

**D O C K E T**

**7/19/2018**

**1:00 P.M.**

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

**This meeting will be held at MNPS Headquarters,  
in the Metro School Board Meeting at 2601 Bransford Avenue**

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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 2018-151 (Council District - 08)**

**Keith Beverly**, appellant and owner of the property located at **532 Maplewood Lane**, requesting variance from floor area limits for an accessory structure in the RS15 District, to construct 30x40 detached garage. Referred to the Board under Section 17.12.050. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 61-5 Parcel(s) 24

**RESULT**

CASE 2018-252 (Council District - 17)

**Joni Elder**, appellant and Duzina Norman & Pia Statton, owners of the property located at **1802 8th Avenue South**, requesting a special exception and a variance from minimum separation requirements in the CS District, to use property for a kennel. Referred to the Board under Section 17.16.175. The appellant alleged the Board has jurisdiction under Section 17.40.180(B&C).

Use-Kennel

Map 105-1 Parcel(s) 102

**RESULT**

CASE 2018-320 (Council District - 07)

**Racheal Waldrop**, appellant and owner of the property located at **1515 Porter Road**., requesting a variance from the number of floors allowed in the R6 District, to construct a single family residence. Referred to the Board under Sections 17.12.020, 17.04.060. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Single Family

**RESULT**

CASE 2018-343 (Council District - 09)

**Lonnie Harper**, appellant and Mule Train Farms, owner of the property located at **222 Myatt Drive**, requesting a variance from sidewalk requirements in an SP District, to construct a single family residence. Referred to the Board under Section 17.20.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 431-1 Parcel(s) 37

**RESULT**

CASE 2018-348 (Council District - 19)

**Roy Dale**, appellant and Music City Pick-a-Part, owner of the property located at **922 Lebanon Pike**, requesting a special exception in the IR District, to build a waste transfer station. Referred to the Board under Section 17.16.210 c. The appellant alleged the Board would have jurisdiction under Section 17.40.180(C).

Use-Waste Transfer Station

Map 94-1 Parcel(s) 19

**RESULT**

CASE 2018-352 (Council District - 01)

**Reggie Howard**, appellant and owner of the property located at **3242 Hummingbird Drive**, requesting variances from front setback, height, and maximum square footage requirements in the RS10 District, to construct a single family residence. Referred to the Board under Section 17.36.470 a, 17.36.170 c, 17.36.470 b. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 59-13 Parcel(s) 163

**RESULT**

CASE 2018-353 (Council District - 01)

**Reggie Howard**, appellant and owner of the property located at **3240 Hummingbird Drive**, requesting variances from front setback, height restrictions, and maximum square footage requirements in the RS10 District, to construct single family residence. Referred to the Board under Section 17.36.470 a, 17.36.170 c, 17.36.470 b. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 59-13 Parcel(s) 172

**RESULT**

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CASE 2018-354 (Council District - 01)

**Reggie Howard**, appellant and owner of the property located at **3236 Hummingbird Drive**, requesting a variance from front setback, height restrictions, and maximum square footage requirements in the RS10 District, to construct single family residence. Referred to the Board under Section 17.36.470 a, 17.36.170 c, 17.36.470 b. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 59-13 Parcel(s) 173

**RESULT**

CASE 2018-356 (Council District - 21)

**Tennessee Maternal Fetal Medicine**, appellant and Cap Holdings LLC, owner of the property located at **201 23rd Avenue N**, requesting a variance from setback requirements in the MUG-A District, to install monument sign for Tennessee Maternal Fetal Medicine. Referred to the Board under Section 17.32.070. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Monument

Map 92-15 Parcel(s) 41

**RESULT**

CASE 2018-358 (Council District - 03)

**Fivestar Building Group**, appellant and C&H Properties LLC, owner of the property located at **500 Hickory Hills Boulevard**, requesting a variance from sidewalk requirements in the OR20 District, for an addition to an existing gas station for a restaurant. Referred to the Board under Section 17.12.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Restaurant

Map 4 Parcel(s) 148

**RESULT**

CASE 2018-360 (Council District - 25)

**Gil Ezell**, appellant and owner of the property located at **1601 Shackleford Road.**, requesting a variance from side setback requirements in the R8 District, to build an addition. Referred to the Board under Section 17.12.030 C2. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 131-4 Parcel(s) 49

**RESULT**

CASE 2018-363 (Council District - 21)

**Clint Caro**, appellant and 1907 9th Ave. N., owner of the property located at **1907 A & B 9th Avenue N.**, requesting a variance from sidewalk requirements in the R6 District, to construct a duplex and keep existing sidewalks. Referred to the Board under Section 17.20.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use- Two Family

Map 81-42-N Parcel(s) 1-CO

**RESULT**

CASE 2018-366 (Council District - 18)

**Ethan Colclasure**, appellant and Gina Napoli, owner of the property located at **2812 Hillside Drive**, requesting a variance from sidewalk requirements in the RS7.5 District, to construct a single family residence without sidewalks. Referred to the Board under Section 17.12.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 104 Parcel(s) 209

