



**AGENDA/COMMITTEE REPORT  
PLANNING AND ZONING**

**Monday, July 31, 2023  
4:00 p.m.  
David Scobey Council Chamber**

|              |     |                |     |                        |
|--------------|-----|----------------|-----|------------------------|
| Members (12) | P   | A              | P   | A                      |
| Quorum (6)   | ( ) | ( )            | ( ) | ( )                    |
|              |     | Withers, Chair |     | Parker                 |
|              | ( ) | ( )            | ( ) | Rutherford, Vice Chair |
|              |     | Bradford       | ( ) | Sepulveda              |
|              | ( ) | ( )            | ( ) | Toombs                 |
|              |     | Gamble         | ( ) | VanReece               |
|              | ( ) | ( )            | ( ) | Welsch                 |
|              |     | Hagar          |     |                        |
|              | ( ) | ( )            |     |                        |
|              |     | Murphy         |     |                        |
|              | ( ) | ( )            |     |                        |
|              |     | O'Connell      |     |                        |

**PUBLIC COMMENT**

Pursuant to Tennessee Public Chapter No. 300, time is reserved for public comment on legislative items appearing on this committee agenda. Each speaker is allowed up to two minutes to speak. Speakers may register in advance on the Metro Council Public Comment Sign-Up page on Nashville.gov: <https://www.nashville.gov/departments/council/public-comment-period/sign>

**RESOLUTIONS**

**1. [RS2023-2337](#) (Rhoten, Withers, Hancock, Welsch)**

Referred to the Budget & Finance Committee (Rhoten)

Referred to the Planning & Zoning Committee (Withers)

Approves amendments one and two to a grant from the U. S. Department of the Interior, National Park Service, to the Metropolitan Government, acting by and through the Metropolitan Nashville Historical Commission, to provide funding for the completion of a historical context focused on Nashville resources associated with the Civil Rights Movement from 1944 to 1966.

| ACTION             | FOR | AGAINST | NV |
|--------------------|-----|---------|----|
| Consent to approve |     |         |    |
|                    |     |         |    |

**2. [RS2023-2338](#) (O’Connell, Rhoten, Withers)**

Referred to the Budget & Finance Committee (Rhoten)

Referred to the Planning & Zoning Committee (Withers)

Approves the Fifth Amendment to the Lease Agreement between The Metropolitan Government of Nashville and Davidson County and 404 James Robertson Prop, LLC for office space in the Parkway Towers Building located at 404 James Robertson Parkway. (Proposal No. 2023M-010AG-002).

| ACTION             | FOR | AGAINST | NV |
|--------------------|-----|---------|----|
| Consent to approve |     |         |    |
|                    |     |         |    |

**3. [RS2023-2345](#) (Sledge, Cash, Rhoten & Others)**

Referred to the Budget & Finance Committee (Rhoten)

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

Approves a Proposal of the State of Tennessee, Department of Transportation ("TDOT"), to the Metropolitan Government of Nashville and Davidson County, acting by and through the Nashville Department of Transportation and Multimodal Infrastructure ("NDOT"), for NDOT to agree to maintain signal and sidewalk upgrades in connection with TDOT's pedestrian road safety construction initiative on State Route 106 (21st Avenue/Broadway) from Pierce Avenue to 19th Avenue South, Federal No. HSIP-106(44), State No. 19045-2247-94, PIN 125526.13 (Proposal No. 2023M-031AG-001).

| ACTION             | FOR | AGAINST | NV |
|--------------------|-----|---------|----|
| Consent to approve |     |         |    |
|                    |     |         |    |

**4. [RS2023-2347](#) (O’Connell, Rhoten, Withers & Others)**

Referred to the Budget & Finance Committee (Rhoten)

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

Approves a participation agreement between the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Water and Sewerage Services, and Clark UMC Community Development Corporation, to provide public water service improvements for Clark UMC's proposed development, as well as other existing properties in the area (MWS Project No. 22-WL-0060 and Proposal No. 2023M-018AG-001).

| ACTION             | FOR | AGAINST | NV |
|--------------------|-----|---------|----|
| Consent to approve |     |         |    |
|                    |     |         |    |

**5. [RS2023-2348](#) (Gamble, Rhoten, Withers, Pulley)**

Referred to the Budget & Finance Committee (Rhoten)

