



**AGENDA/COMMITTEE REPORT
PLANNING AND ZONING**

Monday, November 20, 2023

4:30 p.m. – 5:00 p.m.

David Scobey Council Chamber

Members (13)	P	A		P	A
Quorum (7)	()	()	Gamble, Chair	()	()
	()	()	Allen	()	()
	()	()	Benedict	()	()
	()	()	Capp	()	()
	()	()	Cortese	()	()
	()	()	Gadd	()	()
	()	()	Harrell, Vice Chair	()	()
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PUBLIC COMMENT

Pursuant to Section 8-44-112 of the Tennessee Code Annotated, time is reserved for public comment on legislative items appearing on this agenda. Members of the public wishing to speak may sign-up on the Council Committee sign-up sheet posted outside the room where the committee is scheduled to meet. Public Comment sign-up for Council Committee meetings will end immediately before the meeting begins. Public Comment is limited to eight minutes total at Council Committee meetings and each speaker is allowed up to two minutes to speak.

Requests for interpretation services and/or accessibility accommodations should be directed to the Council Office at 615-862-6780. Las solicitudes de servicios de interpretación y/o adaptaciones de accesibilidad deben dirigirse a la Oficina del Consejo al 615-862-6780.

RESOLUTIONS

1. [RS2023-104](#) (Kupin, Porterfield, Gamble)

Approved by the Planning Commission 11/8/2023
Referred to the Budget & Finance Committee (Porterfield)
Referred to the Planning & Zoning Committee (Gamble)

Approves the Ninth 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-044AG-001).

ACTION	IN FAVOR	AGAINST	NV

2. [RS2023-106](#) (Porterfield, Gamble, Kupin & Others)

Referred to the Budget & Finance Committee (Porterfield)

Referred to the Planning & Zoning Committee (Gamble)

Approves the Fifth Amendment to a grant contract for constructing affordable housing approved by RS2017-965 between the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Housing Trust Fund Commission, and Affordable Housing Resources.

ACTION	IN FAVOR	AGAINST	NV

3. [RS2023-120](#) (Kupin, Gamble, Parker)

Approved by the Planning Commission 8/2/2023

Referred to the Planning & Zoning Committee (Gamble)

Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes Urban Music City Owner, LLC to construct and install an aerial encroachment at 127 Rosa L Parks Boulevard. (Proposal No. 2023M-016EN-001).

ACTION	IN FAVOR	AGAINST	NV

BILLS ON SECOND READING

4. [BL2023-80](#) (Bradford, Porterfield, Gamble, Evans)

Administratively Approved by the Planning Commission

Referred to the Budget & Finance Committee (Porterfield)

Referred to the Planning & Zoning Committee (Gamble)

Referred to the Public Health & Safety Committee (Evans)

Approves An ordinance approving a lease agreement between the Metropolitan Government of Nashville and Davidson County and Nashville Metropolitan LLC for office space at 1281 Murfreesboro Pike, Nashville, Tennessee (Parcel No. 12000015500) (Proposal No. 2023M-043AG-001).

ACTION	IN FAVOR	AGAINST	NV

5. [BL2023-82](#) (Kupin, Gamble, Parker)

Administratively Approved by the Planning Commission
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes Auto Nashville Hotel, LLC to construct and install underground and aerial encroachments at 127 8th Avenue South (Proposal No. 2023M-012EN-001).

ACTION	IN FAVOR	AGAINST	NV

6. [BL2023-84](#) (Lee, Gamble, Parker)

Approved by the Planning Commission 9/22/2023
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer main and sanitary sewer manholes, for two properties located at 13345 and 13371 Old Hickory Boulevard (MWS Project No. 22-SL-296 and Proposal No. 2023M-153ES-001).

ACTION	IN FAVOR	AGAINST	NV

7. [BL2023-85](#) (Johnston, Gamble, Parker)

Approved by the Planning Commission 8/30/2023
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes The Metropolitan Government of Nashville and Davidson County to accept new public water main, fire hydrant assembly, sanitary sewer manhole, vertical relocation of an existing public sanitary sewer manhole and easements, for two properties located at 2526 and 2528 8th Avenue South, also known as The Eighth, (MWS Project Nos. 23-WL-21 and 23-SL-43 and Proposal No. 2023M-144ES-001).

ACTION	IN FAVOR	AGAINST	NV

8. [BL2023-86](#) (Welsch, Gamble, Parker)

Approved by the Planning Commission 9/6/2023
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer manhole, for property located at 2215 HM Foster Avenue, also known as Woodbine Village Townhomes, (MWS Project No. 23-SL-77and Proposal No. 2023M-148ES-001).

ACTION	IN FAVOR	AGAINST	NV

9. [BL2023-87](#) (Vo, Gamble, Parker)

Approved by the Planning Commission 9/22/2023
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes The Metropolitan Government of Nashville and Davidson County to abandon existing sanitary sewer main and sanitary sewer manholes, and to accept new public water and sanitary sewer mains, sanitary sewer manholes and fire hydrant assembly, for property located at 1621 Ensley Boulevard, also known as Ensley Boulevard Office Building, (MWS Project Nos. 22-WL-97 and 22-SL-215 and Proposal No. 2023M-150ES-001).

ACTION	IN FAVOR	AGAINST	NV

10. [BL2023-88](#) (Capp, Gamble, Parker)

Approved by the Planning Commission 9/22/2023
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer main and public sanitary sewer manholes, for property located at 201 B North 11th Street, also known as 11th and Forest Avenue Townhomes (MWS Project No. 23-SL-126 and Proposal No. 2023M-152ES-001).

