



Board of Zoning Appeals Agenda

December 3rd, 2025

OLD BUSINESS

NONE

NEW BUSINESS

- 1) **BZA-25-93**: 5500 Beulah Ave., 37409 (District 7) - Setback Reduction, Accessory Structure in the Corner Side Yard, and Access from an Abutting Street Variance: Renato Cappuccitti requests a reduction in corner side setback from 20 feet to 10 feet for a detached garage located in the corner side yard and taking access from the abutting street.
- 2) **BZA-25-95**: 1620 Riverfront Pkwy., 37402 (District 7) - Relief from CCC: Ch 3. Art XVIII Div 2 Table 2: James Teal requests to be allowed to place an electronic messaging center in the Scenic Corridor.
- 3) **BZA-25-96**: 5429 Hixson Pike., 37343 (District 3) - Relief from the Landscape Requirements: Michael Price requests a reduction in the landscape buffer yard from 20 feet to 10 feet in width.
- 4) **BZA-25-97**: 7333 Mccutcheon Rd., 37421 (District 4) - Special Exception - Assisted Living Facility: Donna Shepherd requests a special exception for an assisted living facility in a C-R zone.
- 5) **BZA-25-98**: 112 Lawn St, 37405 (District 1) - Setback Reduction Variance: Allen Jones requests a reduction in the side setback from 5 feet to 0 feet for a garage.
- 6) **BZA-25-99**: 4412 Dodds AVE., 37407 (District 5) - Special Exception - Neighborhood Commercial Establishment: Ismael Vicente Vicente requests a special exception for a neighborhood commercial establishment, which includes an office and eating and drinking establishment, in the RN-1-5 zone.