



MINUTES

The Metropolitan Government of Nashville and Davidson County

Board of Fire and Building Code Appeals

Meeting Date: **Tuesday – October 14, 2025**
 Place: Development Service Conference Center, Metro office Building
 800 President Ronald Reagan Way
 Time: 9:00 A.M.

FIRE AND BUILDING BOARD MEMBERS	MEMBER TERM EXPIRES	MEMBER ATTENDANCE	STAFF PRESENT
Andy Berry	July 20, 2029	Absent	Shannon Roberts
Ilke Hanloser	July 19, 2026	Present	John Tyler
Marina Ntoupi - Chairman	June 20, 2029	Present	Macy Amos
Tim Prow -Vice Chairman	July 19, 2026	Present	Kelli Woodward
Devinder Sandhu	July 20, 2029	Absent	Joe Almon
Christopher Dunn	March 1, 2027	Present	Michael Figlio
Anthony Locke	March 1, 2026	Present	Scott Summerville
Laura Hollier	March 2, 2027	Absent	Will Dodd
Amy Hardin	March 1, 2029	Present	Theresa Hayes

AGENDA TOPICS

- I. **Call Meeting To Order**
- II. **Open Public Comment Period**
- III. **Appeal Cases**
- IV. **Other Business**
- V. **Approval Of Last Month’s Minutes**
- VI. **Adjournment**

I. CALL THE MEETING TO ORDER

II. OPEN PUBLIC COMMENT PERIOD – No one to comment at start of meeting. PERSONS WHO WISH TO COMMENT ON MATTERS THAT ARE GERMANE TO ITEMS ON THE AGENDA, MUST SIGN UP PRIOR TO THE BEGINNING OF THE MEETING. PLEASE SEE SECRETARY FOR SIGN UP SHEET.
TIME LIMIT ON TESTIMONY: The appellant along with all persons in support shall have 15 minutes total time to present their case. The appellant may petition the Board for additional time. If there is opposition, both sides shall be granted equal time. Any member of the Board may directly question a witness at any time during the testimony. Upon the conclusion of testimony, the public hearing shall be closed, and no further testimony or evidence shall be admitted except as the Board may permit.

III. APPEAL CASES

Appeal Case No. 20250081910

Represented by: David Peters

Site Address: **3001 Century Farms Circle
Antioch, TN 37013**

Map/Parcel Number: 17400029300

Appellant: Paul Greco

Parcel Owner: Drury Development Corporation

Code Provision: (1)-The Code of Metropolitan Government of Nashville and Davidson County, Tennessee, Title 17, Chapter 17.28, E., 2 states 'Correlated Color Temperature (CCT): All lighting sources, except for public playing fields and lighting on public property necessary for the proper functioning of security cameras, must have a correlated color temperature (CCT) at or below three thousand degrees Kelvin (3000 K). (2) - The Code of Metropolitan Government of Nashville and Davidson County, Tennessee, Title 17, Chapter 16.20.150, T. states "Article 410.10 of the 2017 NEC is amended by adding the following Section G: Parking Lots – Principal walkways and parking shall have a maintained minimum illuminance of 0.2 foot candles at grade. The average light level is not to exceed the average lighting levels set forth in the table below, as related to the Transect Category for the site as designated in the community Plans of NashvilleNext. Spill light at the property line shall not exceed 0.5 foot-candles measured at 3' above grade. (3) - The Code of Metropolitan Government of Nashville and Davidson County, Tennessee, Chapter 17.28.100 – Lighting – Defines uplighting as applications that direct light above a horizontal plane; Section D – (#5) – States that prohibited outdoor lighting includes "The use of uplighting, except when lighting a flag or other government endorsed symbol, and Section E – Architectural Lighting to have 90 degrees "Maximum Inclination Above Nadir". Reference: Dark Sky Ordinance – BL2020 – 535. See attached letter from Drury Development Corporation.

