

D O C K E T

8/20/2026

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 July 16, 2026 BZA meeting.**

Use-Recreation/Club

Map Parcel 13114009900

Results-

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 June 18, 2026 BZA meeting.**

Use-Religious Institution

Map Parcel 10100006200

Results-

CASE 2026-120 (Council District - 34)

Jackson Moore, appellant and **CHEEKWOOD BOTANICAL GARDEN & MUSEUM OF ART**, owner of the property located at **1200 D FORREST PARK DR**, requesting an Item A appeal changing the Zoning Administrator's issuance of permit number 2026028967 in the R20 District. The appellant is seeking an Item A appeal for permit number 2026028967. Referred to the Board under Section 17.40.180 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Parking Garage

Map Parcel 12912013400

Results-

CASE 2026-121 (Council District - 34)

Adley Kinsman, appellant and **STORY HOUSE REVOCABLE LIVING TRUST**, owner of the property located at **4509 HARPETH HILLS DR**, requesting an Item A challenging the Zoning Administrator's interpretation in the S40 District. The appellant is seeking to challenge the Zoning Administrator's interpretation. Referred to the Board under Section 17.040.180 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Commercial Amusement Indoor

Map Parcel 13011007600

Results-Deferred to the September 17, 2026 BZA meeting per appellant.

CASE 2026-123 (Council District - 17)

Robison Family Limited Partnership, appellant and **2020 LINDELL, LLC**, owner of the property located at **2020 LINDELL AVE**, requesting a variance from the digital billboard requirements in the IR District. The appellant is seeking to convert a trivision to a digital billboard. Referred to the Board under Section 17.32.050. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B. **Deferred from the August 6, 2026 BZA meeting.**

Use-Billboard

Map Parcel 10510036000

Results-

CASE 2026-126 (Council District - 7)

Scott Ave Church of Christ, appellant and owner of the property located at **2118 SCOTT AVE**, requesting a special exception to allow for a church in the RS80 District. The appellant is seeking to construct a church that was destroyed by fire. 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-Religious Institution

Map Parcel 07210034000

Results- Withdrawn per Zoning Administrator.

CASE 2026-127 (Council District - 21)

Catalyst Design Group, appellant and **DON HARDIN GROUP, LLC**, owner of the property located at **1600 BUCHANAN ST**, requesting a special exception from the street and height requirements in the CS District. The appellant is seeking to construct a three story mixed used office 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 B.

Use-Commercial

Map Parcel 08111021200

Results-

CASE 2026-128 (Council District - 2)

Catalyst Design Group, appellant and **APEX RIVERSTONE, LLC**, owner of the property located at **230 CUMBERLAND BND**, requesting a variance from the parking requirements in the MUG-NS District. The appellant is seeking to build a multi-family residence with parking. Referred to the Board under Section 17.20.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commercial

Map Parcel 07113001500

Results-

CASE 2026-129 (Council District - 24)

Catharine Hollifield, appellant and owner of the property located at **204 B CANTRELL AVE**, requesting a variance from the side setback requirements in the R8 District. The appellant is seeking to construct a detached accessory Dwelling Unit. Referred to the Board under Section 17.12.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-DADU

Map Parcel 10413001800

Results- Withdrawn per Zoning Administrator.

CASE 2026-130 (Council District - 6)

Josh Randolph, appellant and **ROGUE TWO, LLC**, owner of the property located at **1622 & 1624 EASTSIDE AVE**, requesting a variance from the street setback requirements in the RS5 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 09402002800, 09402002900

Results-

CASE 2026-131 (Council District - 18)

2601 12th Ave S, LLC, appellant and owner of the property located at **2601 12TH AVE S**, requesting a special exception from the street setback requirements in the CS District. The appellant is seeking to construct commercial building and addition to an existing structure, including an enclosed Porte Cochere. Referred to the Board under Section 17.16-175. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Commercial

Map Parcel 11801003900

Results-

CASE 2026-132 (Council District - 21)

Thompson Burton LLC, appellant and **HILL WEST END, LLC**, owner of the property located at **2900 WEST END AVE**, requesting a special exception for the height beyond the maximum requirements in the MUI-A District. The appellant is seeking to build a multi-use commercial building. Referred to the Board under Section 17.12.060. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Multi-Use/Commercial

Map Parcel 10402032900

Results-

CASE 2026-133 (Council District - 14)

Wagway Group, appellant and **SITEUNO, GP**, owner of the property located at **4040 LEBANON PIKE**, requesting a special exception to allow for a kennel in the CL District. The appellant is seeking to use the existing non-residence building for a kennel. Referred to the Board under Section 17.16.175. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Kennel

Map Parcel 07513024300

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