



AGENDA/COMMITTEE REPORT PLANNING AND ZONING

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

Members (12)	P	A	P	A
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RESOLUTIONS

1. [RS2022-1433](#) (Syracuse, Allen, Withers, Young)

Administratively approved by 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 Nashville Department of Transportation and Multimodal Infrastructure, for the acceptance of work in connection with the construction of a sidewalk on Lebanon Pike (State Route 24) from McGavock Pike to Old Lebanon Pike, Federal Project No. STP-M-24(60); State Project No. 19LPLM-F3-130; PIN 121729.00; Prop. No. 2020M-018AG-002.

ACTION	FOR	AGAINST	NV

2. [RS2022-1434](#) (Gamble, Allen, Withers, Young)

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

Authorizes the Director of Public Property Administration, or his designee, to exercise an option to purchase a certain parcel of property located at 0 Gennelle Drive (Parcel No. 03302001400) (Proposal No. 2022M-003PR-001).

ACTION	FOR	AGAINST	NV

BILLS ON SECOND READING

3. [BL2021-831](#) (O’Connell, Bradford, Parker)

Disapproved by the Planning Commission 11/18/21
Referred to the Government Operations & Regulations Committee (Hancock)
Referred to the Planning & Zoning Committee (Withers)

Amends Sections 6.28.030, 17.04.060, and 17.20.030 of the Metropolitan Code to amend the definition of “Short term rental property (STRP)-Not owner-occupied” and to amend parking requirements related to “Short term rental property (STRP)-Not owner-occupied” (Proposal No. 2021Z-012TX-001).

ACTION	FOR	AGAINST	NV

4. [BL2022-1123](#) (Styles, Withers, Young)

Approved with conditions by the Planning Commission 1/24/22
Referred to the Planning & Zoning Committee (Withers)
Referred to the Transportation & Infrastructure Committee (Young)

Authorizes the granting of an easement to the Metropolitan Government and its servants and agents to construct, operate, maintain, repair, replace and inspect sanitary sewers and/ or drainage improvements and water mains or appurtenances within the limits of the easement or right-of-way (Planning No. 2022M-013ES-001).

ACTION	FOR	AGAINST	NV

5. [BL2022-1125](#) (Hall, Allen, Withers)

Approved by the Planning Commission 1/20/22
Referred to the Budget & Finance Committee (Allen)
Referred to the Planning & Zoning Committee (Withers)

Authorizes the granting of a permanent easement to the Electric Power Board of the Metropolitan Government of Nashville and Davidson County, on certain property owned by the Metropolitan Government of Nashville and Davidson County (Parcel No. 02200001900) (Proposal No. 2022M-014ES-001).

ACTION	FOR	AGAINST	NV

6. [BL2022-1127](#) (Styles)

Administratively approved by the Planning Commission
Referred to the Planning & Zoning Committee (Withers)

Approves two agreements relating to the use of the properties comprising the Global Mall site. (Proposal No. 2022M-012AG-001).

ACTION	FOR	AGAINST	NV

7. [BL2022-1128](#) (O'Connell, Allen, Withers, Young)

Approved by the Planning Commission 2/11/22
Referred to the Budget & Finance Committee (Allen)
Referred to the Planning & Zoning Committee (Withers)
Referred to the Transportation & Infrastructure Committee (Young)

Authorizes the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Water and Sewerage Services, to enter into an agreement with RW/GC MARATHON VILLAGE OWNER, LLC, to provide improved public sanitary sewer service through the construction of an improved stormwater system (Project No. SWGR 2021032214 and Proposal Number 2022M-007AG-001).

ACTION	FOR	AGAINST	NV

8. [BL2022-1129](#) (O’Connell, Allen, Withers, Young)

Approved by the Planning Commission 2/11/22

Referred to the Budget & Finance Committee (Allen)

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Young)

Authorizes the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Water and Sewerage Services, to enter into an agreement with Union Brick RE, LLC, to provide improved public sanitary sewer service through the construction of an improved stormwater system (Project No. SWGR 2021003345 and Proposal Number 2022M-006AG-001).

ACTION	FOR	AGAINST	NV

9. [BL2022-1131](#) (Murphy, Withers, Young)

Approved by the Planning Commission 2/11/22

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Young)

Authorizes The Metropolitan Government of Nashville and Davidson County to abandon easement rights located at 410 42nd Avenue North and 410 B 42nd Avenue North, formerly a portion of Alabama Avenue, except for those retained by Nashville Electric Service (Proposal No. 2022M-022ES-001).

ACTION	FOR	AGAINST	NV

10. [BL2022-1132](#) (Parker, Withers, Young)

Approved by the Planning Commission 1/24/22

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Young)

Authorizes The Metropolitan Government of Nashville and Davidson County to accept new water and sanitary sewer mains, fire hydrant assembly and sanitary sewer manholes, for property at 405 B Marshall Street, also known as Marshall Crossing (MWS Project Nos. 20-WL-84 and 20-SL-171 and Proposal No. 2022M-019ES-001).

