



# Board of Zoning Appeals Agenda

August 6th, 2025

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## **OLD BUSINESS**

- 1) **BZA-25-32**: 1422 E Main St, 37404 (District 8) – Setback Reduction Variance: Vinicio Liriano requests a reduction in rear setback from 10 feet to 0 feet and a reduction in corner side setback from 10 feet to 0 feet.
- 2) **BZA-25-49**: 2947 Cummings Hwy., 37419 (District 1) – Special Exception Permit: Ross Young requests a Special Exception Permit for a Drive-Thru in the C-C zone.
- 3) **BZA-25-51**: 23 N Germantown Rd., 37411 (District 9) – Landscape Buffer Variance: Rashad Jones-Jennings requests relief from the required 20 foot type C landscape buffer. **APPLICANT HAS REQUESTED TO WITHDRAW.**
- 4) **BZA-25-52**: 2200 McCallie Ave., 37404 (District 9) – Landscape Buffer Variance: Richard McCoy requests relief from the street yard tree requirements.
- 5) **BZA-25-54**: 1004 Normal Ave., 37404 (District 2) – Setback Reduction Variance: John Sweeton requests a reduction in front setback from 15 feet to 10 feet and a reduction in rear setback from 25 feet to 5 feet.

## **NEW BUSINESS**

- 1) **BZA-25-57**: 4029 Harbor Hills Rd., 37416 (District 3) – Setback Reduction Variance: Kenneth Ware requests a reduction in rear setback from 25 feet to 17 feet and a reduction in left side setback from 5 feet to 0 feet.
- 2) **BZA-25-58**: 5525 Hixson Pike., 37343 (District 3) – Parking Variance: Tim Minor requests an increase in required parking for nonresidential use from 16 spaces to 22 spaces.
- 3) **BZA-25-59**: 7444 Pinewood Dr., 37421 (District 4) – Townhome Massing Variance: LaBella Associates requests an increase in maximum allowed townhouse units outside the Urban Overlay from 4 attached units to 6 attached units.
- 4) **BZA-25-60**: 2310 Vance Ave, Unit 102., 37404 (District 9) – Special Exception: Bryan Gutierrez requests a Special Exception Permit for an Eating and Drinking Establishment in the I-H zone.