

**DOCKET**

**8/15/2019**

**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**

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**MS. CYNTHIA CHAPPELL  
MS. ASHONTI DAVIS  
MS. CHRISTINA KARPYNEC  
MR. TOM LAWLESS  
MR. ROSS PEPPER, Vice-Chair  
MS. ALMA SANFORD  
MR. DAVID TAYLOR, Chairman**

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**CASE 2019-128 (Council District - 17)**

**Clayton Kottler**, appellant and owner of the property located at **809 HORNER AVE**, requesting a variance from minimum lot size requirements in the R10 District, to construct two single family houses on one parcel. Referred to the Board under Section 17.40.180 A. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two-Family

Map Parcel 11802015700

**RESULT -**

**CASE 2019-212 (Council District - 6)**

**WALKER, JEREMY T. & JULIE R**, appellants and owners of the property located at **1525 FATHERLAND ST**, requesting an Item A appeal challenging the zoning administrator's denial of a permit for a second house in the R6 District. Referred to the Board under Section 17.16.030 D and 12.12.020 A. The appellant alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Single Family

Map Parcel 08313055000

**RESULT -**

**CASE 2019-274 (Council District - 3)**

**THERESA WINNINGTON**, appellant and **PNI, LLC**, owner of the property located at **2924 TORBETT ST**, requesting a variance from side setback requirements in the RS5 District, to maintain an existing residence. 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 Parcel 09210008300

**RESULT -**

**CASE 2019-285 (Council District - 24)**

**JODY ROBERTS**, appellant and **COLBURN, TODD M. & JENNIFER L.**, owners of the property located at **3801 NEVADA AVE**, requesting a variance from sidewalk requirements in the RS5 District, to construct a single-family house without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 09213024700

**RESULT –**

**CASE 2019-308 (Council District - 19)**

**JASON HITCHCOCK**, appellant and **ELEVEN WILLOW, LLC**, owner of the property located at **11 WILLOW ST**, requesting a variance from sidewalk requirements in the IR District, to renovate an existing building without building sidewalks or paying into the sidewalk fund for the property frontage along Fairfield Ave. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commercial

Map Parcel 09312002600

**RESULT -**

**CASE 2019-324 (Council District - 3)**

**PTL FABRICATORS LLC**, appellant and **TKM REAL ESTATE, LLC**, owner of the property located at **3570 DICKERSON PIKE**, requesting a variance from sidewalk requirements in the CS District, to construct a new building for a tractor dealership without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Retail

Map Parcel 05000015900

**RESULT -**

**CASE 2019-325 (Council District - 2)**

**JOSEPH PERRY**, appellant and **PERRY PROPERTY TRUST #1**, owner of the property located at **739 MOORMANS ARM RD**, requesting a variance from sidewalk requirements in the RS20 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 alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 05914006100

**RESULT -**

**CASE 2019-331 (Council District - 11)**

**MOLINA, RICHARD F. & MARTHA J**, appellants and owners of the property located at **236 ASHAWN BLVD**, requesting a variance from side setback requirements in the R20 District, to construct a pool house. 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 Parcel 06401004600

**RESULT -**

**CASE 2019-332 (Council District - 19)**

**PHILLIP PIERCY**, appellant and **1501 HERMAN STREET, LLC**, owner of the property located at **0 HERMAN ST**, requesting variances from setback and step back requirements in the MUL-A District, to construct a mixed-use building. Referred to the Board under Section 17.12.020 D. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Mixed-Use

Map Parcel 09204031300

**RESULT -**

Map Parcel 09204031400

Map Parcel 09204031200

**CASE 2019-333 (Council District - 27)**

**HILLCREST UMC**, appellant and **HILLCREST UNITED METHODIST CHURCH, TRS.**, owner of the property located at **5116 RAYWOOD LN**, requesting a Special Exception in the RS10 District, to construct a portable building. Referred to the Board under Section 17.40.180. The appellant alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 16104014800

**RESULT -**

**CASE 2019-335 (Council District - 17)**

**COX, CONRAD B & REBECCA R**, appellants and owners of the property located at **2038 ELLIOTT AVE**, requesting a variance from lot size requirements in the R8 District, to convert an existing structure into a detached accessory dwelling unit. 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 Parcel 10510015400

**RESULT -**

**CASE 2019-337 (Council District - 5)**

**NOLYN CROY**, appellant and **BLACK CHANDELIER PROPERTIES, LLC**, owner of the property located at **1115 LISCHHEY AVE**, requesting a variance from sidewalk requirements in the SP 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 alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 08203044000

**RESULT -**

**CASE 2019-341 (Council District - 25)**

**JOHN TESELLE**, appellant and **RICHARDSON, GREGORY & VIRGINA**, owners of the property located at **2414 STERLING RD**, requesting variances from setback and height restrictions in the RS10 District, to construct a detached garage. Referred to the Board under Section 17.12.040 E and 17.12.060 B. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 11702009200

**RESULT -**

**CASE 2019-342 (Council District - 5)**

**KARLA NEWMAN**, appellant and **O.I.C. GRNAT ESTATES 3.0**, owner of the property located at **313 C PRINCE AVE**, requesting a variance from sidewalk requirements in the R6-A District, to construct two single family residences on one parcel without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.12.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two-Family

Map Parcel 071080Q00100CO

**RESULT -**

Map Parcel 071080Q00200CO

**CASE 2019-343 (Council District - 5)**

**BAILEY NEAL**, appellant and **MWC, LLC**, owner of the property located at **102 DUKE ST**, requesting a variance from parking requirements in the CS District, to construct an office development. Referred to the Board under Section 17.20.030. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Office

Map Parcel 07107026500

**RESULT -**

**CASE 2019-344 (Council District - 35)**

**SHAWN HENRY**, appellant and **COLLINS ROAD 1, LLC**, owner of the property located at **8200 HIGHWAY 100**, requesting an Item D appeal to allow the change from a static message board to an LED sign in the CN District. Referred to the Board under Section 17.40.660 and 17.40.690. The appellant alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Retail

Map Parcel 15500010500

**RESULT -**

**SHORT TERM RENTAL CASES**

**CASE 2019-118 (Council District - 27)**

**CODY LAFEVER**, appellant and **LAFEVER, CODY & AUSTIN**, owners of the property located at **626 HUNTINGTON PKWY**, requesting an Item A appeal, challenging the zoning administrator's denial of a short-term rental permit. Appellant operated prior to obtaining the legally required short term rental permit in the R10 District. 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 Parcel 16110000700

**RESULT -**

**CASE 2019-329 (Council District - 6)**

**KATHRUN RUSS**, appellant and owner of the property located at **1421 ORDWAY PL**, requesting an Item A appeal, challenging the zoning administrator's denial of a short-term rental permit. Appellant operated after the issued STRP permit expired in the R6 District, to obtain a 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 Parcel 08309028400

**RESULT-**

**CASE 2019-338 (Council District - 6)**

**THRAN, AMY LOUISE**, appellant and owner of the property located at **1415 FORREST AVE**, requesting an Item A appeal, challenging the zoning administrator's denial of a short-term rental permit renewal. Applicant operated after the permit expired in the R6 District, to renew the expired 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 Parcel 08309036600

**RESULT -**

**CASE 2019-339 (Council District - 5)**

**GAVIN GOSIK**, appellant and owner of the property located at **924 CHICKASAW 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 RS5 District, to obtain a 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 Parcel 07209004700

**RESULT -**