

D O C K E T

7/20/2023

1:00 P.M.

METROPOLITAN BOARD OF ZONING APPEALS

P O BOX 196300

METRO OFFICE BUILDING

NASHVILLE, TENNESSEE 37219-6300

**This meeting will be held at the Metro Nashville Public Schools Board Room
2601 Bransford Ave. Nashville, TN**

MR. ROSS PEPPER, Chairman

MS. CHRISTINA KARPYNEC, Vice-Chair

MR. PAYTON BRADFORD

MR. JOSEPH COLE

MS. ASHONTI DAVIS

MR. TOM LAWLESS

MR. ROBERT RANSOM

NOTICE: Members of the public may attend the meeting and be heard in favor or in opposition to an application which appears below on this meeting agenda, or may submit comments about one of these items to the Board at bza@nashville.gov. Please ensure that comments are submitted by 4:00 p.m. on Thursday, **July 13** to ensure your remarks are provided to the Board in advance of the public hearing and deliberations on each item. Please reference the case number and address in the subject line.

CASE 2023-075 (Council District - 23)

Jeff Hooper, appellant and **HILLWOOD COUNTRY CLUB**, owner of the property located at **6201 HICKORY VALLEY RD**, requesting special exception & variances from lot area setback, landscape buffer yard, & street access requirements in the RS40 District. The appellant is seeking to allow for improvements and additions throughout Hillwood Country Club. Referred to the Board under Section 17.16.220 D & F. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B/C.

Use-Country Club

Map Parcel 11601001000

Results-

CASE 2023-050 (Council District - 18)

Charlotte Sappo, petitioner, has filed a motion for REHEARING of variances approved by the Board on 6/15/2023 for properties located at **407, 411, & 415 31ST AVE. N.**; initial applicant requested variances from front and rear setback requirements in the RS7.5/UZO OV-IMP District to construct single-family homes on each parcel.

Use-Residential

Map Parcel 10406029900

Results-

CASE 2023-052 (Council District - 26)

Klaus Thieme, appellant and owner of the property located at **512 BARRYWOOD DR**, requesting a variance from side setback requirements in the RS20 District. The appellant is seeking to expand the existing patio. 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-Residential

Map Parcel 14612010700

Results-

CASE 2023-067 (Council District - 4)

Stephen & Amanda Jerkins, appellant and owners of the property located at **8118 CLOVERLAND DR**, requesting a variance from street setback requirements in the R20/OV-AIR District. The appellant is seeking to add an addition to the existing home. Referred to the Board under Section 17.12.030.C.3. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Residential

Map Parcel 17206003700

Results-

CASE 2023-072 (Council District - 17)

Lotus Building Group, appellant and **STELLATO, DAVID**, owner of the property located at **914 SOUTHSIDE PL**, requesting a variance from rear setback requirements in the RS/OV-UZO District. The appellant is seeking to construct a three story deck with a pool. 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-Pool

Map Parcel 105021A00200CO

Results-

CASE 2023-073 (Council District - 24)

Simons Properties, LLC, appellant and **BRADLEY'S HOME HEALTH CARE CENTER, INC.**, owner of the property located at **3509 CHARLOTTE AVE**, requesting a variance to the Adaptive Residential Development and a special exception from front and rear setback requirements in the CS/OV-UZO District. The appellant is seeking to construct a multi-family development. Referred to the Board under Section 17.16.030 F 11. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B/C.

Use-Multi-Family

Map Parcel 09213006300

Results-

CASE 2023-077 (Council District - 25)

Green Hills Child Development, appellant and **MCCRACKEN, JEAN B. REVOCABLE TRUST**, owner of the property located at **3420 BELMONT BLVD**, requesting a variance from setback requirements in the R10 District. The appellant is seeking to construct a wall/fence around the preschool parking lot. Referred to the Board under Section 17.16.170C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use- Daycare

Map Parcel 11712005300

Results-

CASE 2023-079 (Council District - 24)

Frank Debellis, appellant and **COLEMAN, ELINOR A. & DEBELLIS, FRANCIS A.**, owner of the property located at **5420 KNOB RD**, requesting a variance in street setback requirements in the RS 7.5 District. The appellant is seeking to construct a covered front porch. 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-Residential

Map Parcel 10307003100

Results-

CASE 2023-080 (Council District - 7)

Daniel Payne Christian Child Care Center, appellant and **ST. JAMES AME CHURCH TRS.**, owner of the property located at **1501 STRAIGHTWAY AVE**, requesting a special exception in the R6/OV-UZO District. The appellant is seeking to open a daycare. Referred to the Board under Section 17.16.170. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Daycare

Map Parcel 07214010800

Results-

CASE 2023-082 (Council District - 3)

The Farm Nashville, LLC, appellant and owner of the property located at **3666 KNIGHT DR**, requesting a special exception to determine uses in the RS10/RS20 District. The appellant is seeking to construct a country club. Referred to the Board under Sections 17.08.010 and 17.16.220D&F. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Country Club

Map Parcel 04900031800

Results-