

BOARD OF ZONING APPEALS

Meeting Minutes

February 14, 2025



The City of Forest Hills, Tennessee Board of Zoning Appeals met on Friday, February 14, 2025 at 8:00 a.m. at City Hall, 6300 Hillsboro Pike, Nashville, Tennessee 37215. Chairwoman Janie Rowland with alternate member David Waller were present. Also present were City Manager Mark Hill, City Attorney Marshall Albritton, City Recorder Charlotte Hunter, and Engineer Luke Sullivan from the City Engineering firm of Neel Schaffer. Ms. Rowland opened the meeting at 8:00 a.m.

1. Approval of the minutes of November 8, 2024

Upon motion made by Mr. Waller , and seconded by Ms. Rowland, the Board unanimously approved the minutes of the November 8, 2024 meeting.

2. New Business (January BZA)

A. 5748 Hillsboro Rd #8418 Zone: EA Overlay: None

Applicant: Bill Allen

Description: Construct garage and addition

Requests: 1) Variance for rear setback

Nicole White explained the plans to add 14 feet to the rear set back and the hardship is the shape of the lot. They will have the same floor plan and drainage plan. The house is not visible from either street. The site plan is within compliance so the only variance needed is the rear setback. No grading is needed as the lot slopes towards Laura Hill and already has a French drain.

Rowland asked if any neighbors were present, no were. She acknowledged the letters received.

Upon motion made by Mr. Waller, and seconded by Ms. Rowland , the Board unanimously approved the requests

B. 5821 Robert E. Lee #8325

Zone: RA Overlay: Hillside Protection

Applicant: Mike Jones

Description: Construct pool

Requests: 1) Permission to construct

2) Variance for side setback – accessory structure

3) Variance to not tie to bedrock

Tom and Nancy Wolford bought this home in 2022 and are remodeling it. It is over 2 acres but on a steep slope. They have a wall that is failing, and it is outside of the BC. The sidewalk is outside of the setbacks, and they don't have any steps. No trees will be removed. The proposed new walls will start at 3 feet up to 8-9 feet. Ryan Shields said they will have a catch basin with level spreaders so three will be a reduction in SW run off. Ms. Rowland asked if any neighbors were present, none were. Waller asked which wall would be the new one. It will be by the pool and be less than 30 inches to avoid rails. Engineer Sullivan had no objections to the plans.

Upon motion made by Ms. Rowland, and seconded by Mr. Waller, the Board unanimously approved the requests with the condition to follow the geotechnical requests

C. 1212 Taggartwood Road #8324

Zone: RA Overlay: Hillside Protection

Applicant: Mike Jones

Description: Construct pool and patio area

Requests: 1) Permission to construct

2) Variance for side setback – accessory structure

3) Variance for front setback

4) Variance to tie to bedrock

Mike Jones explained this house has a previously approved BZA plan. It is a steep sloped lot. The new location for the pool is in between existing walls. The new plan is still under in many bulk standards. The generator will be in compliance. A few dying trees will need to be removed that are close to the home, but they will plant many new ones. Ms. Rowland asked if any neighbors were present, none were. Waller asked about the existing retaining walls. The stumps will not be ground as they are in a too steep area for a grinder. Engineer Sullivan had no objections.

Upon motion made by Mr. Waller, and seconded by Ms. Rowland, the Board unanimously approved the requests with the condition to meet the geotechnical with the tree removal and stability of the wall

D. 1 Club Dr #8438 Zone: CC Overlay: Hillside Protection

Applicant: Martel Meyer – Richland Country Club

Description: Expansion of parking spaces

Requests: 1) Permission to construct

2) Variance for side setback

3) Variance to not tie footings to bedrock

Martel Myers presented his plans to add additional 64 parking spaces at the Country Club. Erosion control will be done since the area of disturbance is in the steep slope area. Ms. Rowland asked if any neighbors were present, none were. Waller is satisfied with the plans. Engineer Sullivan has no objections to the plans as the report included slope stability.

Upon motion made by Mr. Waller, and seconded by Ms. Rowland , the Board unanimously approved the requests with the condition to include geotechnical onsite for the back fill since not tied to bedrock

E. 5620 Stanford Ct #8439 Zone: EB Overlay: Hillside Protection

Applicant: Alex Darsinos – Studio Yuda

Description: Construct a pool

Requests: 1) Permission to construct

2) Variance for side setback

3) Variance to not tie footings to bedrock

Tipton Fowlkes presented the plans to build a pool in the side setback as the 2.5-acre lot is in steep slopes and very wooded. The placement causes the least amount of disturbance in the steep slopes and SW. Rowland asked about their landscape plan, none provided. She would like more landscaping near the street. Waller would like see more on the geotechnical report about the inside beams and the connection.

