



**AGENDA/COMMITTEE REPORT
PLANNING AND ZONING**

**Monday, May 15, 2023
3:30 p.m.
David Scobey Council Chamber**

Members (12)	P	A		P	A
Quorum (6)	()	()	Withers, Chair	()	()
	()	()	Bradford	()	()
	()	()	Gamble	()	()
	()	()	Hagar	()	()
	()	()	Murphy	()	()
	()	()	O'Connell	()	()
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				()	()

RESOLUTIONS

1. [RS2023-2169](#) (Rhoten, Withers, Suara)

Referred to the Affordable Housing Committee (Hausser)

Referred to the Budget & Finance Committee (Rhoten)

Referred to the Planning & Zoning Committee (Withers)

Approves a grant from the Nashville Community Engagement Fund of the Community Foundation of Middle Tennessee to the Metropolitan Government, acting by and through the Metropolitan Planning Commission, to provide funding to subsidize The Barnes Fund's efforts to support affordable housing.

ACTION	FOR	AGAINST	NV

2. [RS2023-2181](#) (Withers, Pulley)

Approved by the Planning Commission 3/10/2023

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

Authorizes CTH Nashville, LLC dba City Tap House Nashville to construct and install an aerial encroachment at 205 Demonbreun (Proposal No.2022M-32EN-001).

ACTION	FOR	AGAINST	NV

3. [RS2023-2182](#) (Withers, Pulley)

Approved by the Planning Commission 4/4/2023

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

Authorizes Cannery Owner, LLC; Cannery Investment I LLC to construct and install an aerial encroachment at 521A 8th Avenue South (Proposal No.2023M-007EN-001).

ACTION	FOR	AGAINST	NV

BILLS ON SECOND READING

4. [BL2023-1859](#) (Withers, Rhoten)

Approved by the Planning Commission 3/22/2023

Referred to the Budget & Finance Committee (Rhoten)

Referred to the Education Committee (Suara)

Referred to the Planning & 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 Nashville Classical Charter School (Proposal No. 2023M-013AG-001).

ACTION	FOR	AGAINST	NV

5. [BL2023-1860](#) (Roberts, Rhoten, Withers)

Approved by the Planning Commission 8/2/2021

Referred to the Budget & Finance Committee (Rhoten)

Referred to the Education Committee (Suara)

Referred to the Planning & 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 Nashville Prep (Proposal No. 2021-014PR-001).

ACTION	FOR	AGAINST	NV

6. [BL2023-1863](#) (Withers, Pulley)

Approved by the Planning Commission 4/4/2023

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

Authorizes The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer mains, sanitary sewer manholes, and easements for five properties located on Split Log Road and Benington Place in Williamson County, also known as Taube Subdivision (MWS Project No. 22-SL-76 and Proposal No. 2023M-054ES-001).

ACTION	FOR	AGAINST	NV

7. [BL2023-1864](#) (Withers, Pulley)

Approved by the Planning Commission 4/4/2023

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

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 9928 Maupin Road in Williamson County, also known as Maupin Subdivision (MWS Project No. 22-SL-113 and Proposal No. 2023M-053ES-001).

ACTION	FOR	AGAINST	NV

8. [BL2023-1865](#) (Sledge, Withers, Pulley)

Approved by the Planning Commission 4/4/2023

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

Authorizes The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer main and sanitary sewer manholes, for property located at 2108 12th Avenue South, also known as Alley 951 Sewer Extension (MWS Project No. 22-SL-167 and Proposal No. 2023M-056ES-001).

ACTION	FOR	AGAINST	NV

BILLS ON THIRD READING

9. [BL2023-1691](#) (Johnston, Henderson)

Approved by the Planning Commission 4/27/2023

Referred to the Planning & Zoning Committee (Withers)

Amends Section 17.12.030 of the Metropolitan Code, Zoning Regulations regarding street setbacks and building orientation for residential corner lots (Proposal No. 2023Z-002TX-001).

ACTION	FOR	AGAINST	NV

10. [BL2023-1807](#) (Syracuse)

Approved with conditions by the Planning Commission 3/23/2023

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 and RS15 to SP zoning on properties located at 4340 Longfellow Drive and 2646 Lock Two Road, at the current terminus of Longfellow Drive, partially located within a Planned Unit Development Overlay District (135.06 acres), to permit 234 residential units and a 75 bed assisted-care living facility, all of which is described herein (Proposal No. 2023SP-012-001).

ACTION	FOR	AGAINST	NV

11. [BL2023-1808](#) (Syracuse)

Approved by the Planning Commission 3/23/2023

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 2646 Lock Two Road, north of Cain Harbor Road, zoned RS10 (76.21 acres), all of which is described herein (Proposal No. 18-86P-001).

