



**AGENDA/COMMITTEE REPORT
PLANNING AND ZONING**

Monday, October 14, 2024

4:30 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	()	()
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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. [RS2024-793](#) (Benton, Porterfield, Gamble, Parker)

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

Approves an intergovernmental agreement by and between the State of Tennessee, Department of Transportation, and NDOT, for the repair of existing pavement failures and resurfacing of 2.624 miles of Franklin Limestone Road; State Project No. 19SAR1-S8-019, PIN: 134657.00. (Proposal No. 2024M-035AG-001).

ACTION	IN FAVOR	AGAINST	NV

2. [RS2024-797](#) (Gamble, Parker)

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

Authorizes the Metropolitan Government to abandon existing sanitary sewer mains, and to accept new public sanitary sewer mains, at eight properties located on New York Avenue, off-site of the project location at 1701 54th Avenue North and 1710 54th Avenue North, also known as Modera Nations Offsite (MWS Project No. 24-SL-193 and Proposal No. 2024M-116ES-001).

ACTION	IN FAVOR	AGAINST	NV

3. [RS2024-798](#) (Huffman, Gamble, Parker)

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

Authorizes the Metropolitan Government to accept new public sanitary sewer force main, for property located at 2918 Lebanon Pike, also known as Guill Heights (MWS Project No. 24-SL-135 and Proposal No. 2024M-112ES-001).

ACTION	IN FAVOR	AGAINST	NV

BILLS ON SECOND READING

4. [BL2024-555](#) (Webb, Gamble, Parker)

Approved by the Planning Commission 4/24/24
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the abandonment of Edenwold Road Connector and other remnant rights-of-way. (Proposal Number 2024M-003AB-001).

ACTION	IN FAVOR	AGAINST	NV
SUBSTITUTE – CM Webb			

5. [BL2024-556](#) (Gregg, Gamble, Parker)

Approved by the Planning Commission 8/27/24
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, new public fire hydrant assemblies, new public sanitary sewer manholes and easements, for property located at Mill Creek Meadow Drive (unnumbered), also known as Donelson Hills Lot 4 PUD (MWS Project Nos. 23-WL-154 and 23-SL-257 and Proposal No. 2024M 107ES-001).

ACTION	IN FAVOR	AGAINST	NV

6. [BL2024-557](#) (Gamble, Parker)

Approved by the Planning Commission 9/10/24
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 assembly, sanitary sewer manholes and easements, for property located at 1501 East Stewarts Lane, also known as Wildflower Phase 1 (MWS Project Nos. 23-WL-104 and 23-SL-279 and Proposal No. 2024M-110ES-001).

ACTION	IN FAVOR	AGAINST	NV

7. [BL2024-558](#) (Gamble, Parker)

Approved by the Planning Commission 9/10/24
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 four properties located at 5866 Pettus Road and Pettus Road (unnumbered), also known as Cedars of Cane Ridge Phase 2 (MWS Project Nos. 23-WL-103 and 23-SL-274 and Proposal No. 2024M-113ES-001).

ACTION	IN FAVOR	AGAINST	NV

8. [BL2024-581](#) (Kupin, Parker)

Approved by the Planning Commission 8/27/24
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the abandonment of Alley #196 right-of-way between 8th Avenue South and 7th Avenue South. (Proposal Number 2023M-002AB-001).

ACTION	IN FAVOR	AGAINST	NV

BILLS ON THIRD READING

9. [BL2024-526](#) (Toombs)

Approved by the Planning Commission 8/8/24
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 R10 to R8 zoning for property located at 2152 Summit Avenue, approximately 165 feet southwest of Cliff Drive (0.42 acres), all of which is described herein (Proposal No. 2024Z-068PR-001).

ACTION	IN FAVOR	AGAINST	NV

10. [BL2024-527](#) (Welsch)

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 RS7.5 to RM20-A-NS zoning for property located at 218 Chilton Street, approximately 195 feet east of Nolensville Pike (0.23 acres), all of which is described herein (Proposal No. 2024Z-072PR-001).

