

DOCKET

5/16/2024

**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

CASE 2024-050 (Council District - 21)

Guefen Construction Services, LLC, appellant and **3025 CHARLOTTE AVENUE GROUND OWNER, LLC**, owner of the property located at **3025 CHARLOTTE AVE**, requesting a variance in setback requirements in the ORI-A/OV-UZO District. The appellant is seeking to construct a monument sign. Referred to the Board under Section 17.32.070, 17.32.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B. Deferred from the April 4, 2024 BZA meeting.

Use-Sign

Map Parcel 09214010400

RESULT -

CASE 2024-058 (Council District - 2)

Anthony Eubanks, appellant and **CARTER, MARSHALL A.D.& DIANE L.**, owner of the property located at **2412 OLD MATTHEWS RD**, requesting a variance in rear setback requirements in the R8 District. The appellant is seeking to construct the rear unit on a two single-family lot. Referred to the Board under Section 17.12.020A. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use- Two-Family

Map Parcel 07101014700

RESULT -

CASE 2024-059 (Council District - 3)

Triumphant Church, appellant and **CHURCH OF JESUS CHRIST OF THE APOSTOLIC FAITH**, owner of the property located at **1390 OLD HICKORY BLVD**, requesting a special exception in the R20/OV-FLD District. The appellant is seeking to construct an adult daycare facility. Referred to the Board under Section 17.16.170. The appellant alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Adult Daycare

Map Parcel 03200010100

RESULT -

CASE 2024-063 (Council District - 5)

Forstone Capital LLC, appellant and **1218 DICKERSON, LLC**, owner of the property located at **1218, 1224, 1236 DICKERSON PIKE; 5 LIGON AVE; 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 alleged the Board would have jurisdiction under Section 17.40.180 C. Deferred from the May 2, 2024 BZA meeting.

Use-Mixed Use

Map Parcel 07114039100, 07114035900,
07114035800,07114035500, 07114038500

RESULT -

CASE 2024-066 (Council District - 34)

The Ernst Group, LLC, appellant and **ERNST GROUP LLC**, owner of the property located at **3909 CROSS CREEK RD**, requesting a variance from street setback requirements in the R20 District. The appellant is seeking to construct a new single-family residence. Referred to the Board under Section 17.12.030. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use- Single-Family

Map Parcel 11714007000

RESULT -

CASE 2024-067 (Council District - 5)

Michael Craddock, appellant and **M SQUARED LLC**, owner of the property located at **715 CHEROKEE AVE**, requesting a variance in landscape buffer yard requirements in the IWD District. The appellant is seeking to construct a warehouse building. Referred to the Board under Section 17.24.230. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Warehouse

Map Parcel 07112007700

RESULT -

CASE 2024-068 (Council District - 21)

John Eldridge, appellant and **EKS PROPERTY MANAGEMENT**, owner of the property located at **1213 SCOVEL ST**, requesting a variance in street setback requirements in the R6/OV-UZO/MDHA-JS District. The appellant is seeking to construct a single-family residence. Referred to the Board under Section 17.12.020A. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 08116032400

RESULT -

CASE 2024-070 (Council District - 3)

Michael Boyer, appellant and **BOYER, MICHAEL**, owner of the property located at **634 GIBSON DR**, requesting a variance in allowable size of an accessory building in the RS20 District. The appellant is seeking to construct a detached accessory garage. Referred to the Board under Section 17.12.050. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 05104002200

RESULT -

CASE 2024-071 (Council District - 34)

Chandler Ventures, LLC, appellant and **CHANDLER VENTURES, LLC**, owner of the property located at **0 OLD HICKORY BLVD**, requesting a variance in street setback requirements in the R40 District. The appellant is seeking to construct a single-family home. Referred to the Board under Section 17.12.030. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 15811006200

RESULT -

CASE 2024-072 (Council District - 35)

Randy Howington, appellant and **HOWINGTON CONSTRUCTION LLC**, owner of the property located at **9022 HIGHWAY 70**, requesting special exception in the AR2A District. The appellant is seeking to construct an indoor batting facility. Referred to the Board under Section 17.16.220H/17.40.180C. The appellant alleged the Board would have jurisdiction under Section 17.40.180 C. Deferred to the June 20, 2024 BZA meeting.

Use-Recreation Center

Map Parcel 12600009600

RESULT -

CASE 2024-073 (Council District - 20)

Dr. Paul Bucchi, appellant and **HORBAL, JONATHAN**, owner of the property located at **6612 FLEETWOOD DR**, requesting a variance in street setback requirements in the RS40 District. The appellant is seeking to construct a single-family home. Referred to the Board under Section 17.40.370. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 10212000500

RESULT -

CASE 2024-074 (Council District - 17)

Elizabeth Compton Thomason, appellant and **THOMASON, NICHOLAS R & COMPTON, ELIZABETH S**, owner of the property located at **2806 W KIRKWOOD AVE**, requesting a variance in setback requirements in the OV-UZO/R8 District. The appellant is seeking to construct a single-family residence. Referred to the Board under Section 17.12.020. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 11802010100

RESULT -

NOTICES

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.

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, March 28, 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.