



**AGENDA/COMMITTEE REPORT
PLANNING AND ZONING**

**Monday, July 15, 2024
4:30 p.m. – 5:15 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. [RS2024-589](#) (Porterfield, Gamble, Allen)

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

Authorizes the Metropolitan Mayor to submit the 2024-2025 Annual Update to the 2023-2028 Consolidated Plan for Housing and Community Development to the U.S. Department of Housing and Urban Development.

ACTION	IN FAVOR	AGAINST	NV

2. [RS2024-591](#) (Porterfield, Gamble, Welsch & Allen)

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

Authorizes grants not exceeding \$760,554.00 from the Barnes Fund for Affordable Housing to The Housing Fund for the express purpose of creating affordable or workforce housing utilizing American Rescue Plan Act funds.

ACTION	IN FAVOR	AGAINST	NV

3. [RS2024-592](#) (Porterfield, Gamble, Welsch, Allen)

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

Authorizes grants not exceeding \$7,000,000.00 from the Barnes Fund for Affordable Housing to William Franklin Buchanan Community Development Corporation for the express purpose of creating affordable or workforce housing utilizing American Rescue Plan Act funds.

ACTION	IN FAVOR	AGAINST	NV

4. [RS2024-593](#) (Porterfield, Gamble, Welsch, Allen)

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

Approves the First Amendment to two grant contracts for constructing affordable housing approved by RS2022-1857 between the Metropolitan Government, acting by and through the Metropolitan Housing Trust Fund Commission, and Affordable Housing Resources, Inc. and Project Return, Inc.

ACTION	IN FAVOR	AGAINST	NV

5. [RS2024-594](#) (Porterfield, Gamble, Welsch, Allen)

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

Approves the Second Amendment to a grant contract for constructing affordable housing approved by RS2022-1443 between the Metropolitan Government, acting by and through the Metropolitan Housing Trust Fund Commission and Urban Housing Solutions, Inc.

ACTION	IN FAVOR	AGAINST	NV
Proposed Amendment-CM Porterfield			

6. [RS2024-602](#) (Gamble, Parker)

Approved by the Planning Commission 6/14/2024
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Amends Ordinance No. BL2023-16 to authorize the Metropolitan Government to accept additional public sanitary sewer main, sanitary sewer manhole and easement, for two properties located at West Division Street (unnumbered) in Wilson County, also known as Canebrake Subdivision Phase 1B (MWS Project No. 22-SL-287 and Proposal No. 2023M 113ES-002).

ACTION	IN FAVOR	AGAINST	NV

BILLS ON SECOND READING

7. [BL2024-443](#) (Toombs, Porterfield, Styles & Others)

Approved by the Planning Commission 6/14/2024
Referred to the Budget & Finance Committee (Porterfield)
Referred to the Arts, Parks, Library, & Entertainment Committee (Styles)
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Approves a greenway conservation easement between the Metropolitan Board of Parks and Recreation, and the Baltz family for greenway improvements at 4800 Buena Vista Pike, 4804 Buena Vista Pike and 4808 Buena Vista Pike. (Proposal No.2024M-029AG-001).

ACTION	IN FAVOR	AGAINST	NV

8. [BL2024-444](#) (Toombs, Porterfield, Styles & Others)

Approved by the Planning Commission 6/14/2024
Referred to the Budget & Finance Committee (Porterfield)
Referred to the Arts, Parks, Library, & Entertainment Committee (Styles)
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Approves a greenway conservation easement between the Metropolitan Board of Parks and Recreation, and Rock Nashville Properties, LLC for greenway improvements at 3200 Whites Creek Pike (Proposal No. 2024M-030AG-001).

ACTION	IN FAVOR	AGAINST	NV

9. [BL2024-446](#) (Capp, Gamble, Parker)

Approved by the Planning Commission 6/6/2024
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon easement rights, for property located at 210 South 10th Street, formerly a portion of Alley No. 286 (Proposal No. 2024M-076ES-001).

ACTION	IN FAVOR	AGAINST	NV

10. [BL2024-447](#) (Gamble, Parker)

Approved by the Planning Commission 5/23/2024
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new sanitary sewer mains, new sanitary sewer manholes and easements, for property located on Fly Road (unnumbered) in Williamson County, also known as Storyvale Section 1(MWS Project No. 23 SL-028 and Proposal No. 2024M-077ES-001).

ACTION	IN FAVOR	AGAINST	NV

11. [BL2024-466](#) (Styles, Sepulveda)

Approved by the Planning Commission 4/22/2024
Referred to the Budget & Finance Committee (Porterfield)
Referred to the Planning & Zoning Committee (Gamble)

Approves three option agreements authorizing the purchase of properties for a new elementary school in Antioch, Tennessee. (Proposal No. 2024M-019AG-001).

ACTION	IN FAVOR	AGAINST	NV

BILLS ON THIRD READING

12. [Substitute BL2024-187](#) (Horton, Evans Segall, Vo & Others)

Approved with a substitute by the Planning Commission 6/27/2024
 Referred to the Planning & Zoning Committee (Gamble)

Amends Section 17.16.030 of the Metropolitan Code, Zoning Regulations to amend the conditions for adaptive residential developments located in non-residential zoning districts where residential uses are permitted with conditions (Proposal No. 2024Z-004TX-001).

