

D O C K E T

6/4/2026

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

CASE 2026-028 (Council District - 2)

Susan Colson, appellant and **WALTER COLSON PAINT AND BODY SHOP, INC**, owner of the property located at **2312 CLARKSVILLE PIKE**, requesting is seeking to permit two detached structures in the CS District. A variance from rear setback requirements. 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 Repair

Map Parcel 08106049200

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 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-

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 2026-068 (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-

CASE 2026-073 (Council District - 21)

Build Trust Homes, LLC, appellant and **2406 MERRY ST LLC C/O VICTOR GHATAS**, owner of the property located at **2406 A MERRY ST**, requesting a variance from the street setback requirements in the R6-A District. The appellant is seeking to construct a single-family residence. 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 092073A00100CO

Results-

CASE 2026-074 (Council District - 23)

Abram Mitchell, appellant and **TRIPLEM DEVELOPMENT, LLC**, owner of the property located at **1104 DAVIDSON RD**, requesting a variance from the rear and side 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 11502004600

Results-

CASE 2026-076 (Council District - 21)

Royal Table Inc, appellant and **ATTAR, JIM A. & NAZILA**, owner of the property located at **2618 BUCHANAN ST**, requesting a special exception to allow for a daycare center in the RS5 District. The appellant is seeking to open a daycare center. 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-Daycare

Map Parcel 08106016800

Results-

CASE 2026-077 (Council District - 2)

Jason McCoy, appellant and **MCCOY CONSTRUCTION, LLC**, owner of the property located at **605 RIVER PEARL PL 32**, requesting a variance from height requirements in the SP District. The appellant is seeking the legal use of the six detached multi-family units. 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-Multi-Family

Map Parcels 070070W03200CO,

07070W03400CO, 07070W03600CO, 07070W03800CO, 07070W04000CO, 07070W04200CO

Results-

CASE 2026-078 (Council District - 26)

William Bolinger Jr, appellant and owner of the property located at **470 ROCHELLE DR**, requesting a variance from the rear setback requirements in the RS20 District. The appellant is seeking to construct a garage. 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 14616014300

Results-

CASE 2026-079 (Council District - 6)

2B1Builds, appellant and **KLOESS FAMILY REVOCABLE TRUST**, owner of the property located at **803 A WASHINGTON AVE**, requesting a variance from rear setback requirements in the R6 District. The appellant is seeking to construct a cover screen in porch. 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-Deck

Map Parcel 083071C00100CO

Results-

CASE 2026-080 (Council District - 3)

Cornerstone, appellant and owner of the property located at **726 OLD HICKORY BLVD W**, requesting a variance from the height and distance requirements in the SP District. The appellant is seeking a digital billboard. Referred to the Board under Section 17.32.150. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Billboard

Map Parcel 04200001900

Results-

CASE 2026-081 (Council District - 2)

Derk Cheetwood, appellant and **NASHWOOD REAL ESTATE, INC**, owner of the property located at **2327 C WHITES CREEK PIKE**, requesting a variance from two in half story height requirements in the R6 District. The appellant is seeking to construct a single-family residence. Referred to the Board under Section 17.12.020. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 070040D00100CO

Results-

CASE 2026-082 (Council District - 34)

Joshua Lee, appellant and **RICHARDSON, HUGH M. & PENNY W.**, owner of the property located at **3702 B ESTES RD**, requesting a variance from the street setback requirements in the R20 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 11612010500

Results-

CASE 2026-083 (Council District - 5)

Quanisha Booker, appellant and owner of the property located at **817 JOSEPH AVE**, requesting a special exception to allow for a daycare in the SP District. The appellant is seeking to have a daycare. 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-Daycare

Map Parcel 08207052600

Results-Withdrawn due to new legislation.

CASE 2026-086 (Council District - 17)

Duane Cuthbertson, appellant and **VITA INVESTMENT GROUP, LLC**, owner of the property located at **1413 4TH AVE S**, requesting a special exception to allow for street and rear setbacks, and height control plane in the CS District. The appellant is seeking to build phase 2 of a multi-family/multi-use commercial building. Referred to the Board under Section 17.12.060, 17.12.035, 17.16.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Multi-Family/Multi-Use

Map Parcel 10507048800

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