

**MINUTES OF A MEETING OF  
THE PLANNING COMMISSION  
THE CITY OF FOREST HILLS**

**April 16, 2015**

The Forest Hills Planning Commission (herein also the “Commission”) held its regular monthly meeting on April 16, 2015 at the office of the City of Forest Hills, Nashville, Tennessee, beginning at 5:00 p.m. Chairman Winston Evans presided. Also present were Mr. Jim Gardner, Mr. Blair Myers, Mayor John Lovell, Vice-Mayor Lanson Hyde, and Commissioner Henry Trost. Others present are shown on the attached sign-in sheet. A copy of the Agenda is also attached to these minutes

1. **Approval of the Minutes of the February, 2015 Meeting.** Commissioner Trost motioned to approve the minutes as submitted, Mr. Gardner seconded it and the Commission voted unanimously to approve the minutes of the February 24, 2015 meeting.
  
2. **Concept Plan** to move lot lines, adding 2.5 acres to 6038 Sherwood Court (Lot 9 Sherwood Forest Subdivision) from 1804 Kingsbury Drive (Lot 511, Section 10 Hillsboro Park Subdivision). Currently the Sherwood lot contains 2.5 acres and the Kingsbury Lot, lot 511 of the Hillsboro Park Subdivision contains 7.7 acres. The proposal results in the Sherwood lot with 5 acres, and the Kingsbury lot with 5.2 acres. Both lots are Estates B Zoning, requiring a minimum of 2 acres; however, they are in the Hillside Protection Overlay District, requiring a minimum of 3 acres.

Mr. Greg Daniels, representing homeowners of 1804 Kingsbury Drive and 6038 Sherwood Drive, presented the plan. Chairman Evans asked staff if they had any comments. Staff said the plan met all requirements of the concept plan. There was some discussion over the plan. Vice-Mayor Hyde asked about the purpose of the change. Mr. Daniels responded that one of his clients desired two miniature ponies on her lot. Forest Hills regulations require at least 2.5 acres per horse/pony.

*After brief discussion regarding the purpose, Mr. Gardner moved to approve the concept plan. Mr. Myers seconded it and it was approved unanimously.*

3. **Final Plat** approval for a lot consolidation of Fentress Estates, consolidating 5 parcels into three lots. Newly created Lot 1 was proposed to have 11.47 acres. It was comprised of parcel 159-23400 (3.05 acres), parcel 159-31000 (6.81 acres) and a portion of parcel 159-20700 (3 acres) and a portion of parcel 159-23400 (2 acres). Newly created Lot 2 was a reinstatement of parcel 159-23500 (2.05 acres). Newly created Lot 3 was proposed to take a portion of parcel 159-23400 (3 acres) and a portion of parcel 159-20700 (3 acres) and would contain 3.77 acres. This Subdivision was located in the Hillside Protection Overlay District.

Mr. Tom King presented the Final Plat for approval. All requested notes were added and staff recommendations accepted. Chairman Evans asked for staff comments. Staff recommended approval. Chairman Evans asked a few questions confirming the notes on the plat. He also asked about the proposed and required bond on the property. City Attorney, Matt Foster gave an explanation about how the bond process would work. There was discussion about the length of the bond. City Engineer, Brad Bivens, and Mr. Foster agreed it would be similar to a public improvements bond and would last past the time of construction, possibly up to three years. The purpose would be to ensure no interruption of access on the private easement drive. The bond would include liability for all problems, including acts of Nature/God. There was discussion regarding the order of construction. Representatives for the project ensured the Commission that the walls would be completed before any other construction took place. Tyke Johnson, contractor on the project said that he held at least two million in insurance and required all of his sub-contractors to hold at least one million. He felt that this was a proper precaution

for any contingency.

Mr. Gardner asked about the geotechnical consultant and how it would be monitored. Mr. Bivens said that Rick Heckel would be reviewing the work on a to-be-determined, but frequent basis. Additionally Eric Snyder would be doing the soil nail walls. He was one well-regarded in the business and was responsible for the soil nails during the Piedmont Gas Line Construction. There was further discussion about the walls.

*Mr. Trost motioned to approve the Plat consistent with all the recommendations from Staff. Mr. Myers seconded it and it passed unanimously. Vice-Mayor Hyde abstained from the vote.*

4. **Bethel World Outreach Church.** Chairman Evans said that he asked to have this placed on the agenda because he felt that the Planning Commission may need voice its opinion to the Metro Board of Zoning Appeals. Chairman Evans recounted the history of this property and the Church's previous additions and Zoning appeals meetings. Mr. Foster gave a brief explanation of the project and what he knew about the state of the application. He also discussed the request for special exception and how it differed from a variance. He said the City sent a letter to residents and intends to file letter with the Metro Board of Zoning Appeals when they meet.

Members noted that there was already and intolerable amount of traffic on Granny White Pike and that a commercial building addition would only exacerbate the situation. Understanding that the application was likely to change before it next went before the Metro Board of Zoning Appeals, the Commission elected to stay mute at the time and revisit it when needed.

5. **The meeting was adjourned**

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Chairman Winston Evans

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Recorder, Amanda K. Deaton-Moyer