

METROPOLITAN BOARD OF ZONING APPEALS

**The 6/18/20 meeting will be held telephonically at 1:00 p.m.
pursuant to Governor Lee's Executive Order No. 16.**

**MS. ASHONTI DAVIS
MS. CHRISTINA KARPYNEC
MR. TOM LAWLESS
MR. LOGAN NEWTON
MR. ROSS PEPPER, Vice-Chair
MR. DAVID TAYLOR, Chairman**

Public Input to the Board

Comments on any case can be emailed to the Board of Zoning Appeals at bza@nashville.gov. Comments received by 12:00 noon on Wednesday, June 17, 2020, will be included in the board's packet for their review. Any comments received after that time will be read into the record at the meeting. We urge you to make comments electronically. However, a remote station will be set up at the Sonny West Conference Center (700 2nd Avenue South) for anyone who is unable to submit their comments electronically and wishes to make comments via telephone. Social distance recommendations will be implemented at the remote station.

Consent Agenda

The BZA utilizes a consent agenda for its meetings. One board member reviews the record for each case prior to the hearing and identifies those cases which meet the criteria for the requested action by the appellant. If the reviewing board member determines that testimony in the case would not alter the material facts in any substantial way, the case is recommended to the board for approval. The following items are proposed for the consent agenda on the 6/18/20 docket. If anyone opposes one of these cases, they should email bza@nashville.gov and state their opposition for the board's review.

Cases on Consent Agenda

2020-137 (1466 BELL RD) - requesting a Special Exception in the AR2A District, to construct a cultural center.

2020-142 (5005 HIGH VALLEY DR)-requesting a variance from front setback requirements. to construct a single-family residence.

Previously Heard Cases Requiring Board Action

2020-088 (1311, 1313 & 1315 2ND AVE N) variance from landscape buffer requirements within the IR District previously heard on 5/21/20 and deferred on 6/4/20 failed to receive four affirmative votes.

New Cases To Be Heard

CASE 2020-093 (Council District - 6)

REVEY, SCOTT D. & JESSICA, appellant and owner of the property located at **2416 EASTLAND AVE**, requesting variances from maximum living area square footage and maximum footprint allowable in the R10 District, to convert an existing garage into a detached accessory dwelling unit. Referred to the Board under Section 17.16.030 G.7. a. and 7c. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Accessory Dwelling

Map Parcel 08312010800

Results-

CASE 2020-120 (Council District - 26)

KEMP, CHASE W. & KATHLEEN C., appellant and **KEMP, CHASE W. & KATHLEEN C.**, owner of the property located at **5216 SMARTT DR**, requesting variances from front and side setbacks in the RS20 District, to construct a garage and a porch addition. 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 14616016700

Results-

CASE 2020-123 (Council District - 24)

CATALYST DESIGN GROUP, appellant and **URBAN VIEW WEST, LLC**, owner of the property located at **3308 & 3312 CHARLOTTE AVE**, requesting a special exception from height and setback requirements in the CS District, to construct a multi-family development. Referred to the Board under Section 17.12.035. D1 and 17.12.060. F1. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Multi-Family

Map Parcel 09209035900

Results- Deferred 7/2/20

Map Parcel 09209035700

CASE 2020-129 (Council District - 18)

MORGAN, RANDALL, appellant and owner of the property located at **1203 KIRKWOOD AVE**, requesting a variance from setback requirements in the R8 District, to construct an attached 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 11801009200

Results- Withdrawn

CASE 2020-137 (Council District - 2)

DAN HUITT appellant and **NATIVE AMERICAN INDIAN ASSOCIATION OF TENNESSEE**, owner of the property located at **1466 BELL RD**, requesting a Special Exception in the AR2A District, to construct a cultural center. Referred to the Board under Section 17.16.170 B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Cultural Center

Map Parcel 16200014600

Results-

CASE 2020-138 (Council District - 21)

