

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

OCTOBER 18, 2007

The Forest Hills Planning Commission (herein also the "Board") held its regular monthly meeting on October 18, 2007 at the City's Offices, 4012 Hillsboro Road, Nashville, Tennessee, beginning at 6:00 p.m. Chairman Warner Bass, presided. Also present were Mr. James Gardner, Mr. Sandy Moore, Mr. Em Ghianni, Mayor Evers, Mrs. Carroll Kimball 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 20, 2007 Planning Commission meeting. Upon motion by Vice Mayor Lovell, which was seconded by Mr. Sandy Moore, the Board the Board unanimously voted to approve the minutes of the September 20, 2007 meeting.

2. Letters of Credit ----- **ACTION REQUIRED**

- a. **Expires: December 18, 2007 / Issued: December 17, 2006**
#8996-30001 1st Trust Bank, Memphis, TN 38120
Terry W. Smith (Agincourt) --- \$51,000
- 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
- c. Expires: January 19, 2010 / Issued: January 19, 2007
#P003902 SunTrust 25 Park Place, 16thFloor Atlanta , GA 30303
Joseph C. Davis LLC – Demolition--- 1134 Balbade Drive
- d. Expires: April 10, 2010 / Issued: April 10, 2007
#PO004093 SunTrust 25 Park Place, 16th Floor Atlanta,GA 30303
Scott Siman-Demolition --- 1808 Stonehaven Ct.
- e. **City Attorney, Matt Foster: Reported on Cambridge Downs, Performance Agreement, Letter of Credit and Final Plat. Mr. Foster informed the Board that the existing Performance Agreement and Letter of Credit had**

expired. He has amended the Performance Agreement and Letter of Credit, which will be posted shortly, and requested the Board formally approve the revised Performance Agreement and Letter of Credit as well as affirm its approval of the revised Final Plat, which was approved by the Board in September 2006. Upon motion by Mayor Evers, which was seconded by Mr. Sandy Moore, the Board unanimously voted to approve the revised Performance Agreement and Letter of Credit and affirm its approval of the revised Final Plat.

3. Red Rock, LLC, represented by Kevin Cunningham, seeks approval of a revised final plat for Fentress Estates. The property is located on Old Hickory Boulevard, west of and contiguous to Agincourt Subdivision. The development was approved for five (5) lots in 1993. The Developer has discovered that several points on the original survey are incorrect. Mr. Cunningham is submitting a corrected plat.

Mr. Cunningham addressed the Board concerning the original survey, which has a few points that are incorrect. Mr. Cunningham explained that the requested changes in the survey and plat do not adversely affect any neighbor. The original points encroach on property that does not belong to Fentress Estates. This correction will place the point in agreement with the deed of the neighboring property owners.

The City Attorney informed the Board that he had a conversation with the attorney for Young Broadcasting, which owns the adjacent property to the north, and also has access to the private that serves a portion of Fentress Estates. Mr. Foster's concern is that no maintenance agreement is in place concerning the private drive.

After a lengthy discussion, a motion was offered by Vice Mayor Lovell, which was seconded by Mrs. Carroll Kimball, and the Board unanimously voted to approve the plat revisions, subject to the following conditions:

- a. The Owners amend Note #11 on the Plat, to the City Attorney's approval.
- b. The Owners place a Note on the Plat stating that no structure can be built within 20 feet of the NES power line, which is located on Lot 2 without an easement.
- c. The Owners add a Note to the Plat stating that only one house may be built on Lot 3 and also indicate that Lot 3 is located on both sides of the private drive.
- d. The Owners note any corrections and references to the FEMA flood map.

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