

D O C K E T

6/6/2024

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
MS. MINA JOHNSON
MR. ROBERT RANSOM

CASE 2024-017 (Council District - 1)

Barge Civil Associates, LLC, appellant and **BOND, GLADYS**, owner of the property located at **4460 ASHLAND CITY HWY, 4309 CATO RD**, requesting a special exception and variance in street standing in the RS15/OV-FLD District. The appellant is seeking to construct 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. Deferred from the March 7, 2024 BZA meeting.

Use-Religious Institution

Map Parcel 06900000200, 05800004900

Result:

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 2024-050 (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. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B. Deferred from the May 16, 2024 BZA meeting.

Use-Sign

Map Parcel 09214010400

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, 1515, 1517, 1519, 1521, 1523, 1508, 1502, 1500, 1501, 1509,1511 HAYES ST, 116, 112 16TH AVE N, 1530, 1518, 1516, 1512, 1408, 1406, 1500,1502, 1504 ,1506, 1510 BROADWAY, 131,110 15TH 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 Map Parcel:09212036600, 09212043300, 09212043400, 09212043500, 09212043600,09212043700, 09212043800, 09212043900, 09212044000, 09212044100, 09212044200, 09212044300, 09212044400, 09212044500, 9212044600, 09309001700, 09309001800, 09309001900, 09309002000, 09309002100, 09309002300, 09309002400, 09309002500, 09309002600, 09309002700, 09309002800, 09309002900, 09309003000, 09309003100, 09309003200, 09309008400, 09309010100, 09309010100, 09309010200, 09309008400, 09309010100, 09309010200

Results-

CASE 2024-077 (Council District - 7)

Residents of the 1400 Block of Corder Drive, appellant and **BL & BW INVESTMENT PROPERTIES, LLC**, owner of the property located at **1411 CORDER DR**, requesting an Item A appeal challenging the Zoning Administrator's issuance of permit number 2024018676 in the R10 District. Referred to the Board under Section 17.40.180 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Single-Family

Map Parcel 072163X00200CO

Results-

CASE 2024-078 (Council District - 20)

Breana Kenworthy, appellant and **265 WHITE BRIDGE ROAD, LLC**, owner of the property located at **265 WHITE BRIDGE PIKE 207**, requesting a special exception to allow for a dog kennel in the CS, UZO District. Referred to the Board under Section 17.16.175 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Kennel

Map Parcel 10302011900

Results-

CASE 2024-080 (Council District - 5)

Tom Keesee, appellant and **TRINOVUS, LLC**, owner of the property located at **1347 PENNOCK AVE**, requesting a variance from side street setback requirements in the RS5, OV-DDU District. The appellant is seeking to construct a single-family home. Referred to the Board under Section 17.12.030 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 07115018600

Results-

CASE 2024-082 (Council District - 27)

Ciang L Niang, appellant and **SHALOM UNITED PENTECOSTAL CHURCH INTER.**, owner of the property located at **248 TUSCULUM RD**, requesting a special exception to allow for an additional structure at a religious institution in the R10 District. 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 16200000200

Results-

CASE 2024-083 (Council District - 15)

Yuriy Lutsenko, appellant and owner of the property located at **3125 WINDEMERE CIR**, requesting a special exception to allow for a day care in the RS20 District. 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-Day Care

Map Parcel 08408008002

Results-

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.