

**D O C K E T**

**12/4/2025**

**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. 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 has alleged the Board would have jurisdiction under Section 17.40.180 B. **Deferred from November 6, 2025 BZA meeting.**

Use-Digital Billboard

Map Parcel 10800003101

Results-

**CASE 2025-112 (Council District - 17)**

**Brittany Cobb**, appellant and **JULIE COUCH INTERIORS, LLC**, owner of the property located at **1205 LINDEN AVE**, requesting a variance from the street setback requirements in the CS District. The appellant has constructed a sign. Referred to the Board under Section 17.32.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B. **Deferred from November 6, 2025, BZA meeting.**

Use-Commercial

Map Parcel 10513009400

Results-

**CASE 2025-114 (Council District - 12)**

**Dean Patel**, appellant and **GUJARAT CULTURAL ASSOCIATION**, owner of the property located at **631 OLD LEBANON DIRT RD**, requesting a special exception to allow for a cultural center in the RS15 District. The appellant is seeking to build a cultural center. Referred to the Board under Section 17.16.170. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C. **Deferred from November 6, 2025, BZA meeting.**

Use-Cultural Center

Map Parcel 08600022800

Results-

**CASE 2025-122 (Council District - 12)**

**Outfront Media**, appellant and **PARDUE FAMILY CENTRAL PIKE PARTNERSHIP**, owner of the property located at **4156 CENTRAL PIKE**, requesting a variance from the billboard conversion requirements in the SP District. The appellant is seeking to convert a static to 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. **Deferred from November 6, 2025, BZA meeting.**

Use-Billboard

Map Parcel 08600016200

Results-

**CASE 2025-123 (Council District - 18)**

**Belmont University**, appellant and owner of the property located at **1909 12TH AVE S**, requesting a variance from the street setback & fence height requirements in the OR20 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. **Deferred from November 6, 2025 BZA meeting.**

Use-Fence

Map Parcel 10509045300

Results-

**CASE 2025-126 (Council District - 24)**

**Adam Barber**, appellant and owner of the property located at **303 46TH AVE N**, requesting a variance from the fence height requirements in the RS7.5 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 09116009100

Results-

**CASE 2025-128 (Council District - 5)**

**Hal Fisher**, appellant and **FIDELIS INVESTMENT GROUP, LLC**, owner of the property located at **723 MYRTLE ST**, requesting a variance from the street setback variance in the RS5 District. The appellant is seeking to build a single-family residence. 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 08208019400

**Results- Deferred to the December 18, 2025 BZA meeting.**

**CASE 2025-129 (Council District - 18)**

**FastSigns**, appellant and **FENNELL, KIMBERLY S., TR. & WARNER, TREG P.**, owner of the property located at **2511 12TH AVE S**, requesting a variance from the street setback requirements in the CS District. The appellant is seeking to place a sign. 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-Commercial

Map Parcel 11801001900

Results-

**CASE 2025-130 (Council District - 2)**

**Pamela Sessions**, appellant and **RENEWED BY YOU INC**, owner of the property located at **3598 CLARKSVILLE PIKE**, requesting a special exception to allow for up to 120 children in the R10 District. The appellant is seeking a special exception to allow for a 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-DayCare

Map Parcel 06912006600

Results-

**CASE 2025-131 (Council District - 24)**

**Thomas Rhodes**, appellant and **BERTELLI, LINDSAY N REVOCABLE LIVING TRUST AGREEMENT**, owner of the property located at **4200 IDAHO AVE**, requesting a variance from the side setback requirements in the RS7.5 District. The appellant is seeking to extend a porch. 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 10304002800

Results-

**CASE 2025-132 (Council District - 16)**

**Bryan Gwin**, appellant and owner of the property located at **2614 MASHBURN RD**, requesting a variance from the street setback requirements in the RS10 District. The appellant is seeking to enclose an existing garage. Referred to the Board under Section 17.40.180. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Attached Garage

Map Parcel 11911001600

Results-

**CASE 2025-133 (Council District - 25)**

**Woodmont Christian Church**, appellant and owner of the property located at **3601 HILLSBORO PIKE**, requesting a special exception to allow for an addition and parking in the RS40 District. The appellant is seeking to construct an addition and parking. 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 11711000100

**Results- Deferred to the December 18, 2025 BZA meeting.**

**CASE 2025-134 (Council District - 22)**

**Beau Fowler**, appellant and **ORO HOTELS, LLC**, owner of the property located at **627 OLD HICKORY BLVD**, requesting a variance from the parking requirements in the CS District. The appellant is seeking to reduce parking. 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-Commercial

Map Parcel 11400017200

Results-

**CASE 2025-135 (Council District - 25)**

**Drees Premier Inc**, appellant and **HUNT, ROBERT A. ET UX**, owner of the property located at **4542 SHYS HILL RD**, requesting a variance from the street setback requirements in the R40 District. The appellant is seeking to build a single-family residence. 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 13111001300

Results-

**CASE 2025-136 (Council District - 17)**

**Mackenzie Miller**, appellant and **HEARN, PHILIP JAMES III & EMILY ELIZABETH**, owner of the property located at **1252 1ST AVE S**, requesting a variance from the setback & fence height requirements in the RM-20-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-Single-Family

Map Parcel 10504018900

**Results- Deferred to the December 18, 2025 BZA meeting.**

**CASE 2025-137 (Council District - 15)**

**Ryan Dejong**, appellant and **305 HERMITAGE LLC**, owner of the property located at **309 HERMITAGE AVE**, requesting a variance from the height plane requirements in the IWD District. The appellant is seeking to construct a commercial building. Referred to the Board under Section 17.12.060. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Commercial

Map Parcel 09413001200

Results-

**CASE 2025-138 (Council District - 5)**

**Orlando Westbrook**, appellant and owner of the property located at **1001B N 5TH ST**, requesting a special exception to allow for an addition to a church in the SP District. The appellant is seeking to add an addition to a church. Referred to the Board under Section 17.40.180. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 08204009500

**Results- Deferred to the December 18, 2025 BZA meeting.**

**CASE 2025-139 (Council District - 10)**

**Gary Birdwell**, appellant and **8 TEN FARM TRUST, THE**, owner of the property located at **1001 FONTAINE DR**, requesting a variance from the street setback requirements in the R20 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 03302001900

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