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**AGENDA/COMMITTEE REPORT  
PLANNING AND ZONING**

**Monday, February 14, 2022  
4:00 p.m.  
David Scobey Council Chamber**

Members (12)

P A

( ) ( ) Withers Chair

( ) ( ) Bradford

( ) ( ) Gamble

( ) ( ) Hagar

( ) ( ) Hall

( ) ( ) Murphy

P A

( ) ( ) O'Connell

( ) ( ) Parker

( ) ( ) Rutherford, Vice

( ) ( ) Sepulveda

( ) ( ) VanReece

( ) ( ) Welsch

**RESOLUTIONS**

**1. [RS2022-1326](#) (Gamble, Withers, Hall, Toombs)**

Referred to Planning & Zoning Committee

A resolution requesting the Metropolitan Planning Commission and Metropolitan Planning Department review and amend as needed the current general plan for Nashville and Davidson County, NashvilleNext: A General Plan for Nashville & Davidson County, no later than June 30, 2023.

ACTION	FOR	AGAINST	NV

**2. [RS2022-1387](#) (Allen, Withers, Young, & Others)**

Administratively Approved the Planning Commission  
Referred to the Budget & Finance Committee (Allen)  
Referred to the Planning & Zoning Committee (Withers)  
Referred to the Transportation & Infrastructure Committee (Young)

Approves an Intergovernmental Agreement by and between the State of Tennessee, Department of Transportation, and the Metropolitan Government of Nashville and Davidson County, acting through the Nashville Department of Transportation and Multimodal Infrastructure, and CSX Transportation, Inc, for resurfacing from West of Harpeth Valley Road to East of Hillwood Boulevard, State Project No: 19S001-S2-003, Federal Project No: HSIP-1(456). (Proposal No. 2022M-005AG-001)

ACTION	FOR	AGAINST	NV

**3. [RS2022-1388](#) (Johnston, Allen, Withers & Young)**

Administratively Approved the Planning Commission  
Referred to the Budget & Finance Committee (Allen)  
Referred to the Planning & Zoning Committee (Withers)  
Referred to the Transportation & Infrastructure Committee (Young)

Approves Amendment 2 to an Agreement by and between the State of Tennessee, Department of Transportation, and the Metropolitan Government of Nashville & Davidson County, acting by and between the Department of Transportation and Multimodal Infrastructure, for the acceptance of work in connection with the construction of a sidewalk on Harding Place (State Route 255) - Phase 3, from Danby Drive to Nolensville Pike, Federal No. STP-M-NH-255(4), State No. 19LPLM-F3-122, PIN 121791.00; Prop No. 2022M-009AG-001.

ACTION	FOR	AGAINST	NV

**BILLS ON SECOND READING**

**4. [BL2021-884](#) (Murphy, Nash)**

Approved by the Planning Commission 8/20/2021  
 Referred to the Planning & Zoning Committee  
 Approved by Transportation & Infrastructure Committee

An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing sanitary sewer main, sanitary sewer manhole and easements, and to accept new sanitary sewer main, sanitary sewer manholes and easements, for property located on 4005 Utah Avenue, (MWS Project No. 21-SL-89 and Proposal No. 2021M-068ES-001).

ACTION	FOR	AGAINST	NV

**5. [BL2022-1091](#) (O’Connell, Withers, Young)**

Approved by the Planning Commission 1/10/2022  
 Referred to the Planning & Zoning Committee  
 Referred to Transportation & Infrastructure Committee

An ordinance authorizing Nashville Urban Venture, LLC to install, construct and maintain underground encroachments in the right of way located at 609 Overton Street. (Proposal No. 2022M-004EN-001)

ACTION	FOR	AGAINST	NV

**6. [BL2022-1093](#) (O’Connell, Allen, Withers & Young)**

Approved by the Planning Commission 12/22/2021  
 Referred to the Budget & Finance Committee (Allen)  
 Referred to the Planning & Zoning Committee (Withers)  
 Referred to the Transportation & Infrastructure Committee (Young)

An ordinance authorizing the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Water and Sewerage Services, hereinafter known as “METRO”, to enter into an agreement with PR Germantown, LLC, hereinafter known as “DEVELOPER”, to provide improved public sanitary sewer service through the construction of an improved stormwater system (Project No. SWGR 2021057815 and Proposal Number 2022M-003AG-001).

ACTION	FOR	AGAINST	NV

**7. [BL2022-1094](#) (O'Connell, Withers, Young)**

Approved by the Planning Commission 12/22/2021

Referred to the Planning & Zoning Committee

Referred to Transportation & Infrastructure Committee

An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to accept new sanitary sewer main and sanitary sewer manholes, for property located at 806 16th Avenue North, also known as the Lofts at Marathon (MWS Project No. 21-SL-143 and Proposal No. 2022M-006ES-001).

