

D O C K E T

2/1/2024

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**

**MR. ROSS PEPPER, Chairman
MS. CHRISTINA KARPYNEC, Vice-Chair
MR. PAYTON BRADFORD
MR. JOSEPH COLE
MS. ASHONTI DAVIS
MR. TOM LAWLESS
MR. ROBERT RANSOM**

NOTICE: 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, **January 25, 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.

CASE 2023-151 (Council District - 8)

Rylan Aaseby, appellant and **MCH DEVELOPMENT, LLC**, owner of the property located at **222 OLD AMQUI RD**, requesting a variance in allowable height requirements in the RM9-NS District. The appellant is seeking to construct 8 single family townhomes. Referred to the Board under Section . The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use- Multi-Family

Map Parcel 042040B90000CO

Results-

CASE 2023-154 (Council District - 17)

Jonathan McNabb, appellant and **ARGYLE & RIDLEY LLC**, owner of the property located at **1805 RIDLEY BLVD**, requesting special exceptions to increase height and reduce setbacks in the ORI/UZO District for a multi-family development. Referred to the Board under Section 17.12.035D & 17.12.060F. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use- Multi-Family

Map Parcel 10510035500

Results-

CASE 2023-156 (Council District - 6)

Jay Fulmer, appellant and **921 WOODLAND PARTNERS, LLC**, owner of the property located at **921 WOODLAND ST**, requesting a variance to allow a structure in the rear setback in the MUL-A/OV-UZO District to construct an open-air structure portable kitchen. Referred to the Board under Section 17.12.020D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use- Restaurant

Map Parcel 08212034000

Results-

CASE 2024-006 (Council District - 21)

Shetika Davis, appellant and **MORRIS, EDWARD A.**, owner of the property located at **3304 CLIFTON AVE**, requesting a special exception in the RS5/OV-UZO District to operate a home daycare for up to 12 children. Referred to the Board under Section 17.16.170D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use- Daycare

Map Parcel 09205026100

Results-

CASE 2024-008 (Council District - 2)

Catalyst Design Group, appellant and **APEX RIVERSTONE, LLC**, owner of the property located at **230 CUMBERLAND BND**, requesting a variance in parking requirements in the MUG-NS District for a mixed use multi-family building. Referred to the Board under Section 17.20.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use- Mixed-Use

Map Parcel 07113001500

Results-

CASE 2024-009 (Council District - 28)

John Gore - Barge Civil Associates, appellant and **METRO GOV'T**, owner of the property located at **2491 MURFREESBORO PIKE**, requesting a special exception in the R15/AR2A District to construct a new police precinct. Referred to the Board under Section 17.16.200 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use- Safety Services

Map Parcel 14900032700

Results-

CASE 2024-011 (Council District - 9)

Farhad Roozbahan, appellant and **UNION REAL ESTATE INVESTMENT, INC**, owner of the property located at **109 EDGEMEADE BLVD** and **1815 Gallatin Pk. N.**, requesting a variance in side street setback requirements in the CS/OV-FLD District to maintain and existing storage shed. Referred to the Board under Section 17.12.030B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use- Commercial

Map Parcel 03413005400

Results-

CASE 2024-013 (Council District - 2)

Preston Ayer, appellant and **PMC PROPERTIES, LLC**, owner of the property located at **1212 BAPTIST WORLD CENTER DR**, requesting variances in perimeter landscape strip and driveway width in the IWD District. The appellant is seeking to construct a mixed use building. Referred to the Board under Section 17.24.150; 17.20.060. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use- Mixed-Use

Map Parcel 07114025200

Results-

CASE 2024-014 (Council District - 5)

Mike Lorrain, appellant and **FIFTH GENERATION PARTNERS**, owner of the property located at **2629 GALLATIN PIKE**, requesting a variance in frontage requirement in the MUL-A/OV-UZO/OV-UDO District. The appellant is seeking to construct a drive-thru. Referred to the Board under Section 17.12.020D3B,H-iii. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use- Commercial

Map Parcel 07210010600

Results-

CASE 2024-016 (Council District - 6)

Jamie Schlink, appellant and owner of the property located at **1401 PRESTON DR**, requesting a variance in street setback requirements in the R10 District to construct an addition to the front of the residence. Referred to the Board under Section 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use- Residential

Map Parcel 083040W00100CO

Results-

CASE 2024-017 (Council District - 1)

Barge Civil Associates, LLC, appellant and **BOND, GLADYS**, owner of the property located at **4460 ASHLAND CITY HWY and 4309 Cato Rd.**, requesting a special exception in the RS15 District to construct a church sanctuary. Referred to the Board under Section 17.16.170. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use- Religious Institution

Map Parcel 06900000200

Results-

CASE 2024-019 (Council District - 18)

Todd Shirk, appellant and **ISLAMIC CENTER OF NASHVILLE**, owner of the property located at **1312 SWEETBRIAR AVE**, requesting a special exception in the R8/OV-UZO District. The appellant is seeking to construct an offsite parking lot. Referred to the Board under Section 17.16.170 E. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use- Religious Institution

Map Parcel 11801002200

Results-

CASE 2024-020 (Council District - 27)

Father Boutros, appellant and **ST. MINA COPTIC ORTHODOX CHURCH OF TENNESSEE**, owner of the property located at **5065 CHERRYWOOD DR**, requesting a special exception in the R10 District. The appellant is seeking to construct a new gym and fellowship hall. Referred to the Board under Section 17.16.170E. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use- Religious Institution

Map Parcel 16103002800

Results-