



**AGENDA/COMMITTEE REPORT  
PLANNING AND ZONING**

**Monday, August 14, 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	( )	( )
				( )	( )
				( )	( )
				( )	( )
				( )	( )
				( )	( )
				( )	( )

**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. [RS2023-2367](#) (O'Connell, Rhoten, Withers)**

Approved by the Planning Commission 8/2/2023  
Referred to the Budget & Finance Committee (Rhoten)  
Referred to the Planning & Zoning Committee (Withers)

Approves the Eighth Amendment to the Lease Agreement between The Metropolitan Government of Nashville and Davidson County and Square Investment Holdings, LLC for office space in the Washington Square Building located at 222 Second Avenue North. (Proposal No. 2023M-035AG-001).

ACTION	FOR	AGAINST	NV

**2. [RS2023-2368](#) (Rhoten, Withers)**

Approved by the Planning Commission 6/20/2023

Referred to the Budget & Finance Committee (Rhoten)

Referred to the Planning & Zoning Committee (Withers)

Approves an amendment to the intergovernmental license agreement between the Metropolitan Government of Nashville and Davidson County and the United States of America, acting by and through the Department of Defense, to enter certain property located at 1414 County Hospital Road owned by the Metropolitan Government, for limited military training purposes. (Proposal No. 2023M-028AG-002)

ACTION	FOR	AGAINST	NV

**3. [RS2023-2381](#) (Druffel, Rhoten, Withers, Pulley)**

Approved by the Planning Commission 6/7/2023

Referred to the Budget & Finance Committee (Rhoten)

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

Approves a Construction Agreement between CSX TRANSPORTATION, INC., a Virginia corporation with its principal place of business in Jacksonville, Florida (CSXT), and the Metropolitan Government of Nashville and Davidson County, acting by and through the Nashville Department of Transportation and Multimodal Infrastructure (NDOT), for the reimbursement of CSXT-performed railroad crossing safety improvements at Davidson Road near Harding Pike, CSX Project Number TN2019655. (Proposal No. 2023M-025AG-001.)

ACTION	FOR	AGAINST	NV
Proposed Amendment - Druffel			

**4. [RS2023-2384](#) (O'Connell, Withers, Pulley)**

Approved by the Planning Commission 7/12/2023

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

Authorizes BPH Fund II, LLC to construct and install an aerial encroachment at 419 Broadway (Proposal No. 2023M-011EN-001)

ACTION	FOR	AGAINST	NV

**5. [RS2023-2389](#) (Bradford, Rhoten, Withers, Pulley)**

Approved by the Planning Commission 7/26/2023  
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 Metro Nashville Airport Authority, to provide public water service improvements for MNAA’s proposed development, as well as other existing properties in the area (MWS Project No. 23-WL-0031 and Proposal No. 2023M 034AG-001).

ACTION	FOR	AGAINST	NV

**6. [RS2023-2391](#) (Rhoten, Withers, Pulley)**

Approved by the Planning Commission 8/2/2023  
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 720 Hite Street, for Metro Water Services (Proposal No. 2023M 012PR-001).

ACTION	FOR	AGAINST	NV

**LATE RESOLUTION**

**7. Late Filed Resolution (O’Connell)**

Referred to the Planning & Zoning Committee (Withers)  
Referred to the Transportation & Infrastructure Committee (Pulley)  
Referred to the Rules, Confirmations, & Public Elections Committee (Murphy)

A resolution authorizing Nashville Urban Venture, LLC to construct and install an aerial encroachment at 607 Overton Street. (Proposal No. 2023M-004EN-001.)

ACTION	FOR	AGAINST	NV

**BILLS ON THIRD READING**

**8. Substitute [BL2023-1858](#) (Withers)**

Approved by the Planning Commission 7/27/23

Referred to the Planning & Zoning Committee (Withers)

Referred to the Government Operations & Regulations Committee (Benedict)

Amends Title 17 of the Metropolitan Code of Laws by deleting sections 17.32.020(B)(3) and 17.40.510(C) and adding new language in those sections clarifying that signs regulated by the Metropolitan Department of Codes are to be maintained so that all sign panels remain complete and intact (Proposal No. 2023Z-005TX-001).

