Metropolitan Nashville and Davidson County, TN
Meeting Agenda

Historic Metro Courthouse
1 Public Square, 2nd floor
Nashville, TN 37201

Planning and Zoning Committee

Wednesday, November 4, 2026 **4:30 PM** **David Scobey Council Chamber**

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 or related to the committee. 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. RS2026-2358 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 915 and 927 Skyline Ridge Drive known as Skyline Heights.

Sponsors: Parker, Spain and Horton

Legislative History

10/27/26	Metropolitan Council	referred to the Budget and Finance Committee
10/27/26	Metropolitan Council	referred to the Planning and Zoning Committee
10/27/26	Metropolitan Council	filed

2. RS2026-2359 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 multifamily housing project located at 3258 Brick Church Pike known as Parkwood Villa.

Sponsors: Spain, Horton and Gamble

Legislative History

10/27/26	Metropolitan Council	referred to the Budget and Finance Committee
10/27/26	Metropolitan Council	referred to the Planning and Zoning Committee
10/27/26	Metropolitan Council	filed

3. RS2026-2365 A resolution approving an application for an FY 2026 Continuum of Care Competition and Youth Homelessness Demonstration Program Grants NOFO (Notice of Funding Opportunity) from the U.S. Department of Housing & Urban Development (HUD) to the Metropolitan Government, acting by and through the Office of Homeless Services, to promote a community-wide commitment to the goal of ending homelessness by promoting access to and effective utilization of mainstream programs.

Sponsors: Spain and Horton

Legislative History

10/27/26	Metropolitan Council	referred to the Budget and Finance Committee
10/27/26	Metropolitan Council	referred to the Planning and Zoning Committee
10/27/26	Metropolitan Council	filed

4. RS2026-2375 A resolution approving two intergovernmental agreements by and between the Tennessee Department of Transportation ("TDOT") and the Metropolitan Government, acting by and through the Nashville Department of Transportation and Multimodal Infrastructure ("NDOT"), for roadway and infrastructure improvements to Cowan Street/Marine Drive and James Robertson Parkway. (Proposal No. 2026M-061AG-001 and 2026M-062AG-001).

Sponsors: Kupin, Parker, Spain, Horton and Evans-Segall

Legislative History

10/27/26	Metropolitan Council	referred to the Budget and Finance Committee
10/27/26	Metropolitan Council	referred to the Planning and Zoning Committee
10/27/26	Metropolitan Council	referred to the Transportation and Infrastructure Committee
10/27/26	Metropolitan Council	referred to the Ad-Hoc East Bank Committee
10/27/26	Metropolitan Council	filed
10/29/26	Planning Commission	approved

5. RS2026-2377 A resolution authorizing The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer mains and sanitary sewer manholes, for property located at Pennington Bend Road (unnumbered) (MWS Project No. 26-SL-93 and Proposal No. 2026M-095ES-001).

Sponsors: Gregg, Horton and Evans-Segall

Legislative History

10/8/26	Planning Commission	approved
10/27/26	Metropolitan Council	referred to the Planning and Zoning Committee
10/27/26	Metropolitan Council	referred to the Transportation and Infrastructure Committee
10/27/26	Metropolitan Council	filed

6. RS2026-2378 A resolution authorizing The Metropolitan Government of Nashville and Davidson County to accept new public water main, for property located at Pennington Bend Road (unnumbered) (MWS Project No. 26-WL-58 and Proposal No. 2026M-094ES-001).

Sponsors: Gregg, Horton and Evans-Segall

Legislative History

10/8/26	Planning Commission	approved
10/27/26	Metropolitan Council	referred to the Planning and Zoning Committee
10/27/26	Metropolitan Council	referred to the Transportation and Infrastructure Committee
10/27/26	Metropolitan Council	filed

Bills on Second Reading

7. BL2026-1612 An ordinance authorizing the acquisition of certain right-of-way easements, drainage easements, temporary construction easements and property rights by negotiation or condemnation for use in public projects of the Metropolitan Government of Nashville and Davidson County, acting by and through the Nashville Department of Transportation and Multimodal Infrastructure ("NDOT"), for purposes of Benton Avenue sidewalk improvements, NDOT Project Number NDT 527. (Proposal No. 2026M-055AG-001).