ACTION	IN FAVOR	AGAINST	NV

11. [BL2024-528](#) (Kimbrough)

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 RS10 to R10 zoning for property located at 3107 Doak Avenue, approximately 99 feet southwest of Hailey Avenue (0.29 acres), all of which is described herein (Proposal No. 2024Z-078PR-001).

ACTION	IN FAVOR	AGAINST	NV

12. [BL2024-529](#) (Toombs)

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 R8 to IWD zoning for properties located at 400 Haynie Avenue, 2714 and 2720 Brick Church Pike, at the northwest corner of Brick Church Pike and Woodfolk Avenue (0.84 acres), all of which is described herein (Proposal No. 2024Z-070PR-001).

ACTION	IN FAVOR	AGAINST	NV

13. [BL2024-530](#) (Welsch)

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 RS5 to R6-A zoning for property located at 203 Elberta Street, approximately 52 feet west of Foster Avenue (0.21 acres), all of which is described herein (Proposal No. 2024Z-077PR-001).

ACTION	IN FAVOR	AGAINST	NV

14. [BL2024-531](#) (Kupin, Horton)

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

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government by applying a Historic Preservation Overlay District to properties located at 2115, 2205 and 2205 B Elliston Place, approximately 285 feet west of 21st Ave. North, zoned CS (0.52 acres), all of which is described herein (Proposal No. 2024HP-001-001).

ACTION	IN FAVOR	AGAINST	NV

15. [BL2024-532](#) (Kupin, Horton)

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

Authorizes building material restrictions and requirements for BL2024-531, a proposed Historic Preservation Overlay District on properties located at 2115, 2205 and 2205 B Elliston Place, approximately 285 feet west of 21st Ave. North, zoned CS (0.52 acres), all of which is described herein (Proposal No. 2024HP-001-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV

16. [BL2024-533](#) (Toombs)

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 RS7.5 to R15 zoning for property located at 650 Ewing Drive, approximately 135 feet east of Claymille Boulevard (0.71 acres), all of which is described herein (Proposal No. 2024Z-082PR-001).

ACTION	IN FAVOR	AGAINST	NV

17. [BL2024-534](#) (Welsch)

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 RS5 to R6-A zoning for property located at 2218 Foster Avenue, approximately 160 feet north of Rose Street (0.17 acres), all of which is described herein (Proposal No. 2024Z-080PR-001).

ACTION	IN FAVOR	AGAINST	NV

18. [BL2024-535](#) (Bradford, Gamble)

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 from R20 to SP zoning for property located at 2377 Couchville Pike, approximately 1471 feet west of Reynolds Road (34.77 acres), to permit industrial uses, all of which is described herein (Proposal No. 2024SP-025-001).

ACTION	IN FAVOR	AGAINST	NV

19. [BL2024-536](#) (Benton)

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 amending a Specific Plan for property located at 2158 Una Antioch Pike, at the current terminus of Oak Barrel Drive, zoned SP (8.9 acres), to permit 45 multi-family residential units, all of which is described herein (Proposal No. 2011SP-024-002).

ACTION	IN FAVOR	AGAINST	NV

20. [BL2024-537](#) (Benton)

Approved with conditions by the Planning Commission 7/25/24
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2024-536, a proposed Specific Plan Zoning District on property located at 2158 Una Antioch Pike, at the current terminus of Oak Barrel Drive, zoned SP (8.9 acres) to permit 45 multi-family residential units, all of which is described herein (Proposal No. 2011SP-024-002). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV

21. [BL2024-538](#) (Toombs)

Approved with conditions by the Planning Commission 8/8/24
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 RS5 to R6-A zoning for property located at 1228 Bessie Avenue, approximately 150 feet south of Weakley Avenue (0.12 acres), all of which is described herein (Proposal No. 2024Z-085PR-001).

ACTION	IN FAVOR	AGAINST	NV

22. [BL2024-539](#) (Taylor)

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 from R6 to OR20-A-NS zoning for property located at 1809 9th Ave. North, approximately 145 feet north of Buchanan Street and located within a Detached Accessory Dwelling Unity Overlay District (0.2 acres), all of which is described herein (Proposal No. 2024Z-057PR-001).

