

D O C K E T

12/20/2018

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, Chairman
MR. DAVID HARPER
MS. CHRISTINA KARPYNEC
MR. ROSS PEPPER
MS. ALMA SANFORD
MR. DAVID TAYLOR, Vice-Chair**

CASE 2018-522 (Council District - 17)

THE MC2 GROUP, INC, appellant and **THE MC2 GROUP, INC**, owner of the property located at **1704 CARVELL AVE**, requesting a variance to allow front loading garage in the R6-A District, to construct a single-family residence with front loading garage. 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 Parcel 10511019200

RESULTS-Deferred 1/3/19

CASE 2018-566 (Council District - 19)

15TH & CHURCH EQUITY INVESTORS, appellant and **15TH AND CHURCH EQUITY INVESTORS, LLC**, owner of the property located at **1506 CHURCH ST# 100**, requesting a variance from parking requirements in the MUI-A District, to construct condominiums. Referred to the Board under Section 17.20.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-MULTI-USE

Map Parcel 09212034000

RESULTS

CASE 2018-594 (Council District - 12)

ALEX STEVENSON, appellant and **BRUCE, DONALD & JOY**, owner of the property located at **112 AARONS CRESS BLVD**, requesting a variance from setback requirements in the Cluster Lot RS7.5 District, to construct a roof over a patio. 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 Parcel 087100A00400CO

RESULTS

CASE 2018-628 (Council District - 2)

NICK COLEMAN, appellant and **L & D HOSPITALITY, LLC**, owner of the property located at **410 DOMINICAN DR**, requesting variances from the 0-15' build to zone and landscape buffer requirements in the MUG-A District, to construct a hotel. Referred to the Board under Section 17.24.230, 17.12.020 (D). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Hotel

Map Parcel 08104020600

RESULTS

CASE 2018-644 (Council District - 17)

DEVAN McCLISH, appellant and **HOPP, STANLEY G.**, owner of the property located at **1044 A & B 2ND AVE S**, requesting variances from front and rear setbacks for two residential units in the R6 District, to permit two already constructed houses. 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-Two-Single Family

Map Parcel 093150D00100CO

RESULTS

Map Parcel 093150D00200CO

CASE 2018-645 (Council District - 5)

ROERT BUTLER, appellant and **E TRINITY LN PROJECTS LLC**, owner of the property located at **935 E TRINITY LN**, requesting a variance from sidewalk requirements in the IR District, to renovate existing office space without building sidewalks or paying in the sidewalk fund. 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-Office

Map Parcel 07205004000

RESULTS

CASE 2018-676 (Council District - 26)

BEN BUCHANAN, appellant and **CASTEEL, DANIEL W. & NANETTE A. & REBECCA**, owner of the property located at **402 RITCHIE DR**, requesting variances from side and rear setbacks in the RS20 District, to construct a detached garage. 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 Parcel 16004009700

RESULTS

CASE 2018-700 (Council District - 5)

MELISSA CHAMBERS, appellant and **CHAMBERS, AARON & MELISSA**, owner of the property located at **1219 N 7TH ST**, requesting a variance from sidewalk requirements in the SP District, to construct a single-family residence without building sidewalks. 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-Single Family

Map Parcel 07116025100

RESULTS

CASE 2018-706 (Council District - 2)

DANIEL KENDRICK, appellant and **O.I.C. GOFF STREET RESIDENCES I**, owner of the property located at **842 B GOFF ST**, requesting a variance from sidewalk requirements in the R6 District, to construct two new single family units and only construct sidewalks along Goff St. 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-Two-Family

Map Parcel 081072K90000CO

RESULTS

CASE 2018-707 (Council District - 6)

THOMAS McCULLOUGH, appellant and **GATES, SHARON I.**, owner of the property located at **611 ROSEBANK AVE**, requesting a variance from setback requirements in the R10 District, to construct a front porch. 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 Parcel 08308014900

RESULTS

CASE 2018-709 (Council District - 17)

