

D O C K E T

5/7/2026

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

Map Parcel 01400017800

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

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.

Use-Religious Institution

Map Parcel 04100004200

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

CASE 2026-048 (Council District - 15)

Rajeshkumar Vamali, appellant and **VANMALI, RAJESHKUMAR**, owner of the property located at **619 MCGAVOCK PIKE**, requesting a variance 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 from the April 16, 2026 BZA meeting.

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.

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.

Use-Mixed-Use

Map Parcel 07114039100, 07114035900, 07114035800, 07114035500,
07114038500

Results-Deferred to the May 21, 2026 BZA meeting.

CASE 2026-058 (Council District - 1)

Christian Bush, appellant and owner of the property located at **7604 GERALD DR**, requesting a variance from the rear setback requirements in the RS40 District. The appellant is seeking the legal use of a 1400 sq. ft. building constructed without permits. 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-Accessory Structure

Map Parcel 01514004900

Results-

CASE 2026-060 (Council District - 8)

David Shipman, COO, appellant and **YOUNG MEN'S CHRISTIAN ASSOC., THE**, owner of the property located at **3130 SMITH SPRINGS RD**, requesting a special exception to allow for single-family residences and a variance in the landscape buffer requirements in the AR2A District. The appellant is seeking a special exception and a variance to construct single-family residences. Referred to the Board under Section 17.08.030, 17.16.220. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Recreational/Camp

Map Parcel 13700001700

Results-

CASE 2026-061 (Council District - 6)

Abby Carroll, appellant and **HOLLIS, EMMA L.**, owner of the property located at **605 S 19TH ST**, requesting an item D appeal to change a legally non-conforming structure in the RS5 District. The appellant is seeking to have a food truck. Referred to the Board under Section 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Food Truck

Map Parcel 09402016200

Results-

CASE 2026-062 (Council District - 9)

Tawanda Heath, appellant and **HEATH, MICHELLE REVOCABLE LIVING TRUST, THE**, owner of the property located at **809 REDFERN CT**, requesting a special exception to allow for a daycare in the RS7.5 District. The appellant is seeking to open a home daycare. Referred to the Board under Section 17.20.160. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Daycare

Map Parcel 04301025300

Results- WITHDRAWN

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, 2026 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.

Use-Single-Family

Map Parcel 12909001000

Results-

CASE 2026-065 (Council District - 26)

Jon Cooper, appellant and **REED DISTRICT LANDCO PARTNERS, LLC**, owner of the property located at **1525 CHURCH ST**, requesting a special exception from the height plane requirements in the SCC District. The appellant is seeking a rehearing to construct a mixed-use development. Referred to the Board under Section 17.12.060. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Mixed-Use Map Parcel 09212036600, 09212043700, 09309001700, 09309001900, 09309002000, 09309002100, 09309002300, 09309002400, 09212043900, 09212044100, 09212044200, 09212044300, 09212044400, 09212044500, 09212044600, 09309002500, 09309002600, 09309002700, 09309002800, 09309002900, 09309003000, 09309003100, 09309003200, 09212043300, 09212043400, 09212043500, 09212043600

Results-

CASE 2026-066(Council District - 24)

Tahoe Ridge, LLC, appellant and **LOU ANNE NEWSOME REVOCABLE TRUST**, owner of the property located at **702 BOWLING AVE A2**, requesting a variance from the street setback requirements in the RS20 District. The appellant is seeking to construct a inground pool. 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-Pool

Map Parcel 117010A00500CO

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.

Use-Fence

Map Parcel 09203011000

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