ACTION	FOR	AGAINST	NV

**9. [BL2023-1866](#) (Sepulveda)**

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 OR20 to CS for property located at 5050 Linbar Drive, east of the intersection of Wallace Road and Linbar Drive (1.08 acres), all of which is described herein (Proposal No. 2023Z-023PR-001).

ACTION	FOR	AGAINST	NV

**10. Substitute [BL2023-2010](#) (Withers, Pulley, Henderson & Others)**

Approved by the Planning Commission 5/11/2023

Referred to the Planning & Zoning Committee (Withers)

Referred to the Transportation & Infrastructure Committee (Pulley)

Amends Metropolitan Code of Laws Section 17.20.140 regarding access management studies (Proposal No. 2023Z-004TX-001).

ACTION	FOR	AGAINST	NV

**11. [BL2023-2034](#) (Toombs)**

Approved with conditions by the Planning Commission 6/8/2023  
 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 portion of a Specific Plan on property located at Old Matthews Road (unnumbered), approximately 420 feet north of W. Trinity Lane, zoned SP (10.29 acres), to revise the layout and residential unit count for Block 3 to permit a maximum of 65 attached units, 6 detached units and 11 single-family lots, all of which is described herein (Proposal No. 2016SP-043-005).

ACTION	FOR	AGAINST	NV

**12. [BL2023-2035](#) (Parker)**

Approved by the Planning Commission 7/27/2023  
 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 Planned Unit Development overlay for property located at 110 Grizzard Avenue, north of Old Trinity Lane (7.69 acres), zoned CS, all of which is described herein (Proposal No. 108-86P-001).

ACTION	FOR	AGAINST	NV

**13. [BL2023-2036](#) (O’Connell, Sledge)**

Approved by the Planning Commission 5/25/2023  
 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 1503, 1509, 1511, 1515 and 1517 McGavock Street, at the southwest corner of 14th Ave. S. and McGavock Street, zoned SP, located within the Music Row Urban Design Overlay District and Arts Center Redevelopment District (1.87 acres), all of which is described herein (Proposal No. 2001UD-002-014).

ACTION	FOR	AGAINST	NV

**14. Substitute [BL2023-2037](#) (Murphy)**

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 amending a Specific Plan on properties located at 109 and 123 Bosley Springs Road, approximately 530 feet west of Harding Pike and located within the Harding Town Center Urban Design Overlay district (13.12 acres), to clarify permitted uses and amend the regulatory requirements (Proposal No. 2013SP-018-002).

ACTION	FOR	AGAINST	NV

**15. [BL2023-2038](#) (Toombs)**

Approved with conditions by the Planning Commission 6/8/2023

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 to SP zoning for properties located at 2500, 2506 Buena Vista Pike, and Buena Vista Pike (unnumbered), approximately 400 feet south of the intersection of Buena Vista Pike and W. Trinity Lane (6.51 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2023SP-039-001).

ACTION	FOR	AGAINST	NV

**16. [BL2023-2039](#) (Toombs)**

Approved with conditions by the Planning Commission 6/8/2023

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2023-2038, a proposed Specific Plan Zoning District located at 2500, 2506 Buena Vista Pike, and Buena Vista Pike (unnumbered), approximately 400 feet south of the intersection of Buena Vista Pike and W. Trinity Lane (6.51 acres), to permit a mixed-use development all of which is described herein (Proposal No. 2023SP-039-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

**17. [BL2023-2044](#) (Murphy)**

Approved by the Planning Commission 7/27/2023  
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 applying a Contextual Overlay District to various properties located along Wyoming Avenue, north of Utah Avenue and south of Idaho Avenue, zoned RS7.5 (4.07 acres), all of which is described herein (Proposal No. 2023COD-008-001).

ACTION	FOR	AGAINST	NV

**18. [BL2023-2045](#) (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 R8 to SP zoning for property located at 840, 848 and 852 Youngs Lane, approximately 89 feet west of Youngs Lane and Lathan Court, (4.22 acres), to permit 20 multi-family residential units, all of which is described herein (Proposal No. 2023SP-062-001).