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

Authorizes the Director of Public Property, or his designee, to exercise an option agreement for the purchase of a flood-prone property, located at 3432 Brick Church Pike, for Metro Water Services. (Proposal No. 2023M-011PR-001).

| ACTION             | FOR | AGAINST | NV |
|--------------------|-----|---------|----|
| Consent to approve |     |         |    |
|                    |     |         |    |

**BILLS ON SECOND READING**

**6. [BL2023-1915](#) (Parker)**

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

Referred to the Planning & Zoning Committee (Withers)

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 a Specific Plan for various properties located at the northwest and northeast corners of Cleveland Street and Meridian Street (3.39 acres), to permit an increase in the number of permitted hotel rooms and permit the construction of a new hotel on the site, all of which is described herein (Proposal No. 2016SP-024-005).

| ACTION             | FOR | AGAINST | NV |
|--------------------|-----|---------|----|
| Consent to approve |     |         |    |
|                    |     |         |    |

**7. [BL2023-1992](#) (Young)**

Referred to the Budget & Finance Committee (Rhoten)

Referred to the Planning & Zoning Committee (Withers)

Amends Section 2.24.230 of the Metropolitan Code pertaining to community meetings.

| ACTION                               | FOR | AGAINST | NV |
|--------------------------------------|-----|---------|----|
| Proposed Amendment #1 – Murphy/Young |     |         |    |
| Proposed Amendment #2 - Mendes       |     |         |    |
| Proposed Amendment #3 - Mendes       |     |         |    |
| Proposed Amendment #4 - Mendes       |     |         |    |
| Proposed Amendment #5 - Allen        |     |         |    |
|                                      |     |         |    |

**8. [BL2023-2030](#) (Bradford, Withers, Pulley)**

Approved by the Planning Commission 5/31/2023

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

Authorizes The Metropolitan Government of Nashville and Davidson County to abandon existing public water main, and to accept new public water main and the replacement of existing fire hydrant assemblies, for property located at 1 Terminal Drive, also known as Terminal Drive Water Main Project (MWS Project No. 23-WL-31 and Proposal No. 2023M-091ES-001).

| ACTION             | FOR | AGAINST | NV |
|--------------------|-----|---------|----|
| Consent to approve |     |         |    |
|                    |     |         |    |

**9. [BL2023-2111](#) (Rhoten, Withers, Hurt, Pulley)**

Approved by the Planning Commission 7/3/2023

Referred to the Budget & Finance Committee (Rhoten)

Referred to the Planning & Zoning Committee (Withers)

Referred to the Public Facilities, Arts, & Culture Committee (Hurt)

Referred to the Transportation & Infrastructure Committee (Pulley)

Authorizes the granting of a temporary overhead line easement and a permanent underground utility easement to 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 Nos. 09302403400, 09302403500, 09302403600, 09306210300) (Proposal No. 2023M-106ES-001).

| ACTION             | FOR | AGAINST | NV |
|--------------------|-----|---------|----|
| Consent to approve |     |         |    |
|                    |     |         |    |

**10. [BL2023-2112](#) (Rhoten, Withers, Hurt & others)**

Approved by the Planning Commission 7/3/2023

Referred to the Budget & Finance Committee (Rhoten)

Referred to the Planning & Zoning Committee (Withers)

Referred to the Public Facilities, Arts, & Culture Committee (Hurt)

Referred to the Transportation & Infrastructure Committee (Pulley)

Approves a greenway conservation easement and a participation agreement between the Metropolitan Government of Nashville and Davidson County, through the Metropolitan Board of Parks and Recreation, and 301 Ben Allen LP for greenway improvements. (Proposal No.2023M-032AG-001).

| ACTION             | FOR | AGAINST | NV |
|--------------------|-----|---------|----|
| Consent to approve |     |         |    |
|                    |     |         |    |

**11. [BL2023-2113](#) (Syracuse, Withers, Pulley)**

Approved by the Planning Commission 6/20/2023  
 Referred to the Emergency Communications District Board 7/3/2023  
 Referred to the Planning & Zoning Committee (Withers)  
 Referred to the Transportation & Infrastructure Committee (Pulley)

Amends the Geographic Information Systems Street and Alley Centerline Layer for the Metropolitan Government of Nashville and Davidson County, by renaming J.B. Estille Drive, between Lebanon Pike and Old Lebanon Pike, to “Donelson Station Boulevard”. (Proposal Number 2023M-001SR-001).