ACTION	IN FAVOR	AGAINST	NV
Proposed Amendment 1-CM Horton			
Proposed Amendment 2-CM Horton			
Proposed Amendment 3-CM Gamble			
Proposed Amendment 4-CM Parker			
Proposed Amendment 5-CM Parker			

13. [BL2024-335](#) (Toombs, Evans Segall)

Approved by the Planning Commission 6/27/2024
 Referred to the Planning & Zoning Committee (Gamble)

Amends Sections 17.40.740 and 17.40.770 of the Metropolitan Code, Zoning Regulations to reorganize and amend the requirements for a waiver of the fees associated with an application to the Board of Zoning Appeals made by a member or members of the Metropolitan Council (Proposal No. 2024Z-010TX-001).

ACTION	IN FAVOR	AGAINST	NV

14. [BL2024-346](#) (Huffman)

Approved by the Planning Commission 6/27/2024
 Referred to the Planning & Zoning Committee (Gamble)

Amends Chapter 16.04 and Section 17.12.030 of the Metropolitan Code of Laws to relocate the front façade orientation requirement for single-family principal structures from Title 16 of the Metropolitan Code of Laws to Title 17 of the Metropolitan Code of Laws (Proposal No. 2024Z-011TX-001).

ACTION	IN FAVOR	AGAINST	NV

15. [BL2024-372](#) (Kimbrough)

Approved by the Planning Commission 2/22/2024
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 RS10 to R10 zoning for property located at 3411 Hydes Ferry Road, approximately 235 feet southwest of Ashton Ave. and Hydes Ferry Road intersection (0.37 acres), all of which is described herein (Proposal No. 2024Z-014PR-001).

ACTION	IN FAVOR	AGAINST	NV

16. [BL2024-400](#) (Toombs)

Approved with conditions by the Planning Commission 5/9/2024
Referred to the Planning & Zoning Committee (Gamble)

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 changing from RM20-A to SP zoning for properties located at 15 A, B, C Fern Ave., approximately 150 feet west of Elmhurst Ave. (0.21 acres), all of which is described herein (Proposal No. 2024SP-019-001).

ACTION	IN FAVOR	AGAINST	NV

17. [BL2024-401](#) (Toombs)

Approved with conditions by the Planning Commission 5/9/2024
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2024-400, a proposed Specific Plan Zoning District on properties located at 15 A, B, C Fern Ave., approximately 150 feet west of Elmhurst Ave. (0.21 acres), all of which is described herein (Proposal No. 2024SP-019-001).

THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

ACTION	IN FAVOR	AGAINST	NV

18. [BL2024-402](#) (Welsch)

Approved with conditions by the Planning Commission 3/28/2024
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 RS5 to RM20-A-NS zoning for properties located at 338 Whitsett Road and Whitsett Road (unnumbered), approximately 190 feet east of Nolensville Pike (0.39 acres), all of which is described herein (Proposal No. 2024Z-030PR-001).

ACTION	IN FAVOR	AGAINST	NV

19. [BL2024-403](#) (Vo, Allen)

Approved with conditions by the Planning Commission 6/27/2024
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by applying a Historic Landmark Overlay District to property located at 1109 1st Ave. S., approximately 150 feet south of Mildred Shute Ave., and within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District, zoned RM20-A (0.36 acres), all of which is described herein (Proposal No. 2024HL-001-001).

ACTION	IN FAVOR	AGAINST	NV

20. [BL2024-404](#) (Sepulveda, Allen)

Approved by the Planning Commission 4/25/2024
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 OR20 to MUL-A zoning for property located at 5100 Linbar Drive, approximately 1,250 feet east of Wallace Road (0.5 acres), all of which is described herein (Proposal No. 2024Z-044PR-001).

ACTION	IN FAVOR	AGAINST	NV

21. [BL2024-406](#) (Welsch)

Approved by the Planning Commission 3/28/2024
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 RS5 to R6-A zoning for properties located at 299 and 301 Oriel Ave., at the southwest corner of Oriel Ave. and Burbank Ave. (0.41 acres), all of which is described herein (Proposal No. 2024Z-034PR-001).

ACTION	IN FAVOR	AGAINST	NV

22. [Substitute BL2024-407](#) (Vo)

Approved by the Planning Commission 3/28/2024
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 to OR20-A-NS zoning for property located at 749 Lynwood Ave., approximately 30 feet west of Ridley Blvd. (0.14 acres), all of which is described herein (Proposal No. 2024Z-031PR-001).

ACTION	IN FAVOR	AGAINST	NV

23. [BL2024-408](#) (Spain)

Approved with conditions by the Planning Commission 5/23/2024
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 R80 to SP zoning for property located at 7848 McCrory Lane, approximately 410 feet south of Highway 70, (38.41 acres), to permit 90 single-family residential lots, all of which is described herein (Proposal No. 2023SP-076-001).

