



BOARD OF ZONING APPEALS

Meeting Minutes

May 13, 2026

The City of Forest Hills, Tennessee Board of Zoning Appeals met on Wednesday, May 13, 2026 at 8:30 a.m. at City Hall, 6300 Hillsboro Pike, Nashville, Tennessee 37215.

Chairwoman Janie Rowland, member James Lennon, and member Martin Roberts, were present. Also present were City Manager Mark Hill, City Recorder Charlotte Hunter, 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 April 8, 2026

Upon motion made by Mr. Lennon, and seconded by Mr. Roberts, the Board unanimously approved the minutes of the March 11, 2026 meeting.

2. New Business

A. 1252 Hickory Spring Court #9103 Zone: RA Overlay: Hillside Protection

Applicant: Mike Jones

Description: Demo of existing dwelling and build new dwelling

- Requests:**
- 1). Permission to construct
 - 2). Variance for front setback
 - 3). Variance for front facing garage

4). Variance for footings to not reach bedrock

Mike Jones described the proposed plans to demolish the existing home

Upon consideration of the application and the presentation, and upon the motion of Mr. Littlejohn, duly seconded by Mr. Lennon, the Board unanimously approved the application, subject to strict compliance with geotechnical recommendations of the applicant's and the City's geotechnical engineers, and landscaping the retaining walls to the City's satisfaction.

3. Old Business

A. 2409 Hemingway Drive #9050 (RA) – *Chris Bagwell represented Bagwell Construction Company, the owner.*

1. Variance for front setback

Mr. Bagwell described the proposed project to demolish the existing residential structure and to construct a new residential structure. Since the previous presentation before the Board, the height of the structure and the first and second interior levels had been reduced to address previous concerns expressed by the Board.

Chairman Littlejohn opened the hearing for public comment. No members of the public were there to speak.

Upon consideration of the application and the presentation, and upon the motion of Mr. Littlejohn, duly seconded by Mr. Lennon, the Board unanimously approved the application, subject to strict compliance with geotechnical recommendations of the applicants and the City's geotechnical engineers, and landscaping the retaining walls to the City's satisfaction.

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



Chairwoman Jane S. Rowland



City Recorder Charlotte Hunter