

**D O C K E T**

**8/1/2024**

**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**

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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 2024-060 (Council District - 6)**

**Brandon McDonald**, appellant and **URBAN DWELL HOMES LLC**, owner of the property located at **1433 PORTER RD**, requesting variances in height, stories and size requirements in the R6/OV-COD/OV-UZO District. The appellant is seeking to construct a single family home. Referred to the Board under Section 17.36.470.B.1 & 17.36.470.C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Residential

Map Parcel 072154M00200CO

Results-

**CASE 2024-099 (Council District - 16)**

**St. George Coptic Orthodox Church**, appellant and **ST GEORGE COPTIC ORTHODOX CHURCH**, owner of the property located at **2412 FOSTER AVE**, requesting a special exception to allow for an addition to existing building in the RS5 District. The appellant is seeking to construct a sunday school and gymnasium building. Referred to the Board under Section. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 11905007400

Results-

**CASE 2024-101 (Council District - 11)**

**Fulmer Lucas Engineering**, appellant and **GUB CONTRACTORS, INC.**, owner of the property located at **640 OLD HICKORY BLVD**, requesting a special exception to allow for a new golf range facility, food and beverage service in the RS40 District. Referred to the Board under Section. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Golf Course

Map Parcel 04300002100

Results-

**CASE 2024-102 (Council District - 17)**

**Mainland 8th, LLC**, appellant and **MAINLAND 8TH, LLC**, owner of the property located at **2211 8TH AVE S, 2207 8TH AVE S**, requesting a special exception from the height requirements in the CS District. The appellant is seeking to construct a multi-use and multi-family residential development. Referred to the Board under Section 17.12.035 D, 17.12.060 F. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Multi-Family

Map Parcel 10514006500

**CASE 2024-107 (Council District - 21)**

**Roberto Gutierrez**, appellant and **JMS PROPERTY GROUP, LLC**, owner of the property located at **2830 CLIFTON AVE**, requesting a variance from the front setback variance in the RS5 District. The appellant is seeking to construct a single-family residence. Referred to the Board under Section. The appellant has alleged the Board would have jurisdiction under Section 17.40.180.

Use-Single-Family

Map Parcel 09206034000

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](mailto: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.