| ACTION             | FOR | AGAINST | NV |
|--------------------|-----|---------|----|
| Consent to approve |     |         |    |
|                    |     |         |    |

**12. [BL2023-2114](#) (Withers)**

Approved by the Planning Commission 6/20/2023  
 Approved by the Emergency Communications District Board 6/15/2023  
 Referred to the Planning & Zoning Committee (Withers)  
 Referred to the Transportation & Infrastructure Committee (Pulley)

Amends the Geographic Information Systems Street and Alley Centerline Layer for the Metropolitan Government of Nashville and Davidson County, by renaming Forrest Avenue, between Main Street and North 17th Street, and between North 17th Street to terminus, to “Forest Avenue”. (Proposal Number 2023M-002SR-001).

| ACTION             | FOR | AGAINST | NV |
|--------------------|-----|---------|----|
| Consent to approve |     |         |    |
|                    |     |         |    |

**13. [BL2023-2115](#) (Cash, Rhoten, Withers, Pulley)**

Approved with conditions by the Planning Commission 5/17/2023  
 Referred to the Budget & Finance Committee (Rhoten)  
 Referred to the Planning & Zoning Committee (Withers)  
 Referred to the Transportation & Infrastructure Committee (Pulley)

An ordinance approving the conditional abandonment of the public right of way of Jess Neely Drive between Natchez Trace and 25th Avenue South. (Proposal No. 2023M-004AB-002).

| ACTION             | FOR | AGAINST | NV |
|--------------------|-----|---------|----|
| Consent to approve |     |         |    |
|                    |     |         |    |

**14. [BL2023-2116](#) (Rhoten, Withers, Pulley)**

Approved by the Planning Commission 7/12/2023  
Referred to the Budget & Finance Committee (Rhoten)  
Referred to the Planning & Zoning Committee (Withers)  
Referred to the Transportation & Infrastructure Committee (Pulley)

Authorizes the abandonment of an easement and the acquisition of another easement on the same parcel of property bounded by Hermitage Avenue, First Avenue South, and Peabody Street. (Proposal No. 2023M-010AB-001).

| ACTION             | FOR | AGAINST | NV |
|--------------------|-----|---------|----|
| Consent to approve |     |         |    |
|                    |     |         |    |

**15. [BL2023-2118](#) (Withers, Pulley)**

Approved by the Planning Commission 6/20/2023  
Referred to the Planning & Zoning Committee (Withers)  
Referred to the Transportation & Infrastructure Committee (Pulley)

Authorizes The Metropolitan Government of Nashville and Davidson County to abandon easement rights located at 519 Elgin Street, formerly a portion of Hill Street (Proposal No. 2023M-097ES-001).

| ACTION             | FOR | AGAINST | NV |
|--------------------|-----|---------|----|
| Consent to approve |     |         |    |
|                    |     |         |    |

**16. [BL2023-2119](#) (Parker, Withers, Pulley)**

Approved by the Planning Commission 6/30/2023  
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 a new public water main, horizontal relocation of a public water main, and a doghouse sanitary sewer manhole, for four properties located at 1505, 1509, 1511 and 1513 Dickerson Pike (MWS Project Nos. 23-WL-35 and 23 SL-76 and Proposal No. 2023M-098ES-001).

| ACTION             | FOR | AGAINST | NV |
|--------------------|-----|---------|----|
| Consent to approve |     |         |    |
|                    |     |         |    |

**17. [BL2023-2120](#) (Withers, Pulley)**

Approved by the Planning Commission 6/20/2022

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 three properties located at 1121 and 1127 Waller Road and 3112 Kottas Court in Williamson County (MWS Project No. 23-SL-16 and Proposal No. 2023M-100ES-001).

| ACTION             | FOR | AGAINST | NV |
|--------------------|-----|---------|----|
| Consent to approve |     |         |    |
|                    |     |         |    |

**18. [BL2023-2121](#) (Swope, Withers, Pulley)**

Approved by the Planning Commission 6/20/2023

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, sanitary sewer manholes and easements, for two properties located at Old Hickory Boulevard (unnumbered) and Windypine Drive (unnumbered) (MWS Project No. 23 SL 08 and Proposal No. 2023M-094ES-001).

