



**AGENDA/COMMITTEE REPORT  
PLANNING AND ZONING**

**Monday, August 15, 2022  
4:00 p.m.  
David Scobey Council Chamber**

Members (12)	P	A	P	A
Quorum (6)	( )	( )	( )	( )
	( )	( )	( )	( )
	( )	( )	( )	( )
	( )	( )	( )	( )
	( )	( )	( )	( )
	( )	( )	( )	( )
	( )	( )	( )	( )

Withers, Chair  
Bradford  
Gamble  
Hagar  
Hall  
Murphy  
O'Connell  
Parker  
Rutherford, Vice  
Sepulveda  
VanReece  
Welsch

**RESOLUTION**

**1. [RS2022-1723](#) (O'Connell, Withers, Young)**

Approved by the Planning Commission 6/30/2022  
Referred to the Planning & Zoning Committee (Withers)  
Referred to the Transportation & Infrastructure Committee (Young)

Authorizes LMC Towne Property Owner, LLC to construct and install an aerial encroachment at 808 Garfield St (Proposal No.2022M-017EN-001).

ACTION	FOR	AGAINST	NV
Consent to approve if letter or sponsor present			

**BILLS ON SECOND READING**

**2. [BL2022-1344](#) (Hall)**

Referred to the Budget & Finance Committee (Allen)

Referred to the Government Operations & Regulations Committee (Hancock)

Referred to the Planning & Zoning Committee (Withers)

Amends Title 5 of the Metropolitan Code to establish a development impact fee.

ACTION	FOR	AGAINST	NV
Proposed Amendment - Allen			
Letter to Withdraw - Hall			

**3. [BL2022-1382](#) (Syracuse)**

Referred to the Budget & Finance Committee (Allen)

Referred to the Planning & Zoning Committee (Withers)

Amends Metropolitan Code Section 5.20.100 regarding the abatement of property taxes for certain improvements or restorations made to historic properties as authorized under the provisions of Tennessee Code Annotated Section 67-5-218.

ACTION	FOR	AGAINST	NV
Proposed Amendment - Syracuse			

**4. [BL2022-1388](#) (Toombs, Withers, Young)**

Approved by the Planning Commission 4/29/2022

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Young)

Amends the Geographic Information Systems Street and Alley Centerline Layer for the Metropolitan Government of Nashville and Davidson County by abandoning a portion of Alley Number 1089 right-of-way between Haynie Avenue and Woodfolk Avenue, (Proposal Number 2022M-002AB-001).

ACTION	FOR	AGAINST	NV
Consent to approve if letter or sponsor present			

**5. [BL2022-1389](#) (Toombs, Withers, Young)**

Approved by the Planning Commission 6/30/2022

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 and adjust sanitary sewer manholes, for property located at 1406 Brick Church Pike, also known as the Brick Church Auto Dealership (MWS Project No. 22-SL-71 and Proposal No. 2022M-094ES-001).

ACTION	FOR	AGAINST	NV
Consent to approve if letter or sponsor present			

**6. [BL2022-1390](#) (Taylor, Withers, Young)**

Approved by the Planning Commission 6/30/2022

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 sanitary sewer manholes, for two properties located at 1919 and 1928 9th Avenue North, also known as the Clay Street Commons (MWS Project No. 20-SL-129 and Proposal No. 2022M-091ES-001).

ACTION	FOR	AGAINST	NV
Consent to approve if letter or sponsor present, Letter to Approve - Taylor			

**7. [BL2022-1391](#) (Rutherford, Withers, Young)**

Approved by the Planning Commission 7/12/2022

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 Old Hickory Boulevard (unnumbered), also known as Evergreen Hills Phase 2A (MWS Project Nos. 21-WL-100 and 21 SL-235 and Proposal No. 2022M-096ES-001)

ACTION	FOR	AGAINST	NV
Consent to approve if letter or sponsor present			

**8. [BL2022-1392](#) (O'Connell, Withers, Young)**

Approved by the Planning Commission 7/12/2022

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 1018 B Jefferson Street, also known as Jefferson Street Townhomes (MWS Project No. 22-SL-40 and Proposal No. 2022M-095ES-001).

