



**AGENDA/COMMITTEE REPORT
PLANNING AND ZONING**

**Monday, May 16, 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

RESOLUTION

1. [RS2022-1537](#) (O'Connell, Withers, Young)

Approved by the Planning Commission 4/5/22

Referred to the Planning and Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Young)

Authorizes TN Printers Hotel Owner, LLC to construct and install an aerial encroachment at 315 Union Street. (Proposal No.2022M-007EN-001).

ACTION	FOR	AGAINST	NV

BILLS ON SECOND READING

2. [BL2022-1169](#) (Benedict, Allen, Withers)

Approved by the Planning Commission 8/2/21

Approved & Re-Referred to the Budget & Finance Committee (Allen)

Approved & Re-Referred to the Education Committee (Lee)

Approved & Re-Referred to the Planning and Zoning Committee (Withers)

Approves a Lease Agreement by and between the Metropolitan Government of Nashville and Davidson County acting by and through the Metropolitan Board of Education and East End Prep (Proposal No. 2021-012PR-001).

ACTION	FOR	AGAINST	NV

3. [BL2022-1189](#) (Murphy, Withers, Young)

Approved by the Planning Commission 3/8/22

Referred to the Planning and Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Young)

Authorizes The Metropolitan Government of Nashville and Davidson County to abandon existing public sanitary sewer main, sanitary sewer manhole and easement, and to accept new sanitary sewer main, sanitary sewer manhole and easement, for property located at 3800 Charlotte Avenue (MWS Project No. 22-SL-02 and Proposal No. 2022M-034ES-001).

ACTION	FOR	AGAINST	NV

4. [BL2022-1235](#) (Withers, Young)

Approved by the Planning Commission 4/5/2022

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 public sanitary sewer mains, sanitary sewer manholes and easements, for property located at 9828 Split Log Road in Williamson County, also known as Rosebrooke Phase 3 (MWS Project No. 22-SL-35 and Proposal No. 2022M 047ES-001).

ACTION	FOR	AGAINST	NV

5. [BL2022-1236](#) (Taylor, Withers, Young)

Approved by the Planning Commission 4/5/2022

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 existing public water mains, and to accept new public water mains and fire hydrant assemblies, for property located at 39th Avenue North (unnumbered) (MWS Project No. 22-WL-08 and Proposal No. 2022M-051ES-001).

ACTION	FOR	AGAINST	NV

6. [BL2022-1237](#) (Sledge, Withers, Young)

Approved by the Planning Commission 4/5/2022

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 existing fire hydrant assemblies and easements, and to accept new water and sanitary sewer mains, fire hydrant assemblies, sanitary sewer manholes and easements, for property located at 1501 Hillside Avenue, also known as The Reservoir Zone 7 (MWS Project Nos. 21-WL-82 and 21-SL-195 and Proposal No. 2022M-050ES-001).

ACTION	FOR	AGAINST	NV

7. [BL2022-1238](#) (Roberts, Withers, Young)

Approved by the Planning Commission 4/11/2022

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 existing sanitary sewer main and easement, and to accept new sanitary sewer main, sanitary sewer manhole and easement, for property located at 7131 Centennial Boulevard, (MWS Project No. 21-SL-212 and Proposal No. 2022M-063ES-001).

ACTION	FOR	AGAINST	NV

8. [BL2022-1239](#) (Benedict, Withers, Young)

Approved by the Planning Commission 4/11/2022

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 manhole, for property located at 1100 B Sunnymeade Drive, also known as Sunnymeade Commons (MWS Project No. 22-SL-60 and Proposal No. 2022M-059ES-001).

ACTION	FOR	AGAINST	NV

9. [BL2022-1240](#) (Withers, Young)

Approved by the Planning Commission 4/5/2022

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 and sanitary sewer force mains, sanitary sewer manholes and easements, for property located at 2126 Marsha Drive, also known as Rivergate View Subdivision (MWS Project No. 21 SL-128 and Proposal No. 2022M-055ES-001).

ACTION	FOR	AGAINST	NV

10. [BL2022-1241](#) (VanReece, Withers, Young)

Approved by the Planning Commission 4/5/2022

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 public water and sanitary sewer mains, fire hydrant assemblies, sanitary sewer manholes and easements, for two properties located at 204 Ben Allen Road and 121 Hart Lane, also known as Ben Allen Phase 2, (MWS Project Nos. 20-WL-85 and 20-SL-179 and Proposal No. 2022M-052ES-001).

ACTION	FOR	AGAINST	NV

11. [BL2022-1242](#) (Withers, Young)

Approved by the Planning Commission 4/11/2022

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 existing public sanitary sewer easement rights, for property located at 3038 Lakeshore Drive (Proposal No. 2022M-060ES-001).

