

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

APRIL 16, 2009

The Forest Hills Planning Commission (herein also the “Board”) held its rescheduled monthly meeting on April 16, 2009 at the City’s Offices, 4012 Hillsboro Road, Nashville, Tennessee, beginning at 6:00 p.m. Vice Chairman Winston Evans , presided. Also present were Mr. James Gardner, Mr. Sandy Moore, Mrs. Carroll Kimball, 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 March 19, 2009 Planning Commission meeting. Upon motion by Commissioner Tim Douglas, which was seconded by Mr. James Gardner, the Board the Board unanimously voted to approve the minutes of the March 19, 2009 meeting.

2. Letters of Credit: **ACTION REQUIRED**-----see item 7

- 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. and Mrs. Michael Whitten, residents at 2301 Chickering Lane requested approval of a **final plat** to consolidate their two lots into one.

Upon motion by Commissioner Tim Douglas, which was seconded by Mr. James Gardner, the Board unanimously voted to approve the final plat for consolidation of the two lots, at 2301 Chickering Lane.

4. Mr. and Mrs. Tony Detter, who are constructing a home at 1431 Tyne Blvd., requested approval of a final plat revision of the Tyne Estates plat. The revision would relocate their driveway. Currently the drive is platted as a shared driveway with Lot 1 and they would prefer direct ingress and egress to their lot, from Tyne Boulevard.

Upon motion by Commissioner Tim Douglas, which was seconded by Mayor Coke, the Board unanimously voted to approve amending the final plat of Tyne Estates and the relocation of the drive, provided the entrance is placed in the same location as the former driveway, which served the old house.

5. Call to order: Public Hearing to receive comments on Ordinance No. 09-186, amending the Zoning Ordinance to address three (3) flaws.

The Chair called the Public Hearing to order: Mr. Chad Pearman of 5617 Granny White Pike requested clarification of setbacks for corner lots. The Hearing was closed.

6. Ordinance No. 09-186. Upon motion by Mr. Sandy Moore, which was seconded by Mrs. Carroll Kimball, Ordinance No. 2009-186, amending the Zoning Ordinance, was approved, with the housekeeping corrections as stated by the City Attorney.

7. Letter of Credit: Tyne Estates. Mr. Foster explained the history of Tyne Estates, especially the period since the landslide on Saxon Drive. The City Attorney has discussed the situation with counsel for the developer. In addition to the expense incurred by the City in Saxon landslide, there are several general items within the subdivision, which have been neglected and must be addressed. The Members discussed the condition of Tyne Estates and the City's obligation to ensure the citizens are not left with paying the cost to finish this or any other subdivision. That is the purpose of requiring Letters of Credit.

Upon motion by Mayor Coke, which was seconded by Vice Mayor Lovell, the Board unanimously voted to approve a partial call of the \$497,000 letter of Credit. The amount called was approximately \$168,903.62.

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

Recorder

Chairman