

Minutes of a meeting of the Planning Commission of the City of Forest Hills

January 20, 2011

The Forest Hills Planning Commission (herein also the "Board") held its rescheduled monthly meeting on January 20, 2011 at the City of Forest Hills, Nashville, Tennessee, beginning at 6:00 p.m. Chairman Warner Bass, presided. Also present were Mr. Winston Evans, Mr. James Gardner, Mr. Sandy Moore, Mr. David Waller, Mr. Em Ghianni, 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 July 15, 2010 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 July 15, 2010 meeting.

2. Letters of Credit: No active letters of credit for subdivisions

3. Mr. Garland Stone represented Mr. and Mrs. Mark Wigger, owners of Fentress Estates, located at 1400 Old Hickory Blvd. The request was for approval of a combined Development and Preliminary plan for consolidation of 5 Fentress Estates lots into 3 lots. The consolidation includes lot 1 (3.05 acres), lot 2 (3 acres), and lot 3 (6.81 acres) into one lot of approximately 12.77 acres and renaming it lot #3. Lot 4 would be renamed lot #1 and lot 5 would be renamed lot #2.

Mr. Stone made the presentation for the proposed consolidated lots. Mr. Frank King, representing WKRN, addressed the Members. Mr. King stated that WKRN owns the driveway serving the WKRN installation at the top of the hill. He maintains that since WKRN owns the drive, they maintain exclusive control over use of the drive and they will deny the Wiggers and other potential users of the driveway use of the WKRN drive to access their property. Following Mr. King the Members heard from the City Attorney, Ms. Laura Baugh and various Members of the Planning Commission.

Mr. Winston Evans offered a motion, which was seconded by Mr. Sandy Moore, and the Members unanimously voted to approve the requested consolidation, subject to either a judicial judgment or an agreement between the owners of Fentress Estates and WKRN, concerning use and, or ownership of the private drive.

4. Mr. Greg Gamble, represented Mrs. Jennifer Brown of 344 White Swans Crossing. The request was for approval of a combined Development and Preliminary plan for consolidation of four lots in Cambridge Downs subdivision into one. Lot 7 contains the house and approximately 6.08 acres and is contiguous to vacant lots 14 (2.03 acres), 15 (4.06 acres), and 16 (2.13 acres). The proposed consolidation would create a single lot of approximately 14.3 acres.

Mr. Gamble presented the proposed plat of the consolidated lots and answered questions about the process. City Engineer Brad Bivens addressed the issue of drainage and the second entrance from Cromwell Drive, which is a gravel driveway. Mr. Bivens' primary concern was the gravel driveway acting as a drainage ditch and channeling water and debris onto Cromwell Drive. One suggestion was to place a grate or some type of slotted bridge across the ditch, in order to allow stormwater to enter the ditch rather than the street.

Upon motion by Chairman Warner Bass, which was seconded by Mr. Winston Evans, the Members unanimously voted to approve the consolidation, subject to all drainage issues to be settled to the satisfaction of the City of Forest Hills.

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