



Board of Zoning Appeals Agenda

January 7th, 2026

OLD BUSINESS

NONE

NEW BUSINESS

- 1) **BZA-25-94**: 23 Lilac Ave., 37419 (District 1) - Relief from the Landscape Requirements: John Muhs requests a reduction in the landscape street yard from 8 feet to 4 feet in width.
- 2) **BZA-25-100**: 8934 Lee Hwy., 37363 (District 6) - Appeal of Sign Permit Rejection: Stephen Blackshear requests to appeal the denial of sign permit SIGN-25-475 for a billboard based on Sec 3-55.
- 3) **BZA-25-101**: 995 Airport Rd., 37421 (District 5) - Building Height Variance: Eric Alexander requests relief from Ch. 8-5 Height Limits: for an increase in building height from 35 feet to 50 feet for a new parking structure.
- 4) **BZA-25-113**: 6116 Shallowford Rd Unit 101, 37421 (District 6) - Appeal of an Interpretation of the Sign Code: Dewayne Mullis requests to appeal the interpretation of sign code Sec. 3-177 (5).
- 5) **BZA-25-102**: 6116 Shallowford Rd Unit 101, 37421 (District 6) - Monument Sign Size Variance: Dewayne Mullis requests relief from Sec 3-187 Monument Sign Maximum Sign Area and Sign Height, for an increase of maximum sign area from 60 square feet to 300 square feet and to increase the height from 6 feet to 11 feet.
- 6) **BZA-25-103**: 5053 Hunter Rd., 37363 (District 6) - Special Exception: Drive-Thru Facility: Wendy Robinson requests a Special Exception Permit for a Drive-Thru Facility in the C-C zone.
- 7) **BZA-25-106**: 5053 Hunter Rd., 37363 (District 6) - Increase to Maximum Parking Variance: Wendy Johnson requests to increase the maximum number of allowed parking spaces from 31 spaces to 54 spaces.
- 8) **BZA-25-104**: 5406 Virginia Ave, 37409 (District 1) - Setback Reduction Variance: Matthew Ballard requests a reduction in the rear setback from 25 feet to 12.5 feet for a deck to screened porch conversion and a side setback reduction from 3 feet to 0 feet [Table 38-48.1 Permitted

Encroachments Into Required Setbacks: Canopy - Max of 2 feet permitted encroachment into the interior side setback].

- 9) **BZA-25-105**: 442 E View Dr., 37404 (District 9) - **Setback Reduction Variance**: Gary Crowe requests a reduction in the front setback from 25 feet to 0 feet for new construction.

- 10) **BZA-25-107**: 5771 Brainerd Rd., 37411 (District 5) - **Relief from the Brainerd Overlay Requirements, and Increase to Maximum Parking Variance**: Tyler Brown requests relief from the Brainerd Overlay Requirements to increase the maximum building setback from 26 feet to 90.6 feet [Sec 38-35 (5) (c) iii. a.] and relief from a drive-thru lane not allowed in the Building/Storefront Zone within the Brainerd Overlay [Sec 38-35 (5) (c) i. c.], and also to increase the number of allowed parking spaces from 4 spaces to 10 spaces.

- 11) **BZA-25-109**: 5771 Brainerd Rd., 37411 (District 5) - **Special Exception: Drive-Thru Facility**: Tyler Brown requests a Special Exception Permit for a Drive-Thru Facility in the C-C zone.