

BOARD OF ZONING APPEALS

Meeting Minutes

February 11, 2026



The City of Forest Hills, Tennessee Board of Zoning Appeals met on Wednesday, February 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 Martin Roberts 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. Ms. Rowland opened the meeting at 8:30 a.m.

1. Approval of the minutes of January 14, 2025

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

2. New 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

The applicant requested a 30-day deferral to provide a better landscape plan to provide more screening around pool and back driveway area.

205 Woodford Place #8900 Zone: RA Overlay: Hillside Protection

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

The applicant emailed a request for deferral this morning.

1. Old Business

**B. 5825 Robert E Lee Drive #8909 Zone: RA Overlay: Hillside
Protection**

Applicant: Brian Glasser

Description: Construct pool with hardscaping

Requests: 1) Permission to construct

The applicant emailed a request for deferral this morning.

**C. 1845 Tyne Boulevard #8956 Zone: EB Overlay: Floodplain and
Hillside Protection**

Applicant: Les Enoch

Description: Construct a new dwelling

Requests: 1) Permission to construct

2) Variance for building coverage

3) Variance for height

Ed Tesslier and his team presented the requested clarifications of slope below 10%, very willing to increase landscaping of evergreens, sweet gum and magnolias. The new trees will be at least 20 feet tall.

Rowland asked if any neighbors would like to speak about the new project.

Mike Brent of 1901 Tyne Blvd is okay with the plans.

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

D. 2409 Hemingway Drive #8804

Zone: RA Overlay: None

Applicant: Chris Bagwell

Description: Demo and construct new dwelling

Requests: 1) Variance for front setback

2) Variance for building coverage

3) Variance for floor area ratio

The applicant requested to withdraw his application. He plans to re-apply once he has the correct calculations for Height, FAR and BC.

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

Chairwoman Janie Rowland

City Recorder Charlotte Hunter

BOARD OF ZONING APPEALS

Meeting Minutes

February 11, 2026



The City of Forest Hills, Tennessee Board of Zoning Appeals met on Wednesday, February 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 Martin Roberts 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. Ms. Rowland opened the meeting at 8:30 a.m.

1. Approval of the minutes of January 14, 2025

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

2. New 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

The applicant requested a 30-day deferral to provide a better landscape plan to provide more screening around pool and back driveway area.

205 Woodford Place #8900 Zone: RA Overlay: Hillside Protection

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

The applicant emailed a request for deferral this morning.

1. Old Business

**B. 5825 Robert E Lee Drive #8909 Zone: RA Overlay: Hillside
Protection**

Applicant: Brian Glasser

Description: Construct pool with hardscaping

Requests: 1) Permission to construct

The applicant emailed a request for deferral this morning.

**C. 1845 Tyne Boulevard #8956 Zone: EB Overlay: Floodplain and
Hillside Protection**

Applicant: Les Enoch

Description: Construct a new dwelling

Requests: 1) Permission to construct

2) Variance for building coverage

3) Variance for height

Ed Tessier and his team presented the requested clarifications of slope below 10%, very willing to increase landscaping of evergreens, sweet gum and magnolias. The new trees will be at least 20 feet tall.

Rowland asked if any neighbors would like to speak about the new project.

Mike Brent of 1901 Tyne Blvd is okay with the plans.

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

D. 2409 Hemingway Drive #8804

Zone: RA Overlay: None

Applicant: Chris Bagwell

Description: Demo and construct new dwelling

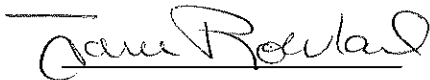
Requests: 1) Variance for front setback

2) Variance for building coverage

3) Variance for floor area ratio

The applicant requested to withdraw his application. He plans to re-apply once he has the correct calculations for Height, FAR and BC.

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



Chairwoman Janie Rowland



City Recorder Charlotte Hunter