ACTION	FOR	AGAINST	NV

12. [BL2023-1809](#) (Parker, Benedict, Withers)

Approved by the Planning Commission 4/27/2023
 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 an Institutional Overlay for various properties on both sides of Gallatin Avenue and north of Douglas Avenue, located within the Nashville Auto Diesel College Institutional Overlay District, zoned CS, ORI, RM20, and RS5 (19.8 acres), all of which is described herein (Proposal No. 2005P-029-002).

ACTION	FOR	AGAINST	NV

13. [BL2023-1810](#) (Toombs)

Approved with conditions by the Planning Commission 3/9/2023
 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 2143, 2145, and 2145B Goodrich Avenue, 2125 Buena Vista Pike and various properties located between Alpine Avenue and Goodrich Avenue, approximately 290 feet northwest of Buena Vista Pike, zoned SP and R8 (2.85 acres), to expand the boundary of the SP and to permit 11 additional multi-family residential units for a maximum of 37 units overall, all of which is described herein (Proposal No. 2019SP-014-003).

ACTION	FOR	AGAINST	NV

14. [BL2023-1811](#) (Syracuse)

Approved with conditions by the Planning Commission 3/9/2023
 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 on property located at 2850 Lebanon Pike, southwest of Munn Road, zoned SP and located in the Downtown Donelson Urban Design Overlay (4.95 acres), to permit 98 multi-family residential units, all of which is described herein (Proposal No. 2021SP-025-003).

ACTION	FOR	AGAINST	NV

15. [BL2023-1812](#) (Syracuse)

Approved with conditions by the Planning Commission 3/9/2023
 Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2023-1811, a proposed Specific Plan Zoning District located at 2850 Lebanon Pike, southwest of Munn Road, zoned SP and located in the Downtown Donelson Urban Design Overlay (4.95 acres), to permit 98 multi-family residential units, all of which is described herein (Proposal No. 2021SP-025-003). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

16. [BL2023-1813](#) (Parker)

Approved with conditions by the Planning Commission 3/9/2023
 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 1717 Luton Street, approximately 450 feet south of East Trinity Lane (0.32 acres), all of which is described herein (Proposal No. 2023Z-001PR-001).

ACTION	FOR	AGAINST	NV

17. [BL2023-1818](#) (Syracuse)

Approved with conditions by the Planning Commission 2/23/2023
 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, CS, and R15 to SP zoning on properties located at 2400 Pennington Bend Road (unnumbered) and McGavock Pike (unnumbered), approximately 61 feet north of Opry Mills Drive, (214.37 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2022SP-057-001).

ACTION	FOR	AGAINST	NV

18. [BL2023-1819](#) (Welsch)

Approved by the Planning Commission 2/23/2023
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 RM9-A-NS zoning for property located at 322 Elberta Street, approximately 260 feet east of Nolensville Pike (0.43 acres), all of which is described herein (Proposal No. 2023Z-010PR-001).

ACTION	FOR	AGAINST	NV

19. [BL2023-1822](#) (O'Connell)

Approved by the Planning Commission 3/9/2023
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 an Urban Design Overlay District for properties located at 1609 McGavock Street, 115 16th Avenue South and 114 and 116 17th Avenue South, approximately 120 feet northwest of Division Street, zoned CF, located within the Music Row Urban Design Overlay District and Arts Center Redevelopment District (1.17 acres), all of which is described herein (Proposal No. 2001UD-002-012).

ACTION	FOR	AGAINST	NV

20. [BL2023-1823](#) (VanReece)

Approved with conditions by the Planning Commission 3/9/2023
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 272, 288, and 296 Broadmoor Drive, and 329, 341 and 349 Ben Allen Road, west of Ellington Parkway, zoned SP (51.64 acres), to permit a mixed use development with nonresidential uses and 482 multi-family residential units, all of which is described herein (Proposal No. 2017SP-034-003).

