

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

OCTOBER 19, 2006

The Forest Hills Planning Commission (herein also the “Board”) held its regular monthly meeting on October 19, 2006 at the City’s Offices, 4012 Hillsboro Road, Nashville, Tennessee, beginning at 6:00 p.m. Chairman Warner Bass presided. Also present were Mr. Winston Evans, Mr. James Gardner, Mr. Sandy Moore, Mayor Evers, Commissioner Coke, and Vice Mayor Lovell. 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 September 21, 2006 meeting. Upon motion by Commissioner Coke, which was seconded by Mr. Sandy Moore, and the Board voted unanimously to approve the September 21, 2006 minutes.

2. Letters of Credit. Letter on file:

- a. **Expires: November 2, 2006** / Issued: September 18, 2006
684597 First State Bank, Goodlettsville, TN 37072
Richard W. Larue (house moving 4513 Everett)
- b. Expires: August 31, 2008 / Issued: September 06, 2006
#SCL012915 National City, Cleveland, OH
Advising Bank ---Tennessee Commerce Bank, Franklin, TN
WDL Investments, LLC (Tyne Estates) ---\$497,000

The Letter of Credit by Richard W. Larue will expire and the job appears to be complete without any outstanding issues and the City Manager recommend the letter by allowed to expire.

3. Regan-Smith representing Agincourt subdivision, seeking approval of a development plan to revise the final plat, modify one lot, add an entryway security gate, and make the subdivision private, including the street.

The Planning Commission questioned why the submission was made as a development plan rather than a revision of the final plat and the answer was that the staff made the suggestion. Following a discussion of the project, Mr. Winston Evans made a motion, which was seconded by Mr. Em Ghianni to approve the request to modify of the plat, add an entryway security gate, and make the subdivision private, including the street, subject to the following:

- (a) Right of way – remove any inference to public right-of-way
- (b) Restrictive covenants

- (c) Completion of infrastructure, gate, and turnaround
- (d) Approval of Metro Fire to verify access and the ability of a fire truck to negotiate the cul-de-sac
- (e) Submission of the final plat
- (f) City Engineer to established amount for Letter of Credit and posting of the LOC with the City Manager

4. Consider proposal of Fentress Estates to develop a five (5) lot subdivision, using Septic system, install sewer lines for future connection to Metro sewer, post a bond to cover the cost of connection to Metro Sewer, and create covenants that would ensure that homeowners would connect to the sewer system when capacity is available.

Mr. Kevin Cunningham spoke for Fentress Estates and the City Planner viewed the plat and commented on the subdivision. Fentress Estates is a recorded plat that was approved by the Planning Commission in 1993, for five (5) lots. Mr. Cunningham expressed a desire to subdivide a couple of lots and maximize the development potential.

The Chairman commended on Mr. Cunningham's willingness to provide the infrastructure for connection to Metro's system, when available. He also suggested that Mr. Cunningham bring a development plan to the Board and present exactly what he would like build, if sewer were available. The Planning Commission expressed a desire for the City Attorney to review the plat.

5. Consider amending Article IV, Section A (5) of the Subdivision Regulations, to remove septic system as an alternate waste disposal system.

The basic question posed was does the City wish to restrict development without sewer? After a discussion of what constitutes a subdivision, the Board decided that they did not wish to move forward on this issue until the City Attorney could review and report.

There being no further matters to be discussed and there being no further business to come before the Board, the meeting was adjourned.

Recorder

Chairman