ACTION	FOR	AGAINST	NV

**8. [BL2022-1095](#) (Hagar, Withers, Young)**

Approved by the Planning Commission 12/22/2021

Referred to the Planning & Zoning Committee

Referred to Transportation & Infrastructure Committee

An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to accept new water and sanitary sewer mains, fire hydrant assemblies, sanitary sewer manholes and easements, for two properties located at 725 Tulip Grove Road and 4811 Leesa Ann Lane, also known as Tulip Springs Townhomes (MWS Project Nos. 21-WL-37 and 21-SL-85 and Proposal No. 2022M-008ES-001).

ACTION	FOR	AGAINST	NV

**9. [BL2022-1096](#) (O'Connell, Withers, Young)**

Approved by the Planning Commission 1/10/2022

Referred to the Planning & Zoning Committee

Referred to Transportation & Infrastructure Committee

An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon and remove existing water main, and to accept new water main and fire hydrant assembly, for property located at 804 14th Avenue North, (MWS Project No. 21-WL-21 and Proposal No. 2022M-010ES-001).

ACTION	FOR	AGAINST	NV

**10. [BL2022-1097](#) (Young, Withers)**

Approved by the Planning Commission 1/10/2022  
Referred to the Planning & Zoning Committee  
Referred to Transportation & Infrastructure Committee

An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public sanitary sewer main and sanitary sewer manhole, and to accept new sanitary sewer mains and sanitary sewer manholes, for three properties located at 1170, 1176 and 1180 Dickerson Pike, also known as Dickerson Pike Townhomes (MWS Project No. 21 SL-230 and Proposal No. 2022M-009ES-001).

ACTION	FOR	AGAINST	NV

**11. [BL2022-1112](#) (O'Connell)**

Administratively Approved by the Planning Commission  
Referred to the Budget & Finance Committee  
Referred to the Planning & Zoning Committee  
Referred to Transportation & Infrastructure Committee

Authorizes the acquisition of an interest in a parcel of real property and approving the granting of an easement above and below the same parcel in connection with the development of a project located at 215 and 217 Third Avenue North. (Proposal No. 2022M-020ES-001).

ACTION	FOR	AGAINST	NV

**BILLS ON THIRD READING**

**12. [BL2021-853](#) (VanReece)**

Approved by the Planning Commission 10/28/2021

Referred to the Planning & 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. [BL2021-889](#) (VanReece)**

Approved by the Planning Commission 10/28/2021

Referred to the Planning & 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

**14. [BL2021-954](#) (Gamble)**

Approved by the Planning Commission 1/13/2022

Referred to the Planning & 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 AR2a property located at 5000, 5010 and 5012 Clarksville Pike, approximately 2,400 feet northwest of Lloyd Road (32.15 acres), all of which is described herein (Proposal No. 2021Z-111PR-001).

ACTION	FOR	AGAINST	NV

**15. [BL2021-1037](#) (Sledge)**

Approved by the Planning Commission with conditions 11/18/2021  
Referred to the Planning & 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 and CS to SP zoning for properties located at 2206, 2208, 2212, 2214, 2218 and 2220 12th Avenue South, approximately 80 feet south of Lawrence Avenue (1.87 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2021SP-071-001).

ACTION	FOR	AGAINST	NV

**16. [BL2021-1038](#) (Sledge)**

Approved by the Planning Commission with conditions 11/18/2021  
Referred to the Planning & Zoning Committee

An ordinance to authorize building material restrictions and requirements for BL2021-1037, a proposed Specific Plan Zoning District located at located at 2206, 2208, 2212, 2214, 2218 and 2220 12th Avenue South, approximately 80 feet south of Lawrence Avenue (1.87 acres), (Proposal No. 2021SP-071-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

**17. [BL2021-1056](#) (Parker)**

Approved by the Planning Commission 7/22/2021  
Referred to the Planning & 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 RM20-A-NS to RM20-A zoning for property located at 123 Elmhurst Avenue, at the northwest corner of Lucile Street and Elmhurst Avenue (0.13 acres), all of which is described herein (Proposal No. 2021Z-056PR-001).

ACTION	FOR	AGAINST	NV

**18. [BL2022-1057](#) (Taylor, Toombs)**

Approved by the Planning Commission with substitute 1/13/2022  
 Referred to the Planning & 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 Corridor Design Overlay District to various properties located along Clarksville Pike and Dr D B Todd Jr Boulevard, from Abernathy Road southward to Buchanan Street, zoned CS, CL, MUL, R6, MUL, MUL-A, MUG-A, SP, OL and OR20 and partially located within a Planned Unit Development Overlay District (176.03 acres), all of which is described herein (Proposal No. 2021CDO-001-001).

