

**D O C K E T**

**7/17/2025**

**1:00 P.M.**

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

**Meetings held at the Metropolitan Nashville Board of Education  
Board Room, 2601 Bransford Ave, Nashville TN 37204**

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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 2025-042 (Council District - 7)**

**Sway Estates**, appellant and **SWAY ESTATES LLC**, owner of the property located at **1295 SUNNYMEADE DR**, requesting a variance from the street setback requirements in the RS7.5 District. The appellant is seeking to construct a single-family residence. Referred to the Board under Section 17.20.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B. **Tied up on votes on a motion to approve 3-2-2**

Use-Single-Family

Map Parcel 06116038100

Results-

**CASE 2025-047 (Council District - 34)**

**Frank Hodges**, appellant and **GULCH DEVELOPMENT CORPORATION, LLC**, owner of the property located at **4601 GENERAL LOWREY DR**, requesting An Item A appeal challenging the Zoning Administrator's determination on what is the front façade of the proposed single-family home. in the RS40 District. . Referred to the Board under Section 17.40.180 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A. **Tied up on votes to Overturn the Zoning Administrator 3-1.**

Use-Single-Family

Map Parcel 13110003900

Results-

**CASE 2025-052 (Council District - 22)**

**A New Leaf School**, appellant and **GREATER NASHVILLE UNITARIAN UNIV.CONG.**, owner of the property located at **374 HICKS RD**, requesting a special exception to allow for the extension of a day-care on a residential zone parcel in the R20 District. Referred to the Board under Section 17.16.170 C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Day-Care

Map Parcel 14200001900

Results-

**CASE 2025-056 (Council District - 11)**

**James Kee**, appellant and **WARREN, DOROTHY E.**, owner of the property located at **108B ROLLING MILL RD**, requesting a variance from the rear setback requirements in the RS30 District. The appellant is seeking to construct a detached carport. 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-Detached Carport

Map Parcel 05413005600

Results-

**CASE 2025-059 (Council District - 3)**

**BARBARA MOORE** appellant and owner of the property located at **508 CUNNIFF PKWY**, requesting a special exception to allow for a home daycare in the RS20 District. The appellant is seeking a special exception for at home daycare. 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-Day-Care

Map Parcel 03314004400

Results-

**CASE 2025-060 (Council District - 10)**

**Ali R Nouri**, appellant and **ESMAEILI, FARNAZ**, owner of the property located at **332 SHEPHERD HILLS DR**, requesting a variance from the street setback requirements in the R20 District. The appellant is seeking to construct a duplex. 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-Duplex

Map Parcel 034110A00100CO

Results-

**CASE 2025-061 (Council District - 24)**

**Kevin & Courtney Christian**, appellant and owner of the property located at **325 GREENWAY AVE**, requesting a variance from street setback requirements in the RS7.5 District. The appellant has constructed a fence. Referred to the Board under Section 17.12.020. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Fence

Map Parcel 10405034000

Results-

**CASE 2025-062 (Council District - 7)**

**WANDA BARR, STUART &**, appellant and owner of the property located at **1902 PINEHURST DR**, requesting a special exception to allow for daycare in the R10 District. 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-Day-care

Map Parcel 07212024500

Results-

**CASE 2025-063 (Council District - 25)**

**Lamar Advertising**, appellant and **JIM CROSSMAN REALTY, LLC**, owner of the property located at **4010 HILLSBORO PIKE**, requesting a variance from distance regulation requirements in the SCR District. The appellant is seeking a digital billboard. Referred to the Board under Section 17.32.050. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Digital Billboard

Map Parcel 11714014900

Results-

**CASE 2025-064 (Council District - 17)**

**James Bobel**, appellant and owner of the property located at **1721 15TH AVE S**, requesting a variance from the street setback in the RS5 District. The appellant has constructed a 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-Fence

Map Parcel 10509000200

Results-

**CASE 2025-065 (Council District - 17)**

**Andy Beaird**, appellant and **HINSON, DAVID W.**, owner of the property located at **806 HILLVIEW HTS**, requesting a special exception from the street, side and rear setback requirements in the RM40 District. The appellant is seeking to construct 22 townhomes. Referred to the Board under Section 17.12.035, 17.12.020. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Multi- Family

Map Parcel 10514021400

Results-

**CASE 2025-066 (Council District - 2)**

**Alex Crow**, appellant and **GEIST, ROBERT JOSEPH ETUX**, owner of the property located at **4850 BUENA VISTA PIKE**, requesting a variance from the street setback requirements in the RS10 District. The appellant is seeking to construct a single-family 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-Single-Family

Map Parcel 05900005600

Results-

**CASE 2025-067 (Council District - 19)**

**Jerald Finley**, appellant and **FINLEY, JERALD K JR & JENNIFER E REV INTER VIVOS TRUST**, owner of the property located at **612 HUME ST**, requesting a variance on fence height and street setback requirements in the R6-A District. The appellant has constructed a 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-Fence

Map Parcel 081120P00100CO

Results-

**CASE 2025-068 (Council District - 19)**

**Chris Marconcini**, appellant and **614 HUME STREET TRUST**, owner of the property located at **614 HUME ST**, requesting a variance from the height and street setback requirements in the R6-A District. The appellant has constructed a 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-Fence

Map Parcel 081120P00200CO

Results-

**CASE 2025-069 (Council District - 6)**

**Mark & Mineko Hoffman**, appellant and **SCHULER, MARK & HOFFMANN, MINAKO FAMILY TRUST**, owner of the property located at **2011 B HACKBERRY LN**, requesting a variance from the height requirements in the RS7.5 District. The appellant is seeking to construct a detached garage. Referred to the Board under Section 17.12.060. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Detached Structure

Map Parcel 08306040400

Results-

**CASE 2025-070 (Council District - 7)**

**Marissa Biddle**, appellant and **BIDDLE ENTERPRISES, INC**, owner of the property located at **927 B CURDWOOD BLVD**, requesting a variance from height requirements in the RS7.5 District. The appellant is seeking to construct a detached garage. Referred to the Board under Section 17.12.060. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Detached Structure

Map Parcel 06111035800

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