

D O C K E T

3/19/2026

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 2026-001 (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 to the April 2,2026 BZA meeting.

CASE 2026-019 (Council District - 1)

Concrete Investment, appellant and **CONCRETE INVESTMENTS LLC**, 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-Single Family

Map Parcel 081010L00100CO

Results-Deferred from the February 19, 2026 BZA meeting.

CASE 2026-022 (Council District - 24)

Jamey & Elisabeth Givens, appellant and **GIVENS, JAMES M & ELISABETH H**, owner of the property located at **4510 ELKINS AVE**, requesting a variance from the fence height requirements for an oblique fence within the street setback in the RS7.5 District. The appellant is seeking to replace an existing fence. Referred to the Board under Section 17.12.040 E(26)a. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 09116005800

Results-Deferred to the April 16, 2026 BZA meeting.

CASE 2026-033 (Council District - 17)

John Root, appellant and **1124 3RD AVE S, LLC**, owner of the property located at **1122 3RD AVE S**, requesting a special exception to reduce the step-back requirements in the MUL-A District. Is seeking to construct a mixed-use building. Referred to the Board under Section 17.12.060 F. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Mixed-Use

Map Parcel 10503007300

Results-Deferred from the February 19, 2026 BZA meeting.

CASE 2026-034 (Council District - 25)

Carol Andrews, appellant and owner of the property located at **1133 LIPSCOMB DR**, requesting a variance from fence height requirements in the R20 District. The appellant is seeking to keep an existing fence. Referred to the Board under Section 17.12.040 (26) a. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two-Family

Map Parcel 131121F00200CO

Results-Deferred to the April 16, 2026 BZA meeting.

CASE 2026-035 (Council District - 2)

Mubarak Muhammed, appellant and **PILLOW, MARLA ET AL**, owner of the property located at **2416 24TH AVE N**, requesting a variance from the rear setback requirements in the R6 District. The appellant is seeking to construct a single-family residence. Referred to the Board under Section 17.12.020 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two-Family

Map Parcel 08102007000

Results-

CASE 2026-036 (Council District - 19)

Ayomikun Banjo, appellant and **ONEOHONE LLC**, owner of the property located at **101 LEWIS ST**, requesting special exception to allow for a religious institution. The appellant is seeking to use an existing structure for a religious institution in the R6-A District. Referred to the Board under Section 17.16.170E. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Religious Institution

Map Parcel 09316017700

Results- WITHDRAWN

CASE 2026-037 (Council District - 28)

Patricia Asberry, appellant and **FELLOWSHIP FREE WILL BAPTIST CHURCH, INC.**, owner of the property located at **2518 UNA ANTIOCH PIKE**, requesting a special exception to allow for an adult day-care in the Ar2A District. The appellant is seeking to use the existing portion of religious institutions for adult day-care services. 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-Day-Care

Map Parcel 14900022300

Results-

CASE 2026-038 (Council District - 3)

Georgina Inkum, appellant and owner of the property located at **3824 BRICK CHURCH PIKE**, requesting a special exception for a religious institution in the R20 District. The appellant is seeking to use an existing building as a retreat center. Referred to the Board under Section 17.16.170E. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 04100004200

Results-

CASE 2026-039 (Council District - 17)

Duane Cuthbertson, appellant and **MV HOLDINGS, LLC**, owner of the property located at **106 RAINS AVE**, requesting a variance from the street & rear setbacks and a special exception building height control plane requirements in the CS District. The appellant is seeking to construct a mixed-use multi-family residential development. Referred to the Board under Section 17.12.060, 17.16.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B/C.

Use-Multi-Use/Multi-Family

Map Parcel 10507050300

Results-

CASE 2026-040 (Council District - 24)

Eli & Josh Bates, appellant and **MCAULIFFE, JACOB & CHRISTIN GIORDANO**, owner of the property located at **221 51ST AVE N**, requesting a variance from the height requirements in the RS7.5 District. The appellant has constructed a detached accessory dwelling. Referred to the Board under Section 17.16.060. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Detached Accessory Dwelling

Map Parcel 09115018500

Results-

CASE 2026-041 (Council District - 17)

Pete Jones, appellant and **DOMUS DEVELOPMENT GROUP, LLC**, owner of the property located at **825 GALE LN**, requesting a variance from the landscape buffer requirements in the CS District. The appellant is seeking to build a multi-family residential building. Referred to the Board under Section 17.24.150. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Multi-Family

Map Parcel 11806006700

Results-

CASE 2026-042 (Council District - 2)

Metro Government of Nashville, appellant and owner of the property located at **1900 BAPTIST WORLD CENTER DR**, requesting a special exception from the street setback & landscape buffer requirements in the R6 District. The appellant seeking to construct a Fire Station and Associate parking. Referred to the Board under Section 17.16.200. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Safety Services

Map Parcel 07105030000

Results-

CASE 2026-043 (Council District - 19)

Vision Nashville West End, LLC, appellant and owner of the property located at **110 20TH AVE N**, requesting a variance from the allotment and additional sign requirements in the MUI-A District. The appellant is seeking to add an additional sign. Referred to the Board under Section 17.32.120. The appellant has alleged the Board would have jurisdiction under .Section 17.40.180 B.

Use-Sign

Map Parcel 09216008600

Results-

OTHER BUSINESS

1. Discussion of the board's rules of procedures
2. Discussion of Board of Zoning Appeals Fee Change

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 reference the case number and address in the subject line