

**D O C K E T**

**3/16/2023**

**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 President Ronald Reagan Way**

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

**CASE 2023-022 (Council District - 26)**

**Atha L. Westbrook**, appellant and owner of the property located at **540 PARAGON MILLS RD**, requests a variance from parking requirements in the CS/OV-CDO District. The appellant is seeking to waive parking requirements. 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-Restaurant  
Results-

Map Parcel 13315008200

**CASE 2023-023 (Council District - 6)**

**Holly Jennings**, appellant and **TRS OF THE ALDERSGATE UNTD METH CHURCH**, owner of the property located at **512 ROSEBANK AVE**, request a special exception in the RS10 District to allow for a daycare. Referred to the Board under Section 17.16.170C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Daycare  
Results - **WITHDRAWN**

Map Parcel 08304021300

**CASE 2023-026 (Council District - 17)**

**Nashville Phase II Property Holder LLC**, appellant and owner of the property located at **1131 4TH AVE S**, requests a variance from street setback requirements in the SP/OV-UZO District to place a ground sign. Referred to the Board under Section 17.32.070.

The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Sign  
Results-

Map Parcel 105030Y00200CO

**CASE 2023-027 (Council District - 25)**

**Eric and Jaclyn Larsen**, appellant and owners of the property located at **4301 GRAY OAKS DR**, request a variance from side setback requirements in the RS20 District to construct an attached covered carport. Referred to the Board under Section Table 17.12.020A. The appellants have alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Residential  
Results-

Map Parcel 13205007700

**CASE 2023-028 (Council District - 7)**

Carrie Stevenhagen, appellant and **WOODBINE ROW, GP**, owner of the property located at **100A MCKENNEL DR**, request an Item A appeal challenging the Zoning Administrator's interpretation and a variance in stories, height, building coverage and garage door facing the street in the R6/OV-UZO/OV-COD District to construct a single family home. Referred to the Board under Section 17.36.470 B, C, & D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A-B.

Use-Residential  
Results-

Map Parcel 072154N00100CO

**CASE 2023-029 (Council District - 20)**

**Tyler Hawkins**, appellant and **LMS HOMES, LLC**, owner of the property located at **0 CABOT DR**, requesting a special exception for street setback requirements, a variance for rear setback requirements, and a variance for parking maximums in the RM20/OV-UZO District. The appellant is seeking to construct a 10-unit townhome development. Referred to the Board under Section 17.12.035D, 17.12.030B, 17.20.040G. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B-C.

Use-Residential  
Results-

Map Parcel 10200005800

**CASE 2023-030 (Council District - 19)**

**Douglas Sloan III**, appellant and **CRP/WP ALTA LEBANON PIKE OWNER, LLC**, owner of property located at **1301 LEBANON PIKE**, requesting a variance from height requirements in the RM40-A-NS District to construct a townhome development. Referred to the Board under Section 17.12.020D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Residential  
Results-

Map Parcel 09400017100

**Metropolitan Board Members' Annual Ethics Training**

A representative of the Metropolitan Legal Department will make a presentation regarding Standards of Conduct for Metropolitan Board and Commission Members in accordance with the TN Open Meetings Act, Metro Code of Laws Chapter 2.222, and other applicable law.