



**AGENDA/COMMITTEE REPORT  
PLANNING AND ZONING**

**Monday, December 18, 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	( )	( )
				( )	( )
				( )	( )
				( )	( )
				( )	( )
				( )	( )
				( )	( )
				( )	( )
				( )	( )

**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. [RS2023-132](#) (Huffman, Vo, Porterfield, & Others)**

Referred to the Budget & Finance Committee (Porterfield)  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Department of Water and Sewerage Services to transfer control of two parcels of property to the Metropolitan Government.

ACTION	IN FAVOR	AGAINST	NV

## BILLS ON SECOND READING

### 2. [BL2023-122](#) (Taylor, Gamble, Parker)

Approved by the Planning Commission 10/11/2023

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 public water main, and to accept new public water main, for property located 300 HM Hutcherson Alley, also known as the Clifton Avenue Public Water Relocation, (MWS Project No. 23-WL-149 and Proposal No. 2023M-158ES-001).

ACTION	IN FAVOR	AGAINST	NV

### 3. [BL2023-123](#) (Gamble, Parker)

Approved by the Planning Commission 10/11/2023

Referred to the Planning & Zoning Committee (Gamble)

Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon existing public water and sanitary sewer mains, fire hydrant assembly, sanitary sewer manholes and easements, and to accept new public water and sanitary sewer mains, fire hydrant assembly, sanitary sewer manholes and easements, for property located at 1600 County Hospital Road, also known as Cumberland Logistics Park (MWS Project Nos. 23-WL-11 and 23-SL-21 and Proposal No. 2023M-156ES-001).

ACTION	IN FAVOR	AGAINST	NV

### 4. [BL2023-124](#) (Parker, Porterfield, Gamble)

Approved by the Planning Commission 10/19/2023

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 to abandon existing brick water pumping station building located at 2124 Oakwood Avenue but to retain the Public Utility & Drainage Easement (Proposal No. 2023M-160ES-001).

ACTION	IN FAVOR	AGAINST	NV

**5. [BL2023-125](#) (Cash, Gamble, Parker)**

Approved by the Planning Commission 10/18/2023  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon existing public water mains, and to accept new public water mains and fire hydrant assemblies, for property located at 1215 21st Avenue South, also known as VUMC Link Tower (MWS Project No. 23-WL-71 and Proposal No. 2023M-159ES-001).

ACTION	IN FAVOR	AGAINST	NV

**6. [BL2023-126](#) (Gamble, Parker)**

Approved by the Planning Commission 10/19/2023  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan to accept new water and sanitary sewer mains, fire hydrant assembly, sanitary sewer manholes and easements, for property located at 524 Edwin Street and Edwin Street (unnumbered), also known as Edwin Greens Phase 2 (MWS Project Nos. 23-WL-34 and 23-SL-74 and Proposal No. 2023M-163ES-001).

ACTION	IN FAVOR	AGAINST	NV

**7. [BL2023-127](#) (Gamble, Parker)**

Approved by the Planning Commission 10/11/2023  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new public water and sanitary sewer mains, fire hydrant assemblies, sanitary sewer manholes and easements, for property located at 3500 Brick Church Pike, also known as Thornton Grove Phase 4B, (MWS Project Nos. 23-WL-17 and 23-SL-30 and Proposal No. 2023M-155ES-001).

ACTION	IN FAVOR	AGAINST	NV

## BILLS ON THIRD READING

### 8. [BL2023-60](#) (Taylor)

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 RS5 to R6 zoning for property located at 2400 Buchanan Street, at the northwest corner of 24th Avenue North and Buchanan Street and located within a Contextual Overlay District (0.26 acres), all of which is described herein (Proposal No. 2023Z-077PR-001).

ACTION	IN FAVOR	AGAINST	NV

### 9. [BL2023-91](#) (Kupin)

Approved with conditions 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 IG to SP zoning for property located at 611 Cowan Street, approximately 245 feet north of River North Blvd and located within the River North Urban Design Overlay (0.41 acres), to permit a hotel and retail uses, all of which is described herein (Proposal No. 2023SP-057-001).

ACTION	IN FAVOR	AGAINST	NV

### 10. [BL2023-92](#) (Kupin)

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

Authorizes building material restrictions and requirements for BL2023-91, a proposed Specific Plan Zoning District located at 611 Cowan Street, approximately 245 feet north of River North Blvd and located within the River North Urban Design Overlay (0.41 acres), to permit a hotel and retail uses, all of which is described herein (Proposal No. 2023SP-057-001).THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	IN FAVOR	AGAINST	NV

**11. [BL2023-93](#) (Parker)**

Approved with conditions by the Planning Commission 9/28/2023  
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 SP for property located at 304 Oldham Street, at the eastern terminus of Oldham Street (1.78 acres), to permit a self-service storage facility, all of which is described herein (Proposal No. 2023SP-074-001).