ACTION	FOR	AGAINST	NV

**19. [BL2023-2046](#) (Toombs)**

Approved with conditions by the Planning Commission 6/22/2023  
Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2023-2045, a proposed Specific Plan Zoning District located at 840, 848 and 852 Youngs Lane, approximately 89 feet west of Youngs Lane and Lathan Court, (4.22 acres), to permit 20 multi-family residential units, all of which is described herein (Proposal No. 2023SP-062-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

**20. [BL2023-2047](#) (Parker)**

Approved with conditions by the Planning Commission 7/27/2022

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 and RS5 to SP zoning for properties located at 110 Grizzard Avenue and 121, 131, and 133 Old Trinity Lane, approximately 450 feet west of Dickerson Pike and partially located within a Planned Unit Development Overlay District, (8.69 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2023SP-072-001).

ACTION	FOR	AGAINST	NV
Proposed Substitute - Parker			

**21. [BL2023-2048](#) (Parker)**

Approved with conditions by the Planning Commission 7/27/2023

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2023-2047, a proposed Specific Plan Zoning District located at 3110 Grizzard Avenue and 121, 131, and 133 Old Trinity Lane, approximately 450 feet west of Dickerson Pike and partially located within a Planned Unit Development Overlay District, (8.69 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2023SP-072-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

**22. [BL2023-2051](#) (Toombs)**

Approved by the Planning Commission 5/25/2023

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 to R10 for properties located at 0 Manchester Avenue, approximately 100 feet east of Hydes Ferry Road (0.69 acres), all of which is described herein (Proposal No. 2023Z-057PR-001).

ACTION	FOR	AGAINST	NV



**23. [BL2023-2052](#) (Parker)**

Approved by the Planning Commission 6/8/2023

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 to RM20-A-NS zoning for properties located at E. Trinity Lane (unnumbered) and 623 E. Trinity Lane, approximately 205 feet west of Oakwood Avenue (1.03 acres), all of which is described herein (Proposal No. 2023Z-071PR-001).

ACTION	FOR	AGAINST	NV

**24. [BL2023-2053](#) (O’Connell, Sledge)**

Approved by the Planning Commission 7/27/2023

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 applying a Historic Preservation Overlay District to various properties located along 3rd and 4th Avenue North, southwest of Deaderick Street, zoned DTC (4.49 acres), all of which is described herein (Proposal No. 2023HP-001-001).

ACTION	FOR	AGAINST	NV
Proposed Substitute – O’Connell			

**25. [BL2023-2054](#) (O’Connell, Sledge)**

Approved by the Planning Commission 7/27/2023

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2023-2053 a Historic Preservation Overlay District on various properties located along 3rd and 4th Avenue North, southwest of Deaderick Street, zoned DTC (4.49 acres), (Proposal No. 2023HP-001-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV
Proposed Substitute – O’Connell			

**26. [BL2023-2055](#) (Murphy)**

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 applying a Neighborhood Landmark Overlay District on property located at 320 44th Avenue North, approximately 180 feet south of Park Avenue, zoned RS7.5 and within the Park-Elkins Neighborhood Conservation District (0.04 acres), to permit restaurant uses, all of which is described herein (Proposal No. 2023NL-001-001).

ACTION	FOR	AGAINST	NV

**27. [BL2023-2056](#) (Toombs)**

Approved by the Planning Commission 5/25/2023

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 IWD to MUG-NS for property located at 501 Mainstream Drive, north of the intersection of Mainstream Drive and Great Circle Road (16.90 acres), all of which is described herein (Proposal No. 2023Z-058PR-001).

ACTION	FOR	AGAINST	NV
Proposed Amendment - Toombs			

**28. [BL2023-2057](#) (Parker)**

Approved by the Planning Commission 7/27/2023

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 changing from SP to R6-A zoning for property located at 736 Douglas Avenue, approximately 125 feet east of Montgomery Avenue (0.18 acres), all of which is described herein (Proposal No. 2023Z-075PR-001).

ACTION	FOR	AGAINST	NV

**29. [BL2023-2058](#) (O’Connell, Sledge)**

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 ORI to SP zoning for properties located at 1 and 7 Music Circle North, at the southern corner of Music Circle North and Music Circle East, (1.2 acres), to permit a mixed-use development with 374 multi-family residential units, all of which is described herein (Proposal No. 2023SP-061-001).

