

D O C K E T

5/2/2024

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. 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, April 25, 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 2024-019 (Council District - 18)

Todd Shirk, appellant and **ISLAMIC CENTER OF NASHVILLE**, owner of the property located at **1312 SWEETBRIAR AVE**, requesting a special exception in the R8/OV-UZO District. The appellant is seeking to construct an offsite parking lot. Referred to the Board under Section 17.16.170 E. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 11801002200

Results-

CASE 2024-040 (Council District - 6)

Amos Howard Sr., appellant and **601 11TH SOUTH TRUST**, owner of the property located at **601 S 11TH ST**, requesting an Item D appeal in the RS5/OV-UZO District. The appellant is seeking to construct a triplex. Referred to the Board under Section 17.40.650D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Residential

Map Parcel 09401003900

Results-

CASE 2024-042 (Council District - 2)

The Clear Blue Company, appellant and **BORN AGAIN CHURCH**, owner of the property located at **858 W TRINITY LN**, requesting a special exception and a variance in height, skyplane, and parking, and setback requirements in the R8/OV-FLD District. The appellant is seeking to construct a senior multi-family housing community. Referred to the Board under Section 17.12.020B/17.16.150. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B/C.

Use-Multi-Family Residential

Map Parcel 07008003000

Results-

CASE 2024-055 (Council District - 23)

Benjamin Jones, appellant and **JONES, BENJAMIN CHAKOIAN & CHAPMAN, JESSICA H**, owner of the property located at **929 DAVIDSON DR**, requesting a variance in street setback requirements in the RS40 District. The appellant is seeking to construct a covered front porch and terrace. 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 11506008000

Results-

CASE 2024-061 (Council District - 1)

Victor Coleman, appellant and **COLEMAN, VICTOR R. & GAIL D.**, owner of the property located at **4249 KINGS LN**, requesting a variance in maximum building coverage in the RS District. The appellant is seeking to allow for an existing roof over the deck. Referred to the Board under Section 17.36.470C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-RS15/OV-COD

Map Parcel 05814004200

Results-

CASE 2024-062 (Council District - 6)

Jonathan Murray, appellant and **URBAN HOUSING SOLUTIONS, INC.**, owner of the property located at **701 PORTER RD**, requesting an Item D appeal in the R6/OV-UZO District. The appellant is seeking to construct an addition to a non-conforming structure. 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-Addition

Map Parcel 08306030400

Results-

CASE 2024-063 (Council District - 5)

Hines, appellant and **1218 DICKERSON, LLC**, owner of the property located at **1218,1224, 1236 DICKERSON PIKE, 5 LIGON AVENUE, 1055 WHITES CREEK PIKE**, requesting a special exception for setback and height requirements in the CS-NS/OV-UDO/MDHA-SL/OV-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, 07114035500, 07114038500

Results-

CASE 2024-064 (Council District - 19)

Forstone Capital LLC, appellant and **REED DISTRICT LANDCO PARTNERS, LLC**, owner of the property located at **1525 CHURCH ST; 1520, 1518, 1516, 1514 ,1512, 1510, 1508,1502,1500, 1501, 1509, 1511, 1515, 1517, 1519, 1521 and 1523 Hayes St; 1406, 1408,1530,1518, 1516, 1512, 1510, 1506, 1504,1502 and 1500 Broadway; 110 and 131 15th Ave N; 116 and 112 16th Ave N**, requesting a special exception from height at the setback and within the slope control plane in the CF/OV-UZO District. The appellant is constructing a mixed-use development. Referred to the Board under Section 17.12.060 F. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Commercial, Mixed Use	Map Parcel
09212036600,09212043300,09212043400,09212043500,09212043600,09212043700, 09212043800,09309001700,09309001900,09309002000,09309002100,09309002300, 09309002400,09212043900,09212044000,09212044100,09212044200,09212044300, 09309010100,09309010200,09212044600,09309002500,09309002600, 09309002700,09309002800,09309002900,09309003000,09309003100,09309003200, 09309008400,09309001800, 09212044400,09212044500	

Results-

CASE 2024-065 (Council District - 6)

Brandon Etheridge, appellant and **LIGHTHOUSE GALLATIN PARTNERS, LLC**, owner of the property located at **2820 GALLATIN PIKE**, requesting variances from rear setback and landscape buffer requirements in the MUL-A/OV-UZO/OV-UDO District. The appellant is constructing an office space. Referred to the Board under Section 17.12.020D, 17.24.230, 17.24.240C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Office	Map Parcel 07210015500
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Results-

NOTICE: If any accommodations are needed for individuals with disabilities who wish to be present at this meeting, please request the accommodation through hubNashville at <https://nashville.gov/hub-ADA-boards> or by calling (615) 862-5000. Requests should be made as soon as possible, but 72 hours prior to the scheduled meeting is recommended.