| ACTION             | FOR | AGAINST | NV |
|--------------------|-----|---------|----|
| Consent to approve |     |         |    |
|                    |     |         |    |

**19. [BL2023-2122](#) (Withers, Pulley)**

Approved by the Planning Commission 6/20/2023

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

Authorizes The Metropolitan Government of Nashville and Davidson County to abandon an existing sanitary sewer force main and easements, and to accept a new public sanitary sewer force main and easements, for six properties located at Victory Avenue, South 1st Street, Shelby Avenue, Titans Way, Russell Street, and Woodland Street, also known as the Browns Creek Force Main Sewer Relocation Project (MWS Project No. 23-SL-54 and Proposal No. 2023M 088ES 001).

| ACTION             | FOR | AGAINST | NV |
|--------------------|-----|---------|----|
| Consent to approve |     |         |    |
|                    |     |         |    |

**20. [BL2023-2123](#) (Withers, Pulley)**

Approved by the Planning Commission 6/7/2023

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

Authorizes The Metropolitan Government of Nashville and Davidson County to abandon an existing public water main, and to accept a new public water main and fire hydrant assemblies, for six properties located on Sevier Street, also known as Sevier Street Water Main Extension Project (MWS Project No. 23 WL 08 and Proposal No. 2023M-87ES-001).

| ACTION             | FOR | AGAINST | NV |
|--------------------|-----|---------|----|
| Consent to approve |     |         |    |
|                    |     |         |    |

**BILLS ON THIRD READING**

**21. [BL2023-1838](#) (Toombs)**

Approved with conditions by the Planning Commission 6/22/2023

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 RM20-A zoning for property located at Ewing Drive (unnumbered), at the southeast corner of Knight Drive and Ewing Drive (2.54 acres), all of which is described herein (Proposal No. 2022Z-109PR-001).

| ACTION             | FOR | AGAINST | NV |
|--------------------|-----|---------|----|
| Consent to approve |     |         |    |
|                    |     |         |    |

**22. [BL2023-1879](#) (Lee, Withers)**

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 CL to IR zoning for property located at 936 Firestone Parkway, at the western corner of Gould Boulevard and Firestone Parkway (1.74 acres), all of which is described herein (Proposal No. 2023Z-019PR-001).

| ACTION                    | FOR | AGAINST | NV |
|---------------------------|-----|---------|----|
| Proposed Substitute - Lee |     |         |    |
|                           |     |         |    |



**23. [BL2023-1916](#) (Toombs)**

Approved with conditions by the Planning Commission 5/11/2023

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 R8 and SP to SP zoning for 2156 Buena Vista Pike and Buena Vista Pike (unnumbered), 1204, 1122, 120B, 1120, 1110, 1118, 1116, 1112, 1108, 1106, 1230, 1250, 1252 W Trinity Ln and River Pearl PI (unnumbered) along W Trinity Lane, approximately 940 feet east of Old Buena Vista Road, (64.93 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2022SP-029-001).

| ACTION                      | FOR | AGAINST | NV |
|-----------------------------|-----|---------|----|
| Proposed Amendment - Toombs |     |         |    |
|                             |     |         |    |

**24. [BL2023-1917](#) (Toombs)**

Approved with conditions by the Planning Commission 5/11/2023

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2023-1916, a proposed Specific Plan Zoning District located at 2156 Buena Vista Pike and Buena Vista Pike (unnumbered), 1204, 1122, 120B, 1120, 1110, 1118, 1116, 1112, 1108, 1106, 1230, 1250, 1252 W Trinity Ln and River Pearl PI (unnumbered) along W Trinity Lane, approximately 940 feet east of Old Buena Vista Road, (64.93 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2022SP-029-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

| ACTION             | FOR | AGAINST | NV |
|--------------------|-----|---------|----|
| Consent to approve |     |         |    |
|                    |     |         |    |

**25. [BL2023-1918](#) (Toombs)**

Approved by the Planning Commission 6/22/2023

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 Planned Unit Development on properties located at 1260 W. Trinity Lane and Buena Vista Pike (unnumbered), at the intersection of W. Trinity Lane and Buena Vista Pike, zoned R8 (15.36 acres), all of which is described herein (Proposal No. 68-85P-003).

| ACTION             | FOR | AGAINST | NV |
|--------------------|-----|---------|----|
| Consent to approve |     |         |    |
|                    |     |         |    |

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