ACTION	IN FAVOR	AGAINST	NV

**12. [BL2023-94](#) (Parker)**

Approved with conditions by the Planning Commission 9/28/2023  
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2023-93, a proposed Specific Plan Zoning District located at 304 Oldham Street, at the eastern terminus of Oldham Street (1.78 acres), to permit a self-service storage facility, all of which is described herein (Proposal No. 2023SP-074-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	IN FAVOR	AGAINST	NV

**13. [BL2023-95](#) (Gamble)**

Approved with conditions by the Planning Commission 9/28/2023  
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 a specific plan for property located at 1420 Old Hickory Boulevard, approximately 680 feet east of the intersection of Brick Church Pike and Old Hickory Boulevard, zoned SP (3.86 acres), to permit community education and school daycare uses, all of which is described herein (Proposal No. 2007SP-146-001).

ACTION	IN FAVOR	AGAINST	NV

**14. [BL2023-96](#) (Gamble)**

Approved with conditions by the Planning Commission 9/28/2023  
 Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2023-95, a proposed Specific Plan Zoning District located at 1420 Old Hickory Boulevard, approximately 680 feet east of the intersection of Brick Church Pike and Old Hickory Boulevard, zoned SP (3.86 acres), to permit community education and school daycare uses, all of which is described herein (Proposal No. 2007SP-146-001).THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	IN FAVOR	AGAINST	NV

**15. [BL2023-97](#) (Kupin)**

Approved with conditions 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 MUG to SP zoning for property located at 206 N. 1st Street, at the northwest corner of N. 1st Street and Oldham Street, (0.80 acres), to permit a mixed-use development with nonresidential uses, all of which is described herein (Proposal No. 2023SP-070-001).

ACTION	IN FAVOR	AGAINST	NV

**16. [BL2023-98](#) (Kupin)**

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

Authorizes building material restrictions and requirements for BL2023-97, a proposed Specific Plan Zoning District located at 206 N. 1st Street, at the northwest corner of N. 1st Street and Oldham Street, (0.80 acres), to permit a mixed-use development with nonresidential uses, all of which is described herein (Proposal No. 2023SP-070-001).THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	IN FAVOR	AGAINST	NV

**17. [BL2023-101](#) (Harrell)**

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 to SP zoning for properties located at 4057 Maxwell Road and Maxwell Road (unnumbered), approximately 760 feet west of Lavergne Couchville Pike (20.88 acres), to permit 78 single family units, all of which is described herein (Proposal No. 2023SP-040-001).

ACTION	IN FAVOR	AGAINST	NV

**18. [BL2023-102](#) (Harrell)**

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

Authorizes building material restrictions and requirements for BL2023-101, a proposed Specific Plan Zoning District located at 4057 Maxwell Road and Maxwell Road (unnumbered), approximately 760 feet west of Lavergne Couchville Pike (20.88 acres), all of which is described herein (Proposal No. 2023SP-040-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	IN FAVOR	AGAINST	NV

**19. [BL2023-105](#) (Kupin)**

Approved with conditions by the Planning Commission 9/28/2023  
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 R6-A to SP zoning for properties located at 909 and 917 Cheatham Place, at the southeastern corner of Cheatham Place and 10th Ave. N., (0.38 acres), to permit eight multi-family residential units, all of which is described herein (Proposal No. 2023SP-073-001).

ACTION	IN FAVOR	AGAINST	NV

**20. [BL2023-106](#) (Kupin)**

Approved with conditions by the Planning Commission 9/28/2023  
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2023-105, a proposed Specific Plan Zoning District located at 909 and 917 Cheatham Place, at the southeastern corner of Cheatham Place and 10th Ave. N., (0.38 acres), to permit eight multi-family residential units, all of which is described herein (Proposal No. 2023SP-073-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	IN FAVOR	AGAINST	NV

**21. [BL2023-107](#) (Kimbrough)**

Approved with conditions 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, A request to rezone from RS15 to SP zoning for properties located at 4315, 4317, and 4321 Cato Road, approximately 700 feet west of Eatons Creek Road (12.76 acres), to permit two two-family residential units and one single-family residential unit, for a total of five units, requested by 5001 Properties, LLC , applicant; 5001 Properties, LLC and Cody & Kristin Walker, owners. (12.76 acres), all of which is described herein (Proposal No. 2023SP-075-001).

ACTION	IN FAVOR	AGAINST	NV



**22. [BL2023-108](#) (Kimbrough)**

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

Authorizes building material restrictions and requirements for BL2023-107, a proposed Specific Plan Zoning District located at 4315, 4317, and 4321 Cato Road, approximately 700 feet west of Eatons Creek Road (12.76 acres), to permit two two-family residential units and one single-family residential unit, for a total of five units, requested by 5001 Properties, LLC , applicant; 5001 Properties, LLC and Cody & Kristin Walker, owners. (12.76 acres), all of which is described herein (Proposal No. 2023SP-075-001). THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	IN FAVOR	AGAINST	NV

**23. [BL2023-109](#) (Welsch)**

Approved by the Planning Commission 9/28/2023  
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 209 Chilton Street, approximately 175 feet west of Waller Street, (0.27 acres), all of which is described herein (Proposal No. 2023Z-089PR-001).

ACTION	IN FAVOR	AGAINST	NV

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