

D O C K E T

7/21/2022

1:00 P.M.

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

**Meetings held in the Metropolitan Board of Education Boardroom
2601 Bransford Ave, Nashville, TN 37204**

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

CASE 2022-053 (Council District - 20)

Duane Cuthbertson, appellant and **5915 ROBERTSON, LLC**, owner of the property located at **5915 & 5917 ROBERTSON AVE**, requesting a variance from landscape buffer requirements in the CS District. The appellant is constructing six multi-family units with a shared access driveway between CS and R8 zoning. Referred to the Board under Section 17.24.230. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Multi-Family

Map Parcel 09109011300, 09109011200

Results –

CASE 2022-077 (Council District - 2)

Trixie Williams, appellant and owner of the property located at **2620 WALKER LN**, requesting a special exception to allow for an in home daycare in the RS20, NHC District. The appellant is seeking to open an in-home daycare for 12 children. Referred to the Board under Section 17.16.170 (D). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Day Care Home

Map Parcel 05915019000

Results-

CASE 2022-079 (Council District - 2)

Joshua McDonald, appellant and **RJX PARTNERS, LLC**, owner of the property located at **3910 HYDES FERRY RD**, requesting a variance from sidewalk requirements in the RS15 District. The appellant is seeking to construct a single family residence without building sidewalks, but instead 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 06911006800

Results-

CASE 2022-082 (Council District - 5)

Parker Hawkins, appellant and **1218 DICKERSON, LLC**, owner of the property located at **1218, 1224 & 1236 DICKERSON PIKE**, requesting special exception for setback and height requirements in the CS, MDHA-SL, UDO, UZO District. The appellant is seeking to construct a mixed building with multi-family, retail and commercial use. Referred to the Board under Section 17.12.035D, 17.12.060F. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Mixed Use

Map Parcel 07114039100, 07114035900, 07114035800

Results-

CASE 2022-087 (Council District - 20)

Andrew Zallie, appellant and owner of the property located at **4900 ILLINOIS AVE**, requesting a variance from height and street setback requirements in the R6, UZO District. The appellant is requesting to allow an already constructed fence. Referred to the Board under Section 17.12.040 E26. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Fence

Map Parcel 09111006900

Results-

CASE 2022-088 (Council District - 22)

Jose Orozco, appellant and **ORO HOTELS, LLC**, owner of the property located at **627 OLD HICKORY BLVD**, requesting a variance from parking requirements in the CS, PUD Commercial District. The appellant is constructing a 104 room, 54,985 sq. ft hotel. 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-Hotel

Map Parcel 11400017200

Results- **Deferred until August 18, 2022**

CASE 2022-089 (Council District - 4)

Patrick Maliszewski, appellant and **EAGLE BRENTWOOD LLC, THE**, owner of the property located at **717 OLD HICKORY BLVD**, requesting variance from street setback requirements in the RM6 District. The appellant is seeking to construct 6 detached single family residences. Referred to the Board under Section 17.12.030 C4. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-New Construction

Map Parcel 16000011100

Results- **WITHDRAWN**

CASE 2022-090 (Council District - 5)

Cole Woodworks LLC, appellant and owner of the property located at **313 DOUGLAS AVE**, requesting a variance from street setback requirements in the RS5, DADU District. The appellant is constructing a new single family home. 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 07115016600

Results-

CASE 2022-091 (Council District - 7)

Ke Qin, appellant and **BLUE SKY HORIZON, GP**, owner of the property located at **2430 LITTLE AVE**, requesting variance from sidewalk requirements in the R6, UZO District. The appellant is constructing a new single family residence without constructing sidewalks but instead requesting to contribute 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-New Construction

Map Parcel 072144X00200CO

Results-

CASE 2022-092 (Council District - 5)

Paros Group, appellant and **CULTURAL ECOLOGY, LLC**, owner of the property located at **2823 GALLATIN PIKE**, requesting a variance from sidewalk requirements in the MUL-A, UZO District. The appellant is constructing a new single family residence without constructing sidewalks but instead requesting to contribute 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-Multi-Family

Map Parcel 07210005900

Results-

CASE 2022-093 (Council District - 2)

Joshua McDonald, appellant and **XE DEVELOPMENT COMPANY LLC**, owner of the property located at **3818 HYDES FERRY RD**, requesting a variance from setback requirements in the RS15 District. The appellant is seeking to construct 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-New Construction

Map Parcel 06912001200

Results-

CASE 2022-094 (Council District - 4)

Lee Ann Smith, appellant and owner of the property located at **704B WOODRIDGE CT**, requesting a variance from rear and side setback requirements in the RS15, OV-AIR District. The appellant is seeking to construct an open carport and storage shed. Referred to the Board under Section 17.20.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 16012017700

Results- **WITHDRAWN**