ACTION	FOR	AGAINST	NV

**30. [BL2023-2059](#) (O’Connell, Sledge)**

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

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2023-2058, a proposed Specific Plan Zoning District located at 1 and 7 Music Circle North, at the southern corner of Music Circle North and Music Circle East, (1.2 acres), to permit a mixed use development with 374 multi-family residential units, all of which is described herein (Proposal No. 2023SP-061-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

**31. [BL2023-2060](#) (Syracuse)**

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 changing from R8 to ORI zoning for a portion of property located at 15 Century Blvd., approximately 400 feet north of Marriott Drive (2.8 acres), all of which is described herein (Proposal No. 2023Z-080PR-001).

ACTION	FOR	AGAINST	NV

**32. [BL2023-2061](#) (Syracuse)**

Approved by the Planning Commission 6/22/2023

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 cancelling a portion of a Planned Unit Development on property located at 25 Century Blvd. and a portion of property located at 15 Century Blvd., at the southwest corner of Century Blvd. and McGavock Pike (10.11 acres), zoned ORI, all of which is described herein (Proposal No. 177-74P-008).

ACTION	FOR	AGAINST	NV

**33. [BL2023-2062](#) (Taylor, Toombs)**

Approved with conditions by the Planning Commission 6/8/2023

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 RM40 to SP zoning for properties located at 106 Acklen Park Drive and Hillcrest Place (unnumbered), at the northeast corner of Hillcrest Place and Acklen Park Drive and within the 31st and Long Boulevard Urban Design Overlay District (0.78 acres), to permit 100 multi-family residential units, all of which is described herein (Proposal No. 2019SP-053-001).

ACTION	FOR	AGAINST	NV

**34. [BL2023-2063](#) (Taylor, Toombs)**

Approved with conditions by the Planning Commission 6/8/2023

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2023-2062, a proposed Specific Plan Zoning District located at 106 Acklen Park Drive and Hillcrest Place (unnumbered), at the northeast corner of Hillcrest Place and Acklen Park Drive and within the 31st and Long Boulevard Urban Design Overlay District (0.78 acres), to permit 100 multi-family residential units all of which is described herein (Proposal No. 2019SP-053-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

**35. [BL2023-2064](#) (Taylor, Toombs)**

Approved by the Planning Commission 6/8/2023

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 Urban Design Overlay for properties located at 106 Acklen Park Drive and Hillcrest Place (unnumbered), at the northeast corner of Hillcrest Place and Acklen Park Drive, zoned RM40 (0.78 acres), all of which is described herein (Proposal No. 2005UD-006-055).

ACTION	FOR	AGAINST	NV

**36. [BL2023-2065](#) (Sledge)**

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 CS, IWD and R6 to SP zoning for properties located at 2180 Nolensville Pike and 2182 Carson Street, at the southeastern corner of Coleman Street and Carson Street (3.01 acres), to permit a mixed-use development with multi-family residential uses, all of which is described herein (Proposal No. 2023SP-043-001).

ACTION	FOR	AGAINST	NV

**37. [BL2023-2066](#) (Sledge)**

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

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2023-2065, a proposed Specific Plan Zoning District located at 2180 Nolensville Pike and 2182 Carson Street, at the southeastern corner of Coleman Street and Carson Street (3.01 acres), to permit a mixed-use development with multi-family residential uses all of which is described herein (Proposal No. 2023SP-043-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

**38. [BL2023-2067](#) (Toombs)**

Approved by the Planning Commission 5/25/2023

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 RM15-A-NS for property located at 2505 Whites Creek Pike, approximately 120 feet north of Frances Street (0.3 acres), all of which is described herein (Proposal No. 2023Z-035PR-001).

ACTION	FOR	AGAINST	NV

**39. [BL2023-2070](#) (Taylor, Toombs)**

Approved with conditions by the Planning Commission 6/8/2023

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 712 27th Avenue North, approximately 256 feet north of Clifton Avenue and within the Detached Accessory Dwelling Unit Overlay (DADU) (0.21 acres), all of which is described herein (Proposal No. 2022Z-085PR-001).