ACTION	IN FAVOR	AGAINST	NV

11. [BL2023-89](#) (Gamble, Parker)

Approved by the Planning Commission 9/22/2023
 Referred to the Planning & Zoning Committee (Gamble)
 Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer mains and sanitary sewer manholes and to acquire permanent and temporary easements through negotiation, condemnation, and acceptance, for 17 properties located along Sugar Mill Drive, Rocky Fork Road, Nolensville Road, Bradfield Drive, and Williams Road in Williamson County, also known as Darsey Subdivision (Nolensville) (MWS Project No. 22-SL-285 and Proposal No. 2023M-151ES-001).

ACTION	IN FAVOR	AGAINST	NV

12. [BL2023-90](#) (Johnston, Gamble, Parker)

Approved by the Planning Commission 10/6/2023
 Referred to the Planning & Zoning Committee (Gamble)
 Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes The Metropolitan Government of Nashville and Davidson County to accept new public water and sanitary sewer mains, sanitary sewer manhole and easements, for two properties located at 4430 C and 4432 C Providence Heights, also known as Homes at Providence Heights, (MWS Project Nos. 23-WL-48 and 23-SL-108 and Proposal No. 2023M-149ES-001).

ACTION	IN FAVOR	AGAINST	NV

13. [BL2023-111](#) (Kupin, Porterfield, Gamble, Parker)

Approved by the Planning Commission 11/1/2023
 Referred to the Budget & Finance Committee (Porterfield)
 Referred to the Planning & Zoning Committee (Gamble)
 Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes The Metropolitan Government of Nashville and Davidson County to acquire through negotiations, condemnation, or fee simple purchase, a parcel of real property known as 1818 Cement Plant Road for the expansion of Biosolids operations (and Proposal No. 2023M-013PR-001).

ACTION	IN FAVOR	AGAINST	NV

BILLS ON THIRD READING

14. [BL2023-54](#) (Taylor)

Approved by the Planning Commission 8/24/2023
Referred to the Planning & Zoning Committee (Gamble)

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 2810 Georgia Ave, approximately 270 feet west of 28th Ave N (0.26 acres), all of which is described herein (Proposal No. 2023Z-074PR-001).

ACTION	IN FAVOR	AGAINST	NV

15. [BL2023-55](#) (Welsch)

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

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 zoning for property located at 424 McClellan Avenue, approximately 620 feet east of Meade Avenue (0.21 acres), all of which is described herein (Proposal No. 2023Z-079PR-001).

ACTION	IN FAVOR	AGAINST	NV

16. [BL2023-61](#) (Welsch)

Approved by the Planning Commission 10/26/2023
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from RS15 to R15 zoning for property located at 511 Glengarry Drive, approximately 440 feet southwest of Greymont Drive (0.57 acres), all of which is described herein (Proposal No. 2023Z-098PR-001).

ACTION	IN FAVOR	AGAINST	NV

17. [BL2023-62](#) (Styles)

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

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 CS to SP zoning for properties located at 532 and 538 Bell Road, approximately 570 feet south of Murfreesboro Pike and located in the Murfreesboro Pike Urban Design Overlay District and Corridor Design Overlay District (5.25 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2023SP-051-001).

ACTION	IN FAVOR	AGAINST	NV

18. [BL2023-63](#) (Styles)

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

Authorizes building material restrictions and requirements for BL2023-62, a proposed Specific Plan Zoning District located at 532 and 538 Bell Road, approximately 570 feet south of Murfreesboro Pike and located in the Murfreesboro Pike Urban Design Overlay District and Corridor Design Overlay District (5.25 acres), all of which is described herein (Proposal No. 2023SP-051-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV

19. [BL2023-64](#) (Taylor)

Approved by the Planning Commission 8/24/2023
 Referred to the Planning & Zoning Committee (Gamble)

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 for property located at 2406 Merry Street, approximately 385 feet east of 25th Avenue North and located within a Detached Accessory Dwelling Unit Overlay District (0.17 acres), all of which is described herein (Proposal No. 2023Z-084PR-001).

ACTION	IN FAVOR	AGAINST	NV

20. [BL2023-65](#) (Toombs)

Approved by the Planning Commission 7/27/2023
Referred to the Planning & Zoning Committee (Gamble)

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 1229 John L Copeland Boulevard, approximately 170 feet south of Weakley Avenue (0.13 acres), all of which is described herein (Proposal No. 2023Z-037PR-001).

ACTION	IN FAVOR	AGAINST	NV

21. [BL2023-66](#) (Horton)

Approved by the Planning Commission 6/8/2023
Referred to the Planning & Zoning Committee (Gamble)

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 MUL-A zoning for property located at 5300 Centennial Blvd, approximately 700 feet northwest of 51st Ave. N. (3.42 acres), all of which is described herein (Proposal No. 2023Z-068PR-001).

ACTION	IN FAVOR	AGAINST	NV

22. [BL2023-67](#) (Parker)

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

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 RM15-A-NS zoning for properties located at 501 Cleveland Street and 895 N. 5th Street, at the northeast corner of N. 5th Street and Cleveland Street (0.28 acres), all of which is described herein (Proposal No. 2023Z-083PR-001).

ACTION	IN FAVOR	AGAINST	NV

23. [BL2023-68](#) (Taylor)

Approved by the Planning Commission 8/24/2023

Referred to the Planning & Zoning Committee (Gamble)

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 zoning for property located at 1829 Jo Johnston Ave., and from R6 to MUN-A-NS and RS5-A for property located at 513 19th Ave. N., approximately 130 feet north of the intersection of Pearl Street and Jo Johnston Ave. (0.42 acres) all of which is described herein (Proposal No. 2023Z-087PR-001).

ACTION	IN FAVOR	AGAINST	NV

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