

**BZA Results**

**9/19/2024**

**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  
MS. MINA JOHNSON**

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**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 10/03/24 BZA Meeting.**

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

Use-Religious Institution

Map Parcel 11905007400

**RESULT – GRANTED.**

**CASE 2024-108 (Council District - 5)**

**Dylan Heath**, appellant and **HEATH, DYLAN & HARRISON, CASSIDY**, owner of the property located at **714 MANSFIELD ST**, requesting an item D appeal to change a legally non-conforming structure in the RS5 District. The appellant is seeking to construct an addition to residence. Referred to the Board under Section. The appellant alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Single-Family

Map Parcel 08208020600

**RESULT – GRANTED.**

**CASE 2024-109 (Council District - 23)**

**Mike Ireland**, appellant and **MCNUTT, STEVEN T. & MCCORMICK, ROBERT S.**, owner of the property located at **628 GEORGETOWN DR**, requesting a variance from street setback in the RS40 District. The appellant is seeking to construct a roof over an existing front deck. Referred to the Board under Section 17.12.030 C3. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 11503009500

**RESULT – GRANTED.**

**CASE 2024-110 (Council District - 6)**

**The Gallatin Hotel**, appellant and **2518 GALLATIN PARTNERS, LLC**, owner of the property located at **2510 GALLATIN AVE**, requesting variance from street setback in the MUL-A District. Referred to the Board under Section. The appellant has alleged the Board would have jurisdiction under Section 17.40.180.

Use- Monument Sign

Map Parcel 07213038300

**RESULT – GRANTED.**

**CASE 2024-111 (Council District - 31)**

**Karmen McKenna**, appellant and **PIGUE, STEPHEN D**, owner of the property located at **6268 NOLENSVILLE PIKE**, requesting Special Exception in the CS District. Referred to the Board under Section. The appellant alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Kennel

Map Parcel 17300006800

**RESULT - GRANTED**

**CASE 2024-113 (Council District - 5)**

**Brian Bandas**, appellant and **TITAN DEV GRP**, owner of the property located at **701 DOUGLAS AVE**, requesting a special exception from the C Type landscape buffer requirements in the CS District. Referred to the Board under Section 17.24.040. The appellant alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Multi-Family

Map Parcel 07116005000

**RESULT – GRANTED WITH CONDITIONS including the conditions that the appellant follow all planning conditions, screening wall placed on the north property line, 6 foot opaque privacy fence on the east property line and tree density must be met.**

**CASE 2024-114 (Council District - 21)**

**Robert Hudson**, appellant and **O.I.C. KID HOLDINGS TOWNHOMES**, owner of the property located at **605 C 21ST AVE N**, requesting a special exception from the skyplane and setback in the OR20-A District. The appellant is seeking to construct a multi-family townhome building. Referred to the Board under Section. The appellant alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Multi-Family

Map Parcel 092110I90000CO

**RESULT – GRANTED.**

**CASE 2024-115 (Council District - 25)**

**Frank Marco**, appellant and **MARCO, FRANK J.**, owner of the property located at **3424 SPRINGBROOK DR**, requesting a variance from the street setback requirements in the R10 District. The appellant is seeking to construct an addition on the front of their residence. Referred to the Board under Section 17.12.030 C 3. The appellant alleged the Board would have jurisdiction under Section 17.40.180.

Use-Single-Family

Map Parcel 118100H00100CO

**RESULT – DEFERRED to the 10/03/24 BZA Meeting.**

**CASE 2024-116 (Council District - 14)**

**Bank of America, N.A.**, appellant and **LINEBERRY PROPERTIES, INC.**, owner of the property located at **4026 LEBANON PIKE**, requesting a variance from parking requirements in the CL District. The appellant is seeking to construct a bank. Referred to the Board under Section 17.20.030. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commercial

Map Parcel 07513024100

**RESULT – GRANTED.**

**CASE 2024-117 (Council District - 13)**

**Patrick Napier**, appellant and **HILLSIDE CROSSING, LLC**, owner of the property located at **717 SPENCE LN**, requesting a special exception from the adaptive residential requirements in the IR District. Referred to the Board under Section 17.16.160 C 1 b. The appellant alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Multi-Family

Map Parcel 10600010900

**RESULT – GRANTED.**

**CASE 2024-118 (Council District - 8)**

**Bozman Sign Company**, appellant and **HTI MEMORIAL HOSPITAL CORPORATION**, owner of the property located at **855 SKYLINE RIDGE DR**, requesting a variance from street setback in the OR20 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-Monument Sign

Map Parcel 05100021700

**RESULT – GRANTED.**