

**D O C K E T**

**12/19/2024**

**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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**OLD BZA BUSINESS**

**CASE 2024-242 (Council District - 9)**

**Fred Brooks**, appellant and owner of the property located at **1633 B PAWNEE TRL**, requesting a variance from the side setback in the RS40 District. The appellant is seeking to construct a pole barn with a carport. Referred to the Board under Section 17.12.020 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Detached Structure

Map Parcel 06300007200

Results-

**CASE 2024-244 (Council District - 34)**

**Mission Homes, LLC**, appellant and **MARK ONE DEVELOPMENT, LLC**, owner of the property located at **3508 FOXHALL RD**, requesting an Item A appeal challenging the Zoning Administrator's denial/cancelation of permit in the RS10 District. Referred to the Board under Section Section17.40.180A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Single-Family

Map Parcel 11705020300, 11705020200

**Results- DEFERRED to the January 16, 2025 BZA Meeting.**

**CASE 2024-248 (Council District - 11)**

**Henry Jojola**, appellant and owner of the property located at **213 B RISING SUN TER**, requesting a variance from side setback and materials in the RS30 District. The appellant has an existing metal detached garage. Referred to the Board under Section 17.12.020 A, 17.36.590. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Detached Structure

Map Parcel 05414009700

Results

**NEW BZA BUSINESS**

**CASE 2024-253 (Council District - 11)**

**Manuel Martinez**, appellant and **TINOCO, CATALINA HERNANDEZ**, owner of the property located at **115 B WARREN DR**, requesting a variance from height requirements in the RS10 District. The appellant as an existing detached garage. 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 04304000500

**Results- WITHDRAWN**

**CASE 2024-254 (Council District - 30)**

**ROSHAWNA WHITTINGTON-LYONS** appellant and owner of the property located at **200 BREVARD CT**, requesting a special exception from the daycare requirements in the R10 District. The appellant is seeking to open a daycare for up to 12 children. Referred to the Board under Section 17.16.170 D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Daycare

Map Parcel 13312030600

Results-

**CASE 2024-255 (Council District - 34)**

**Home Capital LLC**, appellant and owner of the property located at **1411 OLD HICKORY BLVD**, requesting a variance from the fence height requirements in the R40 District. The appellant has constructed a privacy fence. Referred to the Board under Section 17.12.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 15900015500

**Results- DEFERRED to the February 6, 2025 BZA Meeting.**

**CASE 2024-256 (Council District - 2)**

**Joshua McDonald**, appellant and **XE DEVELOPMENT COMPANY, LLC**, owner of the property located at **2708 A TUCKER RD**, requesting a special exception for the adaptive residential use requirements in the CL District. Referred to the Board under Section 17316.030 F. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Single-Family

Map Parcel 070060C00100CO

Results-

**CASE 2024-257 (Council District - 10)**

**Outfront Media**, appellant and **CITY OF GOODLETTSVILLE**, owner of the property located at **2436 GALLATIN PIKE**, requesting a variance from digital billboard requirements in the CS District. The appellant is seeking to convert a static to a digital billboard. Referred to the Board under Section 17.32.050 G. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Billboard

Map Parcel 02600006200

Results-

**CASE 2024-258 (Council District - 5)**

**Cameron Weiss**, appellant and owner of the property located at **317 HANCOCK ST**, requesting a variance from fence height requirements in the SP District. The appellant has constructed a side privacy fence. Referred to the Board under Section 17.12.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 08207018000

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.