

D O C K E T

7/16/2026

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 2026-053 (Council District - 34)

Seven Hills Clubs, Inc, appellant and owner of the property located at **1317 HILDRETH DR**, requesting a special exception to allow for a tennis club in the RS40 District. The appellant is seeking to continue a tennis club. Referred to the Board under Section 17.16.220 H. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C. **Deferred from the May 21, 2026 BZA meeting.**

Use-Recreation/Club

Map Parcel 13114009900

Results-Deferred to the August 20, 2026 BZA meeting per appellant.

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

Use-Single-Family

Map Parcel 092073A00100CO

Results- Deferred to the August 6, 2026 BZA meeting per appellant.

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

Use-Single-Family

Map Parcel 11502004600

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 the number of allowable stories 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 18, 2026 BZA meeting.**

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

Results-Deferred until the Meeting of August 6, 2026

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. Referred to the Board under Section 17.12.030, 17.20.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B. **Deferred from the June 18, 2026 BZA meeting.**

Use-Two-Family

Map Parcel 071030E00100CO, 071030E00200CO

Results-

CASE 2026-103 (Council District - 35)

Jeff & Sarah Perky, appellant and 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 has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Accessory Structure

Map Parcel 16900035900

Results-

CASE 2026-104 (Council District - 7)

Jonathan Redford, appellant and 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 has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 06108009600

Results-

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

Use-Single-Family

Map Parcel 12200003400

Results-Withdrawn no appeal needed.

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

Use-Accessory Structure

Map Parcel 06000010900

Results- Withdrawn

CASE 2026-107 (Council District - 9)

CLARK & HUDDLESTON PROPERTIES, LLC, appellant and owner of the property located at **370 RIO VISTA DR**, requesting a variance from the 2.5 story requirements and parking 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 has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Duplex

Map Parcel 043070K00100CO, 043070K00200CO

Results-

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

Use-Multi-Use/Multi-Family

Map Parcel 17212000600

Results-

CASE 2026-109 (Council District - 35)

Andrew Dulac, appellant and 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 screen in and covered on an existing 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 155160A23300CO

Results-

CASE 2026-110 (Council District - 26)

Thompson Burton PLLC, appellant and **JBS PARTNERS**, owner of the properties located at **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 has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 16000015200, 16000022700, 16000022800

Results-

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

Use-Single-Family

Map Parcel 10304001200

Results-

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 has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Mixed-Use/Multi-Family

Map Parcel 10509047200

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