ACTION	FOR	AGAINST	NV

21. [BL2023-1824](#) (VanReece)

Approved with conditions by the Planning Commission 3/9/2023

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2023-1823, a proposed Specific Plan Zoning District located at 272, 288, and 296 Broadmoor Drive, and 329, 341 and 349 Ben Allen Road, west of Ellington Parkway, zoned SP (51.64 acres), to permit a mixed use development with nonresidential uses and 482 multi-family residential units, all of which is described herein (Proposal No. 2017SP-034-003). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

22. [BL2023-1825](#) (Sledge)

Approved with conditions by the Planning Commission 3/23/2023

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 1201, 1203, 1205 and 1211 8th Avenue South, 809 Edgehill Ave and 1430 Hillside Avenue, approximately 75 feet east of Horton Avenue, zoned SP (7.63 acres), to amend zones 1, 2, 6, and the associated street sections. (Proposal #2018SP-026-009)

ACTION	FOR	AGAINST	NV

23. [BL2023-1826](#) (Sledge)

Approved with conditions by the Planning Commission 3/23/2023

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2023-1825, a proposed Specific Plan Zoning District located at 1201, 1203, 1205 and 1211 8th Avenue South, 809 Edgehill Ave and 1430 Hillside Avenue, approximately 75 feet east of Horton Avenue, zoned SP (7.63 acres), to amend zones 1, 2, 6, and the associated street sections. (Proposal #2018SP-026-009) THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

24. [BL2023-1827](#) (Mendes)

Approved with conditions by the Planning Commission 2/23/2023

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, R40, and SP to SP zoning for properties located at 813 Watts Lane, 1201, 1210, 1211, 1216, 1222, and 1230 Watts Terrace and Watts Terrace (unnumbered), approximately 1,000 feet east of Charlotte Pike, (6.22 acres), to permit 71 multi-family residential units, all of which is described herein (Proposal No. 2022SP-045-001).

ACTION	FOR	AGAINST	NV

25. [BL2023-1828](#) (Mendes)

Approved with conditions by the Planning Commission 2/23/2023

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2023-1827, a proposed Specific Plan Zoning District located at 813 Watts Lane, 1201, 1210, 1211, 1216, 1222, and 1230 Watts Terrace and Watts Terrace (unnumbered), approximately 1,000 feet east of Charlotte Pike, (6.22 acres), to permit 71 multi-family residential units, approximately 1,000 feet east of Charlotte Pike, (6.22 acres), all of which is described herein (Proposal No. 2022SP-045-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

26. [BL2023-1829, as amended](#) (Murphy)

Approved with conditions by the Planning Commission 3/23/2023

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 MUL to SP zoning for property located at 4500 Harding Pike, southwest of the corner of White Bridge Pike and Harding Pike (10.57 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2023SP-018-001).

ACTION	FOR	AGAINST	NV

27. [BL2023-1830](#) (Murphy)

Approved with conditions by the Planning Commission 3/23/2023

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2023-1829, a proposed Specific Plan Zoning District located at 4500 Harding Pike, southwest of the corner of White Bridge Pike and Harding Pike (10.57 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2023SP-018-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

28. [BL2023-1831](#) (Hancock)

Approved with conditions by the Planning Commission 3/9/2023

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 on property located at 1017 Pierce Road, at the corner of Shannon Avenue and Pierce Road, to permit 33 multi-family residential units, (1.72 acres) all of which is described herein (Proposal No. 2023SP-024-001).

ACTION	FOR	AGAINST	NV

29. [BL2023-1832](#) (Hancock)

Approved with conditions by the Planning Commission 3/9/2023

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2023-1831, a proposed Specific Plan Zoning District located at 1017 Pierce Road, at the corner of Shannon Avenue and Pierce Road, to permit 33 multi-family residential units, all of which is described herein (Proposal No. 2023SP-024-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

30. [BL2023-1833](#) (Welsch)

Approved by the Planning Commission 3/9/2023

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-A for property on 437 Patterson Street, east of Meade Ave (0.29 acres, all of which is described herein (Proposal No. 2023Z-026PR-001).

ACTION	FOR	AGAINST	NV

31. [BL2023-1835](#) (Taylor)

Approved by the Planning Commission 3/9/2023

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 CN to RM15-NS for property located at 2014 24th Avenue North, southeast of the intersection of Clarksville Pike and 24th Avenue North (0.19 acres), all of which is described herein (Proposal No. 2023Z-022PR-001).

ACTION	FOR	AGAINST	NV

32. [BL2023-1836](#) (Rosenberg)

Approved with conditions by the Planning Commission 2/9/2023

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 SP zoning on a portion of property located at 6010 Pasquo Road, approximately 520 feet south of Nunahi Trail, (5.3 acres), to permit 20 multi-family residential units, all of which is described herein (Proposal No. 2022SP-087-001).

ACTION	FOR	AGAINST	NV

33. [BL2023-1837](#) (Rosenberg)

Approved with conditions by the Planning Commission 2/9/2023

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2023-1836, a proposed Specific Plan Zoning District located at 6010 Pasquo Road, approximately 520 feet south of Nunahi Trail, (5.3 acres), to permit 20 multi-family residential units, all of which is described herein (Proposal No. 2022SP-087-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

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