

D O C K E T

9/17/2026

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 August 20, 2026 BZA meeting.**

Use-Recreation/Club

Map Parcel 13114009900

Results-Deferred to the November 5, 2026 BZA meeting.

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 August 6, 2026 BZA meeting.**

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

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 requirements 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. **Deferred from the August 6, 2026 BZA meeting.**

Use-Detached Garage

Map Parcel 08700004000

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 RS40 District. The appellant is seeking to challenge the Zoning Administrator's interpretation of the use as a commercial amusement indoor. 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. **Deferred from the August 6, 2026 BZA meeting.**

Use-Commercial Amusement Indoor

Map Parcel 13011007600

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. **Deferred from the August 20, 2026 BZA meeting.**

Use-Commercial

Map Parcel 07113001500

Results-

CASE 2026-134 (Council District - 35)

Stanley Jewell, appellant and owner of the property located at **8520 B OLD HARDING LN**, requesting variances from the side and rear setback requirements in the RS40 District. The appellant is seeking to construct a detached garage. Referred to the Board under Section 17.112.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Detached Garage

Map Parcel 16807000200

Results-

CASE 2026-136 (Council District - 10)

Tyler Shoemaker, appellant and owner of the property located at **2024 OLD BAKER RD**, requesting a special exception to allow for a kennel in the AR2A District. The appellant is seeking to convert an existing shelter into horse stable. 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/Stable

Map Parcel 00600002900

Results-

CASE 2026-137 (Council District - 24)

Thomas Bates, appellant and owner of the property located at **617 ESTES RD**, requesting a variance from the rear setback requirements in the RS10 District. The appellant is seeking to demolish and reconstruct a portion of the existing residences. Referred to the Board under Section 17.12.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 .

Use-Single-Family

Map Parcel 11604013200

Results-

CASE 2026-138 (Council District - 11)

Nick Wisniewski, appellant and **ONYX GRP, LLC**, owner of the property located at **203 ROLLING MILL RD**, requesting a variance from the rear setback requirements in the RS30 District. The appellant is seeking to construct a boathouse. 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-Detached Accessory Structure

Map Parcel 05414000100

Results-

CASE 2026-139 (Council District - 14)

Kimberly Lee, appellant and **MOUNT GILEAD MISSIONARY BAPTIST CHURCH**, owner of the property located at **4004 LEBANON PIKE**, requesting a special exception for a daycare center for up to 100 children and a variance from the playground requirements in the RS10 District. The appellant is seeking a special exception for a daycare center within an existing religious institution. Referred to the Board under Section 17.16.160, 17.16.070. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B/C.

Use-Daycare Center

Map Parcel 07513022600

Results-

CASE 2026-140 (Council District - 6)

Katherine Reichert, appellant and **SHAH COMPOUND, LLC**, owner of the property located at **2616 TIFFANY DR**, requesting a variance from the minor street requirements in the R10 District. The appellant is seeking to rehab and convert existing residence to a Montessori School for 137 Children. Referred to the Board under Section 17.16.160. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Daycare Center

Map Parcel 08405002900

Results-

CASE 2026-141 (Council District - 2)

Building Block Investment, appellant and **RIVERS, JAREKA FAMILY TRUST, THE**, owner of the property located at **745 MOORMANS ARM RD**, requesting a variance from the street setback requirements in the RS20 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 05914005800

Results-

CASE 2026-142 (Council District - 30)

Samuel Chavez Pichardo, appellant and owner of the property located at **358 DADE DR**, requesting a variance from the street setback requirements in the R10 District. The appellant has constructed a covered front porch without a permit. 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 148050R00100CO

Results-

CASE 2026-143 (Council District - 6)

Paros Group, appellant and **SPRINGDALE DEVELOPMENT, LLC**, owner of the property located at **9 B BELLE FORREST AVE**, requesting a variance from the street setback variance in the R6 District. The appellant is seeking the legal use of home residence constructed under permit 2025051621. 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 072140R00201CO

Results-

CASE 2026-144 (Council District - 5)

Tushar Parbhu, appellant and **1044 GRANADA PARTNERSHIP, LLC**, owner of the property located at **1044 GRANADA AVE**, requesting a special exception from the street setback requirements. The appellant is seeking to construct a multi-family/multi-use commercial 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-Multi-Family/Multi-Use

Map Parcel 08301022000

Results-

OTHER BUSINESS

1. Discussion of Board of Zoning Appeals Fee Change

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