

**BZA Results**

**6/6/2024**

**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**

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**MR. ROSS PEPPER, Chairman  
MS. CHRISTINA KARPYNEC Vice-Chair  
MR. PAYTON BRADFORD  
MR. JOSEPH COLE  
MS. ASHONTI DAVIS  
MS. MINA JOHNSON  
MR. ROBERT RANSOM**

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**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 a church sanctuary. Referred to the Board under Section 17.16.170. The appellant alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 06900000200

**RESULT – DEFERRED to the June 20, 2024.**

**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 alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 11801002200

**RESULT – DENIED.**

**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

**RESULT – DEFERRED to the June 20, 2024.**

**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 alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Sign

Map Parcel 09214010400

**RESULT – DEFERRED to the June 20, 2024.**

**CASE 2024-064 (Council District - 19)**

**Hines**, 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

**RESULT – GRANTED.**

**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 alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Single-Family

Map Parcel 072163X00200CO

**RESULT – DENIED.**

**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 alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Kennel

Map Parcel 10302011900

**RESULT – GRANTED.**

**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 alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 07115018600

**RESULT – GRANTED.**

**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 alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 16200000200

**RESULT – GRANTED with the conditions that the appellant conduct a traffic study.**

**CASE 2024-083 (Council District - 15)**

**Yuriy Lutsenko**, appellant and **LUTSENKO, YURIY & YULIYA**, owner of the property located at **3125 WINDEMERE CIR**, requesting a special exception to allow for a adult day care in the RS20 District. The appellant is seeking a special exception for a adult day care. Referred to the Board under Section 17.16.170. The appellant alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Day Care

Map Parcel 08408008002

**RESULT – DEFERRED to the June 20, 2024.**