

D O C K E T

2/5/2026

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 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. Deferred from the meeting of January 15, 2026.

Use-Item A

Map Parcel 13114009900

Results-

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 in the R40 District. The appellant is seeking to construct two 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. Tied up on votes (2-3) on a motion to approve.

Use-Two-Family

Map Parcel 10211000700

Results-

CASE 2026-009 (Council District - 6)

Jacob Vanhooser, appellant and **BOILER INVESTMENT GROUP, LLC**, owner of the property located at **214 RIVERSIDE DR**, requesting a variance in allowable height and maximum building footprint in the R10 District. The appellant is seeking to build a single-family residence. Referred to the Board under Section 17.36.470. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 09403002400

Results-

CASE 2026-011 (Council District - 21)

Michael & Wendy Warren, appellant and owners of the property located at **1808 15TH AVE N**, requesting a variance from the street setback variance in the R6 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 08107026600

Results-

CASE 2026-012 (Council District - 3)

Carl & Mary McWhirter, appellant and **MCWHIRTER, MARY**, owner of the property located at **101 E CAMPBELL RD**, requesting a variance from the outdoor storage restrictions in the CS District. The appellant is seeking to store commercial supplies outdoors. Referred to the Board under Section 17.16.090. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use- Building Contractor Supply

Map Parcel 04301000800

Results-

CASE 2026-013 (Council District - 15)

Scott Boyle, appellant and **SCHLABACH, RICHARD A. & LINDA**, owner of the property located at **2614 OLD LEBANON PIKE**, requesting a special exception to allow for a kennel in the CS District. The appellant is seeking to use the existing building for a kennel. Referred to the Board under Section 17.16.175. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Kennel

Map Parcel 09504002100

Results-

CASE 2026-014 (Council District - 26)

Layson Building Co, appellant and **HEADDEN VERNER HOLDINGS, G.P.,** owner of the property located at **647 DEVON DR**, requesting a variance from the street setback requirements in the RS20 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 14615007200

Results-

CASE 2026-015 (Council District - 25)

Donnelly Timmons, appellant and **CLARK, CHAD & MEGAN**, owner of the property located at **912 TOWER PL**, requesting a variance from the side setback & maximum allowable size requirements in the RS20 District. The appellant has constructed a detached garage. Referred to the Board under Section 17.20.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use- Single-Family

Map Parcel 13205002800

Results-

CASE 2026-017 (Council District - 5)

Grand Living Construction, appellant and **SILVER LINING PROPERTIES, LLC**, owner of the property located at **1025 MERIDIAN ST**, requesting a variance from the street setback requirements in the SP 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 08203026700

Results-

CASE 2026-018 (Council District - 18)

Dawn Kinnard, appellant and **BECOME LLC**, owner of the property located at **2115 10TH AVE S**, requesting an Item A Appeal challenging the Zoning Administrator's denial/cancelation of a zoning permit in the R8 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- Personal Care Services

Map Parcel 105132B00300CO

Results-

CASE 2026-019 (Council District - 1)

Concrete Investment, appellant and owner of the property located at **1711 A&B RIVER DR**, requesting a variance from the street contextual setback requirements in the R10 District. The appellant is seeking to construct two single-family residences. Referred to the Board under Section 17.020.30. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two-Family

Map Parcel 081010L00100CO

Results-