

D O C K E T

4/2/2026

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 and a variance from the setback requirements 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/Club

Map Parcel 01400017800

Results-Deferred from the 2.19 BZA Meeting.

CASE 2026-021 (Council District - 16)

Touraj Soltani, appellant and **TITI, WISAM & ADREANNA**, owner of the property located at **3403 B NOLENSVILLE PIKE**, requesting a variance from the rear setback requirements in the CS District. The appellant is seeking to construct an addition to an already existing garage. Referred to the Board under Section 17.12.020 C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Automobile Sales

Map Parcel 13302023200

Results-

CASE 2026-029 (Council District - 17)

Duane Cuthbertson, appellant and **1024-1026 3RD AVE LLC**, owner of the property located at **1026 3RD AVE S**, requesting a special exception to amend the approval conditions within Board of Zoning Appeal case 2025-109 in the CS District. Is seeking to construct a mixed-use development. Referred to the Board under Section 17.16.030.F(10). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Mixed Use

Map Parcel 10503034000

Results-Deferred from the 3.19 BZA Meeting.

CASE 2026-039 (Council District - 17)

Duane Cuthbertson, appellant and **MV HOLDINGS, LLC**, owner of the property located at **106 RAINS AVE**, requesting a special exception for building height control plane requirements and street & rear setbacks 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-Deferred from the 3.19 BZA Meeting.

CASE 2026-044 (Council District - 30)

Saad Saud, appellant and **KARATI, SAAD AL**, owner of the property located at **400B DAWN DR**, requesting a variance from the side setback requirements in the R10 District. The appellant has constructed a detached garage without a permit. Referred to the Board under Section 17.30.060. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Detached Garage

Map Parcel 13316014800

Results-

CASE 2026-045 (Council District - 21)

Monquisha Howse, appellant and **WHITLOW, FANNIE B. & LYNETTE**, owner of the property located at **2301 BUCHANAN ST**, requesting a special exception to allow for a daycare in the RS5 District. The appellant is seeking to open a daycare. Referred to the Board under Section 17.16.170 D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Daycare

Map Parcel 08110026000

Results-

CASE 2026-046 (Council District - 5)

Moises Merchan, appellant and **INTI, LLC-919 BLUE RIDGE DR, PS**, owner of the property located at **919 BLUE RIDGE DR**, requesting a variance from the side setback requirements in the RS5 District. The appellant is seeking to construct 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 07116009500

Results-

CASE 2026-047 (Council District - 23)

John & Rita Maggart, appellant and owner of the property located at **512 NEILWOOD DR**, requesting a variance from the street setback requirements in the RS40 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 11514002500

Results-

CASE 2026-048 (Council District - 15)

Rajeshkumar Vamali, appellant and owner of the property located at **619 MCGAVOCK PIKE**, requesting a special exception from the height plane requirements and a variance from the parking requirements in the CL District. The appellant is seeking to construct a hotel. Referred to the Board under Section 17.12.060, 17.12.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B/C.

Use-Commercial

Map Parcel 09515000800, 09515001000, 09515000900

Results-Deferred to the 5.7 BZA Meeting.

CASE 2026-049 (Council District - 1)

Philipp Marceta, appellant and **LOCAL FOX, LLC**, owner of the property located at **620 W GREEN LN**, requesting a variance from the street setback requirements in the R10 District. The appellant is seeking to construct two single-family residences. Referred to the Board under Section 17.12.035. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 04900011600

Results-

CASE 2026-051 (Council District - 6)

Philipp Marceta, appellant and **JOHNSON, ALBERT E.**, owner of the property located at **1611 DOUGLAS AVE**, requesting a variance from the street setback requirements in the 6 District. The appellant is seeking to construct two single-family residences. Referred to the Board under Section 17.12.035. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two Single-Family

Map Parcel 08302017903

Results-WITHDRAWN

CASE 2026-052 (Council District - 35)

Catalyst Design Group, appellant and **BAKER, JOYCE**, owner of the property located at **8010 MCCRORY LN**, requesting a special exception to allow for a daycare and a variance from the side setback requirements in the AR2a District. The appellant is seeking a special exception for a daycare and a variance from the side setback. Referred to the Board under Section 17.16.170, 12.12.020. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B/C.

Use-Daycare

Map Parcel 14000000200

Results-

D O C K E T

4/16/2026

1:00 P.M.

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NASHVILLE, TENNESSEE 37219-6300

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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 2 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 3.19 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 from the 3.19 BZA Meeting.

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-Deferred from the 3.19 BZA Meeting.

CASE 2026-053 (Council District - 34)

Seven Hills Clubs, Inc, appellant and owner of the property located at **1317 HILDRETH DR**, requesting a special exception to allow for a tennis club in the RS40 District. The appellant is seeking to continue a tennis club. Referred to the Board under Section 17.16.220 H. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Recreation/Club

Map Parcel 13114009900

Results-Deferred to May 21, 2026 BZA meeting.

CASE 2026-054 (Council District - 5)

Nathan Herber, appellant and **SALVATION ARMY, THE**, owner of the property located at **617 STOCKELL ST**, requesting a special exception to allow for a daycare in the RS5 District. The appellant is seeking to construct a daycare. Referred to the Board under Section 17.08.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Daycare

Map Parcel 08207027100

Results- WITHDRAWN

CASE 2026-055 (Council District - 26)

Zachary Janicello, appellant and owner of the property located at **601 WHISPERING HILLS DR**, requesting a variance from the front setback requirements in the R10 District. The appellant has a fence that has been constructed. Referred to the Board under Section 17.40.370. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 14711000700

Results-

CASE 2026-057 (Council District - 5)

Forstone Capital LLC, appellant and **1218 DICKERSON, LLC**, owner of the property located at **1218 DICKERSON PIKE**, requesting a special exception for setback and height requirements in the CS-NS District. The appellant is seeking to construct a mixed building with multi-family, retail and commercial use. This case was previously granted May 16, 2024. Referred to the Board under Section 17.12.035D, 17.12.060F. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Mixed-Use

Map Parcel 07114039100, 07114035900, 07114035800,
07114035500, 07114038500

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 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