D O C K E T

10/15/2026

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 September 17, 2026 BZA meeting.**

Use-Recreation/Club Map Parcel 13114009900

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

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. **Deferred from the September 17, 2026 BZA meeting.**

Use-Daycare Center Map Parcel 08405002900

Results- WITHDRAWN (Deferred indefinitely per the appellant)

CASE 2026-149 (Council District - 1)

CAROLINE & ANTHONY CAMPOS, appellant and owner of the property located at **4280 BERNARD RD**, requesting a variance from the tree requirements in the AR2A District. The appellant is seeking to construct a single-family residence. Referred to the Board under Section 17.24.075. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family Map Parcel 02900040800

Results-**WITHDRAWN (No appeal needed)**

CASE 2026-151 (Council District - 24)

Brian Glasser, appellant and owner of the property located at **4904 C NEVADA AVE**, requesting an Item D appeal to change a legally non-conforming detached structure in the RS7.5 District. The appellant is seeking to construct a second floor on an existing garage. Referred to the Board under Section 17.40.650. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-DADU Map Parcel 09115028600

Results-

CASE 2026-152 (Council District - 7)

Jacob Edwards, appellant and **JOHN BOECKLIN,** owner of the property located at **992 MAPLEWOOD PL**, requesting a variance from the street setback requirements in the RS7.5 District. The appellant is seeking to construct an addition on an existing residence. Referred to the Board under Section 17.12.035. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family Map Parcel 06107020700

Results-

CASE 2026-153 (Council District - 19)

DeRon Jenkins, appellant and **DY CONSTRUCTION, INC.**, owner of the property located at **616 GARFIELD ST**, requesting a variance from the side setback requirements in the R6-A District. The appellant is seeking to construct a single-family residence. 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-Single-Family Map Parcel 08108041300

Results-

CASE 2026-154 (Council District - 24)

Statley West End, LLC, appellant and **HOME MAKERS INC.**, owner of the property located at **3819 WEST END AVE**, requesting a special exception from the building height requirements in the RM40 District. The appellant is seeking to construct a multi-family residence. Referred to the Board under Section 17.12.060 F. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Multi-Family Map Parcel 10409016400

Results-**WITHDRAWN (No appeal needed)**

CASE 2026-155 (Council District - 34)

Charles Buffkin, appellant and owner of the property located at **4604 BENTON SMITH RD**, requesting a variance from the side setback requirements in the RS40 District. The appellant is seeking to construct a covered parking area. 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-Single-Family Map Parcel 131110A00200CO

Results-

CASE 2026-156 (Council District - 28)

John Gore, appellant and **METRO GOV'T**, owner of the property located at **2491 MURFREESBORO PIKE**, requesting a special exception to allow for a Parking Garage and Logistics Building in the AR2A District. The appellant is seeking to construct a 3-story 90,567 SF Metro ECC/OEM Building with an associated 3-level 288-space Parking Garage and a 2-story 116,391 SF OEM/NFD Logistics Building. Referred to the Board under Section 17.16.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Safety Services Map Parcel 14900032700

Results-

CASE 2026-157 (Council District - 9)

Seth Martin, appellant and **HOLIDAY HOLLOW HOLDINGS, LLC**, owner of the property located at **1012 B & C OLD HICKORY BLVD E**, requesting a variance from the driveway and perimeter landscape buffer requirements in the OR20 District. The appellant is seeking to construct a duplex. Referred to the Board under Section 17.20.060, 17.24.240. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Multi-Family Map Parcel 043150E00200CO

Results-

CASE 2026-159 (Council District - 25)

Yancy Lovelace, appellant and **4037 ALBERT DRIVE TRUST**, owner of the property located at **4037 ALBERT DR**, requesting a variance from the street setback requirements in the R20 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 13201004600

Results-

CASE 2026-160 (Council District - 7)

Ron Taylor, appellant and **1130 GALLATIN PIKE LLC**, owner of the property located at **120 W DUE WEST AVE**, requesting a special exception from the parking requirements in the CS District. The appellant is seeking to construct a multi-family residential building. Referred to the Board under Section 17.16030, 17.16.140. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Multi-Family Map Parcel 05108021800

Results-

CASE 2026-161 (Council District - 26)

Steadfast Group, LLC, appellant and **JEREMY J & NICOLE RICHARDSON**, owner of the property located at **421 EATHERLY DR**, requesting a variance from the street setback requirements in the RS20 District. The appellant is seeking to construct a single family residence. The property was previously granted BZA 2026-114. 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 2026-162 (Council District - 5)

BM Builders TN, appellant and **O.I.C. 1605 MERIDIAN STREET**, owner of the property located at **1625 B MERIDIAN ST**, requesting a special exception from the height control plane requirements in the RM20-A-NS District. The appellant is seeking to construct a multi-family residence. 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-Family Map Parcel 071110N90000CO

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

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 the Thursday prior to the Public Hearing meeting 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.