

D O C K E T

11/16/2023

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. 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, **November 9** 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 2023-116 (Council District - 20)

Bicentennial Builders, LLC, appellant and **S&F HOLDINGS, LLC**, owner of the property located at **6011 HILL CIR**, requesting a variance in street and rear setback requirements in the R6 District. The appellant is seeking to construct a two family development. 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 103010J00100CO

Results-

CASE 2023-125 (Council District - 23)

Christopher Rowe, appellant and **ROWE, MACCAULEY**, owner of the property located at **753 NEWBERRY RD**, requesting a variance in street setback requirements in the R40 District. The appellant is seeking to construct 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-Residential

Map Parcel 10215001900

Results-

CASE 2023-130 (Council District - 6)

Brandon McDonald, appellant and **URBAN DWELL HOMES LLC**, owner of the property located at **1433 PORTER RD**, requesting variances in height, maximum permitted stories, and lot coverage from the contextual overlay requirements in the R6/OV-COD/OV-UZO District. The appellant is seeking to construct a single family home. Referred to the Board under Section 17.36.470.B.1 & 17.36.470.C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Residential

Map Parcel 072154M00200CO

Results-

CASE 2023-131 (Council District - 22)

Tylor Fischer, appellant and **BELLEVUE BASEBALL LLC**, owner of the property located at **621 MCPHERSON DR**, requesting a special exception in the RS15/OV-FLD District to install new recreational fields. Referred to the Board under Section 17.16.220 H. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Recreation Center

Map Parcel 15600013800

Results-**DEFERRED TO 12/7/2023**

CASE 2023-132 (Council District - 2)

C&H Properties, LLC, appellant and owner of the property located at **3226 ALPINE PARK BLVD**, requesting variance from side setback requirements in the R10 District. The appellant is seeking to construct two attached townhomes. Referred to the Board under Section 17.12.030A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Residential

Map Parcel 070050P00100CO

Results-

CASE 2023-133 (Council District - 11)

Terri Spinks, appellant and owner of the property located at **4334 OLD HICKORY BLVD**, requesting an Item D appeal for change in non conforming use in the RS7.5 District. The appellant is seeking to change the use to a retail store. Referred to the Board under Section 17.40.180.D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Retail Store

Map Parcel 06413002200

Results-

CASE 2023-134 (Council District - 22)

Leslie Hanson, appellant and **BELLEVUE BAPTIST CHURCH OF NASHVILLE**, owner of the property located at **7400 HIGHWAY 70 S**, requesting a special exception in the RS15 District to use the church facility for a daycare for up to 125 children. Referred to the Board under Section 17.16.170 C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Daycare

Map Parcel 14206000500

Results-

CASE 2023-136 (Council District - 35)

Vanguard Construction, appellant and **RUCKER, DONALD**, owner of the property located at **8114 POPLAR CREEK RD**, requesting a variance in street setback requirements in the RS20 District. The appellant is seeking to construct a 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-Residential

Map Parcel 15500025100

Results-