

Meeting Minutes of the Forest Hills Municipal Planning Commission

December 18, 2025

The City of Forest Hills, Tennessee, Municipal Planning Commission met in regular session on December 18, 2025, at 6:00 P.M. at City Hall, 6300 Hillsboro Pike, Nashville. Chairman Clay Jackson presided at the meeting. Commission members Lanson Hyde, Henry Trost, Jim Gardner, Cindy Walker, Martin Roberts, and Scott Hayduk were also present. City Attorney Marshall Albritton, City Engineer Luke Sullivan, City Manager Mark Hill, and City Executive Assistant Charlotte Hunter also attended. A copy of the agenda is attached to these minutes as a matter of record.

Chairman Jackson confirmed that there was a quorum and called the meeting to order.

New Business:

Consideration of New Business of a public Hearing for 5241 Granny White Pike owned by Strong Tower Bible Church represented by Jennetta Jones. The owner is requesting the property to be changed from Institutional Zoning (IN) to Residential Zoning (EC)

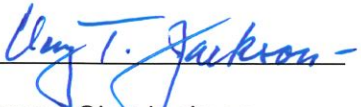
Mark Hill, City manager, described the unique situation for this lot. Strong Tower Bible Church owns independently 3 parcels as they were never combined. As an Institution, 10 acres is the requirement, but never consolidated. This lot had a cabin on it, but it deteriorated and has since been torn down. This lot is in Hillside Protection overlay and the new lot is required to be at least 3 acres.

Jim Gardner asked if the lot has always been zoned institutional. Yes, it has. These lots can't be subdivided again because they each must be a minimum of 3 acres. Hayduk asked

if Strong Tower has contacted the owners of connecting lots. Yes. They sent the requested letters to every neighbor but have not individually contacted anyone. Roberts asked about future ramifications. Hill responded, any change would have to come back to the Planning Commission and Board of Zoning. Business agent Jennetta Jones said there are still issues with homeless persons living on the wooded lot. Gates have been installed for parking issues related to Radnor Lake. Jones would like to see the lot used properly and not by homeless people. Hayduk is concerned the empty lot on Otter Creek could be combined with this lot and more than one house built. Hill said no, not unless the Planning Commission and Board of Commissioners change our ordinances. Both of these lots are in the Hillside Protection Overlay area. Walker is concerned that in 10 years, the rules can change. Hill said only if the City changes the ordinances. These lots were grandfathered so with these changes they must abide by the rules of 2025. Roberts asked if other churches could also do this and subdivide. No, as they are already consolidated.

Upon a motion for approval by Scott Hayduk and seconded by Martin Roberts to send this application to the Board of Commissioners to rezone to residential and allow one house per lot only. Any other changes to this lot will have to apply to the Planning Commission. The Zoning map will be changed accordingly. Walker voted no, all others aye.

There being no further business to come before the Commission, the meeting was adjourned.


Chairman Clay Jackson


City Recorder Charlotte Hunter