



**AGENDA/COMMITTEE REPORT  
PLANNING AND ZONING**

**Monday, September 16, 2024**

**4:45 p.m. – 5:15 p.m.**

**David Scobey Council Chamber**

Members (12)	P	A		P	A
Quorum (6)	( )	( )	Gamble, Chair	( )	( )
	( )	( )	Allen	( )	( )
	( )	( )	Benedict	( )	( )
	( )	( )	Capp	( )	( )
	( )	( )	Cortese	( )	( )
	( )	( )	Gadd	( )	( )
				( )	( )
				( )	( )
				( )	( )
				( )	( )
				( )	( )
				( )	( )

**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. [RS2024-705](#) (Porterfield, Gamble, Welsch, Gadd)**

Referred to the Budget & Finance Committee (Porterfield)

Referred to the Planning & Zoning Committee (Gamble)

Approves amendment one to a grant from the Tennessee Department of Environment and Conservation, Tennessee Historical Commission to the Metropolitan Historical Commission, to provide a comprehensive, countywide cemetery preservation plan for Davidson County, Tennessee.

ACTION	IN FAVOR	AGAINST	NV

**2. [RS2024-706](#) (Porterfield, Gamble, Welsch & Others)**

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

Accepts a grant from the Tennessee Department of Environment and Conservation, Tennessee Historical Commission to the Metropolitan Historical Commission, to provide a comprehensive, countywide Cemetery Preservation Plan (Phase IV) for Davidson County, Tennessee.

ACTION	IN FAVOR	AGAINST	NV

**3. [RS2024-707](#) (Kupin, Porterfield, Gamble & Others)**

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

Authorizes the Metropolitan Development and Housing Agency to negotiate and enter into a PILOT Agreement and accept payments in lieu of ad valorem taxes with respect to a multi-family housing project located at 1622 Rosa L Parks Blvd known as Inspiritus.

ACTION	IN FAVOR	AGAINST	NV

**4. [RS2024-709](#) (Porterfield, Gamble, Weiner & Others)**

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

Authorizes grants not exceeding \$26,234,615 from the Barnes Fund for Affordable Housing to certain nonprofits for the express purpose of constructing and rehabilitating affordable or workforce housing.

ACTION	IN FAVOR	AGAINST	NV

**5. [RS2024-710](#) (Porterfield, Gamble, Welsch & Others)**

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 Living Development Concepts, Inc.

ACTION	IN FAVOR	AGAINST	NV

**6. [RS2024-711](#) (Porterfield, Gamble, Welsch & Others)**

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 RS2022-1857 between the Metropolitan Housing Trust Fund Commission, and Woodbine Community Organization, Inc.

ACTION	IN FAVOR	AGAINST	NV

**7. [RS2024-726](#) (Johnston, Porterfield, Gamble & Others)**

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

Approves a project modification to an agreement between the Metropolitan Government and the United States Department of Army, to add two parcels related to the acquisition and removal of flood prone properties in the Sevenmile Creek watersheds. (MWS Project No. 19 SWC-214 and Proposal Number 2019M 014PR-006)

ACTION	IN FAVOR	AGAINST	NV

## BILLS ON SECOND READING

### 8. [BL2024-516](#) (Bradford, Porterfield, Evans & Others)

Approved by the Planning Commission 8/27/24  
 Referred to the Budget & Finance Committee (Porterfield)  
 Referred to the Planning & Zoning Committee (Gamble)  
 Referred to the Public Health & Safety Committee (Evans)

An ordinance approving the Second Amendment to a lease agreement between the Metropolitan Government of Nashville and Davidson County and Nashville Metropolitan LLC for office space at 1281 Murfreesboro Pike. (Proposal No. 2023M-043AG-002).

ACTION	IN FAVOR	AGAINST	NV

### 9. [BL2024-519](#) (Kupin, Porterfield, Gamble & Others)

Approved by the Planning Commission 8/12/24  
 Referred to the Budget & Finance Committee (Porterfield)  
 Referred to the Arts, Parks, Libraries, & Entertainment Committee (Gadd)  
 Referred to the Planning & Zoning Committee (Gamble)  
 Referred to the Transportation & Infrastructure Committee (Parker)

Approves an amended and restated agreement for a grant of a greenway conservation easement between the Metropolitan Board of Parks and Recreation, and Byline Property Owner, LLC for greenway improvements between 2nd Avenue North and 1st Avenue North, north of Van Buren Street and particularly on Parcels 08205013400, 08205013900, 08205014000, and 08205013300 (Proposal No. 2024M-106ES-001).

ACTION	IN FAVOR	AGAINST	NV

### 10. [BL2024-520](#) (Benedict, Gamble, Parker)

Approved by the Planning Commission 8/12/24  
 Referred to the Planning & Zoning Committee (Gamble)  
 Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon a portion of existing public utility easement rights, for property located at 1520 Dugger Drive, (Proposal No. 2024M-105ES-001).

ACTION	IN FAVOR	AGAINST	NV

**11. [BL2024-521](#) (Gamble, Parker)**

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

Authorizes the Metropolitan Government to acquire permanent and temporary easements through negotiation, condemnation, and acceptance, for the Morrow Road Stormwater Improvement Project for eight properties located on Morrow Road and Delray Court, (Project No. 25-SWC-079 and Proposal No. 2024M-101ES-001).

ACTION	IN FAVOR	AGAINST	NV

**12. [BL2024-522](#) (Gamble, Parker)**

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

Authorizes the Metropolitan Government y to accept new public water and sanitary sewer mains, new public fire hydrant assemblies, new public sanitary sewer manholes and easements, for five properties located on Cane Ridge Road, also known as Parks at Cane Ridge Phase 1D (MWS Project Nos. 21-WL-70 and 21-SL-158 and Proposal No. 2024M 098ES-001).

