

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

AUGUST 21, 2008

The Forest Hills Planning Commission (herein also the “Board”) held its regular monthly meeting on August 21, 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, Mayor Evers, and Commissioner Coke. 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 July 17, 2008 Planning Commission meeting. Upon motion by Commissioner Coke, which was seconded by Mrs. Carroll Kimball, the Board the Board unanimously voted to approve the minutes of the July 17, 2008 meeting.

2. Letters of Credit ----- **ACTION REQUIRED**
- a. **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
 - b. Expires: September 30, 2008
#8996-30001 1st Trust Bank, Memphis, TN 38120
Terry W. Smith (Againcourt) --- \$51,000
 - 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. City Attorney Matt Foster informed the Members that WDL Investments, owner of Tyne Estates, has agreed to renew its Letter of Credit for another year and maintain the full, original amount. Mr. Foster recommended the Commission approve the renewal. Upon motion by Mr. Sandy Moore, which was seconded by Mr. Winston Evans, the Board unanimously voted to approve renewal of the Tyne Estates Letter of Credit.

4. Mr. James Terry, of Terry & Associates appeared before the Commission, representing Mr. & Mrs. Larry Douglas, of 1252 Saxon Drive. Mr. Terry presented a Development Plan for 1252 Saxon Dr., requesting subdivision of the property, which is zoned RA and is approximately 2.61 acres. The two proposed lots would be: the Douglas' residence, at 1.36 acres and the second would be the new lot at 1.251 acres. Following the presentation and brief discussion, Mr. Winston Evans offered a motion to approve the Development Plan, which was seconded by Commissioner Coke, and the Board unanimously voted to approve, with the following conditions: obtain a commitment letter from Metro concerning water and sewer capacity; provide necessary FEMA information; and the City Engineer review and approval of all material.

5. Mr. Shawn Henry represented Mr. & Mrs. Marc Barclay of 37 Park Meadows, in a request for approval of a Development and Preliminary Plat. The purpose is to sell approximately .15 acres to the contiguous neighbors, Mr. & Mrs. Dennis Ryan, at 78 St. Mellion. Previously the Ryan's were unaware of the property line location and mistakenly built playground equipment on the Barclay's property. The Barclay's

property is 1.31 acres and will be approximately 1.16 acres after the transfer. Both Lots are zoned NC1.

Upon motion by Mr. James Gardner, which was seconded by Mr. Winston Evans, the Members unanimously voted to approve both the Development and Preliminary Plans to sell and transfer .15 acres from 37 Park Meadows to 78 St. Mellion.

6. Mr. Shawn Henry, represented Mr. Eric Ericson, owner of the home located at 2312 Chickering Lane. They seek approval of a Development Plan to resubdivide three (3) existing lots, which total 8.66 acres. The plan will change Lot 1 of Chickering Estates Subdivision by increasing the size from 2.45 acres to 4.1 acres. The plan will also amend the Chickering Valley Subdivision by increasing the size of Lot 43 from 2.27 acres to 2.54 acres and decreasing Lot 41 from 3.94 acres to 2.02 acres. The development plan reconfigures the three (3) regular shaped lots into two (2) regular shaped lots and one (1) flag lot.

Mr. Shawn Henry and Mr. Jessie Walker (surveyor for the project) presented the Development Plan to the members. During the presentation they outlined the history of the property and the steps of their research. Following the presentation the Members questioned the presenters and the owner, as well as the City Attorney.

The Chairman Warner Bass then called for comments from citizens. Mr. John Roe addressed the Commission. Mr. Roe is an attorney presenting the property owners of Chickering Estates. Mr. Roe also offered historical recount of the properties, which differed in some areas from the information offered by the practitioner.

Mr. Roe was followed by the three members of the Chickering Estates Committee, who are: Mr. Gilbert Smith of 4401 Chickering Lane, Ms. Gayle Smith of 4338 Chickering land and Mr. Ed Davies 4358 Chickering Lane. Each of the three spoke about their community, their many years as residents in Chickering Estates, and their opposition to any resubdivision or change of setbacks of any lot in Chickering Estates.

Several other residents of Chickering Estates and the general area spoke and echoed the comments of the previous residents.

After hearing from the residents, Chairman Bass, asked Mr. Henry and Mr. Ericson, if they would like to defer until the next meeting. He suggested they use that time to meet with the Chickering Estates Committee and residents, in an attempt to reach an agreement.

Mr. Henry did request a deferral until the next meeting.

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