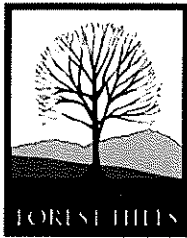


BOARD OF ZONING APPEALS



Meeting Minutes

July 8, 2026

The City of Forest Hills, Tennessee Board of Zoning Appeals met on Wednesday, July 8, 2026, at 8:30 a.m. at City Hall, 6300 Hillsboro Pike, Nashville, Tennessee 37215. Acting Chairwoman Janie Rowland and members James Lennon and Jim Littlejohn, were present. Also present were City Manager Mark Hill, City Attorney Marshall Albritton, and Engineer Luke Sullivan from the City Engineering firm of Neel Schaffer. Ms. Rowland opened the meeting at 8:30 a.m.

1. Approval of the minutes of June 10, 2026

Upon motion made by Mr. Lennon, and seconded by Ms. Rowland, the Board unanimously approved the minutes of the June 10, 2026 meeting.

2. New Business

A. 1414 Chickering Road #9137 Zone: E1A Overlay: Hillside Protection

Applicant: Wade Rick

Description: Proposed Dwelling

Requests: 1) Permission to construct
2) Variance for side setback
3) Not to tie to bedrock

Wade Rick introduced his team and explained the BZA previously approved plans. The changes they would like to make are to no longer have a guest house but would like a sports court with no lights. They will refigure the driveway so it will now be within the property line. They will increase the tree coverage and reduce the ISR by 4%. Rowland commented that the screening for the neighbors looks good and then asked if any neighbors would like to speak, none were present but did acknowledge a letter of support. Littlejohn asked about the geo and if it was up to date. He added not to tie to bedrock as a variance since it is shallow bedrock.

Upon motion made by Mr. Littlejohn, and seconded by Ms. Rowland, the Board unanimously approved the plans with the condition to follow the geotechnical recommendations and not tie to bedrock. Also, no pole lights by sports court without BZA approval.

**B. 1242 Jefferson Davis Court #9046 Zone: RA Overlay: Hillside
Protection**

Applicant: Matthew Moushon

Description: Retaining wall and fence

Requests: 1) Permission to Construct
2) Variance for fence height

Matthew Moushon and his team explained the request for the wall and fence height and the landscaping to screen it. Littlejohn asked how tall the trees would be when planted. 10-12 foot magnolias, Nellys and others will be 20-24 feet tall at maturity with ground cover too. The slope is very steep and will be returned to natural forest. Littlejohn asked about drainage and they kept the original swales. Chairwoman Rowland asked if any neighbors would like to speak, none were present.

Upon motion made by Mr. Littlejohn, and seconded by Mr. Lennon, the Board unanimously approved walls and fences with the final inspection to verify the vegetation growth.

**C. 1242 Jefferson Davis Court #9177 Zone: RA Overlay: Hillside
Protection**

Applicant: Delta Civil

Description: Driveway

Requests: 1) Permission to Construct

Caleb Paul of Delta Civil explained the need to stabilize the driveway as it is too steep. They plan to relocate it and make more room for transition. They plan to help with drainage from other yards with more swales to redirect run off. Littlejohn asked about how the ditch would be lined, answered with sod and matts. Engineer Sullivan says they have meet the City's requirements but would like to see a geo on site and to do a field test.

Upon motion made by Mr. Littlejohn, and seconded by Mr. Lennon, the Board unanimously approved the driveway with conditions to follow the geo guidelines and to use a coconut mat to stabilize the ditches

D. 5940 Robert E. Lee Drive #9181 Zone: RA Overlay: None

Applicant: Mike Jones

Description: Generator and screening

Requests: 1) Variance for side setback
2) Variance for location of accessory structure
3) Variance for fence height

Mike Jones would like to put a generator in the side yard of this new build with a 5-foot fence. The closest neighbor is 188 feet away from this area and the fence can't be seen with the screening that is already in place. Rowland asked if any neighbors would like to speak. Pam Adkisson 6000 Robert E Lee says she doesn't want the emissions from the generator to blow into her yard or house. She doesn't like the placement of it. Jones says this generator has the lowest emission of any generator and is very quiet. Rowland asked about more screening. Jones said yes, they could plant in the fall. Littlejohn asked about the emissions and exhaust. Jones says the limit is 387 and this unit is only at 76.79% with the o2 limit at 10 and this unit is at 4%. Lennon says there is no hardship. The builder used all of the limits and there is no room for anything else in this location. The unit must be 5 feet from any window, any other locations?

The applicant wishes to defer the request for the side setback and the accessory structure.

Upon motion made by Ms. Rowland, and seconded by Mr. Littlejohn, the Board unanimously approved the fence height.

E. 1155 Crater Hill Drive #9182 Zone: EB Overlay: Hillside Protection

Applicant: Jason Lewiston/Builders Edge Lewiston LLC

Description: Demo and proposed dwelling

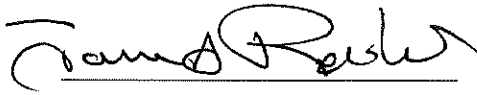
Requests: 1) Permission to Construct
2) Variance for front setback

The team lead by Preston Ayer described his plans to demo and rebuild a new house and driveway with retaining walls. The only request is construct in the hillside overlay as they are under in all bulk standards. Engineer Rick Heckel says the geotechnical report is very generic, very lacking and not directed to this project. Nothing in the report about engineered retaining walls that need to be tied to bedrock need machine boring test pits. The house currently has several cracks in it, why? The site is very complex. Littlejohn asked about slope stability study. Was colluvial soil found on site? Littlejohn says the house proposed is too big for the site. Rowland says there is not enough information, need a drainage and grading plan. Rowland asked if any neighbors would like to speak. Brook

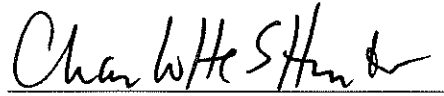
Murphy of 1131 Crater Hill says it is a massive hillside and they want to build a pond to hold the Storm water, how does that work?

The applicant wishes to defer the request for 60 days

There being no further business before the Board, the meeting was adjourned.

A handwritten signature in black ink, appearing to read "Janie Rowland", written over a horizontal line.

Chairwoman Janie Rowland

A handwritten signature in black ink, appearing to read "Charlotte Hunter", written over a horizontal line.

City Recorder Charlotte Hunter