Applicant Appeals: Appellant proposes: (1) – That their Brand Standard CCT for parking lot lighting is 4000 degrees Kelvin and building mounted lighting is 3500 degrees Kelvin. These CCT's provide excellent color rendering and enhances visibility for security cameras. Cooler temperatures are best for outdoor commercial areas where high visibility and accurate identification are critical. This is essential for our guests to be safe and secure on our parking lots and building exterior. Utilizing 4000 K and 3500 K CCT light fixtures versus using 3000 K will have no impact on our neighbors. ; (2) – Our Transect Category is T-3 Suburban. Our Brand Standard recommend an average of 2.5 foot-candles for parking lot lighting with a minimum of 1 foot-candle and a maximum of 5 foot-candles, This enhances visibility for our Guests and security cameras. Higher light levels deter crime and we use light fixtures with highly controlled optics to keep light focused on our parking lot surface and keep light spill at our property line down. Our parking lot is surrounded by roadways, but we will still do our best to stay below the 0.5 foot-candle average in all locations. Revised photometric will be provided for review.; (3) – Drury designs uplighting into our buildings as an aesthetic design feature accentuating the building exterior materials, details and reveals. Uplighting also provides a wayfinding means for our guests can use to locate our building and increase overall security. Our uplighting will be focused on the top of the building and should not extend into the sky meeting the Nashville Dark Sky Ordinances. See attached letter from Drury Development Corporation.

Discussion:

Motion: Deny

Approved / Denied:

First: Dunn
Second: Prow

Denied
5-1
1-Approve
Hanloser

Appeal Case No. 20250081104

Represented by: James Carbine

Site Address: **1811 B Kimbark Drive
Nashville, TN 37215**

Map/Parcel Number: 131033F90000CO

Appellant: James Carbine

Parcel Owner: O.I.C. Enclave At Kimbark Amended

Code Provision: Per 2018 NFPA 1 - Section 18.5.7.1 requires a 36-inch clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved.

Applicant Appeals: Appellant proposes to provide per existing as built condition a 30-inch clear space around the fire hydrant and exterior wall of house.

Discussion:

Motion: Approve

Approved / Denied:

First: Locke
Second: Hanloser

Approved
6-0

Appeal Case No. 20250083908

Represented by: Matthew Lau

Site Address: **3 Opry Mills Drive, Food Court
Nashville, TN 37214**

Map/Parcel Number: 07300001700

Appellant: Matthew Lau

Parcel Owner: Opry Mills Operating Company, LLC

Code Provision: 2018 IBC 402.6.2 Kiosks. (Same as 2024 IBC) Kiosks and similar structures (temporary or permanent) located within the mall of a covered mall building or within the perimeter line of an open mall building shall meet the following requirements: 4. Each kiosk or similar structure or groupings thereof shall have an area not greater than 300 square feet.

Applicant Appeals: From the Applicant: We respectfully request approval of a variance to allow a Starbucks coffee kiosk of 400 sq ft, exceeding the current 300 sq ft maximum. The existing size limit does not provide sufficient space for the efficient operation required to prepare and serve the variety of products our customers expect. The additional space will allow for safe workflow, proper equipment placement, and improved customer service while maintaining compliance with all applicable building, fire, and ADA codes. Similar kiosk formats of this size have been successfully implemented in other malls without negative impact on pedestrian flow, safety, or aesthetics.

Discussion:

Case was denied on basis same information as previous appeal presented to the board -no changes/facts had changed from previous appeal

Motion: Deny

First: Dunn
Second: Hardin

Approved / Denied:

Denied
6-0

IV. <u>OTHER BUSINESS</u>		
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V. <u>APPROVAL OF MINUTES:</u> Changes: Approval By: Signature of Chairman _____	
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VI. <u>MOTION FOR ADJOURNMENT:</u>		
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If any accommodations are needed for individuals with disabilities who wish to be present at this meeting, please request the accommodation through hub Nashville 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.