

D O C K E T

August 21, 2014

1:00 P.M.

**METROPOLITAN BOARD OF ZONING APPEALS
P O BOX 196300
METRO OFFICE BUILDING
NASHVILLE, TENNESSEE 37219-6300**

**Meetings held in the Sonny West Conference Center
Howard Office Building, 700 2nd Avenue South**

**MS. CYNTHIA CHAPPELL
MR. DAVID EWING
MR. DAVID HARPER
MS. MERCEDES JONES
MR. RICHARD KING, Vice-Chair
MR. DAVID TAYLOR
MR. CHRIS WHITSON, Chair**

CASE 2014-035 (Council District - 17)

Lowen+Associates, LLC, appellant and **Land Development.com, Inc.**, owner of the property located at **768 E. Argyle Avenue**, requesting special exception in 8th Avenue setback and the height requirement at the rear and street. Variances in the driveway location and rear setback, street orientation in the CS/UZO District, to construct 12 single family townhomes in two buildings. Referred to the Board under Section 17.12.035 D1, 17.12.060 F1, 17.20.160 A2, 17.12.020 C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B / C).

Use-Townhomes

Map 105-10 Parcel(s) 50

RESULT

CASE 2014-063 (Council District - 34)

James Carbine, appellant and owner of the property located at **4017 Sunnybrook Drive**, requesting variance in the side setback in the RS30 District, to construct a 54' X 75' single family residence with 6,571 square feet of living area, a 957 square foot attached garage and a 690 square foot deck/patio area. Referred to the Board under Section 17.12.020 a. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Single Family

Map 130-3 Parcel(s) 125

RESULT

CASE 2014-064 (Council District - 9)

Rita Schaefer, appellant and owner of the property located at **594 Old Hickory Boulevard**, requesting variance in sidewalk requirements in the CS District, to construct a new 1,008 square foot building for custom assembly and small engine repair. Referred to the Board under Section 17.20.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Custom Assembly

Map 43-14 Parcel(s) 31

RESULT

CASE 2014-066 (Council District - 18)

Dru Markle-Bloom, appellant and Bloom, David P. ET UX, owner of the property located at **3109 Dudley Avenue**, requesting variance in the street setback in the RS7.5 / UZO District, to construct a 375 square foot addition to the side of existing single family. Referred to the Board under Section 17.12.030 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Single Family

Map 104-6 Parcel(s) 282

RESULT

CASE 2014-067 (Council District - 11)

Global Outreach Church, appellant and owner of the property located at **401 Center Street**, requesting special exception in the R8 District, to install a new modular building and use for a reduced school site size. Referred to the Board under Section 17.16.040 A 5. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (C).

Use-Reduced Lot Size School

Map 63-8 Parcel(s) 114

RESULT

CASE 2014-068 (Council District - 6)

Alta Horizon, Inc., appellant and Taylor, R. Lynn & Buchanan, Mark, owner of the property located at **801 Main Street**, requesting variances in driveway width and perimeter landscaping in the MUG-A / UDO District, to authorize construction of a six-unit townhome development. Referred to the Board under Section 17.20.060, 17.24.150. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Multi-Family

Map 82-12 Parcel(s) 24

RESULT

CASE 2014-069 (Council District - 26)

David Wayne Properties, appellant and owner of the property located at **3664 Trousdale Drive**, requesting variance in the perimeter landscaping in the IR District, to use the parking lot without the required perimeter landscaping. Referred to the Board under Section 17.24.150, 17.20.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Building Contractor Supply

Map 133 Parcel(s) 123

RESULT

CASE 2014-070 (Council District - 25)

Barge Cauthen & Associates, appellant and Hill Center at Green Hills, LLC, owner of the property located at **2229 Bandywood Drive**, requesting variances in the street and rear setbacks and the skyplane in the SCR / UDO District, to construct a six-story multi-family building with 90 units. Referred to the Board under Section 17.12.035, 17.12.060. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (C).

Use-Multi-Family

Map 117-14 Parcel(s) 122, 164

RESULT

CASE 2014-071 (Council District - 18)

Saint Bernard Academy, appellant and owner of the property located at **2020 24th Avenue, South**, requesting special exception in the RM40/UZO District, to construct a new administration and fine arts building approximately 27,256 square feet. Referred to the Board under Section 17.16.040 A 6. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (C).

Use-Reduced Lot Size School

Map 104-11 Parcel(s) 193

RESULT

CASE 2014-072 (Council District - 5)

Red Dog Scooters, appellant and Evilcizer, Charles, owner of the property located at **321 East Trinity Lane**, requesting variance in separation in the CS District, to use a 500 square foot portion of the non-residential building for Red Dog Scooters. Referred to the Board under Section . The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Vehicular Sales and Service, Limited

Map 71-7 Parcel(s) 153

RESULT

CASE 2014-073 (Council District - 21)

Jack Cawthon, appellant and McMillin Apartments, LLC, owner of the property located at **321 McMillin Street**, requesting variances in perimeter landscaping and the queuing in the MUI-A/UZO District, to construct a new 14 space parking lot. Referred to the Board under Section 17.24.150, 17.20.060 F 6. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Automobile Parking

Map 92-8 Parcel(s) 286

RESULT

CASE 2014-074 (Council District - 27)

St. Mina Coptic Orthodox Church, appellant and owner of the property located at **476 McMurray Drive**, requesting special exception to relocate the previously approved gym on the property in the R10 District, to relocate the previously approved gym. Referred to the Board under Section 17.16.150. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (C).

Use-Religious Institution

Map 161-3 Parcel(s) 31.01,32

RESULT

CASE 2014-075 (Council District - 10)

Richard Brown, appellant and owner of the property located at **1984 Tinnin Road**, requesting variance in the side setback in the RS40 District, to construct a 24' X 36' detached garage. Referred to the Board under Section 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Garage

Map 7-10 Parcel(s) 4

RESULT

CASE 2014-076 (Council District - 10)

Boswell's Harley Davidson, appellant and Highers, Linda, owner of the property located at **2200 Gallatin Pike**, requesting Item D in the CS District, to remove the condition placed by the Board of Zoning Appeals Case 2004-094 for the canopy not to be enclosed. Referred to the Board under Section 17.40.180 D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (D).

Use-Vehicular Sales, Limited

Map 26 Parcel(s) 47