ACTION	FOR	AGAINST	NV

12. [BL2022-1243](#) (Lee, Withers, Young)

Approved by the Planning Commission 4/5/2022

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 assemblies, sanitary sewer manholes and easements, for property located at 1200 Cottage View Lane, also known as Timber Trails Phase 3 (MWS Project Nos. 21-WL-95 and 21-SL-222 and Proposal No. 2022M-058ES-001).

ACTION	FOR	AGAINST	NV

13. [BL2022-1244](#) (Styles, Withers, Young)

Approved by the Planning Commission 4/11/2022

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 existing water main, and to accept new water main, for property located at 2100 Century Farms Parkway (MWS Project No. 22-WL-12 and Proposal No. 2022M-062ES-001).

ACTION	FOR	AGAINST	NV

14. [BL2022-1245](#) (Taylor, Withers, Young)

Approved by the Planning Commission 4/11/2022

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 a new public sanitary sewer manhole, for property located at Long Boulevard (unnumbered) (MWS Project No. 21-SL-293 and Proposal No. 2022M-057ES-001).

ACTION	FOR	AGAINST	NV

15. [BL2022-1246](#) (Styles, Withers, Young)

Approved by the Planning Commission 4/5/2022

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 assemblies, sanitary sewer manholes and easements, for property located at 842 Hamilton Crossings, also known as Hamilton Crossings Phase 2 (MWS Project Nos. 20 WL 123 and 20 SL-249 and Proposal No. 2022M-056ES-001).

ACTION	FOR	AGAINST	NV

BILLS ON THIRD READING

16. Substitute [BL2022-1073](#) (Cash, Evans, Allen & Others)

Approved with substitute by the Planning Commission 4/28/22

Referred to the Planning & Zoning Committee (Withers)

Amends Sections 17.04.060, 17.08.030, 17.16.035, 17.16.170, and 17.20.030 of the Metropolitan Code to delete the “Day Care Home Use”, create new “Day Care Home - Small” and “Day Care Home - Large” uses, and to update the requirements for opening a Day Care Home or Day Care Center Use (Proposal No. 2022Z-002TX-001).

ACTION	FOR	AGAINST	NV

17. Second Substitute [BL2022-1121](#) (Henderson, Murphy, Withers & Others)

Approved with substitute by the Planning Commission 4/28/22

Referred to the Affordable Housing Committee (Parker)

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, to amend Chapters 17.12, 17.24, 17.36, and 17.40 pertaining to the cluster lot option, all of which is described herein (Proposal No. 2022Z-004TX-001).

ACTION	FOR	AGAINST	NV

18. Substitute [BL2022-1122](#) (Henderson, Murphy, Withers & Others)

Approved with substitute by the Planning Commission 4/28/22

Referred to the Affordable Housing Committee (Parker)

Referred to the Planning & Zoning Committee (Withers)

Amends Titles 2 and 17 of the Metropolitan Code of Laws, to amend Chapters 17.24 and 17.28 pertaining to Tree Protection and Replacement, and to amend Chapters 2.226, 17.20, 17.24, 17.28, and 17.40 to make associated housekeeping amendments, all of which is described herein (Proposal No. 2022Z-005TX-001).

ACTION	FOR	AGAINST	NV

19. [BL2022-1190](#) (Toombs)

Approved with conditions by the Planning Commission 3/10/22

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 changing from CS and IWD to SP zoning for properties located at 2405 Plum Street, 2600 and 2604 Dickerson Pike, Plum Street (unnumbered), and Dickerson Pike (unnumbered), at the northwest corner of Rock Street and Dickerson Pike (5.22 acres), to permit a 349-unit multi-family residential development, all of which is described herein (Proposal No. 2021SP-095-001).

ACTION	FOR	AGAINST	NV

20. [BL2022-1191](#) (Toombs)

Approved with conditions by the Planning Commission 3/10/22

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2022-1190, a proposed Specific Plan Zoning District located at located at 2405 Plum Street, 2600 and 2604 Dickerson Pike, Plum Street (unnumbered), and Dickerson Pike (unnumbered), at the northwest corner of Rock Street and Dickerson Pike (5.22 acres) (Proposal No. 2021SP-095-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	FOR	AGAINST	NV

21. [BL2022-1192](#) (Hagar)

Approved with conditions 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 amending the 4130 Andrew Jackson Parkway Specific Plan District located at 4130 Andrew Jackson Parkway, approximately 950 feet north of Chandler Road (2.04 acres), zoned Specific Plan, to permit the addition of 1,962 square feet to an existing eye care facility, all of which is described herein (Proposal No. 2010SP-005-003).

ACTION	FOR	AGAINST	NV

22. [BL2022-1193](#) (Styles)

Approved by the Planning Commission 4/28/22

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 property located at 5797 Mt. View Road, approximately 1,050 feet southwest of Mt. View Circle, zoned AR2A (1.11 acres) (Proposal No. 2022HL-003-001).