ACTION	FOR	AGAINST	NV

**19. [BL2022-1058](#) (Taylor, Toombs)**

Approved by the Planning Commission with substitute 1/13/2022  
 Referred to the Planning & Zoning Committee

An ordinance to authorize building material restrictions and requirements for BL2022-1057, a proposed Corridor Design Overlay District located along Clarksville Pike and Dr D B Todd Jr Boulevard, from Abernathy Road southward to Buchanan Street, zoned CS, CL, MUL, R6, MUL, MUL-A, MUG-A, SP, OL and OR20 and partially located within a Planned Unit Development Overlay District (176.03 acres), all of which is described herein (Proposal No. 2021CDO-001-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

**20. [BL2022-1059](#) (Rosenberg)**

Approved by the Planning Commission with conditions 12/9/2021  
 Referred to the Planning & 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 Stephens Valley Specific Plan for property located at 441 Union Bridge Road, at the southeast corner of Union Bridge Road and Pasquo Road, zoned SP (23.48 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2015SP-013-004).

ACTION	FOR	AGAINST	NV



**21. [BL2022-1060](#) (Rosenberg)**

Approved by the Planning Commission with conditions 12/9/2021  
Referred to the Planning & Zoning Committee

An ordinance to authorize building material restrictions and requirements for BL2022-1059, a proposed Specific Plan Zoning District located at located at 441 Union Bridge Road, at the southeast corner of Union Bridge Road and Pasquo Road, zoned SP (23.48 acres) (Proposal No. 2015SP-013-004). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

**22. [BL2022-1063](#) (Toombs)**

Approved by the Planning Commission with substitute 1/13/2022  
Referred to the Planning & 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 Corridor Design Overlay District to various properties located along W Trinity Lane, from Brick Church Pike westward towards Free Silver Boulevard, zoned CL, MUL-A-NS, MUN-A, CS, SP, CN, MUG-A, and MUL (94.47 acres), all of which is described herein (Proposal No. 2021CDO-002-001)

ACTION	FOR	AGAINST	NV

**23. [BL2022-1064](#) (Toombs)**

Approved by the Planning Commission with substitute 1/13/2022  
Referred to the Planning & Zoning Committee

An ordinance to authorize building material restrictions and requirements for BL2022-1063, a proposed Corridor Design Overlay District located along W Trinity Lane, from Brick Church Pike westwards towards Free Silver Boulevard, zoned CL, MUL\_A\_NS, MUN-A, CS, SP, CN, MUG-A, and MUL (94.47 acres), all of which is described herein (Proposal No. 2021CDO-002-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

**24. [BL2022-1065](#) (Syracuse)**

Approved by the Planning Commission with conditions 12/9/2021

Referred to the Planning & 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 SP zoning for property located at 911 Perimeter Court, approximately 240 feet southeast of Perimeter Place Drive (5.57 acres), to permit 196 multi-family residential units, all of which is described herein (Proposal No. 2021SP-082-001).

ACTION	FOR	AGAINST	NV

**25. [BL2022-1066](#) (Syracuse)**

Approved by the Planning Commission with conditions 12/9/2021

Referred to the Planning & Zoning Committee

An ordinance to authorize building material restrictions and requirements for BL2022-1065, a proposed Specific Plan Zoning District located at located at 911 Perimeter Court, approximately 240 feet southeast of Perimeter Place Drive (5.57 acres), (Proposal No. 2021SP-082-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

**26. [BL2022-1068](#) (Toombs)**

Approved by the Planning Commission 12/9/2021

Referred to the Planning & 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 RM15-NS zoning for properties located at 2137, 2139, and 2139 B Buena Vista Pike, approximately 130 feet southwest of Cliff Drive (0.31 acres), all of which is described herein (Proposal No. 2021Z-124PR-001).

ACTION	FOR	AGAINST	NV

**27. [BL2022-1069](#) (Hagar)**

Approved by the Planning Commission 12/9/2021

Referred to the Planning & 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 MUN-A-NS zoning for properties located at 207 and 209 Bridgeway Avenue, approximately 150 feet east of Keeton Avenue (0.66 acres), all of which is described herein (Proposal No. 2021Z-109PR-001).

ACTION	FOR	AGAINST	NV

**28. [BL2022-1070](#) (Welsch)**

Approved by the Planning Commission 12/9/2021

Referred to the Planning & 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 MUL-A-NS zoning for properties located at Whitsett Road (unnumbered), approximately 400 feet east of Millers Court (1.99 acres), all of which is described herein (Proposal No. 2021Z-125PR-001).

ACTION	FOR	AGAINST	NV

**29. [BL2022-1071](#) (Toombs)**

Approved by the Planning Commission 12/9/2021

Referred to the Planning & 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 MUG-NS zoning for property located at 407 Great Circle Road, at the northern terminus of Athens Way (15 acres), all of which is described herein (Proposal No. 2021Z-126PR-001).

ACTION	FOR	AGAINST	NV

**30. [BL2022-1072](#) (Druffel)**

Approved by the Planning Commission with conditions 12/9/2021

Referred to the Planning & 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 RS40 to SP zoning for property located at 504 Jocelyn Hollow Court, at the northern terminus of Jocelyn Hollow Court (5.61 acres), to permit a mix of uses. (5.61 acres), all of which is described herein (Proposal No. 2022SP-001-001).

ACTION	FOR	AGAINST	NV

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