

BZA Results

6/4/2026

**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
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 alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Automobile Repair

Map Parcel 08106049200

RESULT – Granted. (6-0)

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 alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 04100004200

RESULT – TIEDVOTE, Deferred to the June 18, 2026 BZA meeting. (3-2)

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 alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Pool

Map Parcel 117010A00500CO

RESULT – Granted. (6-0)

CASE 2026-068 (Council District - 20)

William Heyne, appellant and **HEYNE, WILLIAM C. III**, 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 . The appellant alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Accessory Building

Map Parcel 09111032100

RESULT – Granted. (6-0)

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 **2406A 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 alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 092073A00100CO

RESULT – Deferred to the July 16, 2026 BZA meeting. (6-0)

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 alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 11502004600

RESULT – Deferred to the July 16, 2026 meeting. (6-0)

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 in the RS5 District. The appellant is seeking to open a daycare. Referred to the Board under Section 17.16.170. The appellant alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Daycare

Map Parcel 08106016800

RESULT – Granted. (6-0)

CASE 2026-077 (Council District - 11)

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 to construct single-family residences. Referred to the Board under Section 17.12.030. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family Map Parcel 070070W03200CO, 070070W03400CO, 070070W03600CO,
070070W03800CO, 070070W04000CO, 070070W04200CO

RESULT – Deferred to the June 18, 2026 BZA meeting. (6-0)

CASE 2026-078 (Council District - 26)

William Bolinger Jr, appellant and **BOLINGER, WILLIAM JR. & CALLANN**, 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 alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 14616014300

RESULT – Granted. (6-0)

CASE 2026-079 (Council District - 6)

2B1Builds, appellant and **KLOESS FAMILY REVOCABLE TRUST**, owner of the property located at **803A 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 alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Deck

Map Parcel 083071C00100CO

RESULT – Granted. (6-0)

CASE 2026-080 (Council District - 3)

Cornerstone, appellant and **CORNERSTONE CHURCH OF NASHVILLE, INC.**, 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 alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Billboard

Map Parcel 04200001900

RESULT – Granted. (6-0)

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 alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 070040D00100CO

RESULT – Deferred to the June 18, 2026 BZA meeting. (6-0)

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 alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 11612010500

RESULT – Granted. (5-0-1)

CASE 2026-083 (Council District - 5)

Quanisha Booker, appellant and **COLLIER, GERTRUDE & BOOKER, QUANISHA & CRAIG, JOSHUA**, 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 alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Daycare

Map Parcel 08207052600

RESULT – Withdrawn due to new daycare 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 alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Multi-Family/Multi-Use

Map Parcel 10507048800

RESULT – Granted. (5-0-1)