

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

JULY 18, 2008

The Forest Hills Planning Commission (herein also the “Board”) held its regular monthly meeting on July 17, 2008 at the City’s Offices, 4012 Hillsboro Road, Nashville, Tennessee, beginning at 6:00 p.m. Chairman Warner Bass , presided. Also present were Vice Chairman Winston Evans, Mrs. Carroll Kimball, Mr. James Gardner, Mr. Sandy Moore, Mr. David Waller, 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 June 19, 2008 Planning Commission meeting. Upon motion by Vice Mayor Lovell, which was seconded by Mrs. Carroll Kimball, the Board unanimously voted to approve the minutes of the June 19, 2008 meeting.

2. Letters of Credit ----- City Attorney Matt Foster informed the Commission that he is continuing to discuss the landslide at Saxon Drive / Tyne Estates, with the developer and his attorney. He will report next month concerning the settlement of all required cost of securing the roadbed, infrastructure, and hillside.

Mr. Forster also apprised the Members about a change the State authorized, which the Board of Commissioners and Planning Commission needs to adopt and bring the Subdivision Regulation into compliance. The first item is a change in the period of time the P.C. has to approve a submitted plan, before it is deemed to be approved by default. The current period, as listed in the Subdivision Regulations is 30 days. The State has authorized 35 days, to ensure the Planning Commission will always have sufficient time to address an issue at the next regularly scheduled meeting. Mr. Foster will make the change in the Subdivision Regulations and begin the process of adopting the revisions.

Secondly, Mr. Foster informed the Members of new legislation requiring a permit, in order to place a gate across a private street and prevent general access. The purpose of

the legislation is to require all future gates to have radio control openers, so emergency vehicles can open the gate, without a key or code.

- a. **Expires: December 18, 2007 / Issued: December 17, 2006**
#8996-30001 1st Trust Bank, Memphis, TN 38120
Terry W. Smith (Againcourt) --- \$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.

3. Mr. and Mrs. Stephen Humphrey, owners of Lots 52 and 53 in Otterwood Subdivision requested approval of a **Final Plat**. The purpose plan is to remove the lot line between the two lots and consolidate them into a single lot, totaling 4.03 acres. Upon motion by Mr. David Waller, which was seconded by Mayor Evers, the Board unanimously voted to approve the Final reading and consolidate Lots 52 & 53 of Otterwood Subdivision into one lot.

4. Mr. Ford Ebner and Ms. Leslie Smith, owners of Lots 10-C and 10-B, located at 2100 Timberwood Drive, requested approval of a **Development Plan and Preliminary Plat**. The purpose of the plan is to reconfigure their two existing lots by shifting the lot line. Mr. Drew Beck, engineer for the project, addressed the Members and responded to questions.

Upon motion by Mr. Winston Evans, which was seconded by Mr. David Waller, the Board unanimously voted to approve the combined Development & Preliminary Plans on first reading.

5. Mr. Eric Ericson, owner of the home at 2312 Chickering Lane requested the Planning Commission defer his request until the August meeting.

Upon motion by Mr. Winston Evans, which was seconded by Mr. David Waller, the Board unanimously voted to defer Mr. Ericson's application.

6. City Engineer Brad Bivens delivered his report on Tyne Estates from the standpoint of the landslide and also the status of the punch list for completion of work related to the Letter of Credit.

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