



**AGENDA/COMMITTEE REPORT
PLANNING AND ZONING**

**Monday, December 20, 2021
4:00 p.m.**

Members (12)	P	A	P	A
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Resolutions

1. RS2021-1284 (Allen, Withers, Young, Toombs, Hagar, Welsch and Gamble)

Administratively approved by the Planning Commission on 10/11/2021

Referred to the Budget and Finance Committee

Referred to the Transportation and Infrastructure Committee

A resolution accepting a Hazard Mitigation Grant from the State of Tennessee, Department of Military, Tennessee Emergency Management Agency, to The Metropolitan Government of Nashville and Davidson County, acting by and through the Department of Water and Sewerage Services, and authorizing the acquisition and demolition of seven houses located in various floodways/floodplains in Davidson County (Proposal No. 2021M-017PR-001).

ACTION	FOR	AGAINST	NV

2. RS2021-1293 (Bradford, Syracuse, Withers and Young)

Administratively approved by the Planning Commission on 10/11/2021

Referred to the Transportation and Infrastructure Committee

A resolution amending RS2021-1222 to correct the estimated completion date for the construction of a Complete Street on SR 1 (US 41, Murfreesboro Road) from I-24 Ramp to Foothill Drive, Federal Project No. STP-M-NH-1(372), State Project No. 19LPM-F3-152, PIN 125309.00, Prop. No. 2021M-026AG-001.

ACTION	FOR	AGAINST	NV

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Bills on Second Reading

3. BL2021-1013 (VanReece, Allen, Withers and Lee)

Administratively approved by the Planning Commission on 8/2/2021
 Referred to the Budget and Finance Committee
 Referred to the Education Committee

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 Education and Liberty Collegiate Academy (Proposal No. 2021-013PR-001).

ACTION	FOR	AGAINST	NV

4. BL2021-1015 (Allen, Withers, Roberts and Lee)

Administratively approved by the Planning Commission on 8/2/2021
 Referred to the Budget and Finance Committee
 Referred to the Education Committee

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 Education and Nashville Prep (Proposal No. 2021-014PR-001).

ACTION	FOR	AGAINST	NV

5. BL2021-1024 (Styles, Allen, Withers, Bradford and Young)

Administratively approved by the Planning Commission on 10/11/2021
 Referred to the Budget and Finance Committee
 Referred to the Public Facilities, Arts, and Culture Committee
 Referred to the Transportation and Infrastructure Committee

An ordinance declaring a certain planned road on the Orchard Bend Park property to be a public right of way and granting a temporary access easement. (Proposal No. 2021M-016PR-001).

ACTION	FOR	AGAINST	NV

6. BL2021-1025 (VanReece, Withers, Young, Suara, Styles, Taylor, Bradford, Gamble, Benedict, Allen and Porterfield)

Administratively approved by the Planning Commission on 11/12/2021
 Referred to the Emergency Communications District Board
 Referred to the Transportation and Infrastructure Committee

An ordinance to amend the Geographic Information Systems Street and Alley Centerline Layer for the Metropolitan Government of Nashville and Davidson County, by renaming Woodruff Street, between Gallatin Pike and the Peggy Street and Linda Lane intersection, to “David McMurry Way” (Proposal Number 2021M-007SR-001).

ACTION	FOR	AGAINST	NV

7. BL2021-1026 (Sledge, Withers and Young)

Administratively approved by the Planning Commission on 11/1/2021
 Referred to the Transportation and Infrastructure Committee

An ordinance authorizing PDP Acquisitions, LLC to install, construct and maintain underground encroachments in the right of way located at Alley #806 at the intersection of Hagan Street. (Proposal No. 2021M-012EN-001)

ACTION	FOR	AGAINST	NV

8. BL2021-1027 (O’Connell, Withers and Young)

Administratively approved by the Planning Commission on 11/1/2021
 Referred to the Transportation and Infrastructure Committee

An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing water, sanitary sewer and storm sewer mains, a sanitary sewer manhole, storm catch basins and easements, to relocate a fire hydrant assembly and to accept new water and storm sewer mains, storm catch basins, water quality unit and easements, for five properties located on 7th Avenue South, 8th Avenue South and Fogg Street, also known as Paseo South Gulch (MWS Project Nos. 21-WL-69, 21 SL-153, and SWGR 2021057006 and Proposal No. 2021M 085ES-001).

ACTION	FOR	AGAINST	NV

9. BL2021-1028 (Nash, Withers and Young)

Administratively approved by the Planning Commission on 11/1/2021
Referred to the Transportation and Infrastructure Committee

An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to relocate a water pressure reducing valve, to construct public water main, and to acquire temporary and permanent easements through negotiation, condemnation, and acceptance, for property located at 5646 Amalie Drive (Proposal No. 2021M-086ES-001).