ACTION	IN FAVOR	AGAINST	NV

23. [BL2024-540](#) (Kupin, Horton)

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 from DTC to SP zoning for properties located at 701 and 709 Ewing Avenue, at the southwest corner of Middleton Street and Ewing Avenue, (0.52 acres), to permit nonresidential uses, all of which is described herein (Proposal No. 2024SP-027-001).

ACTION	IN FAVOR	AGAINST	NV

24. [BL2024-541](#) (Bradford, Gamble)

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 AR2A to IWD zoning for properties located at 2435 Pulley Road and Pulley Road (unnumbered), approximately 698 feet north of Couchville Pike (16.91 acres), all of which is described herein (Proposal No. 2024Z-079PR-001).

ACTION	IN FAVOR	AGAINST	NV

25. [BL2024-542 as Amended](#) (Gamble)

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

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government by applying a Neighborhood Landmark Overlay District on property located at 815 Nella Drive, approximately 486 feet west of Green Acres Drive, zoned RS20 (0.61 acres), and located within a Historic Landmark Overlay District, to permit all uses of RS20, cultural center, short term rental property-not owner occupied, and multi-media production uses, all of which is described herein (Proposal No. 2024NL-002-001).

ACTION	IN FAVOR	AGAINST	NV

26. [BL2024-543](#) (Horton)

Approved with conditions by the Planning Commission 8/8/24
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 IWD and R10 to SP zoning for property located at 525 Basswood Ave. and a portion of property located at 517 Basswood Ave., at the southwest corner of Robertson Ave. and Basswood Ave., (30.2 acres), to permit a mixed-use development, , all of which is described herein (Proposal No. 2024SP-002-001).

ACTION	IN FAVOR	AGAINST	NV

27. [BL2024-544](#) (Horton)

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

Authorizes building material restrictions and requirements for BL2024-543, a proposed Specific Plan Zoning District on property located at 525 Basswood Ave. and a portion of property located at 517 Basswood Ave., at the southwest corner of Robertson Ave. and Basswood Ave. (30.2 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2024SP-002-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV

28. [BL2024-546](#) (Vo)

Approved by the Planning Commission 8/8/24
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 IR to MUG-A-NS zoning for property located at 1300 Fort Negley Boulevard, at the southeast corner of Fort Negley Court and Fort Negley Boulevard (1.87 acres), all of which is described herein (Proposal No. 2024Z-083PR-001).

ACTION	IN FAVOR	AGAINST	NV

29. [BL2024-547](#) (Sepulveda)

Approved by the Planning Commission 8/8/24
 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 OR20 to MUL-A-NS zoning for property located at 360 Wallace Road, approximately 800 feet east of Nolensville Pike (1.26 acres), all of which is described herein (Proposal No. 2024Z-084PR-001).

ACTION	IN FAVOR	AGAINST	NV

30. [BL2024-548](#) (Gadd)

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 SCC to SP zoning for a portion of property located at 40 White Bridge Pike, approximately 375 feet west of Post Place and located within a Commercial Planned Unit Development Overlay District (3.67 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2021SP-009-001).

ACTION	IN FAVOR	AGAINST	NV
AMENDMENT 1 – CM Gadd			
AMENDMENT 2 – CM Gadd			

31. [BL2024-549](#) (Gadd)

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

Authorizes building material restrictions and requirements for BL2024-548, a proposed Specific Plan Zoning District on property located at 40 White Bridge Pike, approximately 375 feet west of Post Place and located within a Commercial Planned Unit Development Overlay District (3.67 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2021SP-009-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV

32. [BL2024-550](#) (Gadd)

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 amending a portion of a Commercial Planned Unit Development Overlay District on a portion of property located at 40 White Bridge Pike, approximately 375 feet west of Post Place, zoned SCC (3.67 acres), to add multi-family residential as a permitted use and to permit a maximum of 277 multi-family residential units, all of which is described herein (Proposal No. 78-74P-003).

ACTION	IN FAVOR	AGAINST	NV

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