan Council	filed
3/4/25	Metropolitan Council	passed on first reading
3/7/25	Metropolitan Council	advertised
4/1/25	Metropolitan Council	public hearing
4/1/25	Metropolitan Council	referred to the Planning and Zoning Committee
4/1/25	Metropolitan Council	passed on second reading

37. [BL2025-765](#) 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 RS7.5 to R8-A zoning for property located at 2718 Oakwood Avenue, at the corner of Bullock Avenue and Oakwood Avenue (0.22 acres), all of which is described herein (Proposal No. 2024Z-088PR-001).

**Sponsors:** Parker

**Legislative History**

10/24/24	Planning Commission	approved
2/25/25	Metropolitan Council	filed
3/4/25	Metropolitan Council	passed on first reading
3/7/25	Metropolitan Council	advertised
4/1/25	Metropolitan Council	public hearing
4/1/25	Metropolitan Council	referred to the Planning and Zoning Committee
4/1/25	Metropolitan Council	passed on second reading

38. [BL2025-766](#) 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 R20 to IWD zoning for properties located at 2475 Couchville Pike and 1617 Reynolds Road, at the southwest corner of Couchville Pike and Reynolds Road, (64.24 acres), all of which is described herein (Proposal No. 2025Z 012PR 001).

**Sponsors:** Bradford

**Legislative History**

2/13/25	Planning Commission	approved
2/25/25	Metropolitan Council	filed
3/4/25	Metropolitan Council	passed on first reading
3/7/25	Metropolitan Council	advertised
4/1/25	Metropolitan Council	public hearing
4/1/25	Metropolitan Council	referred to the Planning and Zoning Committee
4/1/25	Metropolitan Council	passed on second reading

39. [BL2025-767](#) 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 RM9 NS zoning for property located at 1385 Rural Hill Road, approximately 335 feet west of Took Drive (4.03 acres), all of which is described herein (Proposal No. 2025Z 023PR 001).

**Sponsors:** Benton

**Legislative History**

2/25/25	Metropolitan Council	filed
3/4/25	Metropolitan Council	passed on first reading
3/7/25	Metropolitan Council	advertised
3/27/25	Planning Commission	approved
4/1/25	Metropolitan Council	public hearing

4/1/25 Metropolitan Council referred to the Planning and Zoning Committee  
 4/1/25 Metropolitan Council passed on second reading

- 40.** [BL2025-768](#) 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 RS15 to R15 zoning for property located at 5405 Hill Road Circle, approximately 264 feet north of Hill Road (0.64 acres), all of which is described herein (Proposal No. 2025Z 022PR 001).

**Sponsors:** Johnston

**Legislative History**

2/25/25 Metropolitan Council filed  
 3/4/25 Metropolitan Council passed on first reading  
 3/7/25 Metropolitan Council advertised  
 3/27/25 Planning Commission approved  
 4/1/25 Metropolitan Council public hearing  
 4/1/25 Metropolitan Council referred to the Planning and Zoning Committee  
 4/1/25 Metropolitan Council passed on second reading

- 41.** [BL2025-769](#) 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 R20 to IR zoning for property located at Reynolds Road (unnumbered), approximately 1,780 feet southwest of Couchville Pike (9.82 acres), all of which is described herein (Proposal No. 2024Z-130PR-001).

**Sponsors:** Bradford

**Legislative History**

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