



**AGENDA/COMMITTEE REPORT
PLANNING AND ZONING**

Monday, December 16, 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	()	()
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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. [RS2024-919](#) (Benedict, Porterfield, Gamble)

Approved by the Planning Commission 8/2/21
Referred to the Budget & Finance Committee (Porterfield)
Referred to the Planning & Zoning Committee (Gamble)

A resolution approving Amendment One to a Lease Agreement by and between the Metropolitan Government of Nashville and Davidson County acting by and through the Metropolitan Board of Education and Liberty Collegiate Academy (Proposal No. 2021M-013PR-001).

ACTION	IN FAVOR	AGAINST	NV

2. [RS2024-920](#) (Sepulveda, Porterfield, Gamble)

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

A Resolution authorizing 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 100 Tanglewood Court known as Whispering Oaks.

ACTION	IN FAVOR	AGAINST	NV

3. [RS2024-942](#) (Preptit, Porterfield, Gamble, Parker)

Approved by the Planning Commission 10/16/24
Referred to the Budget & Finance Committee (Porterfield)
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

A resolution approving an intergovernmental agreement by and between the State of Tennessee, Department of Transportation (“TDOT”), and the Metropolitan Government of Nashville and Davidson County, acting by and through the Nashville Department of Transportation and Multimodal Infrastructure (“NDOT”), for the repair of existing pavement failures and resurfacing of 5.26 miles of Granny White Pike. State Project No. 19SAR1-S8-020, PIN: 134658.00. (Prop. No. 2024M-044AG-001).

ACTION	IN FAVOR	AGAINST	NV

4. [RS2024-943](#) (Johnston, Nash, Sepulveda, Porterfield, Gamble and Parker)

Approved by the Planning Commission 11/20/24
Referred to the Budget & Finance Committee (Porterfield)
Referred to the Planning & Zoning Committee (Gamble)
Referred to the Transportation & Infrastructure Committee (Parker)

A resolution approving a proposal of the State of Tennessee, Department of Transportation (TDOT), to the Metropolitan Government of Nashville and Davidson County, acting by and through the Nashville Department of Transportation and Multimodal Infrastructure (NDOT), for NDOT to maintain traffic control devices, in connection with TDOT’s pedestrian and signal improvement project on State Route 11 (Nolensville Pike), from Haywood Lane to McNally Drive. Federal No. HSIP-11(113); State No. 19028-0252-94, 19028-1252-94, 19028-2252-94, 19028-3252-94; PIN 125526.15 (Proposal No. 2024M-045AG-001).

ACTION	IN FAVOR	AGAINST	NV

5. [RS2024-944](#) (Porterfield, Gamble, Parker, Welsch)

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

A resolution approving a memorandum of understanding (MOU) between the Nashville Department of Transportation and Multimodal Infrastructure (NDOT), the Planning Department of the Metropolitan Government of Nashville and Davidson County, (Metro Planning), the Metropolitan Transit Authority of Nashville and Davidson County (MTA), and the Regional Transportation Authority of Middle Tennessee (RTA) (collectively “the Parties”) to establish the Parties’ mutual understanding of their respective responsibilities in the development of a Multimodal Mobility Master Plan.

ACTION	IN FAVOR	AGAINST	NV

6. [RS2024-947](#) (Porterfield, Gamble, Parker)

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

A resolution approving a participation agreement between the Metropolitan Government of Nashville and Davidson County, through the Nashville Department of Transportation and Multimodal Infrastructure (“NDOT”), and GS Gallatin Pike Apartments Owner, LLC (“Greystar”), for construction of a sidewalk in front of 1401 Gallatin Pike North, Nashville TN, 37115.

ACTION	IN FAVOR	AGAINST	NV

7. [RS2024-948](#) (Kupin)

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

A resolution authorizing 4th Avenue Property LLC to construct and install an aerial encroachment at 107 4th Ave North (Proposal No. 2024M-014EN-001).

ACTION	IN FAVOR	AGAINST	NV

BILLS ON SECOND READING

8. [BL2024-638](#) (Porterfield, Gamble)

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

An ordinance approving an exchange of interests in real property adjacent to the site of the former Hillwood High School. (Proposal No. 2024M-051AG-001).

ACTION	IN FAVOR	AGAINST	NV

9. [BL2024-639](#) (Toombs, Gamble, Parker)

Approved by the Planning Commission 10/10/24
 Referred to the Planning & Zoning Committee (Gamble)
 Referred to the Transportation & Infrastructure Committee (Parker)

An ordinance authorizing the abandonment of Alley #1089 right-of-way, from Unnamed Road to Woodfolk Avenue, and Alley #1090 right-of-way, from Haynie Avenue to Alley #1089. (Proposal Number 2024M-007AB-001).

ACTION	IN FAVOR	AGAINST	NV

10. [BL2024-640](#) (Gamble, Parker)

Approved by the Planning Commission 10/30/24
 Referred to the Planning & Zoning Committee (Gamble)
 Referred to the Transportation & Infrastructure Committee (Parker)

An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to accept new public water and sanitary sewer force mains, fire hydrant assembly and easements, for property located at Cane Ridge Road (unnumbered) also known as Parks at Cane Ridge, Phase 2A (MWS Project Nos. 24-WL-48 and 24-SL-167 and Proposal No. 2024M-135ES-001).