DAVID POWELL HASTINGS, appellant and **RED HORSE DEVCO., LLC**, owner of the property located at **461 HUMPHREYS ST**, requesting a variance from parking requirements in the MUL-A & CS District, to construct a mixed-use development to consist of a congregate living facility to include 152 sleeping units as well as 1405 square feet of commercial space. Referred to the Board under Section 17.20.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Proposed Commercial Use

Map Parcel 10507005300

RESULTS

CASE 2018-710 (Council District - 30)

MATTHEW LEVI COLLINS, appellant and **O.I.C. HOMES AT 322 DADE DRIVE**, owner of the property located at **324 B DADE DR**, requesting a variance from sidewalk requirements in the R10 District, to construct a single family residence without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.12.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map Parcel 148050C90000CO

RESULTS

CASE 2018-711 (Council District - 14)

TERRI LASOFF, appellant and **NATIONAL RETAIL PROPERTIES, INC.**, owner of the property located at **4809 OLD HICKORY BLVD**, requesting a variance from sidewalk requirements in the CL District, to renovate an existing bank without building sidewalks. Referred to the Board under Section 17.12.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Financial Institution

Map Parcel 07509026700

RESULTS

CASE 2018-713 (Council District - 5)

TRACEY COLLINS, appellant and **COLLINS, TRACEY**, owner of the property located at **305 HANCOCK ST**, requesting a variance from height restrictions in the SP District, to construct a detached dwelling unit 25' in height. Referred to the Board under Section 17.16.030 G 7 D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map Parcel 08207017400

RESULTS

CASE 2018-715 (Council District - 20)

ROGERS GROUP INC., appellant and **ROGERS GROUP, INC.**, owner of the property located at **7177 COCKRILL BEND BLVD**, requesting a special exception in the IR District, to perform mineral extraction. Referred to the Board under Section 17.16.230 B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Commercial

Map Parcel 09000000700

RESULTS

CASE 2018-716 (Council District - 19)

DUANE CUTHBERTSON, appellant and **BUILD NASHVILLE, LLC**, owner of the property located at **1006 11TH AVE N**, requesting a variance from sidewalk requirements in the RS3.75 District, to construct a single-family unit without building sidewalks or paying into the sidewalk fund. 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-Single Family

Map Parcel 08116060200

RESULTS-Withdrawn

CASE 2018-717 (Council District - 10)

SCOTT DENSON, appellant and **SSC RIVERGATE, LLC**, owner of the property located at **1905 GALLATIN PIKE N**, requesting a variance from the number of ground signs allowed in the CS District, to install a second ground sign. Referred to the Board under Section 17.32.130. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Medical Office

Map Parcel 03402010600

RESULTS

CASE 2018-718 (Council District - 10)

CHICK-FIL-A, INC., appellant and **KDI RIVERGATE MALL, LLC**, owner of the property located at **2000 GALLATIN PIKE N**, requesting a variance from sidewalk requirements in the SCR District, to make renovations to existing restaurant without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.12.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Restaurant

Map Parcel 02614004800

RESULTS

CASE 2018-719 (Council District - 24)

FREDERICK STEVENHAGEN, appellant and **STEVENHAGEN, FREDERICK BONHAM & CARRIE ENGLAND**, owner of the property located at **725 PARK CIR**, requesting a variance from sidewalk requirements in the R6 District, to construct a single family residence without building sidewalks or paying into the sidewalk fund. 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-Single Family

Map Parcel 10402000300

RESULTS

CASE 2018-720 (Council District - 21)

JEREMY PAYTON, appellant and **BETTY, DOUG & LAURA**, owner of the property located at **802 28TH AVE N & 804 A 28th AVE N**, requesting a variance from sidewalk requirements in the RS5 District, to construct single family units without building sidewalks or paying into the sidewalk fund. 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-Two-Family

Map Parcel 09206042400

RESULTS

Map Parcel 092060D00100CO

CASE 2018-721 (Council District - 21)

JEREMY PAYTON, appellant and **BETTY, DOUGLAS E. & LAURA R.**, owner of the property located at **806 28TH AVE N**, requesting variances from sidewalk and setback requirements in the RS5 District, to construct two single family units on each lot without building sidewalks. Referred to the Board under Section 17.12.120 and 17.20.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map Parcel 09206042200