Sponsors: Vo, Horton and Evans-Segall

Legislative History

9/14/26	Planning Commission	approved
10/13/26	Metropolitan Council	filed
10/20/26	Metropolitan Council	referred to the Planning and Zoning Committee
10/20/26	Metropolitan Council	referred to the Transportation and Infrastructure Committee
10/20/26	Metropolitan Council	passed on first reading

8. BL2026-1613 An ordinance authorizing the acquisition of certain right-of-way easements, drainage easements, temporary construction easements and property rights by negotiation or condemnation for use in public projects of the Metropolitan Government of Nashville and Davidson County, acting by and through the Nashville Department of Transportation and Multimodal Infrastructure ("NDOT"), for purposes of Revels Drive phase 1 sidewalk improvements, NDOT Project Number NDT 508. (Proposal No. 2026M-053AG-001).

Sponsors: Toombs, Horton and Evans-Segall

Legislative History

9/14/26	Planning Commission	approved
10/13/26	Metropolitan Council	filed
10/20/26	Metropolitan Council	referred to the Planning and Zoning Committee
10/20/26	Metropolitan Council	referred to the Transportation and Infrastructure Committee

10/20/26	Metropolitan Council	passed on first reading

9. BL2026-1614 An ordinance authorizing the abandonment of Alley #614 right-of-way from 14th Avenue North to dead end between Clinton Street and Milson Street. (Proposal Number 2026M-007AB-001).

Sponsors: Kupin, Horton and Evans-Segall

Legislative History

7/9/26	Planning Commission	approved
10/13/26	Metropolitan Council	filed
10/20/26	Metropolitan Council	referred to the Planning and Zoning Committee
10/20/26	Metropolitan Council	referred to the Transportation and Infrastructure Committee
10/20/26	Metropolitan Council	passed on first reading

10. BL2026-1615 An ordinance authorizing the abandonment of Alley #1912 right-of-way and utility easements from Veritas Street to Alley #1916. (Proposal Number 2026M-006AB-001).

Sponsors: Welsch, Horton and Evans-Segall

Legislative History

7/9/26	Planning Commission	approved
10/13/26	Metropolitan Council	filed
10/20/26	Metropolitan Council	referred to the Planning and Zoning Committee
10/20/26	Metropolitan Council	referred to the Transportation and Infrastructure Committee
10/20/26	Metropolitan Council	passed on first reading

11. BL2026-1617 An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to acquire permanent easements through negotiation, condemnation and acceptance, for the Treemont Pump Station and Water Main project, for five properties located on Tyne Valley Boulevard, Brentview Drive and Tyne Ridge Court (Project No. 24-WC-9 and Proposal Nos. 2025M-117ES-001 and 2025M-117ES-002).

Sponsors: Preptit, Horton and Evans-Segall

Legislative History

7/22/25	Planning Commission	approved
9/21/26	Planning Commission	approved
10/13/26	Metropolitan Council	filed
10/20/26	Metropolitan Council	referred to the Planning and Zoning Committee
10/20/26	Metropolitan Council	referred to the Transportation and Infrastructure Committee
10/20/26	Metropolitan Council	passed on first reading

12. BL2026-1618 An ordinance to amend Resolution RS2025-1412 to authorize The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer main, additional sanitary sewer manholes and include easements, for property located at 1017 Pierce Road (MWS Project No. 24-SL-134 and Proposal No. 2025M-100ES-002).

Sponsors: Horton and Evans-Segall

Legislative History

9/14/26	Planning Commission	approved
10/13/26	Metropolitan Council	filed
10/20/26	Metropolitan Council	referred to the Planning and Zoning Committee
10/20/26	Metropolitan Council	referred to the Transportation and Infrastructure Committee
10/20/26	Metropolitan Council	passed on first reading

13. BL2026-1619 An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon public water mains, fire hydrant assembly and easements, and to accept new public water mains, fire hydrant assemblies and easements, for property located 1 Terminal Drive, also known as BNA CONRAC Phase 1 (MWS Project No. 26-WL-103 and Proposal No. 2026M-093ES-001).