ACTION	FOR	AGAINST	NV

**40. [BL2023-2071](#) (Sledge)**

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 MUL to SP zoning for property located at 429 Humphreys Street, approximately 100 feet west of Pillow Street, (0.35 acres), to permit all uses of the MUL-A zoning district except for those uses specifically excluded on the plan, all of which is described herein (Proposal No. 2023SP-064-001).

ACTION	FOR	AGAINST	NV

**41. [BL2023-2072](#) (Toombs)**

Approved by the Planning Commission 5/25/2023

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 IWD to MUG-NS for property located at 210 Athens Way, approximately 550 feet north of Rosa Parks Boulevard (10.01 acres), all of which is described herein (Proposal No. 2023Z-059PR-001).

ACTION	FOR	AGAINST	NV
Proposed Amendment - Toombs			

**42. [BL2023-2074](#) (Taylor, Toombs)**

Approved by the Planning Commission 5/25/2023

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 IR to OR20-A for various properties located along Clifton Avenue, approximately 205 feet east of 26th Avenue North (0.24 acres), all of which is described herein (Proposal No. 2023Z-055PR-001).

ACTION	FOR	AGAINST	NV

**43. [BL2023-2075](#) (Sledge)**

Approved by the Planning Commission 5/25/2023

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 SP to MUL-A-NS for properties located at 1108, 1110 and 1114 4th Avenue South, approximately 100 south of Mildred Shute Avenue (0.41 acres), all of which is described herein (Proposal No. 2023Z-056PR-001).

ACTION	FOR	AGAINST	NV
Proposed Amendment - Sledge			

**44. [BL2023-2076](#) (Toombs)**

Approved by the Planning Commission 5/25/2023

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 IWD to MUG-NS for property located at 540 Mainstream Drive, approximately 660 feet west of Great Circle Road (3.66 acres), all of which is described herein (Proposal No. 2023Z-060PR-001).

ACTION	FOR	AGAINST	NV
Proposed Amendment - Toombs			

**45. [BL2023-2077](#) (Lee, Murphy)**

Approved by the Planning Commission 3/24/2022

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 AR2a and R15 to RS10 zoning for properties located at 3807 and 3817 Hamilton Church Road and Hamilton Church Road (unnumbered), approximately 330 feet east of S Shore Drive (37.12 acres), and located within a Planned Unit Development, all of which is described herein (Proposal No. 2022Z-035PR-001)

ACTION	FOR	AGAINST	NV

**46. [BL2023-2078](#) (Withers)**

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 MUG-A and IWD to SP for properties located at 690, 1106, 1130 and 1400 Davidson Street, approximately 730 feet east of South 6th Street, (15.55 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2023SP-053-001).

ACTION	FOR	AGAINST	NV
Proposed Amendment - Withers			



**47. [BL2023-2079](#) (Withers)**

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

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2023-2078, a proposed Specific Plan Zoning District located at 690, 1106, 1130 and 1400 Davidson Street, approximately 730 feet east of South 6th Street, (15.55 acres), to permit a mixed-use development all of which is described herein (Proposal No. 2023SP-053-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

**48. [BL2023-2083](#) (Evans)**

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 SP zoning for properties located at 1325, 1329, 1333, and 1337 Tulip Grove Road, on the east side of Tulip Grove Road and approximately 250 feet north of Central Pike, (2.14 acres), to permit 32 multi-family residential units, all of which is described herein (Proposal No. 2023SP-060-001).

ACTION	FOR	AGAINST	NV

**49. [BL2023-2084](#) (Evans)**

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

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2023-2083, a proposed Specific Plan Zoning District located at 1325, 1329, 1333, and 1337 Tulip Grove Road, on the east side of Tulip Grove Road and approximately 250 feet north of Central Pike, (2.14 acres), to permit 32 multi-family residential units all of which is described herein (Proposal No. 2023SP-060-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

**50. [BL2023-2085](#) (Lee)**

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 AR2A to SP zoning for properties located at 3654 Hamilton Church Road and Hamilton Church Road (unnumbered), approximately 199 feet west of Hamilton Church Road and Maroney Drive, (8.15 acres), to permit 52 multi-family residential units, all of which is described herein (Proposal No. 2023SP-063-001).