ACTION	IN FAVOR	AGAINST	NV

BILLS ON THIRD READING

11. [BL2024-595](#) (Gamble, Rutherford)

Approved by the Planning Commission 11/14/24
 Referred to the Planning & Zoning Committee (Gamble)

An ordinance amending Section 17.36.675 of the Metropolitan Code, Zoning Regulations to correct clerical errors (Proposal No. 2024Z-021TX-001).

ACTION	IN FAVOR	AGAINST	NV

12. [BL2024-608](#) (Toombs)

Approved by the Planning Commission 11/14/24
 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 applying a Corridor Design Overlay District to various properties located east of Buena Vista Pike and south of Moormans Arm Road, (3.17 acres), all of which is described herein (Proposal No. 2024CDO-001-001).

ACTION	IN FAVOR	AGAINST	NV

13. [BL2024-609](#) (Horton)

Approved with conditions by the Planning Commission 9/26/24
 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 amending a portion of a Specific Plan for property located at 54th Avenue North (unnumbered), at the current terminus of 54th Avenue North, zoned SP (8.1 acres), to permit up to 320 multi-family residential units in Zone 1 and to modify allowed heights within Zone 1, all of which is described herein (Proposal No. 2016SP-019-007).

ACTION	IN FAVOR	AGAINST	NV

14. [BL2024-610](#) (Cash)

Approved with conditions by the Planning Commission 9/26/24
 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 CS to SP zoning for properties located at 2501, 2503, 2503B and 2505 12th Avenue South, at the southwest corner of 12th Avenue South and Beechwood Avenue, (0.73 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2024SP-038-001).

ACTION	IN FAVOR	AGAINST	NV
Proposed Amendment – CM Cash			

15. [BL2024-611](#) (Toombs)

Approved with conditions by the Planning Commission 11/7/24
 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 applying a Corridor Overlay District to various properties located east of Tucker Road and north of Youngs Lane, (1.6 acres), all of which is described herein (Proposal No. 2024CDO-002-001).

ACTION	IN FAVOR	AGAINST	NV

16. [Substitute BL2024-612](#) (Horton)

Approved with conditions by the Planning Commission 9/26/24
 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 R40 to SP zoning for property located at 6505 Charlotte Pike, approximately 260 feet east of Hillwood Blvd (0.48 acres), all of which is described herein (Proposal No. 2024Z-104PR-001).

ACTION	IN FAVOR	AGAINST	NV

17. [BL2024-616](#) (Toombs)

Approved with conditions by the Planning Commission 11/14/24
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 R8 to SP zoning for a portion of property located at 858 West Trinity Lane, approximately 500 feet west of Horizon Drive, (6.3 acres), to permit 254 multi-family residential units, all of which is described herein (Proposal No. 2024SP-042-001).

ACTION	IN FAVOR	AGAINST	NV

18. [BL2024-617](#) (Gamble, Rutherford)

Approved with conditions by the Planning Commission 11/14/24
Referred to the Planning & Zoning Committee (Gamble)

An ordinance to amending Chapters 17.04 and 17.12 of Title 17 of the Metropolitan Code to provide housekeeping amendments related toward Conservation Development (Proposal No. 2024Z-020TX-001).

ACTION	IN FAVOR	AGAINST	NV

19. [BL2024-618](#) (Kupin)

Approved with conditions by the Planning Commission 11/14/24
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 expanding the Urban Zoning Overlay District for various properties located south of Interstate 65, west of Interstate 24, and east of the Cumberland River, generally located along Cowan Street from Interstate 65 to Cowan Court, zoned MUI-A and IG, and located within the River North Urban Design Overlay (59.71 acres), all of which is described herein (Proposal No. 2024Z-131PR-001).

ACTION	IN FAVOR	AGAINST	NV

20. [BL2024-620](#) (Taylor)

Approved with conditions by the Planning Commission 6/13/24
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 RS5 to R6-A zoning for property located at 2400 Merry Street, approximately 212 feet south of Booker Street and located within a Detached Accessory Dwelling Unit Overlay (DADU) district (0.22 acres), all of which is described herein (Proposal No. 2024Z-063PR-001).

ACTION	IN FAVOR	AGAINST	NV

21. [Substitute BL2024-621](#) (Kimbrough)

Approved by the Planning Commission 8/8/24
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 RS15 to R10 zoning for property located at 4212 Ashland City Highway, approximately 83 feet north of Clintondale Drive (0.53 acres), all of which is described herein (Proposal No. 2024Z-065PR-001).

ACTION	IN FAVOR	AGAINST	NV

22. [BL2024-622](#) (Toombs)

Approved with conditions by the Planning Commission 9/26/24
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 R8 to IWD zoning for properties located at 405 and 407 Haynie Avenue and Haynie Avenue (unnumbered), approximately 290 feet west of Brick Church Pike (0.54 acres), all of which is described herein (Proposal No. 2024Z-099PR-001).

ACTION	IN FAVOR	AGAINST	NV

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