

D O C K E T

5/21/2026

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
MS. ASHONTI DAVIS
MS. MINA JOHNSON
MR. ROBERT RANSOM
MR. MICHAEL GARRIGAN
MS. ANNA YODER**

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, 17.16.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Recreational/Club
Results-

Map Parcel 01400017800

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 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. **Deferred from the May 7, 2026 BZA meeting.**

Use-Single Family

Map Parcel 081010L00100CO

Results-

CASE 2026-024 (Council District - 16)

Jordan Miller, appellant and **MILLER, JORDAN**, owner of the property located at **2626 FOSTER AVE**, requesting a variance from the fence height requirements for an oblique fence within the setback in the RS5 District. The appellant has constructed a wood 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 11905038700

Results- WITHDRAWN

CASE 2026-038 (Council District - 3)

Georgina Inkum, appellant and **ODOI-INKUM, GEORGINA & INKUM, CHRISTOPHER**, owner of the property located at **3824 BRICK CHURCH PIKE**, requesting a special exception for a religious institution in the RS20 District. The appellant is seeking to use an existing building as a religious Institution. Referred to the Board under Section 17.16.170E. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C. **Deferred from the May 7, 2026 BZA meeting**

Use-Religious Institution

Map Parcel 04100004200

Results-

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.

Deferred from the April 16, 2026 BZA meeting.

Use-Recreation/Club

Map Parcel 13114009900

Results-

CASE 2026-056 (Council District - 5)

Thompson Burton, appellant and **BEST, DAVID M. & MARILYN L.**, owner of the property located at **1107B N 5TH ST**, requesting a variance front the rear setback requirement in the SP District. The appellant is seeking to construct a detached garage/DADU. 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 the May 7, 2026 BZA meeting due to tied up on votes.**

Use-Detached Garage/DADU

Map Parcel 08204000400

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. **Deferred from the May 7, 2026 BZA meeting**

Use-Mixed-Use Map Parcel 07114039100, 07114035900, 07114035800, 07114035500, 07114038500

Results-

CASE 2026-063 (Council District - 35)

Tien Tran, appellant and owner of the property located at **7166 RIVER ROAD PIKE**, requesting a special exception to allow for a meditation garden in the R80 District. The appellant is seeking to construct a meditation garden. Referred to the Board under Section 17.16.130. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 10100006200

Results- Deferred to the May 21, 2025 BZA meeting.

CASE 2026-064 (Council District - 23)

Gabriel Ishi von Meier, appellant and **SMITH, CHARLES GREGORY & ABERNETHY, VIRGINIA D.**, owner of the property located at **203 ROLLING FORK CT**, requesting a variance front 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. **Deferred from the May 7, 2026 BZA meeting.**

Use-Single-Family

Map Parcel 12909001000

Results-

CASE 2026-067 (Council District - 21)

David Wilson, appellant and owner of the property located at **2400 ALAMEDA ST** requesting a variance from the fence height requirements in the RS5 District. The appellant has constructed a fence. Referred to the Board under Section 17.16.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B. **Deferred from the May 7, 2026 BZA meeting.**

Use-Fence

Map Parcel 09203011000

Results-

CASE 2026-068 (Council District - 20)

William Heyne, appellant and owner of the property located at **5208 ILLINOIS AVE**, requesting Item D Appeal; Addition to a n/c structure in the RM40-A-NS District. To permit an already standing 24ftx14ft detached covered barn in the rear of the primary structure and permitted barn. To provide cover for boat. This permit includes a 22x26 lean to carport as well. Referred to the Board under Section 17.40.650. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Accessory Building

Map Parcel 09111032100

Results- Deferred to the June 4, 2026 BZA meeting.

CASE 2026-069 (Council District - 21)

Maimoun Hantouli, appellant and **CORLEY, ANTHONY E & HANTOULI, MAIMOUN FRAZER ETAL**, owner of the property located at **2019 CLARKSVILLE PIKE**, requesting a variance from the distance from an auto repair shop requirements in the CS District. The appellant is seeking a use and occupancy of an auto repair and tire shop. Referred to the Board under Section 17.16.070 E9. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commercial

Map Parcel 08106038200

Results-

CASE 2026-071 (Council District - 3)

Nader Karshenas, appellant and **GREATER LOVE KINGDOM BUILDING CHURCH**, owner of the property located at **320 E CAMPBELL RD**, requesting a special exception to allow for an addition to existing church in the RS20 District. The appellant is seeking to construct an addition to the existing church. Referred to the Board under Section 17.40.290. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 04204004700

Results

CASE 2026-072 (Council District - 7)

Theresa Androff, appellant and owner of the property located at **2008 FORREST GREEN DR**, requesting a variance from the street setback requirement in the R10 District. The appellant is seeking the legal use of an existing covered front porch. Referred to the Board under Section 17.16.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 07313023000

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.