

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

**May 21, 2015**

The Forest Hills Planning Commission (herein also the "Commission") held its regular monthly meeting on May 21, 2015 at the office of the City of Forest Hills, Nashville, Tennessee, beginning at 6:00 p.m. Vice-Chairman David Waller presided. Also present were Mr. Jim Gardner, Mr. Em Ghianni, Mr. Clay Jackson, Mr. Brian Dougherty, 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 April 16, 2015 Meeting.** Mr. Clay Jackson motioned to approve the minutes as submitted, Mr. Gardner seconded it and the Commission voted unanimously to approve the minutes of the April 16, 2015 meeting.
  
2. **Preliminary Plat** 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 would result 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. He stated there had been no changes from the concept presentation. Vice-Mayor Hyde asked City Attorney, Matt Foster if this would allow any street frontage for future subdivisions. Mr. Foster responded that it was unlikely. City Engineer, Brad Bivens, concurred, adding that any new lot would likely require a private drive with easements. Mayor Lovell asked if this subdivision would allow the residents any additional rights other than two ponies. Mr. Bivens stated they were actually giving up rights because they were voluntarily narrowing the building envelope.

Vice-Chairman Waller opened the meeting for public comments.

*Mr. Alex Robinson of 6004 Kenwood Drive* asked if there were plans to clear the property so that the ponies could graze. Ms. Suzanne Ochoa, owner of 6038 Sherwood Drive asked to respond. With approval, she stated that miniature ponies needed to be on "dry lots," meaning that they ate hay and did not benefit from grass. She noted that while she may clear some brush, there is not a plan to clear cut the land. Mr. Robinson asked if the whole lot would be fenced-in. Ms. Ochoa said she expected to have a small area closed-in with a three board fence in the space of about a quarter of an acre.

*Elizabeth Pilling of 6000 Kenwood* discussed drainage issues and cautioned against any type of cutting or brush removal.

*Hearing no other discussion, Mr. Waller closed the public hearing and asked for a motion. Mr. Clay Jackson moved to approve the preliminary plat, Commissioner Trost seconded the motion, and the Commission passed it unanimously.*

3. **The meeting was adjourned**

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Vice-Chairman David Waller

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Recorder, Amanda K. Deaton-Moyer