



**AGENDA/COMMITTEE REPORT
PLANNING AND ZONING**

Monday, February 5, 2024

4:15 – 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.

RESOLUTION

1. [RS2024-204](#) (Porterfield, Gamble, Welsch, Vo)

Referred to the Budget & Finance Committee (Porterfield)

Referred to the Planning & Zoning Committee (Gamble)

Approves the First Amendment to a grant contract for constructing affordable housing approved by RS2022-1857 between the Metropolitan Housing Trust Fund Commission, and Thistle Farms, Inc.

ACTION	IN FAVOR	AGAINST	NV

2. [RS2024-205](#) (Porterfield, Gamble, Welsch, Vo)

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

Approves the First Amendment to a grant contract for constructing affordable housing approved by RS2022-1443 between the Metropolitan Housing Trust Fund Commission and Rebuilding Together Nashville.

ACTION	IN FAVOR	AGAINST	NV

3. [RS2024-219](#) (Kupin, Gamble, Parker)

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

Approves Amendment 2 to Agreement No. 210258 between the State of Tennessee, Department of Transportation (TDOT), and NDOT, to extend the project completion date. State No. 19LPLM-S2-190, PIN 132289.00, Prop. No. 2021M-033AG-003.

ACTION	IN FAVOR	AGAINST	NV

4. [RS2024-220](#) (Bradford, Welsch, Gamble, Parker)

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

Approves Amendment 3 to Agreement No. 160247, between the State of Tennessee, Department of Transportation (TDOT), and NDOT, extending the project completion date. Federal Project No. STP-M-NH-1(372), State Project No. 19LPM-F3-152, PIN 125309.00 (Proposal No. 2024M-001AG-001).

ACTION	IN FAVOR	AGAINST	NV

5. [RS2024-224](#) (Kupin, Gamble, Parker)

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

Authorizes Fourth and Broad LP to construct and install aerial encroachments at 405 Broadway.
(Proposal No. 2023M-017EN-001).

ACTION	IN FAVOR	AGAINST	NV

6. [RS2024-232](#) (Taylor, Gamble, Parker)

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

Amends Ordinance No. BL2023-1746 to authorize the Metropolitan Government to accept additional public water main and a public fire hydrant assembly and update Map and Parcel information, for property located at 2309 Clifton Avenue, also known as Clifton Triangle (MWS Project No. 22-WL-33 and Proposal No. 2023M-208ES-001).

ACTION	IN FAVOR	AGAINST	NV

7. [RS2024-234](#) (Horton, Evans Segall, Parker & Others)

Referred to the Government Operations & Regulations Committee (Bradford)
Referred to the Planning & Zoning Committee (Gamble)

Requests that the Planning Department and the Department of Codes and Building Safety to create a pattern book for medium-density housing, as further described herein.

ACTION	IN FAVOR	AGAINST	NV

BILLS ON SECOND READING

8. [BL2024-159](#) (Gamble, Parker)

Approved by the Planning Commission 11/20/2023
 Referred to the Planning & Zoning Committee (Gamble)
 Referred to the Transportation & Infrastructure Committee (Parker)

Adopts the Geographic Information Systems Street and Alley Centerline Layer, with the recordation of renaming, additions and deletions of acceptances and abandonments as reflected on the Centerline Layer to date, as the Official Street and Alley Acceptance and Maintenance Record for the Metropolitan Government of Nashville and Davidson County, (Proposal Number 2024M-001OT-001).

ACTION	IN FAVOR	AGAINST	NV

9. [BL2024-160](#) (Kupin, Gamble, Parker)

Approved by the Planning Commission 11/7/2023
 Referred to the Planning & Zoning Committee (Gamble)
 Referred to the Transportation & Infrastructure Committee (Parker)

Amends the Geographic Information Systems Street and Alley Centerline Layer for the Metropolitan Government of Nashville and Davidson County by abandoning Alley # 245 right-of-way between 15th Avenue North and 14th Avenue North, Alley # 246 right-of-way between Church Street and Grundy Street, and utility easements between Church Street and Grundy Street (Proposal Number 2023M-007AB-001).

