

**D O C K E T**

**3/16/2017**

**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  
MR. DAVID HARPER  
MS. CHRISTINA KARPYNEC  
MR. RICHARD KING, Vice-Chair  
MR. DAVID TAYLOR  
MR. CHRIS WHITSON, Chair**

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**CASE 2017-036 (Council District - 06)**

**Jared Whitman**, appellant and owner of the property located at **402 S. 11th Street**, requesting a variance from design standards for a detached accessory dwellings in the R6 District, to convert existing detached garage for living space. Referred to the Board under Section 17.16.030(G)(8). 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**

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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**

CASE 2017-067 (Council District - 05)

**Michael O'Neil**, appellant and owner of the property located at **1407 Stainback Avenue**, requesting variance from side setback requirements in the RS5 District, to construct a Duplex. Referred to the Board under Section 17.40.670(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Duplex

Map 71-11 Parcel(s) 267

**RESULT**

CASE 2017-068 (Council District - 05)

**Michael O'Neil**, appellant and owner of the property located at **0 Stainback Avenue**, requesting variance from side setback requirements in the RS5 District, to construct a Duplex. Referred to the Board under Section 17.40.670(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Duplex

Map 71-11 Parcel(s) 524

**RESULT**

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CASE 2017-066 (Council District - 18)

**T. Scott Smith**, appellant and TVB, LLC, owner of the property located at **1910 & 1912 21st Avenue South**, requesting variance from sidewalk requirements in the MUN District, to construct a modified sidewalk. Referred to the Board under Section 17.20.120(B). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Sidewalk

Map 104-12 Parcel(s) 80

**RESULT**

CASE 2017-070 (Council District - 25)

**Jerry Owens**, appellant and owner of the property located at **4408 Hunt Place**, requesting a variance from front setback requirements in the R20 District, to construct a duplex. 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-Duplex

Map 131-7 Parcel(s) 073

**RESULT**

CASE 2017-073 (Council District - 25)

**Barry Cleveland**, appellant and Glen Echo Partners, LLC, owner of the property located at **1732 Glen Echo Road**, requesting a variance from street setback requirements in the R10 District, to construct 5 single family homes. 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 117-15 Parcel(s) 27

**RESULT**

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CASE 2017-074 (Council District - 21)

**Antonio Tate**, appellant and owner of the property located at **1717 17th Avenue N.**, requesting item A appeal regarding the legally non-conforming status of the property in the RS5 District, to use the property as a duplex. Referred to the Board under Section 17.40.180(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Duplex

Map 081-11 Parcel(s) 0-182

**RESULT**

CASE 2017-075 (Council District - 21)

**Kimbro Equities I**, appellant and owner of the property located at **2112 Charlotte Avenue**, requesting variances from rear and front setback requirements, and from access from intersection in the MUL-A District, to construct a Daily's convenience market. Referred to the Board under Section 17.12.020D, 17.12.160(A)(1). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Market

Map 92-11 Parcel(s) 79

**RESULT**

CASE 2017-076 (Council District - 25)

**McDonald's Corporation**, appellant and owner of the property located at **4110 Hillsboro Pike**, requesting variance from parking and landscape buffer requirements in the SCR District, to construct a drive thru window. Referred to the Board under Section 17.24.220(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Resturant

Map 131-2 Parcel(s) 105

**RESULT**

CASE 2017-077 (Council District - 20)

**Ned Miller**, appellant and Beach Lake Properties, LLC, owner of the property located at **7600 Cabot Drive**, requesting variance from sidewalk requirements in the RM20 District, to construct an apartment complex, with reduced sidewalks. Referred to the Board under Section 17.20.120(C). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Sidewalk

Map 102 Parcel(s) 18-00

**RESULT**

CASE 2017-078 (Council District - 30)

**Andrea Phelan**, appellant and Bobby Phelan, owner of the property located at **1312 Campbell Road**, requesting variance from front setback requirements in the R20 District, to construct a single family residence. 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 33-00 Parcel(s) 3

**RESULT**

CASE 2017-080 (Council District - 11)

**Michael Johnson**, appellant and owner of the property located at **432 University Avenue**, requesting variance from rear and side setback requirements in the R8 District, to construct a detached second residence on this property. 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 63-8 Parcel(s) 80

**RESULT**