

**D O C K E T**

**10/3/2024**

**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 2024-119 (Council District - 1)**

**Rick Freitag**, appellant and **FRIDAY PROPERTIES, INC.**, owner of the property located at **8661 WHITES CREEK PIKE**, requesting an Item D appeal to change a legally non-conforming structure in the AR2A District. The appellant is seeking to use the current structure for storage. Referred to the Board under Section. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Building Contractor Supply

Map Parcel 00400000100

Results-

**CASE 2024-220 (Council District -30)**

**Jorge Lopez**, appellant and **O.I.C. HOMES AT 322 WALLACE ROAD**, owner of the property located at **600 B, 605,607,609,611,613,615,617,619,621,621,6 23,630, 628,626,618,620,620,616,614,622,624,612,610,601,602,604,606,608 WALLACE CT**, requesting a special exception from the interior planting requirements in the RM15-A District. Referred to the Board under Section. The appellant has alleged the Board would have jurisdiction under Section 17.40.180

Use- Map Parcel 147040A90000CO, 147040A02500CO, 147040A02400CO, 147040A02300CO, 147040A02200CO, 147040A02100CO, 147040A02000CO, 147040A01900CO, 147040A01800CO, 147040A01700CO, 147040A01600CO, 147040A01500CO, 147040A01400CO, 147040A01300CO, 147040A01200CO, 147040A01100CO, 147040A00800CO, 147040A00700CO, 147040A01000CO, 147040A00900CO, 147040A00600CO, 147040A00500CO, 147040A02600CO, 147040A00400CO, 147040A00300CO, 147040A00200CO, 147040A00100CO

Results- **WITHDRAWN BY APPELLANT**

**CASE 2024-221 (Council District - 3)**

**Tony Cocchiola**, appellant and **3544 DICKERSON LLC**, owner of the property located at **3544 DICKERSON PIKE**, requesting a variance from parking requirements in the CS District. The appellant is seeking to construct a commercial building. Referred to the Board under Section. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Retail

Map Parcel 05000003700

Results-

**CASE 2024-222 (Council District - 15)**

**Outfront Media**, appellant and **UNIFIRST CORPORATION**, owner of the property located at **813 MASSMAN DR**, requesting a variance from the residential setback district in the IR District. The appellant is seeking to convert a static to digital billboard. Referred to the Board under Section. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Billboard

Map Parcel 10600004100

Results-

**CASE 2024-223 (Council District - 17)**

**Brian Hubbard**, appellant and **MCEWEN, THOMAS C. REVOCABLE LIVING TRUST**, owner of the property located at **601 HAGAN ST**, requesting a variance for rear setback requirements in the IWD District. The appellant is seeking to construct retail building. Referred to the Board under Section. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commercial

Map Parcel 10507047300

Result

**CASE 2024-224 (Council District - 2)**

**Paul Simiyu**, appellant and **TRIPLEM DEVELOPMENT, LLC & MNG INVESTMENTS, LLC**, owner of the property located at **1113, 1115, 1117, 1119 BRICK CHURCH PIKE**, requesting a special exception from the adaptive residential requirements in the CS District. The appellant is seeking to construct two family residence. Referred to the Board under Section 17.16.030 F 2 B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Two-Family Map Parcel 07114034200, 07114034200A, 07114034100, 07114034000

Results-

**CASE 2024-225 (Council District - 9)**

**Paul Simiyu**, appellant and **CHAMPONNOIS, LAURENT**, owner of the property located at **1532 NEELYS BEND RD**, requesting a special exception from the adaptive residential requirements in the CN District. The appellant is seeking to construct two single-family residences. Referred to the Board under Section 17.16.030 F. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Two Family

Map Parcel 06300000600

Results-

**CASE 2024-226 (Council District - 16)**

**Black Bear Holding, LLC**, appellant and owner of the property located at **1003, 1005, 1007 ANTIOCH PIKE**, requesting a variance from the front setback in the RS7.5 District. The appellant is seeking to construct 3 single-family homes. Referred to the Board under Section. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 13300014600, 13300014700,13300014800

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.