ACTION	FOR	AGAINST	NV

**51. [BL2023-2086](#) (Lee)**

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

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2023-2085, a proposed Specific Plan Zoning District located at 3654 Hamilton Church Road and Hamilton Church Road (unnumbered), approximately 199 feet west of Hamilton Church Road and Maroney Drive, (8.15 acres), to permit 52 multi-family residential units, all of which is described herein (Proposal No. 2023SP-063-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

**52. [BL2023-2087](#) (Withers)**

Approved with conditions by the Planning Commission 6/8/2023

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 MUG-A to SP for property located at 800 Main Street, approximately 210 feet west of South 9th Street, and located in the Gallatin Pike Urban Design Overlay District and East Bank Redevelopment District (3.72 acres), to permit a mixed-use development with multi-family residential uses, all of which is described herein (Proposal No. 2023SP-058-001).

ACTION	FOR	AGAINST	NV
Proposed Amendment - Withers			

**53. [BL2023-2088](#) (Withers)**

Approved with conditions by the Planning Commission 6/8/2023

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2023-2087, a proposed Specific Plan Zoning District located at 800 Main Street, approximately 210 feet west of South 9th Street, and located in the Gallatin Pike Urban Design Overlay District and East Bank Redevelopment District (3.72 acres), to permit a mixed-use development with multi-family residential uses all of which is described herein (Proposal No. 2023SP-058-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

**54. [BL2023-2089](#) (Hausser)**

Approved with conditions by the Planning Commission 5/25/2023

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 R40 and R15 to SP zoning for properties located at 7456 and 7460 Charlotte Pike and 7481 Sawyer Brown Road, approximately 60 feet northeast of Wheatfield Way (11.99 acres), to permit 61 multi-family residential units, all of which is described herein (Proposal No. 2021SP-075-001).

ACTION	FOR	AGAINST	NV
Proposed Amendment - Hausser			

**55. [BL2023-2090](#) (Hausser)**

Approved with conditions by the Planning Commission 5/25/2023

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2023-2089, a proposed Specific Plan Zoning District located at 7456 and 7460 Charlotte Pike and 7481 Sawyer Brown Road, approximately 60 feet northeast of Wheatfield Way (11.99 acres), to permit 61 multi-family residential units all of which is described herein (Proposal No. 2021SP-075-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

**56. [BL2023-2091](#) (Rosenberg)**

Approved with conditions by the Planning Commission 5/25/2023

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 property located at 8033 Highway 100, approximately 95 feet west of Temple Road, and within the Highway 100 Urban Design Overlay, zoned SP (9.07 acres), to permit certain uses in MUL-A zoning, add automobile convenience uses, and amend development standards, all of which is described herein (Proposal No. 2022SP-041-002).

ACTION	FOR	AGAINST	NV
Proposed Amendment - Rosenberg			

**57. [BL2023-2093](#) (Lee)**

Approved by the Planning Commission 4/13/2023

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 MUL-A-NS for properties located at 4037 and 4051 Murfreesboro Pike, approximately 1600 feet south of Old Hickory Boulevard and located within the Murfreesboro Pike Urban Design Overlay (8.50 acres), all of which is described herein (Proposal No. 2023Z-036PR-001).

ACTION	FOR	AGAINST	NV

**58. [BL2023-2094](#) (Cash)**

Approved by the Planning Commission 7/27/2023

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 applying a Detached Accessory Dwelling Unit Overlay District to various properties located along Fairfax Avenue and Barton Avenue, north of Essex Place and south of Belcourt Avenue, and located within the Hillsboro-West End Neighborhood Conservation Overlay District, zoned RS7.5, (20.53 acres), all of which is described herein (Proposal No. 2023DDU-002-001).

ACTION	FOR	AGAINST	NV

**59. [BL2023-2095, as Amended](#) (Benedict)**

Approved with conditions by the Planning Commission 6/8/2023

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 CS, MUL-A and RS10 to SP zoning for properties located at 4102 Gallatin Pike, 1103 McAlpine Avenue and McAlpine Avenue (unnumbered), approximately 415 south of Greenland Avenue, and partially within the Gallatin Pike Urban Design Overlay District (2.7 acres), to permit a mixed-use development, requested by Smith Gee Studio, all of which is described herein (Proposal No. 2023SP-047-001).