ACTION	IN FAVOR	AGAINST	NV

24. [BL2024-409](#) (Spain)

Approved with conditions by the Planning Commission 5/23/2024
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2024-408, a proposed Specific Plan Zoning District for property located at 7848 McCrory Lane, approximately 410 feet south of Highway 70, (38.41 acres), to permit 90 single-family residential lots, all of which is described herein (Proposal No. 2023SP-076-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV

25. [BL2024-410](#) (Toombs)

Approved by the Planning Commission 3/28/2024
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 R10 to RM15-A-NS zoning for property located at 2119 Courtney Ave., at the northwest corner of Courtney Ave. and Bellfield Ave. (0.35 acres), all of which is described herein (Proposal No. 2024Z-033PR-001).

ACTION	IN FAVOR	AGAINST	NV

26. [BL2024-412](#) (Vo)

Approved by the Planning Commission 4/25/2024
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 to RM20-A zoning for property located at 758 Lynwood Ave., approximately 230 feet west of Ridley Blvd. (0.14 acres), all of which is described herein (Proposal No. 2024Z-040PR-001).

ACTION	IN FAVOR	AGAINST	NV

27. [BL2024-413](#) (Preptit)

Approved by the Planning Commission 3/28/2024
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 R40 to R30 zoning for property located at 3603 Belmont Boulevard, approximately 300 feet south of Graybar Lane (0.69 acres), all of which is described herein (Proposal No. 2024Z-029PR-001).

ACTION	IN FAVOR	AGAINST	NV

28. [BL2024-414](#) (Toombs)

Approved by the Planning Commission 4/11/2024
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 R8 to IWD zoning for property located at 421 Woodfolk Ave., approximately 525 feet west of Brick Church Pike (0.11 acres), all of which is described herein (Proposal No. 2024Z-039PR-001).

ACTION	IN FAVOR	AGAINST	NV

29. [BL2024-415](#) (Welsch)

Approved by the Planning Commission 5/9/2024
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 RS5 to R6-A zoning for property located at 2320 Foster Ave., approximately 50 feet north of Peachtree Street (0.17 acres), all of which is described herein (Proposal No. 2024Z-048PR-001).

ACTION	IN FAVOR	AGAINST	NV

30. [BL2024-416](#) (Ewing)

Approved with conditions by the Planning Commission 4/25/2024
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by amending a portion of a Planned Unit Development Overlay District to permit an increase in the allowable square footage on property located at 7075 Old Harding Pike, approximately 597 feet west of Old Hickory Blvd., zoned SCC (0.67 acres), all of which is described herein (Proposal No. 145-70P-001).

ACTION	IN FAVOR	AGAINST	NV

31. [BL2024-417 as Amended](#) (Styles)

Approved by the Planning Commission 6/27/2024
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by canceling a portion of a Planned Unit Development (PUD) for property located at 5255 Hickory Hollow Parkway, approximately 422 feet west of Bell Road and Hickory Hollow Parkway intersection, zoned SCR (4.83 acres), all of which is described herein (Proposal No. 1-74P-016).

ACTION	IN FAVOR	AGAINST	NV

32. [BL2024-420](#) (Spain)

Approved with conditions by the Planning Commission 3/28/2024
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by amending a portion of a Specific Plan for properties located at 441 Union Bridge Road and Union Bridge Road (unnumbered), at the southeast corner of Union Bridge Road and Pasquo Road, zoned SP (20.93 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2015SP-013-005).

ACTION	IN FAVOR	AGAINST	NV

33. [BL2024-421](#) (Spain)

Approved with conditions by the Planning Commission 3/28/2024
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2024-420, a proposed Specific Plan Zoning District on properties located at 441 Union Bridge Road and Union Bridge Road (unnumbered), at the southeast corner of Union Bridge Road and Pasquo Road, zoned SP (20.93 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2015SP-013-005). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV

34. [BL2024-422](#) (Sepulveda)

Approved with conditions by the Planning Commission 3/28/2024
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 R8 to RM20-A zoning for property located at 529 Paragon Mills Road, approximately 139 feet east of Travis Drive (3.4 acres), all of which is described herein (Proposal No. 2024Z-026PR-001).

ACTION	IN FAVOR	AGAINST	NV

35. [BL2024-424](#) (Parker)

Approved with conditions by the Planning Commission 3/28/2024
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 to SP zoning for property located at 928 Delmas Ave., approximately 1,180 feet west of Gallatin Pike (0.34 acres), to permit two multi-family residential units, all of which is described herein (Proposal No. 2024SP-009-001).

ACTION	IN FAVOR	AGAINST	NV

36. [BL2024-425](#) (Parker)

Approved with conditions by the Planning Commission 3/28/2024
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2024-424, a proposed Specific Plan Zoning District on properties located at 928 Delmas Ave., approximately 1,180 feet west of Gallatin Pike (0.34 acres), to permit two multi-family residential units, all of which is described herein (Proposal No. 2024SP-009-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV

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