ACTION	FOR	AGAINST	NV

11. [BL2022-1133](#) (Rutherford, Withers, Young)

Approved by the Planning Commission 1/24/22
 Referred to the Planning & Zoning Committee (Withers)
 Referred to the Transportation & Infrastructure Committee (Young)

Authorizes The Metropolitan Government of Nashville and Davidson County to accept new sanitary sewer main, sanitary sewer manholes, fire hydrant assembly and easements, for property located at 6785 A Sunnywood Drive, also known as Sunnywood Place (MWS Project Nos. 21-SL-214 and 21-WL-90 and Proposal No. 2022M-017ES-001).

ACTION	FOR	AGAINST	NV

12. [BL2022-1134](#) (Withers, Young)

Approved by the Planning Commission 1/24/22
 Referred to the Planning & Zoning Committee (Withers)
 Referred to the Transportation & Infrastructure Committee (Young)

Authorizes The Metropolitan Government of Nashville and Davidson County to accept new sanitary sewer main and sanitary sewer manholes, for four properties located on Waller Road in Williamson County, also known as Chaudhuri Acres (MWS Project Nos. 21-SL-137 and Proposal No. 2022M-015ES-001).

ACTION	FOR	AGAINST	NV

13. [BL2022-1135](#) (O’Connell, Withers, Young)

Approved by the Planning Commission 2/11/22
 Referred to the Planning & Zoning Committee (Withers)
 Referred to the Transportation & Infrastructure Committee (Young)

Authorizes The Metropolitan Government of Nashville and Davidson County to accept new sanitary sewer manhole and new fire hydrant assembly, for property located at 827 19th Avenue South, also known as the Moore Office Building (MWS Project Nos. 19-SL-157 and 19-WL-68 and Proposal No. 2022M-021ES-001).

ACTION	FOR	AGAINST	NV

BILLS ON THIRD READING

14. Second Substitute [BL2021-621](#) (Murphy, Allen, O’Connell, Bradford)

Referred to the Planning Commission 10/28/21
Referred to the Planning & Zoning Committee (Withers)

Amends 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

15. [BL2022-1083](#) (Sledge, O’Connell)

Approved by the Planning Commission 2/24/22
Referred to the Planning & Zoning Committee (Withers)

Amends 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 a portion of the property located at 915 Kirkwood Ave., at the southwest corner of Kirkwood Ave. and Craig Ave., zoned R8 (0.55 acres), all of which is described herein (Proposal No. 2022HL-002-001).

ACTION	FOR	AGAINST	NV

16. [BL2022-1084](#) (Sledge, O’Connell)

Approved by the Planning Commission 2/24/22
Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2022-1083, a proposed Historic Landmark Overlay District to include a portion of the property located at 915 Kirkwood Ave., at the southwest corner of Kirkwood Ave. and Craig Ave. (0.55 acres) (Proposal No. 2022HL-002-001) THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

17. [BL2022-1085](#) (Evans, Withers)

Approved with conditions by the Planning Commission 12/9/21
Referred to the Planning & Zoning Committee (Withers)

Amends 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 5772 Old Hickory Boulevard, approximately 300 feet south of Central Pike (2.58 acres), and located within a Commercial Planned Unit Development Overlay District, to permit a 152 unit multi-family development, all of which is described herein (Proposal No. 2021SP-085-001).

ACTION	FOR	AGAINST	NV

18. [BL2022-1086](#) (Evans, Withers)

Approved with conditions by the Planning Commission 12/9/21
Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2022-1085, a proposed Specific Plan Zoning District located at located at 5772 Old Hickory Boulevard, approximately 300 feet south of Central Pike (2.58 acres), (Proposal No. 2021SP-085-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

19. [BL2022-1087](#) (Evans)

Approved by the Planning Commission 12/9/21
Referred to the Planning & Zoning Committee (Withers)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by cancelling a portion of a Planned Unit Development Overlay District on property located at 5772 Old Hickory Boulevard, approximately 250 feet south of Central Pike, zoned CS (2.58 acres), all of which is described herein (Proposal No. 6-74P-002).

ACTION	FOR	AGAINST	NV

20. [BL2022-1088](#) (Allen)

Approved by the Planning Commission 2/24/22

Referred to the Planning & Zoning Committee (Withers)

Referred to the Government Operations & Regulations Committee (Hancock)

Amends Sections 2.80.080, 17.28.100, and 17.40.010 of the Metropolitan Code of Laws regarding the design and operation of outdoor electrical lighting to reduce light pollution consistent with International Dark Sky Association guidelines and to authorize the board of fire and building codes to grant variances from these provisions (Proposal No. 2020Z-014TX-003).

ACTION	FOR	AGAINST	NV

21. [BL2022-1098](#) (Toombs)

Approved with conditions by the Planning Commission 1/13/22

Referred to the Planning & Zoning Committee (Withers)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from CL to SP zoning for property located at 2306 Brick Church Pike, at the southeast corner of Hampton Street and Avondale Circle (1.36 acres), to permit 95 multi-family units, all of which is described herein (Proposal No. 2021SP-087-001).