ACTION	FOR	AGAINST	NV
Consent to approve if letter or sponsor present			

**9. [BL2022-1393](#) (Sledge, Withers, Young)**

Approved by the Planning Commission 7/12/2022

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 two properties located at 414 and 416 Mallory Street, also known as Mallory Street Townhomes (MWS Project No. 22-SL-28 and Proposal No. 2022M-098ES-001).

ACTION	FOR	AGAINST	NV
Consent to approve if letter or sponsor present, Letter to Approve - Sledge			

**BILLS ON THIRD READING**

**10. [BL2022-1270](#) (Pulley, Johnston, VanReece)**

Approved by the Planning Commission 7/28/2022

Referred to the Planning & Zoning Committee (Withers)

Amends Section 17.12.030 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to the calculation of required street setbacks for residential areas with an established development pattern (Proposal No. 2022Z-009TX-001).

ACTION	FOR	AGAINST	NV
Proposed Amendment - Pulley			

**11. [BL2022-1304](#) (Hausser)**

Approved with conditions by the Planning Commission 5/12/2022

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 property located at 505 Old Hickory Blvd, approximately 580 feet north of Ridgelake Parkway, zoned SP (5.08 acres), to add vehicular rental/leasing as a permitted use and limit the use to four vehicles, all of which is described herein (Proposal No. 2008SP-040-003).

ACTION	FOR	AGAINST	NV
Consent to approve if letter or sponsor present			

**12. Substitute [BL2022-1307](#) (Lee, Murphy)**

Approved by the Planning Commission 10/14/2021

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 to ~~RS10~~ SP zoning for properties located at 4395 and 4421 Maxwell Road and Maxwell Road (unnumbered), approximately 990 feet east of Lake Maxwell Drive (24.61 acres), all of which is described herein (Proposal No. 2021Z-104PR-001).

ACTION	FOR	AGAINST	NV
Consent to approve if letter or sponsor present, Letter to Approve – CM Lee			

**13. [BL2022-1357 as Amended](#) (Taylor)**

Approved by the Planning Commission 7/28/2022

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 Contextual Overlay District to various properties located north of Buchanan Street, zoned RS5 (56.33 acres), all of which is described herein (Proposal No. 2022COD-002-001).

ACTION	FOR	AGAINST	NV
Consent to approve if letter or sponsor present, Letter to Approve - Taylor			

**14. [BL2022-1358 as Amended](#) (O’Connell)**

Approved with conditions by the Planning Commission 5/26/2022

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 MUI-A to SP zoning for property located at 1711 Broadway, approximately 145 feet west of 17th Avenue South, (1.28 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2022SP-027-001).

ACTION	FOR	AGAINST	NV
Consent to approve if letter or sponsor present			

**15. [BL2022-1359](#) (O’Connell)**

Approved with conditions by the Planning Commission 5/26/2022

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2022-1358, a proposed Specific Plan Zoning District located at located at 1711 Broadway, approximately 145 feet west of 17th Avenue South, (1.28 acres) (Proposal No. 2022SP-027-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV
Consent to approve if letter or sponsor present			

**16. [BL2022-1360 as Amended](#) (Toombs)**

Approved with conditions by the Planning Commission 6/23/2022

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 SCN to SP zoning for properties located at Ashland City Highway (unnumbered) and Clarksville Pike (unnumbered), approximately 800 feet south of Abernathy Road, (20.67 acres), located within the Planned Unit Development Overlay and Corridor Design Overlay districts, to permit a mixed-use development, all of which is described herein (Proposal No. 2022SP-028-001).