RESULTS

CASE 2018-722 (Council District - 13)

PLEASANT HILL CHURCH OF CHRIST, appellant and **WALDEN, ROBERT & WEAVER, MILTON ETAL TRS**, owner of the property located at **3354 BELL RD**, requesting a variance from sidewalk requirements in the R15 District, to construct a new church without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.12.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Religious Institution

Map Parcel 10800014700

RESULTS

CASE 2018-723 (Council District - 24)

WORLD OF LIFE CHRISTIAN CENTER, appellant and **WORD OF LIFE CHRISTIAN CENTER, INC.**, owner of the property located at **4100 CLARKSVILLE PIKE**, requesting a variance from sidewalk requirements in the CS District, to construct an addition to a church without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.12.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Religious Institution

Map Parcel 05800018100

RESULTS

CASE 2018-724 (Council District - 7)

TRIPP SMITH, appellant and **MIDDLE TENNESSEE FOUNDATION HOLDINGS, LLC**, owner of the property located at **1600 RIVERSIDE DR**, requesting a variance from sidewalk requirements in the R6, R10, CL District, to renovate an existing building with an alternative sidewalk design. 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- Commercial

Map Parcel 07215018800

RESULTS

CASE 2018-725 (Council District - 17)

JOSH HELLMER, appellant and **CAROTHERS, JOHN E. & GLADYS O. & KINNARD, TIMOTHY ETA**, owner of the property located at **45 WHARF AVE**, requesting variances from sidewalk and front setback requirements in the R6 District, to construct a single family unit without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.20.030 C. 3. and 17.20.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map Parcel 10503013100

RESULTS

CASE 2018-727 (Council District - 18)

WILLIAM HART, appellant and **2305 12 AVENUE SOUTH PARTNERS, LLC**, owner of the property located at **2305 12TH AVE S**, requesting a special exception from front setback requirements in the CS District, to construct a covered patio. Referred to the Board under Section 17.12.035 D.1. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Commercial

Map Parcel 10513009600

SHORT TERM RENTAL

CASE 2018-662 (Council District - 17)

COLLINS LEGAL, LLC, appellant and **TBC I, LLC**, owner of the property located at **1014B W GROVE AVE**, 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 in the R8 District. Referred to the Board under Section 17.16.250 E. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map Parcel 105090R00200CO

RESULTS

CASE 2018-666 (Council District - 20)

PATRICK THOMAS, appellant and **THOMAS, ALBERT P. IV & HELLSTERN, RONALD A.**, owner of the property located at **647 C JAMES AVE**, 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 in the R8 District. Referred to the Board under Section 17.16.250 E. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map Parcel 090080K00100CO

RESULTS

CASE 2018-697 (Council District - 6)

AMY PICKARD, appellant and **PICKARD, AMY & MCSWAIN, BRANDON**, owner of the property located at **731 JOSEPH AVE**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated after the issued STRP permit was cancelled due to change of ownership in the RM20 District. Referred to the Board under Section 17.16.250 E. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map Parcel 08207019200

RESULTS

CASE 2018-698 (Council District - 3)

ANTONISHA NEWMAN, appellant and **NEWMAN, ANTONISHA**, owner of the property located at **500 W VAILVIEW CT**, 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 in the RS10 District. Referred to the Board under Section 17.16.250 E. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map Parcel 050160A01100CO

RESULTS

CASE 2018-704 (Council District - 17)

ELDRIDGE, NATASHA, appellant and **ELDRIDGE, NATASHA**, owner of the property located at **1021 SUMMIT AVE**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated after the their short term rental permit was cancelled due to change of ownership in the R6-A District. Referred to the Board under Section 17.16.250 E. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map Parcel 10505057500

RESULTS

CASE 2018-705 (Council District - 25)

RICHEY, LINDSLEY, appellant and **RICHEY, LINDSLEY**, owner of the property located at **3709 HILDALE DR**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated after the issued short term rental permit has expired in the RS-20 District. Referred to the Board under Section 17.16.250 E. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map Parcel 11709002800

RESULTS