ACTION	FOR	AGAINST	NV

10. BL2021-1029 (Benedict, Withers and Young)

Administratively approved by the Planning Commission on 10/20/2021
Referred to the Transportation and Infrastructure Committee

An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to replace a sanitary sewer force main, to construct a new sanitary sewer force main, and to acquire temporary easements through negotiation, condemnation and acceptance, for the Clean Water Nashville OAP Howse Avenue Force Main Replacement Project, for properties located along Howse Avenue, Rothwood Avenue, Geisen Drive, Idlewild Court, and Idlewild Place (Proposal No. 2021M-084ES-001).

ACTION	FOR	AGAINST	NV

Bills on Third Reading

11. BL2021-621 (Murphy, Allen, O’Connell and Bradford)

Approved by the Planning Commission (6-0) on 10/28/2021
Referred to the Planning and Zoning Committee

An Ordinance amending Sections 17.40.720 and 17.40.730 of the Metropolitan Code, Zoning Regulations, to require additional public notice regarding applications for permits from the Historic Zoning Commission (Proposal No. 2021Z-003TX-001).

ACTION	FOR	AGAINST	NV

12. BL2021-853 (VanReece)

Approved by the Planning Commission (7-0) on 10/28/2021
Referred to the Planning and Zoning Committee

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 Historic Landmark Overlay District to property located at 435 Old Hickory Boulevard, at the southeast corner of Donna Drive and Old Hickory Boulevard, zoned RS20 (1.44 acres), all of which is described herein (Proposal No. 2021HL-003-001).

ACTION	FOR	AGAINST	NV

13. BL2021-887 (Parker)

Approved with conditions, disapproved without by the Planning Commission (9-0) on 5/13/2021
 Referred to the Planning and Zoning Committee

An ordinance to authorize building material restrictions and requirements for BL2021-787, a proposed Specific Plan Zoning District located at 1505, 1509, 1511, 1513, 1601 and 1603 Dickerson Pike, 1600, 1608, 1612 and 1616 Luton Street and Dickerson Pike (unnumbered) (Proposal No. 2021SP-022-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

14. BL2021-889 (VanReece)

Approved by the Planning Commission (7-0) on 10/28/2021
 Referred to the Planning and Zoning Committee

An ordinance to authorize building material restrictions and requirements for BL2021-853, a proposed Historic Landmark Overlay District to include properties located at 435 Old Hickory Boulevard, at the southeast corner of Donna Drive and Old Hickory Boulevard (1.44 acres) (Proposal No. 2021HL-003-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

15. BL2021-929 (Toombs)

Approved with conditions, disapproved without by the Planning Commission (6-0) on 8/26/2021
 Referred to the Planning and Zoning Committee

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 properties located at 334 and 336 Ewing Drive, approximately 560 feet west of Richmond Hill Drive (11.81 acres), to permit 180 multi-family residential units, all of which is described herein (Proposal No. 2021SP-043-001).

ACTION	FOR	AGAINST	NV

16. BL2021-930 (Toombs)

Approved with conditions, disapproved without by the Planning Commission (6-0) on 8/26/2021
 Referred to the Planning and Zoning Committee

An ordinance to authorize building material restrictions and requirements for BL2021-929, a proposed Specific Plan Zoning District located at 334 and 336 Ewing Drive, approximately 560 feet west of Richmond Hill Drive (11.81 acres) (Proposal No. 2021SP-043-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

17. BL2021-946 (Taylor)

Approved with conditions, disapproved without by the Planning Commission (7-1) on 9/9/2021
 Referred to the Planning and Zoning Committee

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 request to rezone from R6 and CS to SP zoning for properties located at 1919, 1924 and 1928 9th Avenue North, at the southeast and southwest corners of Clay Street and 9th Avenue North (1.12 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2021SP-055-001).

ACTION	FOR	AGAINST	NV

18. BL2021-974 (Allen, Styles and Roberts)

Approved by the Planning Commission (8-0) on 11/18/2021
 Referred to the Government Operations and Regulations Committee
 Referred to the Planning and Zoning Committee

An ordinance amending Title 17 of the Metropolitan Code of Laws regarding the design and operation of outdoor electrical lighting to clarify application of Dark Sky regulations by public utilities and on public property (Proposal No. 2020Z-014TX-002).

ACTION	FOR	AGAINST	NV

19. BL2021-975 (Sepulveda and Suara)

Approved by the Planning Commission (8-0) on 11/18/2021

Referred to the Planning and Zoning Committee

An Ordinance amending Section 17.40.660 of the Metropolitan Code to amend the limitations of rebuilding a nonconforming structure (Proposal No. 2021Z-19TX-001).