**RESULT**

**CASE 2018-368 (Council District - 21)**

**Catalyst Design Group**, appellant and E3 Construction Services, owner of the property located at **601 27th Avenue N**, requesting a variance from height requirements in the RM15A District, to construct a multi-family development. Referred to the Board under Section 17.12.60. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Multi-Family

Map 92-J Parcel(s) 6-CO

**RESULT**

**CASE 2018-369 (Council District - 05)**

**Olayinka Onadeko**, appellant and owner of the property located at **720 McFerrin Avenue**, requesting a variance from sidewalk requirements in the CN District, to construct an attached duplex to rear of existing building without upgrading the sidewalk. Referred to the Board under Section 17.20.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Duplex

Map 82-8 Parcel(s) 285

**RESULT**

**CASE 2018-372 (Council District - 06)**

**John Madole**, appellant and owner of the property located at **609 Shady Lane**, requesting a change in legally non-conforming use in the RS7.5 District, to add to the existing legally non-complying structure. Referred to the Board under Section 17.40.660 c. The appellant alleged the Board has jurisdiction under Section 17.40.180(D).

Use-Single Family Residence

Map 83-11 Parcel(s) 37

**RESULT**

CASE 2018-373 (Council District - 07)

**Misty Tobitt**, appellant and Green Hills Construction, owner of the property located at **1532 Harwood Drive**, requesting a variance from sidewalk requirements in the R10 District, for a second residential unit on the parcel. Referred to the Board under Section 17.20.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Two family

Map 72161d Parcel(s) 200CO

**RESULT**

CASE 2018-374 (Council District - 21)

**Winford Buck Lindsay**, appellant and Tim Reynolds, owner of the property located at **1901 Church St.**, requesting a special exception from height restrictions within the Urban Zoning Overlay and a variances from loading berth and maximum number of floor requirements in the MUI-A District, to construct a new hotel. Referred to the Board under Section 17.12.060 F1 , 17.12.020 D, 17.20.130. The appellant alleged the Board would have jurisdiction under Section 17.40.180. (B / C).

Use-Hotel

Map 92-12 Parcel(s) 388

**RESULT**

CASE 2018-380 (Council District - 17)

**Duane Cuthbertson**, appellant and Aspen Construction, owner of the property located at **851 Clayton Avenue**, requesting a variance from side setback requirements in the R10/UDO District, to keep the existing residence at the current setback. Referred to the Board under Section 17.12.020 A. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 118-5-S Parcel(s) 2-CO

**RESULT**

**SHORT TERM RENTAL APPEALS**

**CASE 2018-269 (Council District - 06)**

**Justin Massei**, appellant and owner of the property located at **706 S. 12th Street**, 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 permit. Referred to the Board under Section 17.16.250 E. The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-short term rental

**RESULT**

**CASE 2018-296 (Council District - 07)**

**John Wicks**, appellant and owner of the property located at **1338 Cardinal Avenue**, 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 permit. Referred to the Board under Section 17.16.250 E. The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 611-6 Parcel(s) 166

**RESULT**

**CASE 2018-314 (Council District - 24)**

**Leslie Eggleston**, appellant and Steve and Lisa Cox, owner of the property located at **309 B 33rd Ave. N**, 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 permit. Referred to the Board under Section 17.16.250 E. The appellant alleged the Board has jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

**RESULT**



CASE 2018-338 (Council District - 20)

**Charlene Brannon**, appellant and owner of the property located at **601 Morrow 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 permit. Referred to the Board under Section 17.16.250 E. The appellant alleged the Board has jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 911-1 Parcel(s) 23

**RESULT**

CASE 2018-351 (Council District - 19)

**Roberta Chevrette**, appellant and owner of the property located at **1020 Monroe Street**, 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 permit. Referred to the Board under Section 17.16.250 E. The appellant alleged the Board has jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 811-16 Parcel(s) 161

**RESULT**

CASE 2018-355 (Council District - 24)

**Todd Brever**, appellant and owner of the property located at **4711 Park Avenue**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the legally permit. Referred to the Board under Section 17.16.250 E. The appellant alleged the Board has jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 911-5 Parcel(s) 334

**RESULT**

CASE 2018-361 (Council District - 02)

**Scot Burner**, appellant and Scot Burner, owner of the property located at **2002 A 10th Avenue North**, 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 permit. Referred to the Board under Section 17.16.250 E. The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 81-72-A Parcel(s) 1-CO

**RESULT**

CASE 2018-367 (Council District - 06)

**Meg Williams**, appellant and owner of the property located at **205 S. 13th Street**, 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 permit. Referred to the Board under Section 17.16.250 E. The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 83-13 Parcel(s) 54

**RESULT**

CASE 2018-370 (Council District - 27)

**Meaghan Birmingham**, appellant and owner of the property located at **579 Valleywood Drive**, 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 permit. Referred to the Board under Section 17.16.250 E. The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 147-14 Parcel(s) 75

**RESULT**