ACTION	IN FAVOR	AGAINST	NV

10. [BL2024-161](#) (Kupin, Gamble, Parker)

Approved by the Planning Commission 11/17/2023
 Referred to the Planning & Zoning Committee (Gamble)
 Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes SOBRO I Apartments LLC to construct and install aerial and underground encroachments at 825 6th Avenue South (Proposal No. 2022M-029EN-001).

ACTION	IN FAVOR	AGAINST	NV
AMENDMENT - Kupin			

11. [BL2024-162](#) (Toombs, Gamble, Parker)

Approved by the Planning Commission 11/30/2023
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to acquire permanent easements through negotiation, condemnation and acceptance, for the Metro Center Levee Protection Project for 23 properties located along Great Circle Road, Cumberland Bend, Mainstream Drive and Freelands Station Road (Project No. 24-SWC-076 and Proposal No. 2023M-157ES-001).

ACTION	IN FAVOR	AGAINST	NV

12. [BL2024-163](#) (Benton, Gamble, Parker)

Approved by the Planning Commission 12/12/2023
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to negotiate and accept permanent and temporary easements for the Antioch Pike Stormwater Improvement Project for eight properties located on Antioch Pike (Project No. 21-SWC-130 and Proposal No. 2023M-203ES-001).

ACTION	IN FAVOR	AGAINST	NV

13. [BL2024-164](#) (Benton, Gamble, Parker)

Approved by the Planning Commission 11/20/2023
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan to negotiate and accept permanent easements for the Fanning Drive Stormwater Improvement Project for nine properties located on Fanning Drive, Aeolia Drive and Artelia Drive, (Project No. 24-SWC-096 and Proposal No. 2023M-179ES-001).

ACTION	IN FAVOR	AGAINST	NV

14. [BL2024-165](#) (Vo, Gamble, Parker)

Approved by the Planning Commission 11/15/2023
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon existing public sanitary sewer main, sanitary sewer manhole and easement, for property located at Hillside Avenue (unnumbered), also known as Reservoir Zone 5, (MWS Project No. No. 23-SL-27 and Proposal No. 2023M-162ES-001).

ACTION	IN FAVOR	AGAINST	NV

15. [BL2024-166](#) (Evans, Gamble, Parker)

Approved by the Planning Commission 11/7/2023
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 Kemp Drive (unnumbered), also known as 4307 Central Pike Phase 3 (MWS Project Nos. 23-WL-18 and 23-SL-32 and Proposal No. 2023M-170ES-001).

ACTION	IN FAVOR	AGAINST	NV

16. [BL2024-167](#) (Benton, Gamble, Parker)

Approved by the Planning Commission 11/8/2023
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon existing public water main, and to accept new public water main, for property located at 1241 Antioch Pike, (MWS Project No. 22-WL-145 and Proposal No. 2023M-176ES-001).

ACTION	IN FAVOR	AGAINST	NV

17. [BL2024-168](#) (Horton, Gamble, Parker)

Approved by the Planning Commission 11/8/2023
 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 665 Vernon Avenue, also known as The Woods II - Mulch Company (MWS Project Nos. 22-WL-136 and 22-SL-138 and Proposal No. 2023M-177ES-001).

ACTION	IN FAVOR	AGAINST	NV

18. [BL2024-169](#) (Kupin, Gamble, Parker)

Approved by the Planning Commission 11/8/2023
 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 assembly, for property located at 1025 B Reverend Dr. Enoch Jones Boulevard, also known as The Mosaic at Jefferson (MWS Project Nos. 23-WL-36 and Proposal No. 2023M-174ES-001).