Sponsors: Bradford, Horton and Evans-Segall

Legislative History

9/17/26	Planning Commission	approved
10/13/26	Metropolitan Council	filed
10/20/26	Metropolitan Council	referred to the Planning and Zoning Committee
10/20/26	Metropolitan Council	referred to the Transportation and Infrastructure Committee
10/20/26	Metropolitan Council	passed on first reading

14. BL2026-1620 An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to accept new public water and sanitary sewer mains, fire hydrant assemblies, sanitary sewer manholes and easements, for three properties located on Lawrence Avenue and Bellefield Avenue, also known as Moda Vista (MWS Project Nos. 26-WL-15 and 26-SL-36 and Proposal No. 2026M-087ES-001).

Sponsors: Toombs, Horton and Evans-Segall

Legislative History

9/17/26	Planning Commission	approved
10/13/26	Metropolitan Council	filed
10/20/26	Metropolitan Council	referred to the Planning and Zoning Committee
10/20/26	Metropolitan Council	referred to the Transportation and Infrastructure Committee
10/20/26	Metropolitan Council	passed on first reading

Bills on Third Reading

15. BL2026-1389 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 AR2A zoning for properties located at 532 and 538 Bell Road, approximately 570 feet south of Murfreesboro Pike and located in the Murfreesboro Pike Urban Design Overlay District and Corridor Design Overlay District (5.25 acres), all of which is described herein (Proposal No. 2026Z-044PR-001).

Sponsors: Styles

Legislative History

5/12/26	Metropolitan Council	filed
5/19/26	Metropolitan Council	passed on first reading
6/5/26	Metropolitan Council	advertised
7/7/26	Metropolitan Council	public hearing
7/7/26	Metropolitan Council	deferred
7/7/26	Metropolitan Council	passed on second reading
7/23/26	Planning Commission	disapproved
8/4/26	Metropolitan Council	deferred
9/1/26	Metropolitan Council	deferred
9/14/26	Planning and Zoning Committee	recommended for indefinite deferral
9/15/26	Metropolitan Council	referred to the Planning and Zoning Committee
9/15/26	Metropolitan Council	deferred

16. BL2026-1558 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 property located at 1065 Barnes Road, approximately 54 feet east of Barnes Bend Drive (55.6 acres), to permit 109 multi-family residential units and 78 single-family lots, all of which is described herein (Proposal No. 2026SP-018-001).

Sponsors: Rutherford

Legislative History

8/13/26	Planning Commission	approved with conditions, disapproved without
8/25/26	Metropolitan Council	filed
9/1/26	Metropolitan Council	substituted
9/1/26	Metropolitan Council	passed on first reading
9/4/26	Metropolitan Council	advertised
10/6/26	Metropolitan Council	public hearing
10/6/26	Metropolitan Council	deferred
10/6/26	Metropolitan Council	referred to the Planning and Zoning Committee
10/6/26	Metropolitan Council	passed on second reading

17. BL2026-1559 An ordinance to authorize building material restrictions and requirements for BL2026-1558, a proposed Specific Plan Zoning District for property located at 1065 Barnes Road, approximately 54 feet east of Barnes Bend Drive (55.6 acres), to permit 109 multi-family residential units and 78 single-family lots, all of which is described herein (Proposal No. 2026SP-018-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

Sponsors: Rutherford

Legislative History

8/13/26	Planning Commission	approved with conditions, disapproved without
8/25/26	Metropolitan Council	filed
9/1/26	Metropolitan Council	substituted
9/1/26	Metropolitan Council	passed on first reading
9/4/26	Metropolitan Council	advertised
10/6/26	Metropolitan Council	public hearing
10/6/26	Metropolitan Council	deferred
10/6/26	Metropolitan Council	referred to the Planning and Zoning Committee
10/6/26	Metropolitan Council	passed on second reading

Chair Report / Updates