The applicant requested this item be deferred until the next meeting.

1. Old Business (January BZA)

A. 1944 Edenbridge Way #8378 Zone: RA Overlay: Hillside Protection

Applicant: Amanda Stone – Palmingo Pools

Description: Construct a pool

Requests: 1) Permission to Construct

2) Variance for ISR

3) Variance to not tie to bedrock

Amanda Stone is requesting to build a pool in the HPOD and not tie to bedrock. The house is already over in ISR by unpermitted work. The new pool will be 14 x 30 with permeable pavers. The new owners Engineer Sullivan is ok with the geotechnical report as no colluvial soils. The new owners inherited the over ISR and are trying to make it right. New French drains and better SW run off will be added. All of the previous unpermitted work will be removed. Ms. Rowland asked if any neighbors present, none were.

Upon motion made by Mr. Waller, and seconded by Ms. Rowland , the Board unanimously approved the requests

B. 2004 Kingsbury Dr #8380 Zone: RA Overlay: None

Applicant: Kate Reynolds

Description: Construct a covered patio and additional parking area

Requests: 1) Variance for side setback

2) Variance for rear setback

Mr. Waller said he had been contacted by the new owner, Lillard Teasley as they are previous work acquaintances. Teasley only asked questions about the process of the BZA. Waller said the approval comes from the expertise and experience from the Board.

No objections to Mr. Waller hearing the appeal.

Lillard Teasley introduced himself as the new homeowner and says he plans to make the house and lot better than he bought it. He plans to renovate his current home on Cromwell and wants to stay in the neighborhood. He has no contact with the former builder. The rear yard is flat and bare. He plans on building an outdoor covered patio. The eve lights will be pointed down and not towards the neighbors. He plans to address the drainage and SW retention issues.

Kate Reynolds spoke about the ISR reduction by 262 feet. The patio will have large outdoor planters around the patio. More screening will be added and you can't see the neighbors presently. The front parking area is now compliant at 16 feet.

Ms. Rowland asked if any neighbors were present, acknowledging the 3 letters from neighbors of approval.

Ben Huddleston 2005 Stonehurst spoke about his concerns for run off and eve lighting pointing at his house.

Waller asked for the new drainage plans to be presented at the permit stage.

Upon motion made by Mr. Waller, and seconded by Ms. Rowland, the Board unanimously approved the requests with the condition to submit revised drawings of the drainage at the permit process.

2. New Business (February BZA)

A. 6104 Chickering Ct #8442 Zone: EB Overlay: Hillside Protection

Applicant: Kevin Coffey - Coffey Dwelling & Designs

Description: Construct a new dwelling

Requests: 1) Permission to construct

2) Variance to not tie footings to bedrock

3) Variance for height of retaining wall

Kevin Coffey is the designer of this project. He explained that the new plans are within ISR, Height and FAR. They are requesting to build in HPOD and not to tie to bedrock. The current retaining wall will be 8.5 from the 6.3. Engineer Sullivan says the SW report looks good and all was addressed. Rowland asked about the sizes of the trees they plant to plant and was pleased and asked for the new plantings to be as mature as possible. The landscape will have irrigation. The parking space is approved to have the shorter wall. Rowland asked if any neighbors were present, none were.

Upon motion made by Mr. Waller, and seconded by Ms. Rowland , the Board unanimously approved the requests with the conditions to have irrigation for landscape, follow geotechnical requirements and use a qualified contractor.

B. 1608 Chickering Rd #8471 Zone: E1A Overlay: Hillside Protection

Applicant: Caitlin Paul – Delta Civil

Description: Demolish existing structure and reestablish natural hilltop

Requests: 1) Permission to construct

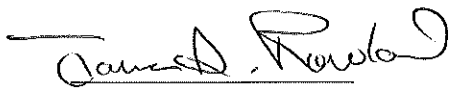
2) Variance for area of disturbance

Wade Rick explained the changes they would like to make to the 1608 Chickering compound. This first stage is getting the site ready for building by tearing down the foundation, moving the driveway back to the correct lot but leaving the tennis courts and pavilion. Engineer Sullivan is ok with their plan and would request Collier be present for demo. They plan on using 75% of the concrete as fill. Rowland asked if any neighbors were present.

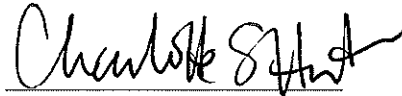
Julie Charles and her parents Mr. and Mrs. Strayhorn of 4337 Chickering Lane are concerned with the roll off from the hill. The area will need a large safety chain. Rick explained they are very aware of the situation and plan on contacting TDOT for help.

Upon motion made by Ms. Rowland, and seconded by Mr. Waller, the Board unanimously approved the requests

With no further items of 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