

BOARD OF ZONING APPEALS
Meeting Minutes
July 9, 2025



The City of Forest Hills, Tennessee Board of Zoning Appeals met on Wednesday, July 9, 2025, at 8:30 a.m. at City Hall, 6300 Hillsboro Pike, Nashville, Tennessee 37215. Acting Chairman Jim Littlejohn, Mark Banks and alternate member David Waller, were present. Also present were City Manager Mark Hill, City Attorney Marshall Albritton, Engineer Luke Sullivan from the City Engineering firm of Neel Schaffer and City Recorder Charlotte Hunter. Mr. Banks opened the meeting at 8:30 a.m.

1. Approval of the minutes of May 14, 2025

Upon motion made by Mr. Banks, and seconded by Mr. Waller, the Board unanimously approved the minutes of the June 11, 2025 meeting.

2. New Business

A. 4370 Chickering Lane #8259 Zone: EB Overlay: Hillside Protection

Applicant: Mike Jones

Description: Construct a new dwelling

Requests: 1) Permission to construct

2) Variance for side setbacks

3) Variance for percentage of steep slope in area of disturbance

4) Variance for wall height

5) Variance for location of accessory structure

6) Variance for low wall footings not tied to bedrock

Mike Jones presented the plans with the homeowners Denise & John Krouse. The lot is 4.5 acres in Chickering Estates and we do have their Boards approval. The driveway is very steep (over 20%) and the steep slopes disturbance will be under 10%. They have performed a water shed study. They plan on moving the front porch forward by 8.5 feet. Tree canopy will remain at 98%. They meet bulk standard requirements. The civil engineer says that TDEC has approved the drainage plan, Storm water runoff was presented. The variance for the low wall is for the foundation which will not tie to bedrock.

No members of the public provided comment on the application, but one letter of support from the neighbor Whitten's.

Engineer Luke Sullivan says these plans meet the requirements for the City.

Littlejohn asked if the slopes being exposed and with stability, would they need more support? Waller asked about soil nail and being drilled 30 feet down with shot creek.

Littlejohn asked about drainage and how the cut off ditch behind the wall work. They plan on adding a swale on both sides.

Upon consideration of the application and the presentation, and upon the motion of Mr. Waller, duly seconded by Mr. Banks, the Board unanimously approved the application with the condition to strictly follow the Geotechnical terms with Rick Heckel on site. Revise the drainage on the North side of the house to include culvert under driveway that is acceptable to the City.

B. 1122 Balbade Drive #8564 Zone: EB Overlay: Hillside Protection

Applicant: Dryden Studio
Description: Construct a new accessory structure
Requests: 1) Permission to construct
2) Variance for side setback

Nick Dryden presented his updated plans from the previous meeting in April. The deck needed more structural design. The pool is in Hillside Protected area and rear yard, but the slope will not be affected. The pool will be elevated in a concrete structure. This is a corner lot. No members of the public provided comments on the application. Banks asked if the driveway goes under the deck. Yes, it does. Engineer Luke Sullivan says these plans meet the requirements for the City. Banks would like to see more screening.

Upon consideration of the application and the presentation, and the public comments, and upon the motion of Mr. Banks, duly seconded by Mr. Waller, the Board unanimously approved the application with the condition to add additional screening with a stamped landscape plan for the retaining wall and around the concrete pool.

C. 85 Altentann #8690 Zone: NC1 Overlay: None

Applicant: Scott Wilson Architect
Description: Construct a new accessory structure
Requests: 1) Variance for impervious surface ratio
2) Variance for building coverage

Scott Wilson is the architect for this project. He described the house built in 1988 and is not in compliance now. They are looking to add more outdoor space and preserve the yard. They are currently over in BC- and would be asking for 1.82%, ISR allowed is 20%, they are already at 23% and would be asking to go to 24.7. The lot is 1.08 acres in Otterwood and it is a heavily wooded lot with a creek in the back. The TDEC requires a 30-foot stream buffer. Waller asked if they couldn't use impervious pavers versus concrete to save on ISR?

No members of the public provided comments on the application, but 4 letters of support from neighbors.

Upon consideration of the application and the presentations, and upon the motion of Mr. Waller, duly seconded by Mr. Banks, the Board unanimously approved the application with the agreement to use pervious materials

A. 5898 Willshire Drive #8717 Zone: EB Overlay: None

Applicant: Pfeffer Torode

Description: Demo and construct a new dwelling

Requests: 1) Variance for rear setback

Jonathan Pfeffer and Wade Rick presented the plans to build a modest home on a small corner lot. The existing shed will be removed. Only 10% of the property will be used and they will use the platted setbacks. The basement will be the garage, dense evergreen hedge around entire property and additional screening will be placed prior to start of build. Many options for the garage but one presented is the best and will help with ISR.

No members of the public provided comments on the application, but 1 letter of support from neighbor.

Waller asked about the greenhouse glass. If it is a kit. Waller requested more screening around the greenhouse & garage.

Engineer Luke Sullivan says these plans meet the requirements for the City.

Upon consideration of the application and the presentations, and upon the motion of Mr. Banks, duly seconded by Mr. Waller, the Board unanimously approved the application with the condition to add additional screening for the street facing garage

1. Old Business

A. 1616 Otter Creek Road #8687 Zone: RA Overlay: None

Applicant: Mike Omar

Description: Construct a new accessory structure

Requests: 1) Variance for side setbacks

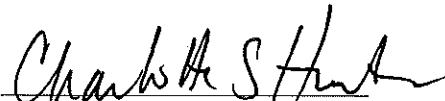
Mike Omar and the homeowner Jeremy Hutzler presented their plans to build a sports court in the pie shaped yard. The setbacks were explained with the new ordinance to be 45 to 55 but with an additional 4 feet on each side. The area is very flat and is already heavily screened. No lights will be added. Presently the 3 boys play all sports in the driveway very close to the neighbor and the driveway has lights. This is a better and quieter plan. Previously the neighbor opposed this variance, but has since withdrawn her opposition.

No members of the public provided comments on the application.

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

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


Chairman Jim Littlejohn


City Recorder Charlotte Hunter