

BZA Results

8/1/2024

**METROPOLITAN BOARD OF ZONING APPEALS
P O BOX 196300
METRO OFFICE BUILDING
NASHVILLE, TENNESSEE 37219-6300**

**Meeting held at the Metro Nashville Board of Education
2601 Bransford Avenue, Board of Education Meeting Room**

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

OLD BZA BUSINESS

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.

Use-Recreation Center

Map Parcel 12600009600

RESULT – DEFERRED to the 8/15/24 BZA meeting. (4-0)

NEW BZA BUSINESS

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 alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Residential

Map Parcel 072154M00200CO

RESULT - GRANTED. (5-0)

CASE 2024-099 (Council District - 16)

St. George Coptic Orthodox Church, appellant and 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 alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 11905007400

RESULT – DEFERRED to the 9/19/24 BZA meeting. (5-0)

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 gold range facility, food and beverage in the RS40 District. Referred to the Board under Section. The appellant alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Golf Course

Map Parcel 04300002100

RESULT - GRANTED. (5-0)

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 mix family residential development. Referred to the Board under Section 17.12.035 D, 17.12.060 F. The appellant alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Multi-Family

Map Parcel 10514006500, 10514006600

RESULT – GRANTED with conditions that the appellant follow all planning required conditions. (5-0)

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 alleged the Board would have jurisdiction under Section 17.40.180.

Use-Single-Family

Map Parcel 09206034000

RESULT - GRANTED. (4-1)

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.