ACTION	FOR	AGAINST	NV
Consent to approve if letter or sponsor present			

**17. [BL2022-1361 as Amended](#) (Toombs)**

Approved by the Planning Commission 6/23/2022

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 Planned Unit Development Overlay District for property located at Ashland City Highway, (unnumbered), approximately 800 feet south of Abernathy Road (18.2 acres), zoned SCN and located within the Corridor Design Overlay District, all of which is described herein (Proposal No. 35-87P-001).

ACTION	FOR	AGAINST	NV
Consent to approve if letter or sponsor present			

**18. [BL2022-1362 as Amended](#) (Toombs)**

Approved by the Planning Commission 6/23/2022

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 property located at Clarksville Pike (unnumbered), approximately 1,175 feet south of Abernathy Road (2.47 acres), zoned SCN and located within the Corridor Design Overlay District, all of which is described herein (Proposal No. 99-76P-001).

ACTION	FOR	AGAINST	NV
Consent to approve if letter or sponsor present			

**19. [BL2022-1363 as Amended](#) (Pulley, Johnston)**

Approved with conditions by the Planning Commission 6/9/2022

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 OR20 to SP zoning on property located at 2121 Crestmoor Road, approximately 34 feet south of Hoods Hill Road (1.15 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2022SP-037-001).

ACTION	FOR	AGAINST	NV
Consent to approve if letter or sponsor present			

**20. [BL2022-1364](#) (Pulley, Johnston)**

Approved with conditions by the Planning Commission 6/9/2022

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2022-1363, a proposed Specific Plan Zoning District located at located at 2121 Crestmoor Road, approximately 34 feet south of Hoods Hill Road (1.15 acres) (Proposal No. 2022SP-037-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV
Consent to approve if letter or sponsor present			

**21. [BL2022-1365](#) (Withers)**

Approved with conditions by the Planning Commission 5/26/2022

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2022-1321, a proposed Specific Plan Zoning District located at located at 501 and 515 Crutcher Street, at the northeast corner of Crutcher Street and South 5th Street (6.82 acres) (Proposal No. 2022SP-042-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV
Consent to approve if letter or sponsor present			

**22. [BL2022-1366 as Amended](#) (Hall)**

Approved by the Planning Commission 5/26/2022

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 MUN-A-NS zoning for property located at 3517 Old Clarksville Pike, approximately 474 feet west of Whites Creek Pike (1.1 acres), all of which is described herein (Proposal No. 2022Z-051PR-001).

ACTION	FOR	AGAINST	NV
Consent to approve if letter or sponsor present			



**23. [BL2022-1367 as Amended](#) (Benedict)**

Approved by the Planning Commission 5/26/2022

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 RM20-A zoning for property located at 846 E Meade Ave, at the northwest corner of Emmitt Avenue and East Meade Avenue (0.4 acres), all of which is described herein (Proposal No. 2022Z-058PR-001).

ACTION	FOR	AGAINST	NV
Consent to approve if letter or sponsor present, Letter to Approve - Benedict			

**24. [BL2022-1368 as Amended](#) (VanReece)**

Approved by the Planning Commission 6/9/2022

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 R10 to OR20 zoning on a portion of property located at 3441 Dickerson Pike, at the corner of Skyline Memorial Court and Skyline Ridge Drive (2.04 acres), all of which is described herein (Proposal No. 2022Z-059PR-001).

ACTION	FOR	AGAINST	NV
Consent to approve if letter or sponsor present			

**25. [BL2022-1370](#) (Lee, Murphy)**

Approved by the Planning Commission 10/14/2021

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2022-1307, a proposed Specific Plan Zoning District located at located at 4395 and 4421 Maxwell Road and Maxwell Road (unnumbered), approximately 990 feet east of Lake Maxwell Drive (24.61 acres) (Proposal No. 2021Z-104PR-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV
Consent to approve if letter or sponsor present			
Letter to Approve-Lee			

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