

BOARD OF ZONING APPEALS

Meeting Minutes

March 11, 2026



The City of Forest Hills, Tennessee Board of Zoning Appeals met on Wednesday, March 11, 2026, at 8:30 a.m. at City Hall, 6300 Hillsboro Pike, Nashville, Tennessee 37215.

Chairwoman Janie Rowland, a member James Lennon and alternate member David Waller were present. Also, present were City Manager Mark Hill, City Attorney Frank Gallina, Engineer Luke Sullivan from the City Engineering firm of Neel Schaffer and City Recorder Charlotte Hunter. Ms. Rowland opened the meeting at 8:30 a.m.

1. Approval of the minutes of February 11, 2025

Upon motion made by Mr. Waller, and seconded by Mr. Lennon, the Board unanimously approved the minutes of the February 2026 meeting.

2. New Business

A. 6120 Hillsboro Pike #9019 Zone: EA Overlay: None

Applicant: Preston Richardson/Page Landscaping

Description: Demo of existing driveway and hardscape with proposed driveway, hardscape, and pool

Requests: 1) Variance for side setback
 2) Variance for impervious surface

Ben Page and his team presented the master plans. Rowland asked if any neighbors were present, none were. The wall can only be 6 feet tall. Mary Caton will speak to TDOT about a hammerhead entrance with gate to help with deliveries.

Upon consideration of the application and the presentation, and upon the motion of Ms. Rowland, duly seconded by Mr. Waller, the Board unanimously approved the application with the conditions to get approval from TDOT on gate, wall at max height of 6 feet

B. 205 Woodford Place #8900
Protection

Zone: RA Overlay: Hillside

Applicant: Scott Jackson

Description: Construct pool with hardscaping and landscaping improvements

Requests: 1) Permission to construct

2) Variance for side setback

3) Variance for rear setback

4) Variance for impervious surface

Scott Jackson presented his plans for a pool with hardscapes and landscaping. The drainage plan was explained in detail using soil nails and retaining walls. Sullivan says it meets the requirements of the City. Rowland asked for neighbor input.

Lisa Rollins 212 Woodford Pl is very excited for this to improve the drainage issue. Bob Stickney explained the placement of the soil nail wall and it will be closer to the house than the property line and he will be onsite during construction. Cabana will be shown in permit process and no variances are required for it.

Upon consideration of the application and the presentation, and upon the motion of Mr. Waller, duly seconded by Mr. Lennon, the Board unanimously approved the

application with the condition to comply with the geotechnical report recommendations in detail, provide the cabana details and construction to happen during the dry season

3. Unfinished Business

A. 2401 Hemingway Drive #8993

Zone: RA Overlay: None

Applicant: Catalyst Builders

Description: Construct a new dwelling

Requests: 1) Variance for front setback

2) Variance for building coverage

3) Variance for floor area ratio

4) Variance for impervious surface

Billy Frank and his team presented his plans for a new house with an updated landscape plan with elevations. The Board likes that the house will be in line with others on the street. Rowland asked for neighbor input, none present but several agreeable letters.

Upon consideration of the application and the presentation, and upon the motion of Mr. Waller, duly seconded by Mr. Lennon, the Board unanimously approved the application with the condition to follow the geotechnical report.

**B. 6117 Chickering Court #8962
Protection**

Zone: EB Overlay: Hillside

Applicant: Spectrum Builders/Greg Davis

Description: Demo and construct new hardscaping

Requests: 1) Permission to construct

2) Variance for side setback

3) Variance for front setback

Greg Davis explained the project as to what has been completed previously and what needs to be done. Rowland asked for neighbor input, none were present.

Upon consideration of the application and the presentation, and upon the motion of Mr. Waller, duly seconded by Mr. Lennon, the Board unanimously approved the application with the condition to provide a new landscape plan and a western wall plan.

**C. 4 St. James Place #8960
Protection**

Zone: EB Overlay: Hillside

Applicant: Wantland Ink Landscape

Description: Construct accessory structure, retaining wall, and hardscaping

- Requests:**
- 1) Permission to construct
 - 2) Variance for wall height

Isaac Wantland and his team gave a recap from the previous meeting and showed the updated geotechnical report. Rowland asked for neighbor input, none present. Dan Terranova will be on site during construction.

Upon consideration of the application and the presentation, and upon the motion of Mr. Waller, duly seconded by Mr. Lennon, the Board unanimously approved the application with the condition to follow the geotechnical report and geo on site.

Upon consideration of the application and the presentation, and upon the motion of Ms. Rowland, Duly seconded by Mr. Lennon, the Board unanimously approved the application

With no further items of business before the Board, the meeting was adjourned.



Chairwoman Janie Rowland



City Recorder Charlotte Hunter