

D O C K E T

8/6/2026

1:00 P.M.

**METROPOLITAN BOARD OF ZONING APPEALS
P O BOX 196300
METRO OFFICE BUILDING
NASHVILLE, TENNESSEE 37219-6300**

**Meetings held in the MNPS Board of Education Meeting Room
2601 Bransford Ave., Nashville, TN 37204**

**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 2026-073 (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.

Use-Single-Family

Map Parcel 092073A00100CO

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 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 has alleged the Board would have jurisdiction under Section 17.40.180 B. **Deferred to from July 16, 2026 BZA meeting.**

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

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

CASE 2026-113 (Council District - 29)

Henry Umana, appellant and **ALVARADO, HENERY F UMANA**, owner of the property located at **2901 WILFORD PACK DR**, requesting a variance from the rear setback requirements in the R10 District. The appellant has constructed roofing over an existing deck without a permit. 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-Patio

Map Parcel 15006017800

Results-

CASE 2026-114 (Council District - 26)

Steadfast Group, LLC, appellant and **RICHARDSON, JEREMY J & NICOLE**, owner of the property located at **421 EATHERLY DR**, requesting a variance from the street setback variance requirements in the RS20 District. The appellant is seeking to add addition to a existing 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 16004012500

Results-

CASE 2026-117 (Council District - 12)

Terry Griggs, appellant and owner of the property located at **6353B N NEW HOPE RD**, requesting a variance from the street setback variance in the AR2A District. The appellant has constructed a detached garage. 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-Detached Garage

Map Parcel 08700004000

Results-

CASE 2026-118 (Council District - 10)

Jack Guenther Jr, appellant and **JG TENNESSEE REALTY, LP**, owner of the property located at **2400 GALLATIN PIKE N**, requesting a variance from the allowable sign size requirements in the CS District. The appellant is seeking to construct a sign. Referred to the Board under Section 17.32.130D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commercial

Map Parcel 02600006600

Results- Withdrawn

CASE 2026-119 (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. 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.

Use-Mixed-Use

Map Parcel 07114039100, 07114035900, 07114035800, 07114035500,
07114038500

Results-

CASE 2026-122 (Council District - 19)

Thompson Burton PLLC, appellant and **COOKE/WILSON PROPERTIES**, owner of the property located at **2200 ELLISTON PL**, requesting a special exception from the height setback and height control plane requirements in the CS District. The appellant is seeking to construct a mixed-use building. Referred to the Board under Section 17.40.180 C. This case was previously granted on August 15, 2024. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Mixed Use

Map Parcel 09215011300, 09215020400

Results-

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.

Use-Billboard

Map Parcel 10510036000

Results-

CASE 2026-124 (Council District - 26)

Brian Russell, appellant and **RUSSELL, DAVID BRIAN LIVING TRUST**, owner of the property located at **5052 DOVECOTE DR**, requesting a variance from the street and side setback requirements in the RS20 District. The appellant is seeking to construct a covered front porch and porte cochere. Referred to the Board under Section 17.12.030, 17.12.020. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 14611005200

Results-

CASE 2026-125 (Council District - 14)

Andrew Edwards, appellant and owner of the property located at **2984 JENRY DR**, requesting a variance from the rear setback requirements in the RS10 District. The appellant is seeking to construct a rear deck. Referred to the Board under Section 17.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 085140B03200CO

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