

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

MARCH 19, 2009

The Forest Hills Planning Commission (herein also the “Board”) held its rescheduled monthly meeting on March 19, 2009 at the City’s Offices, 4012 Hillsboro Road, Nashville, Tennessee, beginning at 6:00 p.m. Mr. Winston Evans presided. Also present were Mr. James Gardner, Mr. Sandy Moore, Mr. David Waller, Mr. Em Ghianni, Mayor Coke, Commissioner Tim Douglas, 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 January 22, 2009 Planning Commission meeting. Upon motion by Mr. Em Ghianni, which was seconded by Mr. David Waller, the Board the Board unanimously voted to approve the minutes of the January 22, 2009 meeting.

2. Letters of Credit: **NO ACTION REQUIRED**
 - a. Expires: August 31, 2009 /
#SCL012915 National City, Cleveland, OH
Advising Bank ---Tennessee Commerce Bank, Franklin, TN
WDL Investments, LLC (Tyne Estates) ---\$497,000
 - b. 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
 - c. 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. & Mrs. Michael Whitten, owners of the property at 2301 Chickering Lane are seeking approval of a development plan and preliminary plan, for the consolidation of their two lots. Following a brief discussion, Mayor Coke offered a motion to approve the consolidation of the two lots at 2301 Chickering Lane, which was seconded by Mr. David Waller, and the Board unanimously voted to approve the Development and Preliminary plans. Final Plat review will be scheduled for the April meeting.

4. Mr. & Mrs. Tony Detter, owners of the property at 1431 Tyne Blvd. (Lot #2 of Tyne Estates), are seeking approval of a development plan and a preliminary plat to change the approved plat of Tyne Estates. Their request is to change their ingress / egress from a shared driveway with Lot #1, to an individual driveway directly from Tyne. Following a discussion of sight distances, convenience, the detention pond and other infrastructure, upon motion by Vice Mayor Lovell, which was seconded by Mayor Coke, the Board unanimously voted to approve the proposed change to the Plat and allow direct ingress/egress from Tyne Blvd. for Lot 2 of Tyne Estates. Final Plat review will be scheduled for the April meeting.

5. City Attorney, Matt Foster: Ordinance 09-186, an ordinance to amend the Zoning Ordinance. Mr. Foster explained the purpose of Ordinance 09-186 is to redefine the definition of side and rear yards; garage door facing a side street; and remove the ambiguity of Section 402(c), concerning the maximum coverage ratio of accessory buildings.

There will be a public hearing at the April 19, 2009 Planning Commission meeting and Ordinance 09-186 will be officially presented to the Planning Commission for recommendation to the Board of Commissioners. Notice of the Public Hearing will be published in the Green Hills News.

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

Recorder

Chairman