

BOARD OF ZONING APPEALS

Meeting Minutes

September 10, 2025



The City of Forest Hills, Tennessee Board of Zoning Appeals met on Wednesday, September 10, 2025, at 8:30 a.m. at City Hall, 6300 Hillsboro Pike, Nashville, Tennessee 37215. Chairwoman Janie Rowland, 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. Ms. Rowland opened the meeting at 8:30 a.m.

1. Approval of the minutes of August 13, 2025

Upon motion made by Mr. Banks, and seconded by Mr. Waller, the Board unanimously approved the minutes of the August 13, 2025, meeting.

2. New Business

A. 2409 Hemingway Drive #8804 Zone: RA Overlay: None

Applicant: Chris Bagwell

Description: Construct a new dwelling

Requests: 1) Variance for front setback

2) Variance for building cover

3) Variance for floor area ratio (FAR)

4) Variance for impervious surface

Chris Bagwell presented his plans for a new Spec home. He explained it is zoned RA which is usually 1.25 acres, but this lot is smaller at .95 acres. The front setback is 75 feet, but he would like 90 feet as most others are on the street. Rowland asked for a landscape, Storm

water, drainage, and tree survey. Have you tried to meet the bulk standards as you have a clean slate to build. What is your hardship?

The applicant requested a 30-day deferral.

B. 24 Inveraray #8689 Zone: EB Overlay: Hillside Protection

Applicant: Scott Jackson

Description: Changes to already approved BZA plan set

Requests: 1) Permission to construct

Scott Jackson explained this is a previously BZA approved addition and would like to make a few changes. The lot is already over its ISR so will add impervious pavers in the new driveway. The bio retention will be removed, and a French drain will be used as it already has geothermal in place.

Rowland asked if any neighbors, none were present. Engineer Sullivan agreed with the updated drainage plan. Banks asked why the bioretention pond was part of the previous project. Jackson said the addition was much larger and this is just a patio cover.

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.

C. 1233 Vintage Place #8806 Zone: EB Overlay: Hillside Protection

Applicant: Scott Jackson

Description: Construct a pool

Requests: 1) Permission to construct

2) Location of accessory structure

3) Variance for side setback

Scott Jackson presented the plans to add a pool to a hillside lot that the house was built in 1972. There is an easement on the driveway with NES & ATT and the driveway needs repair. Jackson showed a drone video of the site. The plan is to cut some trees but the entire lot is very dense. There is very little flat space at the top of the hill and would like to add a terraced lawn beside the pool with a 2-tiered retaining wall. Engineer Sullivan didn't have a chance to review the Geo plans. Waller asked about tree removal of a 24-inch oak and others. Can they be saved by flipping the location of the sidewalk? No due to the slope.

Rowland asked about the material for the retaining wall. It will be a block wall covered by plants and screening. Rowland asked for any neighbors that would like to speak.

Christine Doyle 1766 Tyne, downhill from house, objects to the pool because of a mud slide in 2010.

Kitty Murphy- 1241 Vintage Pl, next door neighbor, where would the water from the pool drain? Drainage from storms is a big concern for her family.

Henry Trost 1228 Vintage Pl, said he is the vice Mayor and member of the Planning Commission, and he helped with the Comprehensive Plan of 2010 to help protect the slopes and assure stability. Trees provide stability. There is no need to have a pool, it is a luxury.

Sara Hart 1237 Vintage Pl, shares the driveway with both houses, would like to work out a maintenance easement for the driveway. The driveway has many underground issues including a propane tank heated area in the steep slope.

Ann Pruitt 1220 Vintage Pl, change is going to happen, and this is a good team to make the changes.

Will & Sissy Acres, owner of the house and they have a buyer wanting to buy both lots and not tear down either house.

Amanda Moody 1225 Vintage Pl, most affected next-door neighbor and least concerned. It will boost the neighborhood, and Brandon White does excellent work. John Nelson is the builder that would protect the area.

Waller is concerned if a land slide occurs again. Banks says the pool is okay, but making a flat area is too much disturbance. Rowland asked about ownership. The next-door neighbors, the Acre's have first right of refusal after the owner died but it will be a Spec house.

Banks asked for a grading and landscape plan. This land is not very accessible for a build of any kind since there is no room on the top of the hill.

The applicant requested a 30-day deferral.

D. 1229 Vintage Place #8807

Zone: EB

Overlay: Hillside Protection

Applicant: Scott Jackson

Description: Construct a pool

Requests: 1) Permission to construct

2) Location of accessory structure

3) Variance for side setback

Scott Jackson presented his plans to add a 13 x 18 pool to this Hillside lot where the house faces to the rear. He gave options for other locations like on the other side of the garage. He plans on building a retaining wall below the pool of poured concrete to help with the slope and to add more flat space. Rowland asked if he could adjust the shape & size to improve the location of the retaining wall off of the property line. Waller asked how the big trees could be saved. Jackson will try to do a smaller wall like 3 feet and asked for a deferment.

The applicant requested a 30-day deferral.

1. Old Business

1206 McGrace Lane #8698 Zone: RA Overlay: Hillside Protection

Applicant: Patrizio Murdocca

Description: Driveway Addition

Requests: 1) Permission to construct

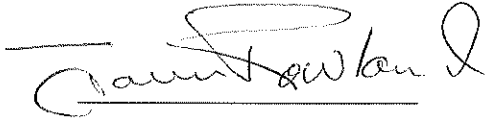
2) Variance for impervious surface

Patrizio Murdocca presented his plans for variance request for 1206 McGrace. Rowland says the driveway is feasible, but will it work, what does the neighbor think as it will be a big ugly wall with no space to landscape. Murdocca asked for approval with conditions. Waller doesn't like the design. Banks would like to see a Geo report. Engineer Rick Heckel spoke about the stability of the retaining walls, and more information is needed. The walls are too high and the soil is colluvial. More digs are needed, 3 feet apart, a global stability analysis is needed. A hand auger may have to be used as the area is too steep. Waller asked about the new ISR numbers. Waller said the wall would have to be 17 feet tall, too tall. Banks asked how much fill you would need? Too much. Rowland asked for neighbor input, acknowledged a letter from 1200 McGrace in opposition.

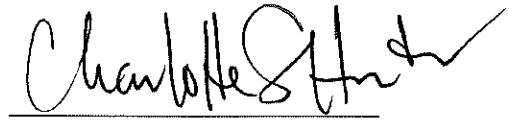
Rowland said a global stability analysis and see what the site will hold, get neighbor approval, and prove that the site is buildable. There is 20% steep slope or less is needed and reduce wall height.

The applicant requested a 30-day deferral.

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

A handwritten signature in cursive script, appearing to read "Janie Rowland", written over a horizontal line.

Chairwoman Janie Rowland

A handwritten signature in cursive script, appearing to read "Charlotte Hunter", written over a horizontal line.

City Recorder Charlotte Hunter