ACTION	FOR	AGAINST	NV

22. [BL2022-1099](#) (O'Connell)

Approved with conditions by the Planning Commission 1/13/22

Referred to the Planning & Zoning Committee (Withers)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from CS, IR, and OR20 to SP zoning for properties located at 1114, 1116, 1118 and 1120 5th Ave. N., 407, 409, and 411 Madison Street, 1117, 1119, 1121, and 1123 4th Ave. N., and 416 Jefferson Street, at the northwest corner of 4th Ave. N. and Jefferson Street, (approximately 3 acres), and within the Germantown Historic Preservation District and the Phillips-Jackson Street Redevelopment District, to permit a mixed use development, all of which is described herein (Proposal No. 2022SP-006-001).

ACTION	FOR	AGAINST	NV

23. [BL2022-1100](#) (Rosenberg)

Approved with conditions by the Planning Commission 1/13/22
Referred to the Planning & Zoning Committee (Withers)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by amending a Specific Plan for properties located at 5754 River Road and River Road (unnumbered), approximately 750 feet west of Charlotte Pike, zoned SP, R40 and R80 (16.47 acres), to add 5.9 acres to the SP and permit 160 multi-family residential units, all of which is described herein (Proposal No. 2018SP-009-003).

ACTION	FOR	AGAINST	NV

24. [BL2022-1101](#) (Rosenberg)

Approved with conditions by the Planning Commission 1/13/22
Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2022-1100, a proposed Specific Plan Zoning District located at located at 5754 River Road and River Road (unnumbered), approximately 750 feet west of Charlotte Pike, zoned SP, R40 and R80 (16.47 acres) (Proposal No. 2018SP-009-003). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

25. [BL2022-1102](#) (Syracuse)

Approved by the Planning Commission 2/10/22
Referred to the Planning & Zoning Committee (Withers)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by cancelling a portion of a Planned Unit Development Overlay District for properties located at 713 Ermac Drive, zoned ORI (4.94 acres), all of which is described herein (Proposal No. 177-74P-007).

ACTION	FOR	AGAINST	NV

26. [BL2022-1103](#) (Toombs)

Approved by the Planning Commission 1/13/22
Referred to the Planning & Zoning Committee (Withers)

Amends 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 RM40-A-NS zoning for property located at 2122 Buena Vista Pike, approximately 350 feet northeast of Resha Lane (1.68 acres), all of which is described herein (Proposal No. 2021Z-118PR-001).

ACTION	FOR	AGAINST	NV

27. [BL2022-1104](#) (O'Connell)

Approved by the Planning Commission 1/13/22
Referred to the Planning & Zoning Committee (Withers)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from R6-A to RM-15-A-NS zoning for properties located at 1401 and 1403 Hawkins Street, at the corner of Hawkins Street and 14th Ave S (0.44 acres), all of which is described herein (Proposal No. 2022Z-002PR-001).

ACTION	FOR	AGAINST	NV

28. [BL2022-1105](#) (Welsch)

Approved with conditions by the Planning Commission 1/13/22
Referred to the Planning & Zoning Committee (Withers)

Amends 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 Tuggle Avenue (unnumbered), at the eastern terminus of Morton Avenue (1.64 acres), to permit 8 multi-family residential units, all of which is described herein (Proposal No. 2021SP-088-001).

ACTION	FOR	AGAINST	NV

29. [BL2022-1106](#) (Welsch)

Approved with conditions by the Planning Commission 1/13/22
Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2022-1105, a proposed Specific Plan Zoning District located at located at Tuggle Avenue (unnumbered), at the eastern terminus of Morton Avenue (1.64 acres) (Propossal No. 2021SP-088-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

30. [BL2022-1108](#) (Hagar, Rhoten)

Approved with conditions by the Planning Commission 1/13/22
Referred to the Planning & Zoning Committee (Withers)

Amends 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 SP zoning for property located at 3005 Lakeshore Drive, approximately 85 feet east of 32nd Street, (0.68 acres), to permit a detached two-family residential unit, all of which is described herein (Proposal No. 2022SP-004-001).

ACTION	FOR	AGAINST	NV

31. [BL2022-1109](#) (Hagar, Rhoten)

Approved with conditions by the Planning Commission 1/13/22
Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2022-1108, a proposed Specific Plan Zoning District located at located at 3005 Lakeshore Drive, approximately 85 feet east of 32nd Street, (0.68 acres) (Proposal No. 2022SP-004-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

32. [BL2022-1110](#) (Toombs)

Approved by the Planning Commission 1/13/22
Referred to the Planning & Zoning Committee (Withers)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, y changing from R10 to RM15-A zoning for property located at 2106 Courtney Avenue, approximately 150 feet east of Clarksville Pike (0.4 acres), all of which is described herein (Proposal No. 2022Z-006PR-001).

ACTION	FOR	AGAINST	NV

33. [BL2022-1111](#) (Sepulveda)

Approved by the Planning Commission 1/13/22
Referred to the Planning & Zoning Committee (Withers)

Amends 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 MUL-A-NS zoning for property located at 339 Wallace Road, approximately 210 feet west of Hopedale Drive (2.17 acres), all of which is described herein (Proposal No. 2022Z-001PR-001).

ACTION	FOR	AGAINST	NV

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