

D O C K E T

1/15/2026

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. JOSEPH COLE
MS. ASHONTI DAVIS
MS. MINA JOHNSON
MR. ROBERT RANSOM**

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.

Use-Fence

Map Parcel 10509045300

Results- Approved 5-0

CASE 2025-127 (Council District - 11)

Manuel Martinez, appellant and **TINOCO, CATALINA HERNANDEZ**, owner of the property located at **115 B WARREN DR**, requesting a variance from the height and setback requirements in the RS10 District. The appellant has constructed a detached garage. 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 Garage

Map Parcel 04304000500

Results- Denied 5-0

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- Approved 4-1

CASE 2025-140 (Council District - 15)

Odilia Caduff, appellant and **NEW VISIONS BAPTIST CHURCH, INC.**, owner of the property located at **2830 MCGAVOCK PIKE**, requesting an Item A appeal challenging the Zoning Administrator's approval of Reasonable Accommodation in the R15 District. . Referred to the Board under Section 17.040.180. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Religious Institution

Map Parcel 07300001200

Results- WITHDRAWN

CASE 2026-001 (Council District - 1)

Janice & Roman Reese, appellant and **REESE, ROMAN REX**, owner of the property located at **7531 BIDWELL RD**, requesting a special exception to allow for a beach volleyball in the AR2A District. Referred to the Board under Section 17.16.220. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Recreational

Map Parcel 01400017800

Results- Deferred until meeting of February 19, 2026

CASE 2026-002 (Council District - 10)

Arthur Lindaman, appellant and **LINDAMAN, ARTHUR OWEN & JUDITH**, owner of the property located at **3268 B FREEMAN HOLLOW RD**, requesting a variance from the side and rear setback requirements in the AR2A District. The appellant is seeking to construct a carport. 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 01100009000

Results- Approved 5-0

CASE 2026-003 (Council District - 34)

Jason Holleman, appellant and **SEVEN HILLS CLUB**, owner of the property located at **1317 HILDRETH DR**, requesting an Item A appeal challenging the Zoning Administrator's interpretation in the RS40 District. Referred to the Board under Section 17.40.180. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Club

Map Parcel 13114009900

Results- Deferred by appellant until February 5, 2026 meeting.

CASE 2026-004 (Council District - 2)

Marlon Williams, appellant and **PRIME HALLS RESTORATION, LLC**, owner of the property located at **1008 CLAY ST**, requesting a variance from the street and side setback requirements in the R6 District. The appellant has constructed a residence without a permit. 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-Two-Family

Map Parcel 081071M00100CO

Results- Approved 5-0

CASE 2026-005 (Council District - 7)

Jason Christensen, appellant and owner of the property located at **1803 CAHAL AVE**, requesting a variance from the rear setback requirements in the R6 District. The appellant is seeking to construct a single-family residence in an existing garage. 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 07214037200

Results- Approved 5-0

CASE 2026-006 (Council District - 3)

Steve Irwin, appellant and **TOBITT, THOMAS WILBURN & CAROLYN**, owner of the property located at **3908 DICKERSON PIKE**, requesting a variance from the spacing requirements for used car sales requirements in the CS District. The appellant is seeking to continue use of automobile sales. Referred to the Board under Section 17.016.070. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commercial

Map Parcel 04108003300

Results- WITHDRAWN

CASE 2026-007 (Council District - 23)

Thompson Burton PLLC, appellant and **KLAPHEKE, BERNADETTE M.**, owner of the property located at **725 ADKISSON LN**, requesting a variance from the street setback & height requirements in the R40 District. The appellant is seeking to construct a single-family residences. 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 10211000700

Results- Tied on votes on a motion to approve (2-3)

CASE 2026-010 (Council District - 25)

Baxter Lee, appellant and **LEE, KATE**, owner of the property located at **917B WOODMONT BLVD**, requesting a variance from the side setback requirements in the R10 District. The appellant has constructed a carport. 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 118090X00100CO

Results- Denied 5-0

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. 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 refer to the case number and address in the subject line