

**DOCKET**

**10/6/2016**

**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 2<sup>nd</sup> Avenue South**

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**MS. CYNTHIA CHAPPELL  
MR. DAVID EWING, Chairman  
MR. DAVID HARPER  
MS. CHRISTINA KARPYNEC  
MR. RICHARD KING  
MR. DAVID TAYLOR, Vice-Chair  
MS. ALMA SANFORD**

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**CASE 2016-105 (Council District - 02)**

**Sharon Nichols**, appellant and Sharon Nichols, owner of the property located at **1639 Emerald Drive**, requesting variance in front setback requirements in the RS15 District, to construct a single family residence. Referred to the Board under Section 17.12.020. The appellant alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Single Family

Map 069-11 Parcel(s) 078

**RESULT**

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CASE 2016-093 (Council District - 19)

Victoria Parker, appellant and Joe Dixon, owner of the property located at **812 18th Avenue South**, requesting a special exception from maximum height restrictions within the required step back in the ORI-A District, for construction a new office building. Referred to the Board under 17.12.060(F)(1). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(C).

Use-Office Building

Map 92-16 Parcel(s) 358

**RESULT**

CASE 2016-116 (Council District - 17)

Scott Cornett, appellant and owner of the property located at **2407 B Vaulx Lane**, requesting a variance from lot size requirements in the R10 District, to build a detached garage with a residential dwelling. 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-Garage

Map 118-1 Parcel(s) 397

**RESULT**

CASE 2016-117 (Council District - 19)

Mack Props, LLC, appellant and owner of the property located at **1809 6th Avenue North**, requesting a variance from height requirements in the R6 District, to build a detached duplex. Referred to the Board under Section 17.12.020(a)(4). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use- Two Family

Map 81-8 Parcel(s) 222

**RESULT**

CASE 2016-134 (Council District - 25)

**Laura Hill**, appellant and owner of the property located at **4215 Farrar Avenue**, requesting a variance from street setback requirements in the R15 District, to construct a front porch. Referred to the Board under Section 17.12.030(C)(3). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Single Family

Map 131-020 Parcel(s) 154

**RESULT**

CASE 2016-135 (Council District - 06)

**Brooks Anacker**, appellant and **Sam Tucker**, owner of the property located at **402 North 17th Street**, requesting a variance from lot size requirements in the R6 District, to construct a single family 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 83-1 Parcel(s) 59

**RESULT**

CASE 2016-136 (Council District - 13)

**Kurt Richards**, appellant and **Kurt Richards**, owner of the property located at **1234 Antioch Pike**, requesting three variances on rear setback requirements, parking requirements, and sidewalk requirements in the IWD District, to construct a new 48x128 warehouse. Referred to the Board under Section 17.12.020(C), 17.20.060(G), 17.20.110(A). The appellant alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Warehouse

Map 134 Parcel(s) 118

**RESULT**

CASE 2016-137 (Council District - 02)

**Harold Thompson**, appellant and Infinity Fellowship, owner of the property located at **641 West Nocturne Drive**, requesting a special exception in the RS20 District, to convert an existing residence to a worship facility. Referred to the Board under Section 17.16.170(E). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (C).

Use-Religious

Map 70-3 Parcel(s) 19

**RESULT**

CASE 2016-138 (Council District - 09)

**Tena Trice**, appellant and Tena Trice, owner of the property located at **1292 Cheyenne Blvd.**, requesting a special exception in the RS10 District, to use single family residence for a group day care. Referred to the Board under Section 17.16.170(D)(1 thru 7). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (C).

Use-Day Care

Map 53-5 Parcel(s) 17

**RESULT**

CASE 2016-139 (Council District - 25)

**Robert & Colleen Kincaid**, appellant and owners of the property located at **2214 Sharondale Drive**, filing an Item A appeal challenging the Zoning Administrator's cancellation of permit #20163453 based on height restrictions in the SP District. Referred to the Board under Section 17.40.080(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (A).

Use-Single Family

Map 117-2 Parcel(s) 31

**RESULT**

CASE 2016-142 (Council District - 17)

**Randall Morgan**, appellant and owner of the property located at **1111 South Douglas Avenue**, requesting a variance from fence height and front setback requirements in the R8 Zoning District and the Urban Zoning Overlay (UZO), in order to keep existing fence. Referred to the Board under Section 17.12.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Fence

Map 105-131 Parcel(s) C-100-CO

**RESULT**