ACTION	FOR	AGAINST	NV

20. BL2021-983 (Toombs)

Approved with conditions, disapproved without by the Planning Commission (6-0) on 10/14/2021

Referred to the Planning and Zoning Committee

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 SP zoning for properties located at Lincoln Avenue (unnumbered) and Curtis Street (unnumbered), at the northwest terminus of Curtis Street (31.58 acres), to permit 300 multi-family residential units, all of which is described herein (Proposal No. 2021SP-041-001).

ACTION	FOR	AGAINST	NV

21. BL2021-984 (Toombs)

Approved with conditions, disapproved without by the Planning Commission (6-0) on 10/14/2021

Referred to the Planning and Zoning Committee

An ordinance to authorize building material restrictions and requirements for BL2021-983, a proposed Specific Plan Zoning District located at located at Lincoln Avenue (unnumbered) and Curtis Street (unnumbered), at the northwest terminus of Curtis Street (31.58 acres) (Proposal No. 2021SP-041-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

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22. BL2021-985 (VanReece)

Approved with conditions, disapproved without by the Planning Commission (9-0) on 9/23/2021
 Referred to the Planning and Zoning Committee

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 SP zoning for property located at Skyline Ridge Drive (unnumbered), approximately 415 feet east of Dickerson Pike, (24.97 acres), to permit 240 multi-family residential units, all of which is described herein (Proposal No. 2021SP-064-001).

ACTION	FOR	AGAINST	NV

23. BL2021-986 (VanReece)

Approved with conditions, disapproved without by the Planning Commission (9-0) on 9/23/2021
 Referred to the Planning and Zoning Committee

An ordinance to authorize building material restrictions and requirements for BL2021-985, a proposed Specific Plan Zoning District located at located at Skyline Ridge Drive (unnumbered), approximately 415 feet east of Dickerson Pike, (24.97 acres) (Proposal No. 2021SP-064-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

24. BL2021-987 (Sledge)

Approved with conditions, disapproved without by the Planning Commission (8-0) on 11/18/2021

Referred to the Planning and Zoning Committee

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 Southgate Station Specific Plan for various properties located north of Southgate Avenue and on either side of Marshall Hollow Drive (1.97 acres), to prohibit not-owner occupied short-term rental and owner occupied short-term rental uses, all of which is described herein (Proposal No. 2015SP-037-003).

ACTION	FOR	AGAINST	NV

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25. BL2021-988 (Sledge)

Approved with conditions, disapproved without by the Planning Commission (8-0) on 11/18/2021

Referred to the Planning and Zoning Committee

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 the 522-526 Southgate Avenue Specific Plan for various properties located north of Southgate Avenue and approximately 120 feet west of Marshall Hollow Drive (0.97 acres), to prohibit not-owner occupied short-term rental and owner occupied short-term rental uses, all of which is described herein (Proposal No. 2016SP-013-003).

ACTION	FOR	AGAINST	NV

26. BL2021-989 (Toombs)

Approved with conditions, disapproved without by the Planning Commission (6-0) on 10/14/2021

Referred to the Planning and Zoning Committee

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 SP zoning for properties located at 2304 A-F Lloyd Avenue, approximately 360 feet north of Curtis Street (1.02 acres), to permit five multi-family residential units, all of which is described herein (Proposal No. 2021SP-074-001).

ACTION	FOR	AGAINST	NV

27. BL2021-990 (Toombs)

Approved with conditions, disapproved without by the Planning Commission (6-0) on 10/14/2021

Referred to the Planning and Zoning Committee

An ordinance to authorize building material restrictions and requirements for BL2021-989, a proposed Specific Plan Zoning District located at located at 2304 A-F Lloyd Avenue, approximately 360 feet north of Curtis Street (1.02 acres) (Proposal No. 2021SP-074-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

28. BL2021-991 (VanReece)

Approved with conditions, disapproved without by the Planning Commission (6-0) on 10/14/2021

Referred to the Planning and Zoning Committee

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 SP zoning for properties located at 401 A-E Williams Avenue, approximately 870 feet east of Walker Terrace (2.46 acres), to permit 32 multi-family residential units, all of which is described herein (Proposal No. 2021SP-066-001).