ACTION	IN FAVOR	AGAINST	NV

**13. [BL2024-523](#) (Toombs, Gamble, Parker)**

Approved by the Planning Commission 8/12/24  
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 two properties located at 858 and 864 West Trinity Lane, also known as Northview Senior Living (MWS Project No. 24-SL-133 and Proposal No. 2024M-103ES-001).

ACTION	IN FAVOR	AGAINST	NV

**14. [BL2024-524](#) (Gamble, Parker)**

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

Authorizes the Metropolitan Government to accept new public sanitary sewer mains, sanitary sewer manholes and easements, for four properties located on Sam Donald Road (Brentwood) in Williamson County, also known as Errico Subdivision (MWS Project No. 24-SL-93 and Proposal No. 2024M-100ES-001).

ACTION	IN FAVOR	AGAINST	NV

**15. [BL2024-525](#) (Huffman, Gamble, Parker)**

Approved by the Planning Commission 8/12/24  
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, new sanitary sewer manhole and easement, for property located at 3171 Lebanon Pike, also known as Jackson Downs (MWS Project No. 24-SL-49 and Proposal No. 2024M-104ES-001).

ACTION	IN FAVOR	AGAINST	NV

**BILLS ON THIRD READING**

**16. [BL2024-483](#) (Parker, Capp, Benedict)**

Approved by the Planning Commission 8/22/24  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by cancelling the Gallatin Pike Urban Design Overlay on various properties along Gallatin Pike, (208.57 acres), all of which is described herein (Proposal No. 2013UD-003-004).

ACTION	IN FAVOR	AGAINST	NV

**17. [BL2024-484](#) (Rutherford)**

Approved with conditions by the Planning Commission 6/27/24  
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 AR2a to SP zoning for property located at 7088 Burkitt Rd, approximately 550 feet east of Old Burkitt Rd, (11.63 acres), to permit up to 119 multi-family residential units, all of which is described herein (Proposal No. 2022SP-021-001).

ACTION	IN FAVOR	AGAINST	NV
Proposed Amendment - Rutherford			

**18. [BL2024-485](#) (Rutherford)**

Approved with conditions by the Planning Commission 6/27/24  
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2024-484, a proposed Specific Plan Zoning District on property located at 7088 Burkitt Rd, approximately 550 feet east of Old Burkitt Rd (11.63 acres), to permit up to 119 multi-family residential units, all of which is described herein (Proposal No. 2022SP-021-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV

**19. [BL2024-488](#) (Parker)**

Approved with conditions by the Planning Commission 6/27/24  
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 Specific Plan on properties located at Bethwood Drive (unnumbered) and Allenwood Drive (unnumbered), at the northern terminus of Bethwood Drive, zoned SP (8.93 acres), to remove 1.35 acres from the SP boundary, all of which is described herein (Proposal No. 2016SP-040-003).

ACTION	IN FAVOR	AGAINST	NV

**20. [BL2024-489](#) (Parker)**

Approved by the Planning Commission 6/27/24  
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 SP to RS7.5 zoning for a portion of property located at Bethwood Drive (unnumbered), at the northern terminus of Bethwood Drive (1.35 acres), all of which is described herein (Proposal No. 2024Z-042PR-001).

ACTION	IN FAVOR	AGAINST	NV

**21. [BL2024-490](#) (Styles)**

Approved with conditions by the Planning Commission 8/22/24  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, A request to amend a Specific Plan for properties located at 12610 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 655 feet east of Hobson Pike, zoned SP (9.38 acres), to permit warehouse and office uses, all of which is described herein (Proposal No. 2022SP-051-002).

ACTION	IN FAVOR	AGAINST	NV
Proposed Substitute - Styles			

**22. [BL2024-491](#) (Taylor)**

Disapproved by the Planning Commission 8/22/24  
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 RS5 zoning for properties located at 1712 A, B, and C Arthur Avenue, approximately 249 feet west of Jane Street (0.17 acres), and located within the Detached Accessory Dwelling Unit Overlay District, all of which is described herein (Proposal No. 2024Z-093PR-001).

ACTION	IN FAVOR	AGAINST	NV



**23. [BL2024-492 \(Toombs\)](#)**

Approved by the Planning Commission 6/27/24  
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 R15 to RM2-NS zoning for properties located at 574, 574C and 576 Ewing Drive, approximately 205 feet west of Vista Lane (0.85 acres), all of which is described herein (Proposal No. 2024Z-073PR-001).

ACTION	IN FAVOR	AGAINST	NV

**24. [BL2024-493 \(Vo\)](#)**

Approved with conditions by the Planning Commission 7/25/24  
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 a Specific Plan for properties located at 307 Bianca Paige Way, 1500, 1502 4th Avenue South, and 1414 4th Avenue South, at the southeast corner of Bianca Paige Way and 4th Avenue South, zoned Specific Plan (5.03 acres), to modify the permitted uses and remove 0.47 acres from the Specific Plan boundary, all of which is described herein (Proposal No. 2021SP-012-003).

ACTION	IN FAVOR	AGAINST	NV

**25. [BL2024-494 \(Vo\)](#)**

Approved by the Planning Commission 7/25/24  
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 SP and IWD to MUL-A-NS zoning for properties located at 1500, 1502, 1504 4th Ave. S., 4th Avenue South (unnumbered) and 307 Bianca Paige Way, at the southeastern corner of 4th Avenue South and Bianca Paige Way (0.93 acres), all of which is described herein (Proposal No. 2024Z-013PR-001).

ACTION	IN FAVOR	AGAINST	NV

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