SIMONS PROPERTIES, LLC, appellant and **HALEY, RANDY**, owner of the property located at **4 25TH AVE N**, requesting a variance from front setback requirements in the RS5 District, to construct a single-family residence. Referred to the Board under Section 17.12.030. C2. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 08110030600

Results-

CASE 2020-139 (Council District - 33)

ALAN SPARKMAN, appellant and **TENNESSEE CONCRETE ASSOCIATION**, owner of the property located at **12872 OLD HICKORY BLVD**, requesting a variance from landscape buffer requirements in the IWD District, to construct a vocational school. Referred to the Board under Section 17.12.030 C2. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Vocational School

Map Parcel 17500014000

Results- Withdrawn

CASE 2020-142 (Council District - 34)

BUBIS, BRANDON & KELLY appellant and, owner of the property located at **5005 HIGH VALLEY DR**, requesting a variance from front setback requirements in the RS40 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 Parcel 159070A00200CO

Results-

SHORT TERM RENTAL CASES

CASE 2020-069 (Council District - 19)

AMANDA COAKER, appellant and **FOUNTAINS GERMANTOWN HOLDINGS, LLC**, owner of the property located at **1401 3RD AVE N, UNIT 208, 242, 330 & 428** requesting an Item A appeal, challenging the Zoning Administrator's cancellation of four Short Term Rental permits after a determination that the permits were issued in error in the SP District, requesting permits to be reinstated. Referred to the Board under Section 17.16.070. U. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Short Term Rental

Map Parcel 08209050100

Results-

CASE 2020-078 (Council District - 17)

HILAND, PAMELA & THIEMAN, VICKIE, appellant and owner of the property located at **1978 GATLIN DR**, requesting an Item A appeal, challenging the zoning administrator's denial of a short-term rental permit. Appellant operated after issued short term rental permit expired 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 10614004100

Results-

CASE 2020-090 (Council District - 6)

FORD, TRACEY, appellant and owner of the property located at **1805B FATHERLAND ST**, requesting an Item A appeal challenging the zoning administrator's denial of a short-term rental permit. Appellant operated after the short-term rental permit expired in the R6 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 08314015100

Results-

CASE 2020-094 (Council District - 17)

MORSHEAD, ROBYN L, appellant and owner of the property located at **811 HORNER AVE**, requesting an Item A appeal, challenging the zoning administrator's denial of a short-term rental permit. Appellant operated after the short-term rental permit expired in the R10 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 11802015600

Results-

CASE 2020-095 (Council District - 5)

MELLISA TOKIE, appellant and **TOKIC, ANDRIJA**, owner of the property located at **1114 N 6TH ST**, requesting an Item A appeal, challenging the zoning administrator's denial of a short-term rental permit. Appellant operated after the short-term rental permit expired in the SP 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 08204001600

Results-

CASE 2020-098 (Council District - 17)

POND, ZACKARY & MELANIE, appellant and owner of the property located at **1979 CARLOSS DR**, requesting an Item A appeal challenging the zoning administrator's denial of a short-term rental permit. Applicant operated after the STRP permit expired. 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.

Use-Short Term Rental

Map Parcel 10614002300

Results-

CASE 2020-107 (Council District - 21)

RYAN WEBB, appellant and **NASHLONG, LLC**, owner of the property located at **3118 LONG BLVD 4**, requesting an Item A appeal, challenging the zoning administrator's cancellation of existing STRP permit due to a change in ownership in the RM40 District. Referred to the Board under Section 17.16.070. U. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Short Term Rental

Map Parcel 104021J00400CO

Results-

CASE 2020-131 (Council District - 7)

COLLINS LEGAL, PLC, appellant and **POLI, RYAN J.**, owner of the property located at **1517 B HAYDEN DR**, requesting an Item A appeal challenging the zoning administrator's revocation of a short-term rental permit in the R10 District, requesting to reinstate permit. 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 072160V00200CO

Results-