

BZA Results

7/16/2026

**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
MR. ROBERT RANSOM
MS. ANNA YODER**

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 - GRANTED

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 allowable stories requirements in the SP District. The appellant is seeking to construct single-family residences. Referred to the Board under Section 17.12.020A. 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

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 and parking requirements in the R6-A District. The appellant is seeking to construct a two-family dwelling with front parking. Referred to the Board under Section 17.12.030, 17.20.030. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Duplex

Map Parcel 071030E00100CO

RESULT – GRANTED STREET BACK AND DENIED PARKING VARIANCE

CASE 2026-103 (Council District - 35)

Jeff & Sarah Perky, appellant and **PERKY, JEFFERSON H. & SARAH RICHTER**, owner of the property located at **8696 C HASELTON RD**, requesting a variance from the height requirements in the AR2A District. The appellant is seeking to construct a barn. Referred to the Board under Section 17.12.060 B. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Accessory Structure

Map Parcel 16900035900

RESULT - BZA_DENIED

CASE 2026-104 (Council District - 7)

Jonathan Redford, appellant and **REDFORD, JONATHAN N. & LAUREN**, owner of the property located at **4700 LOVEWOOD DR**, requesting a variance from the street setback requirements in the RS10 District. The appellant is seeking to construct a front porch. Referred to the Board under Section 17.012.30. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 06108009600

RESULT - GRANTED

CASE 2026-105 (Council District - 29)

David Eldridge, appellant and **SMITH ELDRIDGE FAMILY TRUST**, owner of the property located at **2843 COUCHVILLE PIKE**, requesting a variance from the street setback requirements in the R10 District. The appellant is seeking to construct a open wrought iron rod fence. 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 12200003400

RESULT - WITHDRAWN

CASE 2026-106 (Council District - 2)

Tyler Cauble, appellant and **2914 DICKERSON PIKE, LLC**, owner of the property located at **2914 B2 DICKERSON PIKE**, requesting a variance from the street setback requirements in the CS District. The appellant has constructed a pool bar and storage shed. Referred to the Board under Section 17.12.030. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Accessory Structure

Map Parcel 06000010900

RESULT - WITHDRAWN

CASE 2026-10 (Council District - 9)

Clark & Huddleston Properties, LLC, appellant and **CLARK & HUDDLESTON PROPERTIES, LLC**, owner of the property located at **370 & 372 RIO VISTA DR**, requesting a variance from the 2.5 story requirements in the R8 District. The appellant is seeking to construct a 3 story duplex. Referred to the Board under Section 17.12.020. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Duplex

Map Parcel 043070K00100CO, 043070K00200CO

RESULT - BZA_DENIED

CASE 2026-108 (Council District - 4)

Eric W McGinnis, appellant and **ECE GF NOLENSVILLE, LLC**, owner of the property located at **6121 NOLENSVILLE PIKE**, requesting a variance from the percentage of building at setback and parking in the MUL-A District. The appellant is seeking to construct a multi-use/multi-family residence. Referred to the Board under Section 17.12.020D, 17.20.030. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Multi-Use/Multi-Family

Map Parcel 17212000600

RESULT - GRANTED

CASE 2026-109 (Council District - 35)

Andrew Dulac, appellant and **DULAC, ANDREW R & ABIGAIL LINH**, owner of the property located at **805 MEADOW RIDGE CT**, requesting a variance from the rear setback requirements in the RS20 District. The appellant is seeking to construct a screened in cover on a existing deck. 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 155160A23300CO

RESULT - GRANTED

CASE 2026-110 (Council District - 26)

Thompson Burton PLLC, appellant and **JBS PARTNERS**, owner of the property located at **5476 FRANKLIN PIKE CIR & 5500 KELLY RD**, requesting a variance from the street setback requirements in the R20 District. The appellant is seeking to construct 6 single-family residences. Referred to the Board under Section 17.12.030.C.3. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 16000015200, 16000022800

RESULT - GRANTED

CASE 2026-111 (Council District - 24)

Jon Michael, appellant and **GIBSON, JR ANDREW B&PATRICIA G & BRANDON,CHARLES S**, owner of the property located at **4410 IDAHO AVE**, requesting a variance from the side setback requirements in the RS7.5 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 10304001200

RESULT - GRANTED

CASE 2026-112 (Council District - 18)

Thompson Burton PLLC, appellant and **12 LIVES LLC**, owner of the property located at **2002 12TH AVE S**, requesting a special exception from the street, side setback and height control plane requirements in the CS District. The appellant is seeking to construct a multi-use/multi-family building. Referred to the Board under Section 17.12.035, 17.12.060. The appellant alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Multi-Use/Multi-Family

Map Parcel 10509047200

RESULT - GRANTED