

City of Forest Hills, Tennessee
Board of Zoning Appeals
September 13, 2024 – 8:00 AM
Chair Jane S. Rowland Presiding



1. Approval of the minutes of the July 12, 2024, meeting

2. New Business

A. 1829 Laurel Ridge #8283 Zone: RA Overlay: Hillside Protection

Applicant: Mike Jones

Description: Modify plan of previously approved plan

Requests: 1) Permission to construct
2) Variance for retaining wall in side setback
3) Variance of generator in side setback

B. 7 Wynstone #8239 Zone: NC1 Overlay: Hillside Protection

Applicant: Daigh Rick

Description: Construct swimming pool and terrace

Requests: 1) Permission to construct
2) Variance for steps and retaining wall in side setback
3) Variance to not tie foundations to bedrock

C. 2126 Old Hickory #8267 Zone: EB Overlay: Flood Plain Overlay

Applicant: Josh Helmer

Description: Construct new house

Requests: 1) Variance for side setback

D. 27 Northumberland #8280 Zone: NC1 Overlay:

Applicant: Scott Jackson

Description: Lot consolidation to correct existing non-conforming structure (house), creates new existing non-conforming accessory structures.

Requests: 1) Variance for rear yard setback
2) Variance for side yard setback
3) Variance for location of accessory structure in side yard
4) Variance for ISR

E. 22 Inverary #8281 Zone: NC1 Overlay: Hillside Protection

Applicant: Scott Jackson

Description: Modify plan of previously approved plan

Requests: 1) Variance for side setback
2) Variance for rear setback
3) Variance for ISR
4) Variance for retaining wall height
5) Variance for FAR

F. 1416 Chickering Rd #8282 Zone: E1A Overlay: Hillside Protection

Applicant: Gaffney Marks

Description: Construct new house, and accessory structures

Requests: 1) Permission to construct
2) Variance for structure (bridge) in front yard

G. 1608 Tynewood #8284 Zone: EB Overlay: Hillside Protection

Applicant: Justin Franks

Description: Construct swimming pool

Requests: 1) Permission to construct
2) Variance for accessory structure in front yard
3) Variance for retaining wall in front yard
4) Variance to not tie foundations to bedrock

3. Unfinished Business

A. 121 Balleroy #7931 Zone: EB Overlay: Hillside Protection

Applicant: Parker Dodson

Description: Construct pool, pool house, retaining walls and sports court

Requests: 1) Permission to construct in Hillside Protection Overlay District
2) Variance to not tie foundations to bedrock

A. 2014 Otter Valley Ln #7788 Zone: RA Overlay: Hillside Protection

Applicant: Chet Rhodes

Description: Amend plan previously approved by the BZA

Requests: 1) Permission to construct in Hillside Protection Overlay District
2) Variance for front yard setback
3) Variance for side setback
4) Variance for driveway in the side setback with retaining wall attached
5) Variance for a privacy fence
6) Variance for retaining wall height