



Board of Zoning Appeals Agenda

October 1st, 2025

OLD BUSINESS

- 1) **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.
- 2) **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.
- 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. **APPLICANT HAS REQUESTED TO WITHDRAW**

NEW BUSINESS

- 1) **BZA-25-61**: 1607 Central Ave., 37408 (District 7) – Monument Sign Setback Reduction Variance: Timothy Joy requests a reduction in the right-of-way setback from 15' to 0' for a new sign.
- 2) **BZA-25-66**: 2408 Awtry St., 37406 (District 9) – Special Exception for a Group Home: For-Profit: Kristie Tyler requests a special exception for a Group Home: For-Profit in the RN-5 zone.
- 3) **BZA-25-67**: 519 Oliver St., 37405 (District 2) – Setback Reduction Variance: Robert MacLafferty requests a reduction in the rear setback from 25' to 12' for an addition.
- 4) **BZA-25-68**: 2105 S Lyerly St., 37404 (District 9) – Relief from Mixed-Use and Commercial Zones Dimensional and Development Requirements: Donna Shepherd requests a reduction in ground floor transparency from 50% to 0% for street facing facades on E 21st Street and S Lyerly Street.
- 5) **BZA-25-69**: 3261 Lightfoot Mill Rd., 37406 (District 5) – Relief from Sec. 38-50: Thaddeus Swoopes requests relief from sec. 38-50 (b) (2) for the location of a detached shed.

- 6) **BZA-25-71: 2332 Shallowford Village Dr., 37421 (District 6) – Pylon Sign Increase Max Height Variance:** Huston Woodis requests an increase in the maximum allowed sign height from 30 feet to 70 feet for a new sign.
- 7) **BZA-25-72: 1009 Reads Lake Rd., 37415 (District 1) – Zoning Interpretation (Potential Variance):** John Martin requests an interpretation of lots excluded from the Suburban Infill Lot Compatibility Option.
- 8) **BZA-25-73: 7404 Tyner Rd., 37421 (District 6) – Increase to Allowed Parking Spaces Variance:** Jay Floyd requests an increase in maximum allowed parking spaces from 274 to 300.
- 9) **BZA-25-74: 112 Baker St., 37405 (District 2) – Setback Reduction Variance:** Jordan Wood requests a reduction in front setback from 15 feet to 10 feet and a reduction in rear setback from 25 feet to 10 feet.
- 10) **BZA-25-75: 7410 Sonia Ln., 37421 (District 6) – Special Exception: Parking Lot (Principle Use):** Jay Floyd requests a Special Exception for a Parking Lot (Principal Use) in the C-C zone.
- 11) **BZA-25-76: 205 Minor St., 37405 (District 1) – Special Exception: Drug Treatment Clinic:** Peter Olsen requests a Special Exception for a Drug Treatment Clinic in the E-IX-3 Form-Based Code zone.