ACTION	FOR	AGAINST	NV

29. BL2021-992 (VanReece)

Approved with conditions, disapproved without by the Planning Commission (6-0) on 10/14/2021

Referred to the Planning and Zoning Committee

An ordinance to authorize building material restrictions and requirements for BL2021-991, a proposed Specific Plan Zoning District located at located at 401 A-E Williams Avenue, approximately 870 feet east of Walker Terrace (2.46 acres) (Proposal No. 2021SP-066-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

30. BL2021-994 (Syracuse)

Approved by the Planning Commission (9-0) on 9/23/2021

Referred to the Planning and Zoning Committee

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 OL to IWD zoning for property located at 2975 Elm Hill Pike, approximately 365 feet east of McCrory Creek Road (1.13 acres), all of which is described herein (Proposal No. 2021Z-093PR-001).

ACTION	FOR	AGAINST	NV

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31. BL2021-996 (VanReece)

Approved with conditions, disapproved without by the Planning Commission (6-0) on 10/14/2021

Referred to the Planning and Zoning Committee

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 property located at 121 Hart Lane, approximately 200 feet west of Hart Court (4.33 acres), to permit 26 multi-family residential units, all of which is described herein (Proposal No. 2021SP-069-001).

ACTION	FOR	AGAINST	NV

32. BL2021-997 (VanReece)

Approved with conditions, disapproved without by the Planning Commission (6-0) on 10/14/2021

Referred to the Planning and Zoning Committee

An ordinance to authorize building material restrictions and requirements for BL2021-996, a proposed Specific Plan Zoning District located at located at 121 Hart Lane, approximately 200 feet west of Hart Court (4.33 acres) (Proposal No. 2021SP-069-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

33. BL2021-998 (O'Connell)

Approved by the Planning Commission (6-0) on 10/14/2021

Referred to the Planning and Zoning Committee

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 property located at 177 Little Green Street, approximately 140 feet west of Edgar Street (0.14 acres), all of which is described herein (Proposal No. 2021Z-097PR-001).

ACTION	FOR	AGAINST	NV

34. BL2021-999 (Toombs)

Approved by the Planning Commission (6-0) on 10/14/2021
Referred to the Planning and Zoning Committee

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 OR20 zoning for property located at 2106 A-M 24th Ave North, approximately 75 feet north of Clarksville Pike (0.75 acres), all of which is described herein (Proposal No. 2021Z-099PR-001).

ACTION	FOR	AGAINST	NV

35. BL2021-1003 (Gamble)

Approved with conditions, disapproved without by the Planning Commission (6-0) on 10/14/2021
Referred to the Planning and Zoning Committee

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 SP zoning for property located at 1300 Hunters Lane, approximately 600 feet north of Dalemere Drive, (7.65 acres), to permit a 69 unit multi-family residential development, all of which is described herein (Proposal No. 2021SP-060-001).

ACTION	FOR	AGAINST	NV

36. BL2021-1004 (Gamble)

Approved with conditions, disapproved without by the Planning Commission (6-0) on 10/14/2021
Referred to the Planning and Zoning Committee

An ordinance to authorize building material restrictions and requirements for BL2021-1003, a proposed Specific Plan Zoning District located at located at 1300 Hunters Lane, approximately 600 feet north of Dalemere Drive, (7.65 acres) (Proposal No. 2021SP-060-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

37. BL2021-1005 (Parker)

Approved by the Planning Commission (5-0-1) on 10/14/2021
Referred to the Planning and Zoning Committee

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 MUL-A-NS zoning for properties located at 905 and 907 E. Trinity Lane and 3013 and 3015 Ambrose Avenue, at the northeast corner of E. Trinity Lane and Ellington Parkway (3.19 acres), all of which is described herein (Proposal No. 2021Z-059PR-001).

ACTION	FOR	AGAINST	NV

38. BL2021-1006 (Welsch)

Approved by the Planning Commission (6-0) on 10/14/2021
Referred to the Planning and Zoning Committee

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 and R8 to RM9-NS zoning for properties located at 3134, 3138, 3140, 3142, 3142 B, 3144 and 3146 Glenclyff Road, approximately 170 feet north of Twin Oaks Drive (10.9 acres), all of which is described herein (Proposal No. 2021Z-086PR-001).

ACTION	FOR	AGAINST	NV

39. BL2021-1008 (O’Connell)

Approved by the Planning Commission (6-0) on 10/14/2021
Referred to the Planning and Zoning Committee

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 property located at 199 Little Green Street, approximately 110 feet southwest of Hermitage Avenue (0.15 acres), all of which is described herein (Proposal No. 2021Z-098PR-001).

ACTION	FOR	AGAINST	NV

40. BL2021-1009 (Syracuse)

Approved by the Planning Commission (6-0) on 10/14/2021

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 IWD zoning for property located at 921 Perimeter Court, at the current terminus of Perimeter Court (3.42 acres), all of which is described herein (Proposal No. 2021Z-101PR-001).

ACTION	FOR	AGAINST	NV

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