ACTION	IN FAVOR	AGAINST	NV

19. [BL2024-170](#) (Horton, Gamble, Parker)

Approved by the Planning Commission 11/30/2023
 Referred to the Planning & Zoning Committee (Gamble)
 Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon existing public sanitary sewer mains and sanitary sewer manholes, and to accept new public sanitary sewer mains and sanitary sewer manholes, for 13 properties located on Louisiana Avenue and Tennessee Avenue, also known as Camden Nations (MWS Project No. 22-SL-203 and Proposal No. 2023M-187ES-001).

ACTION	IN FAVOR	AGAINST	NV

20. [BL2024-171](#) (Toombs, Gamble, Parker)

Approved by the Planning Commission 11/20/2023
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 three properties located at 2111, 2115 and 2151 West Summitt Avenue, also known as Summitt View (MWS Project Nos. 22-WL-26 and 22-SL-64 and Proposal No. 2023M-181ES-001).

ACTION	IN FAVOR	AGAINST	NV

21. [BL2024-172](#) (Kupin, Gamble, Parker)

Approved by the Planning Commission 11/20/2023
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon existing sanitary sewer main, sanitary sewer manhole and easement, for property located at 1711 Broadway, also known as 1740 Division Street (MWS Project No. 23-SL-137, and Proposal No. 2023M-182ES-001).

ACTION	IN FAVOR	AGAINST	NV

22. [BL2024-173](#) (Sepulveda, Gamble, Parker)

Approved by the Planning Commission 11/20/2023
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new sanitary sewer manhole, for property located at 101 B Skye Lane, also known as 522 Paragon Mills Road development (MWS Project No. 20-SL-320, and Proposal No. 2023M-185ES-001).

ACTION	IN FAVOR	AGAINST	NV

23. [BL2024-174](#) (Gamble, Parker, Styles)

Approved by the Planning Commission 11/20/2023
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon existing sanitary sewer main and sanitary sewer manhole, and to accept new sanitary sewer manhole, for property located at 917 Bell Road, also known as KIPP High School (MWS Project No. 23-SL-215 and Proposal No. 2023M-184ES-001).

ACTION	IN FAVOR	AGAINST	NV

24. [BL2024-175](#) (Gamble, Parker, Gadd)

Approved by the Planning Commission 12/6/2023
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon existing sanitary sewer mains, sanitary sewer manhole and easements, and to accept new sanitary sewer mains, sanitary sewer manholes and easements, for property located at 3029 New Natchez Trace, also known as Hornsby Residence (MWS Project No. 23-SL-88 and Proposal No. 2023M-189ES-001).

ACTION	IN FAVOR	AGAINST	NV

25. [BL2024-176](#) (Parker, Gamble)

Approved by the Planning Commission 11/20/2023
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new public sanitary sewer main and sanitary sewer manholes, for property located at 555 Creative Way, also known as Creative Way Village (MWS Project No. 23-SL-217 and Proposal No. 2023M-180ES-001).

ACTION	IN FAVOR	AGAINST	NV

26. [BL2024-177](#) (Sepulveda, Parker, Gamble)

Approved by the Planning Commission 12/12/2023
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, sanitary sewer manholes and relocation of existing fire hydrant assemblies, for property located at 260 Paragon Mills Road, also known as Paragon Mills Elementary School, (MWS Project Nos. 23-WL-70 and 23-SL-161 and Proposal No. 2023M-191ES-001).

ACTION	IN FAVOR	AGAINST	NV

27. [BL2024-178](#) (Capp, Gamble, Parker)

Approved by the Planning Commission 12/12/2023
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new sanitary sewer manhole, for property located at 730 Main Street, also known as 714-730 Main Street (MWS Project No. 23-SL-109 and Proposal No. 2023M-194ES-001).

ACTION	IN FAVOR	AGAINST	NV

BILLS ON THIRD READING

28. [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, 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
AMENDMENT - Kupin			

29. [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
AMENDMENT - Kupin			

30. CAPITAL IMPROVEMENTS BUDGET (CIB) PRESENTATION: PRIORITIZATION PROCESS, REPORT ON COUNCIL REQUESTS

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