

D O C K E T

6/18/2026

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 2026-019 (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. **Deferred from the May 21, 2026 BZA meeting.**

Use-Single-Family

Map Parcel 081010L00100CO

Results-

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. **Tied up on votes, Deferred from the June 4, 2026 BZA meeting**

Use-Religious Institution

Map Parcel 04100004200

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 21, 2026 BZA meeting.**

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

Results- Withdrawn per appellant.

CASE 2026-063 (Council District - 35)

Tien Tran, appellant and **TRAN, TIEN NGOC**, 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. **Deferred from the May 21, 2026 BZA meeting.**

Use-Religious Institution

Map Parcel 10100006200

Results-

CASE 2026-075 (Council District - 19)

Tempo by Hilton Nashville Midtown, appellant and **VISION NASHVILLE WEST END, LLC**, owner of the property located at **110 20TH AVE N**, requesting variance from the allowable coverage in the MUI-A District. The appellant is seeking to add a 496sq foot sign Referred to the Board under Section 17.32.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commercial

Map Parcel 09216008600

Results-

CASE 2026-077 (Council District - 11)

Jason McCoy, appellant and **MCCOY CONSTRUCTION, LLC**, owner of the property located at **605 RIVER PEARL PL 32,34,36,38,40,42**, 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 has alleged the Board would have jurisdiction under Section 17.40.180 B. **Deferred from the June 4, 2026 BZA meeting.**

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

Results-Deferred to the July 16, 2026 BZA meeting.

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. **Deferred from the June 4, 2026 BZA meeting.**

Use-Single-Family

Map Parcel 070040D00100CO

Results-

CASE 2026-087 (Council District - 2)

Nataly Bonilla-Morales, appellant and **MDHA**, owner of the property located at **35 HILLSIDE COTTAGE LN**, requesting a variance from the allowable maximum on-premises building signs in the SP District. The appellant is seeking to add additional signs to the apartment buildings. Referred to the Board under Section 17.32.070 C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commercial

Map Parcel 07007012100

Results-

CASE 2026-088 (Council District - 5)

Brandon McDonald, appellant and **URBAN DWELL HOMES, GP**, owner of the property located at **125 A& B KINGSTON ST**, requesting a variance from the street setback requirements in the R6-A District. The appellant is seeking to construct a two-family dwelling. 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-Two-Family

Map Parcel 071030E00100CO, 071030E00200CO

Results-

CASE 2026-089 (Council District - 14)

Bishoy Habib, appellant and **RAMDEV JI, LLC**, owner of the property located at **519 DONELSON PIKE #103**, requesting a variance in the separation distance of a beer and cigarette commercial business in the CS District. The appellant is seeking to continue a vape and retail shop. Referred to the Board under Section 17.16.070 I.1.b. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commercial

Map Parcel 10801005600

Results-Withdrawn due to failure to provide notices and pay fee.

CASE 2026-090 (Council District - 17)

Whitney Workman, appellant and **WORKMAN JOINT REVOCABLE TRUST**, owner of the property located at **751 B LYNWOOD AVE**, requesting a variance from the rear setback requirements in the R6 District. The appellant is seeking to construct a rear deck. 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 105064A00100CO

Results-Withdrawn due to failure to provide notices and pay fee.

CASE 2026-091 (Council District - 19)

Mohsen Malakouti, appellant and **SEWANEE VERO, LLC**, owner of the property located at **1416 JO JOHNSTON AVE**, requesting a special exception to allow for a street setback in the CS District. The appellant is seeking a special exception to build a office building. Referred to the Board under Section 17.16.140. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Commercial

Map Parcel 09208005700

Results-

CASE 2026-092 (Council District - 19)

Kandyn Leach, appellant and **1819 BROADWAY PARTNERS**, owner of the property located at **1819 BROADWAY**, requesting a variance from the maximum number of signs requirements in the MUI-A District. The appellant is seeking to construct an additional sign. Referred to the Board under Section 17.32.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commercial

Map Parcel 09216019800

Results-

CASE 2026-095 (Council District - 17)

Jennifer Reason, appellant and **SAFE HAVEN FAMILY SHELTER, INC.**, owner of the property located at **1234 3RD AVE S**, requesting a special exception to allow for a daycare in the RM20 District. The appellant is seeking to have a daycare center. 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 10503024100

Results-Withdrawn due to new legislation.

CASE 2026-096 (Council District - 26)

Spencer & Emily Cummings, appellant and owner of the property located at **5417 BRADFIELD DR**, requesting a variance from the street setback requirements in the RS15 District. The appellant is seeking to construct a front 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-Single-Family

Map Parcel 16105003000

Results-

CASE 2026-097 (Council District - 7)

Antonio Villegas, appellant and owner of the property located at **735 WALNUT ST**, requesting a variance from the street setback requirements in the RS7.5 District. The appellant is seeking to enclose a carport for a bonus room. 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 05201022700

Results- Withdrawn.

CASE 2026-098 (Council District - 23)

Adam Leedle, appellant and **HARRELL, BRAD & CASEY**, owner of the property located at **6516 PENNYWELL DR**, requesting a variance from the street setback requirements in the RS40 District. The appellant is seeking to construct a porch addition. 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 11506002900

Results-

CASE 2026-100 (Council District - 4)

Windy Hill HOA, appellant and **COMMUNITY BIBLE CHURCH**, owner of the property located at **6005 EDMONDSON PIKE**, requesting an Item A appeal challenging the Zoning Administrator approval of an reasonable accommodation in the R40 District. The appellant is seeking to challenge the Zoning Administrator decision of approval. Referred to the Board under Section 17.40.240 F. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Religious Institution

Map Parcel 17200010100

Results-Withdrawn due to failure to provide notices and pay fee.

CASE 2026-101 (Council District - 16)

Jesse Wilmoth, appellant and **YOUTH ENCOURAGEMENT SERVICES, INC.**, owner of the property located at **3016 NOLENSVILLE PIKE**, requesting a special exception to allow for a daycare in the CS District. The appellant is seeking a special exception for a lapsed approved BZA case 2024-056 daycare center. Referred to the Board under Section 17.16.170D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Daycare

Map Parcel 11913032300

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