

**BZA Results**

**10/2/2025**

**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 2025-088 (Council District - 15)**

**Lamar Advertising**, appellant and **MORENO FAMILY HOLDING, LLC**, owner of the property located at **2975 ELM HILL PIKE**, requesting a variance from the residential distance requirements in the IWD District. The appellant is seeking to construct a digital billboard. Referred to the Board under Section 17.32.050. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Digital Billboard

Map Parcel 10800003101

**RESULT – REHEARING TO THE December 4, 2025 BZA MEETING**

**CASE 2025-092 (Council District - 15)**

**Melissa H Swain**, appellant and owner of the property located at **2896 LYNCREST DR**, requesting a variance from the fence height requirements in the RS10 District. The appellant has constructed a fence. Referred to the Board under Section 17.12.020. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Fence

Map Parcel 09614009100

**RESULT - GRANTED**

**CASE 2025-098 (Council District - 15)**

**St Mary Villa**, appellant and **CATHOLIC DIOCESE OF NASHVILLE**, owner of the property located at **2800 MCGAVOCK PIKE**, requesting a special exception to allow for a daycare in the R15 District. Referred to the Board under Section 17.16.230. The appellant alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Daycare

Map Parcel 07300004200

**RESULT - GRANTED**

**CASE 2025-099 (Council District - 24)**

**Brooke Riebeling**, appellant and owner of the property located at **3422 HAMPTON AVE**, requesting a variance from the street & side setback requirements in the RS40 District. The appellant is seeking to construct additions. Referred to the Board under Section 17.12.030. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 11706005800

**RESULT - GRANTED**

**CASE 2025-100 (Council District - 15)**

**Kayley Hall**, appellant and **FSS HOLDINGS LLC**, owner of the property located at **810 ROYAL PKWY**, requesting a variance from the street setback requirements in the CS District. The appellant is seeking to construct a monument sign. Referred to the Board under Section 17.12.020. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Monument Sign

Map Parcel 10801008300

**RESULT – GRANTED WITH CONDITIONS- THE NEW SIGN IS TO BE AT THE SAME DISTANCE AS THE CURRENT SIGN**

**CASE 2025-102 (Council District - 18)**

**Jay Pennington**, appellant and owner of the property located at **2129 BELMONT BLVD**, requesting a variance from side setback & height requirements in the R8 District. The appellant has constructed a fence. Referred to the Board under Section 17.2.040. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Fence

Map Parcel 10416009600

**RESULT - GRANTED**

**CASE 2025-103 (Council District - 17)**

**Lexie & Carroll Rigler**, appellant and owner of the property located at **1724 15TH AVE S**, requesting a variance from the side setback and fence height requirements in the R6-A District. The appellant has constructed a fence. Referred to the Board under Section 17.020.40. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Fence

Map Parcel 10509001500

**RESULT - GRANTED**