ACTION	FOR	AGAINST	NV

**60. [BL2023-2096](#) (Benedict)**

Approved with conditions by the Planning Commission 6/8/2023

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2023-2095, a proposed Specific Plan Zoning District located at 4102 Gallatin Pike, 1103 McAlpine Avenue and McAlpine Avenue (unnumbered), approximately 415 south of Greenland Avenue, and partially within the Gallatin Pike Urban Design Overlay District (2.7 acres), to permit a mixed-use development, requested by Smith Gee Studio, all of which is described herein (Proposal No. 2023SP-047-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

**61. [BL2023-2097](#) (Swope)**

Approved with conditions by the Planning Commission 6/8/2023

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 R40 to SP zoning for property located at 5629 Valley View Road, approximately 800 feet south of Old Hickory Boulevard (1.35 acres), to permit five multi-family residential units, all of which is described herein (Proposal No. 2023SP-052-001).

ACTION	FOR	AGAINST	NV

**62. [BL2023-2098](#) (Swope)**

Approved with conditions by the Planning Commission 6/8/2023

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2023-2097, a proposed Specific Plan Zoning District located at 5629 Valley View Road, approximately 800 feet south of Old Hickory Boulevard (1.35 acres), to permit 5 multi-family residential units development all of which is described herein (Proposal No. 2023SP-052-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

**63. [BL2023-2099](#) (Withers)**

Approved by the Planning Commission 7/27/2023

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 changing from RS5, R6, and R8 to RM20-A zoning for properties located along Shelby Avenue and S. 10th Street, south of Fatherland Street, and located in the Lockeland Springs - East End Neighborhood Conservation Overlay District and the Edgefield Historic Preservation Overlay District (9.96 acres), all of which is described herein (Proposal No. 2023Z-076PR-001).

ACTION	FOR	AGAINST	NV

**64. [BL2023-2100](#) (Evans)**

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 One and Two-Family Residential (R15) to Specific Plan (SP) zoning properties located at 200-204 Misty Cape Cove and 206-219 Misty Cape Cove, north of the corner of Bell Road and Misty Cape Cove, (3.48 acres), to permit 12 two-family residential lots and 8 multi-family residential units for a total of 32 units all of which is described herein (Proposal No. 2023SP-065-001).

ACTION	FOR	AGAINST	NV

**65. [BL2023-2101](#) (Evans)**

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

Referred to the Planning & Zoning Committee (Withers)

Authorizes building material restrictions and requirements for BL2023-2100, a proposed Specific Plan Zoning District located at 200-204 Misty Cape Cove and 206-219 Misty Cape Cove, north of the corner of Bell Road and Misty Cape Cove, (3.48 acres) to permit 12 two-family residential lots and 8 multi-family residential units for a total of 32 units, all of which is described herein (Proposal No. 2023SP-065-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	FOR	AGAINST	NV

**66. [BL2023-2103](#) (Gamble)**

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 changing from CS to MUN-A-NS for property located at 1259 Dickerson Pike, south of the terminus of Weeping Willow Way (4.49 acres), all of which is described herein (Proposal No. 2023Z-054PR-001).

ACTION	FOR	AGAINST	NV
Proposed Amendment - Gamble			

**67. [BL2023-2104](#) (Rosenberg)**

Approved by the Planning Commission 6/8/2023

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 R40 and CS to MUL-A-NS zoning for properties located at 7210, 7214, and 7220 Old Charlotte Pike, approximately 225 feet west of Charlotte Pike (2.9 acres), all of which is described herein (Proposal No. 2023Z-069PR-001).

ACTION	FOR	AGAINST	NV
Proposed Substitute - Rosenberg			

**68. [BL2023-2105](#) (Lee, Murphy)**

Approved by the Planning Commission 3/24/2022

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 located at Hamilton Church Road (unnumbered), approximately 335 feet east of S Shore Drive (32.71 acres), zoned R15, all of which is described herein (Proposal No. 88P-054-001).

ACTION	FOR	AGAINST	NV

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