

D O C K E T

3/7/2024

1:00 P.M.

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

This meeting will take place in the **MNPS Board of Education Meeting Room
2601 Bransford Ave., Nashville, TN 37204**

**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, **February 29, 2024** 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 2023-155 (Council District - 9)

Allan Smith, appellant and **SKYLINE DEVELOPMENT, LLC**, owner of the property located at **504 OLD HICKORY BLVD**, requesting a special exception in the CS District. The appellant is seeking to construct two single family homes. Referred to the Board under Section 17.16.030 F (2b)(10). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-New Construction

Map Parcel 04313013400

Results-

CASE 2024-014 (Council District - 5)

Jolo Enterprises, LLC appellant and **FIFTH GENERATION PARTNERS**, owner of the property located at **2629 GALLATIN PIKE**, requesting a variance in frontage requirement in the MUL-A/OV-UZO/OV-UDO District. The appellant is seeking to construct a drive-thru. Referred to the Board under Section 17.12.020D3B,H-iii. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commercial

Map Parcel 07210010600

Results- DEFER to 4/4/24

CASE 2024-017 (Council District - 1)

Barge Civil Associates, LLC, appellant and **BOND, GLADYS**, owner of the property located at **4460 ASHLAND CITY HWY and 4309 CATO RD**, requesting a special exception in the RS15/OV-FLD District. The appellant is seeking to construct a church sanctuary. 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-Religious Institution

Map Parcel 06900000200

Results-

05800004900

CASE 2024-018 (Council District - 2)

Roberto Gutierrez, appellant and **XE DEVELOPMENT COMPANY, LLC**, owner of the property located at **2419 BRICK CHURCH PIKE**, requesting a variance in street setback requirements in the CL/OV-FLD District. The appellant is seeking to construct 4 townhomes. Referred to the Board under Section 17.16.030F. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-New Construction

Map Parcel 07102013800

Results-DEFER to 4/4/24

CASE 2024-023 (Council District - 2)

XE DEVELOPMENT COMPANY, LLC, owner of the property located at **2708 TUCKER RD**, requesting a variance in landscape buffer requirements in the CL District. The appellant is seeking to construct a single family home. 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-New Construction

Map Parcel 07006000300

Results- **WITHDRAWN**

CASE 2024-024 (Council District - 18)

ISLAMIC CENTER OF NASHVILLE, INC., owner of the property located at **2515 12TH AVE S**, requesting an Item A appeal in the CS/OV-UZO District. The appellant is appealing the Zoning Administrator's decision to grant a reasonable accommodation. Referred to the Board under Section . The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Sign

Map Parcel 11801002000

Results- **WITHDRAWN**

CASE 2024-025 (Council District - 24)

Mainland West End Circle, appellant and **MAINLAND WEST END CIRCLE LLC**, owner of the property located at **3207 WEST END CIR**, requesting a variance from maximum parking requirements in the OV-UDO/OV-UZO/OV-IMP/RM-40 District. The appellant is seeking to construct a multi-family residential complex. Referred to the Board under Section 17.20.030 & 17.20.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Residential

Map Parcel 10402020000

Results-DEFER to 4/4/24

CASE 2024-026 (Council District - 20)

Jeremy Payton, appellant and **KEEP KALM, LLC**, owner of the property located at **5701A MAUDINA AVE**, requesting a variance in street setback requirements in the R6/OV-UZO District. The appellant is seeking to construct 2 single family homes. 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 103023M00100CO

Results- **WITHDRAWN**

CASE 2024-027 (Council District - 2)

Roberto Gutierrez, appellant and **PARRISH, ELSIE**, owner of the property located at **2415 BRICK CHURCH PIKE**, requesting a special exception to reduce street setback and height requirements in the CL/OV-FLD District. The appellant is seeking to construct 4 townhomes. Referred to the Board under Section 17.16.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-New Construction

Map Parcel 07102014100

Results-DEFER to 4/4/24

CASE 2024-029 (Council District - 18)

Brett Diaz, appellant and **DIAZ, BRETT M**, owner of the property located at **2212 11TH AVE S**, requesting a variance in rear setback requirements in the R8/OV-UZO District. The appellant is seeking to construct an inground swimming pool. Referred to the Board under Section 17.12.020. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-New Construction

Map Parcel 10513023800

Results-

CASE 2024-030 (Council District - 2)

West Nashville Residences, LLC, appellant and **WEST NASHVILLE RESIDENCES, LLC**, owner of the property located at **140 HILLSIDE COTTAGE LN**, requesting a variance in setback requirements in the SP District. The appellant is seeking to construct monument signage. Referred to the Board under Section 17.32.070/17.32.080. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Sign

Map Parcel 070040B02200CO

Results-

CASE 2024-031 (Council District - 5)

Kate & Devin Malone, appellant and **MALONE, DEVIN J. & KATHERINE L.**, owner of the property located at **330 GATEWOOD AVE** also known as 1433 Pennock Ave., requesting a variance in street setback requirements in the RS5/OV-DDU District. The appellant is seeking to construct a home office. 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-DADU

Map Parcel 07111022700

Results-

CASE 2024-032 (Council District - 1)

The Farm Nashville, LLC, appellant and **THE FARM NASHVILLE, LLC**, owner of the property located at **3484, 3666, and 3700 KNIGHT DR**, requesting a special exception in the R10/RS20 District. The appellant is seeking to construct a golf course or country club. Referred to the Board under Section 17.08.010/17.16.220F&D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Country Club

Map Parcel 04900014100

Results- **WITHDRAWN**

CASE 2024-033 (Council District - 5)

PR III/Wood East Nashville LLC, appellant and **PR III/WOOD EAST NASHVILLE. LLC**, owner of the property located at **900 E TRINITY LN**, requesting a variance in setback requirements in the MUG-A-NS/OV-UZO District. The appellant is seeking to construct a 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

Map Parcel 07205005900

Results-

CASE 2024-034 (Council District - 11)

St John Chrysostom Romanian Orthodox Church, appellant and **ST. JOHN CHRYSOSTOM ROMANIAN ORTHODOX CHURCH**, owner of the property located at **4112 UNION ST**, requesting a special exception in the R8/OV-AIR District. The appellant is seeking to construct an addition to the existing social hall. Referred to the Board under Section 17.16.140. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 06409005700

Results-