ACTION	FOR	AGAINST	NV

23. [BL2022-1194](#) (Styles)

Approved by the Planning Commission 4/28/22
Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2022-1193, a proposed Historic Landmark Overlay District to include properties located at 5797 Mt. View Road, approximately 1,050 feet southwest of Mt. View Circle (1.11 acres) (Proposal No. 2022HL-003-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS**

ACTION	FOR	AGAINST	NV

24. [BL2022-1195](#) (Styles)

Approved with conditions by the Planning Commission 4/28/22
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 Neighborhood Landmark Overlay District to property located at 5797 Mt. View Road, approximately 1,050 feet southwest of Mt. View Circle, zoned AR2A (1.11 acres), to permit the conversion of an existing accessory structure into an additional dwelling unit and to allow short term rental uses within that additional dwelling unit (Proposal No. 2022NL-002-001).

ACTION	FOR	AGAINST	NV

25. [BL2022-1196](#) (Toombs)

Approved with conditions 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 changing from CL to SP zoning for properties located at 1400 Brick Church Pike, at the corner of Artic Avenue and Brick Church Pike (1.61 acres), to permit a mixed used development, all of which is described herein (Proposal No. 2022SP-015-001).

ACTION	FOR	AGAINST	NV

26. [BL2022-1197](#) (Young)

Approved with conditions 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 changing from CS to SP zoning for property located at 400 Edenwold Road, approximately 1,000 feet east of Gallatin Pike, (1.08 acres), to permit auto repair and warehouse, all of which is described herein (Proposal No. 2022SP-003-001).

ACTION	FOR	AGAINST	NV

27. [BL2022-1200](#) (Swope)

Approved with conditions 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 changing from AR2a, RM4, and RS10 to SP zoning for properties located at 6578 Bluff Road and Bluff Road (unnumbered), approximately 275 feet north of Stone Bluff Drive, (62.2 acres) (and partially located within the Floodplain Overlay District), to permit 182 multi-family units, all of which is described herein (Proposal No. 2022SP-007-001).

ACTION	FOR	AGAINST	NV

28. [BL2022-1201](#) (Swope)

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

Authorizes building material restrictions and requirements for BL2022-1200, a proposed Specific Plan Zoning District located at located at 6578 Bluff Road and Bluff Road (unnumbered), approximately 275 feet north of Stone Bluff Drive, (62.2 acres) (Proposal No. 2022SP-007-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	FOR	AGAINST	NV

29. [BL2022-1202](#) (Taylor)

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 changing from RS5 to R6-A zoning for property located at 2401 Meharry Blvd, at the corner of 24th Ave N and Meharry Blvd (0.26 acres), all of which is described herein (Proposal No. 2022Z-015PR-001).

ACTION	FOR	AGAINST	NV

30. [BL2022-1203](#) (Toombs)

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 changing from IWD to MUG-NS zoning for property located at 230 Cumberland Bend, approximately 860 feet east of Great Circle Road (4.96 acres), all of which is described herein (Proposal No. 2022Z-010PR-001).

ACTION	FOR	AGAINST	NV

31. [BL2022-1206](#) (Taylor)

Approved by the Planning Commission 3/10/22
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 changing from OG to ORI-A zoning for property located at 405 B 31st Ave N, approximately 160 feet north of Charlotte Avenue (0.12 acres), all of which is described herein (Proposal No. 2022Z-027PR-001).

ACTION	FOR	AGAINST	NV

32. [BL2022-1207](#) (Toombs)

Approved by the Planning Commission 3/24/22
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 changing from IWD to MUG zoning for property located at 210 Cumberland Bend, approximately 1,160 feet east of Great Circle Road (5.04 acres), all of which is described herein (Proposal No. 2022Z-014PR-001).

ACTION	FOR	AGAINST	NV

33. [BL2022-1208](#) (Benedict)

Approved by the Planning Commission 3/10/22
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 changing from RS10 to R10 zoning for property located at 1308 Cardinal Avenue, approximately 310 feet east of Kennedy Avenue (0.23 acres), all of which is described herein (Proposal No. 2022Z-021PR-001).

ACTION	FOR	AGAINST	NV

34. [BL2022-1209](#) (Toombs)

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 changing from RS7.5 to R8 zoning for property located at Monticello Drive (unnumbered), approximately 800 feet north of W Trinity Lane (1.33 acres), all of which is described herein (Proposal No. 2022Z-020PR-001).

ACTION	FOR	AGAINST	NV

35. [BL2022-1211](#) (Toombs)

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 changing from IWD to OR20-NS zoning for property located at 2115 24th Ave N, approximately 325 feet north of Clarksville Pike (0.60 acres), all of which is described herein (Proposal No. 2022Z-028PR-001).

ACTION	FOR	AGAINST	NV

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