

D O C K E T

3/3/2022

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**

**MR. ROSS PEPPER, Vice-Chair
MR. JOSEPH COLE
MS. ASHONTI DAVIS
MS. CHRISTINA KARPYNEC
MR. TOM LAWLESS
MR. LOGAN NEWTON**

CASE 2020-118 (Council District - 6)

Outfront Media, LLC, appellant and **PSC METALS, INC**, owner of the property located at **610 S 2ND ST**, requesting an Item A appeal challenging the zoning administrator's decision to revoke building permit 2019074327 in the IG District. The appellant is seeking to permit issuance for a billboard. Referred to the Board under Section 17.32.150.B. A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-

Map Parcel 09307005600

Results-

CASE 2022-012 (Council District - 20)

HIGHLAND PARK CHURCH, INC., appellant and **HIGHLAND PARK CHURCH, INC.**, owner of the property located at **5710 KNOB RD**, requesting item A appeal challenging the Zoning Administrator's decision to deny a permit for a community education use because it does not meet the conditions. in the R40 District. The appellant is seeking to open an educational facility. Referred to the Board under Section 17.16.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Religious Institution

Map Parcel 10301012700

Results- Withdrawn

CASE 2022-019 (Council District - 30)

SUBURBAN COWBOYS, LLC, appellant and **SUBURBAN COWBOYS, LLC**, owner of the property located at **3982 & 3978 TAYLOR RD**, requesting an Item A appeal challenging zoning administrator's determination that these parcels are not duplex eligible in the R6 District. The appellant is seeking to construct 2 single-family dwellings on one parcel. Referred to the Board under Section 17.16.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two-Family

Map Parcel 14708017000, 14708017500

Results-

CASE 2022-024 (Council District - 17)

GLENROSE BUSINESS CENTER, LLC, appellant and **GLENROSE BUSINESS CENTER, LLC**, owner of the property located at **2152 & 2150 DAYTON AVE**, requesting a variance from glazing requirements in the MUL-A District. The appellant is constructing a warehouse. Referred to the Board under Section 17.12.020 D note G. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Distribution Business/Wholesale

Map Parcel 11901001200, 11901050400

Results-

CASE 2022-026 (Council District - 7)

Ke Qin, appellant and **DOT HOLDINGS, LLC**, owner of the property located at **2600 & 2602 PENNINGTON AVE**, requesting a variance from sidewalk requirements in the R6 District. The appellant is constructing two single-family residences without constructing sidewalks but instead is requesting to pay in lieu of construction. 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 072151K00100CO, 072151K00200CO

Results-

CASE 2022-027 (Council District - 2)

Joshua McDonald, appellant and **RJX PARTNERS, LLC**, owner of the property located at **3910 HYDES FERRY RD**, requesting variance from street setback requirements in the RS15 District. The appellant is building a single-family residence.. Referred to the Board under Section 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-family

Map Parcel 06911006800

Results-

CASE 2022-028 (Council District - 19)

Ridgehouse Capital, appellant and **MUSIC ROW DEVELOPMENTS, LLC**, owner of the property located at **1107 17TH AVE S**, requesting a variance from rear setback requirements in the ORI District. The appellant is constructing a 196 unit multi-family development. Referred to the Board under Section 17.12.020 C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Multi-Family

Map Parcel 10404010800

Results- Deferred to 3/17/2022

CASE 2022-031 (Council District - 24)

COLEMAN, MICAH A., appellant and **COLEMAN, MICAH A.**, owner of the property located at **3932B CAMBRIDGE AVE**, requesting a variance from rear setback requirements in the R8 District. The appellant is constructing a detached accessory dwelling unit. 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-Detached Accessory Dwelling Unit

Map Parcel 10308018700

Results- Withdrawn