

**D O C K E T**

**2/16/2017**

**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  
MS. ALMA SANFORD  
MR. DAVID TAYLOR, Vice Chair**

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CASE 2017-001 (Council District - 33)

**Jose Gonzalez**, appellant and Michael Martin, owner of the property located at **4057 Maxwell Road**, requesting a special exception and a variance in the AR2A District, to use existing out buildings for stable. Referred to the Board under Section 17.16.175(A), 17.16175 (A)(1, 2, 10). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B / C).

Use-Stable Arena

Map 175 Parcel(s) 64

**RESULT**

CASE 2017-030 (Council District - 35)

**Tom White**, appellant and Mountain View Trust, owner of the property located at **7897 Old Charlotte Pike**, requesting special exception in the SP District, to construct a 25,000 square foot kennel. Referred to the Board under Section 17.16.175(A). The appellant alleged the Board would have jurisdiction under Section 17.40.180(C).

Use-Kennel

Map 113 Parcel(s) 189

**RESULT**

CASE 2017-035 (Council District - 15)

**Jason Yost**, appellant and Kisinger, Kenneth & Sinoch, owner of the property located at **0 Pennington Bend Drive**, requesting variance from front setback requirements in the R15 District, to construct a single family residence. Referred to the Board under Section 17.12.030(C3). The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Single Family

Map 62-9 Parcel(s) 53

**RESULT**

CASE 2017-036 (Council District - 06)

**Jared Whitman**, appellant and Jared Whitman, owner of the property located at **402 S. 11th Street**, requesting variance from design standards for detached accessory dwellings in the R6 District, to convert existing detached garage for living space. Referred to the Board under Section 17.16.030 G8. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Detached Garage

Map 83-13 Parcel(s) 8

**RESULT**

CASE 2017-037 (Council District - 16)

**Brent Miller**, appellant and Brent Miller, owner of the property located at **2911 Simmons Avenue**, requesting Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the legally required short term rental permit in the RS10 District, to receive a short term rental permit. Referred to the Board under Section 17.40.080A, 6.28.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (A).

Use-Short Term Rental

Map 119-14 Parcel(s) 2

**RESULT**

CASE 2017-038 (Council District - 16)

**Brent Miller**, appellant and Brent Miller, owner of the property located at **2843 Logan Street**, requesting Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the legally required short term rental permit in the CS District, to receive a short term rental permit. Referred to the Board under Section 17.40.080(A), 6.28.0630. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (A).

Use-Short Term Rental

Map 119-9 Parcel(s) 204

**RESULT**

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CASE 2017-039 (Council District - 13)

**Philip Jansen**, appellant and Philip Jansen, owner of the property located at **3481 McGavock Pike**, requesting Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the legally required short term rental permit in the District, to receive a short term rental permit. Referred to the Board under Section 17.40.080(A), 6.28.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (A).

Use-Short Term Rental Permit

Map 120-13 Parcel(s) 81

**RESULT**

CASE 2017-041 (Council District - 07)

**Brian Irwin**, appellant and owner of the property located at **4117 Brush Hill Road**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the legally required short term rental permit. Referred to the Board under Section 6.28.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 61-8 Parcel(s) 50

**RESULT**

CASE 2017-042 (Council District - 20)

**Cathedral Homes**, appellant and Jimmy Allen, owner of the property located at **6215 A Louisiana Avenue**, requesting variance from side street setback requirements in the R6 District, to construct two townhomes. 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-Townhome

Map 91-1 Parcel(s) 38

**RESULT**

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CASE 2017-043 (Council District - 25)

**John Calhoun**, appellant and Midtown Church, owner of the property located at **3410 Granny White Pike**, requesting special exception and variance from front street setback requirements and side perimeter in the R10 District, to construct a 12,000 square foot addition to front of existing non-residential building. Referred to the Board under Section 17.16.170 E, 17.12.030 B,. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (C).

Use-Religious Institution

Map 118-9 Parcel(s) 33

**RESULT**

CASE 2017-044 (Council District - 19)

**Anthony Johnson**, appellant and Stephanie Brodie, owner of the property located at **1017 13th Avenue South**, requesting variance from side setback requirements in the District, to constuct two additons to existing single family residence. 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-Addition

Map 105-1 Parcel(s) 600

**RESULT**

CASE 2017-045 (Council District - 07)

**Jason Lincoln**, appellant and AM Investment Group, owner of the property located at **2413 A & B Pafford Drive**, requesting variance from street design guidelines of the contextual overlay district in the R10 District, requesting two individual driveways. Referred to the Board under Section 17.36.470 D1-C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Duplex

Map Parcel(s)

**RESULT**

CASE 2017-046 (Council District - 18)

**Robert Conway**, appellant and Robert Conway, owner of the property located at **1521 Kirkwood Avenue**, requesting Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the legally required short term rental permit in the R8 District, to receive a short term rental permit. Referred to the Board under Section 17.40.080(A), 6.28.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (A).

Use-Short Term Rental

Map 117-4 Parcel(s) 292

**RESULT**

CASE 2017-047 (Council District - 25)

**Andy Anh Ha**, appellant and Andy Anh Ha, owner of the property located at **2419 Valley Brook Road**, requesting variance from front setback requirements in the RS40 District, to construct a 8x11covered front porch. 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-Front Porch

Map 117-9 Parcel(s) 114

**RESULT**

CASE 2017-049 (Council District - 13)

**Mercedes Benz of Music City**, appellant and Aspen Tennessee, LLC, owner of the property located at **700 Envious Lane**, requesting variance from street setback and spacing requirements in the CL District, to erect a monument ground sign. Referred to the Board under Section 17.32.110. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Sign

Map 107 Parcel(s) 178

**RESULT**

CASE 2017-052 (Council District - 20)

**Centennial Partners V, LLC**, appellant and Centennial Partners V, LLC, owner of the property located at **5403 Centennial Blvd**, requesting a Special Exception from the skyplane requirements in the CS District, to construct a three story mixed use building. Referred to the Board under Section 17.12.060F. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (C).

Use-Mixed Use

Map 91-2 Parcel(s) 301

**RESULT**

CASE 2017-053 (Council District - )

**Kent Campbell**, appellant and Donelson Pike Restaurant Partners, owner of the property located at **2165 Nolensville Pike**, requesting special exception from height and setback requirements in the CS District, to construct a multi-family condominium and retail development. Referred to the Board under Section 17.12.060(F1), 12.12.035(D1). The appellant alleged the Board would have jurisdiction under Section 17.40.180(C).

Use-Condominium

Map 105-16 Parcel(s) 194

**RESULT**

CASE 2017-054 (Council District - 19)

**Bert Morton**, appellant and Patel, Sumanbhai, Sanket, owner of the property located at **1414 Charlotte Avenue**, requesting variance from landscape buffer requirements in the MUI-A District, to construct an 8 story hotel. Referred to the Board under Section 17.24.240. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Hotel

Map 92-8 Parcel(s) 185

**RESULT**