

D O C K E T

November 6, 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 2014-090 (Council District - 19)

Yeah! Burger, appellant and Dawson, Christopher C. & Carter M., owner of the property located at **1921 Broadway**, requesting variances in required parking spaces, compact spaces, width of spaces and perimeter landscaping in the MUI-A/UZO District, to construct a new restaurant. Referred to the Board under Section 17.20.030, 17.20.060A, 17.20.060. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-

Map 92-16 Parcel(s) 187

RESULT - WITHDRAWN BY APPLICANT

CASE 2014-092 (Council District - 17)

William Smallman, appellant and Magness Group, Inc., owner of the property located at **2306 10th Avenue, South**, requesting variance in the street setback in the R8/UZO District, to construct a single family residence with 2,800 square feet of living area and 300 square feet of porch area. 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-Single Family

Map 105-13 Parcel(s) 378

RESULT

CASE 2014-093 (Council District - 24)

Louis J. Resha, appellant and, owner of the property located at **212 Woodmont Circle**, requesting Item D in the R10 District, to remove the condition placed by the Board of Zoning Appeals for “so long as the appellant owns the property and provide for water removal from basement so as not to flow onto neighbors property”. 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-Multi-Family

Map 116-8 Parcel(s) 33

RESULT

CASE 2014-094 (Council District - 15)

Laurie Perry, appellant and Karshenas, Nader, owner of the property located at **2011 Lebanon Pike**, requesting special exception and variance in lot size requirement in the RS15 District, to expand the day care center for 50 children. Referred to the Board under Section 17.16.170 c 2 a. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B / C).

Use-Day Care Center

Map 95-5 Parcel(s) 102

RESULT

CASE 2014-095 (Council District - 24)

Chad Baker, appellant and Rosenblum, Rodney M., owner of the property located at **5001 Alabama Avenue**, requesting Special Exception and variance in the required parking in the CS/UZO District, to renovate and use 10,000 square feet for a kennel. Referred to the Board under Section 17.16.175 A, 17.20.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B / C).

Use-Kennel

Map 91-11 Parcel(s) 303

RESULT

CASE 2014-097 (Council District - 17)

Jim Lukens, appellant and Amdur, Leonard, owner of the property located at **1045 and 1101 Archer Street**, requesting variances in the 8th & Archer setback and special exception in the 11th Avenue height and street setback in the RM20/UZO District, to authorize the construction of 49 units on Map 105-1 Parcels 476 and 477. Referred to the Board under Section 17.12.035, 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B / C).

Use-Multi-Family

Map 105-1 Parcel(s) 476, 477

RESULT

CASE 2014-098 (Council District - 10)

Music City Autoplex, appellant and Music City Autoplex, LLC, owner of the property located at **2430 Gallatin Pike**, requesting variance in sidewalk requirement in the CS District, to construct a new 9,200 square foot non-residential building including Map 26 Parcels 64, 68, 149 and 176. 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-Used Car Sales

Map 26 Parcel(s) 64

RESULT

CASE 2014-099 (Council District - 3)

Barbara Gardner, appellant and owner of the property located at **3210 Healy Drive**, requesting variance in the street setback in the RS7.5 District, to construct 22' X 11' carport to the front of the residence. Referred to the Board under Section 17.12.020. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Single Family

Map 50-14 Parcel(s) 18

RESULT

CASE 2014-100 (Council District - 21)

Kevin Stackhouse, appellant and owner of the property located at **414 B 33rd Avenue, North**, requesting variance in the side setback in the R6 District, to allow the legal use of the existing single family townhome. Referred to the Board under Section 17.12.020. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Duplex

Map 92-9G Parcel(s) 2CO

RESULT

CASE 2014-101 (Council District - 08)

Christian Paro, appellant and Nine Marks, LLC, owner of the property located at **288 Broadmoor Drive**, requesting Item D - from one nonconforming use to another in the RS10 District, to rehab and use the existing non-residence Building B for light manufacturing. Referred to the Board under Section 17.40.650 D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (D).

Use-Light Manufacturing

Map 61 Parcel(s) 13

RESULT

CASE 2014-102 (Council District - 06)

Oman-Gibson & Associates, appellant and Kelley Properties, LLC, owner of the property located at **1001 Riverside Drive**, requesting Item D in the CL/R10/UZO District, to change from one nonconforming use (grocery store) to another (dialysis clinic). Referred to the Board under Section 17.40.650 D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (D).

Use-Outpatient Clinic

Map 83-3 Parcel(s) 260

RESULT