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

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November 20, 2014

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The Forest Hills Planning Commission (herein also the “Commission”) held its regular monthly meeting on October 16, 2014 at the office of the City of Forest Hills, Nashville, Tennessee, beginning at 6:00 p.m. Chairman Winston Evans presided. Also present were Mr. David Waller, Mr. Jim Gardner, Mr. Clay Jackson, Mr. Blair Myers, Mrs. Jennifer Frist, Mayor John Lovell, Vice-Mayor Lanson Hyde, and Commissioner Henry Trost. Others present are shown on the attached sign-in sheet. A copy of the Agenda is also attached to these minutes

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1. Approval of the Minutes of the October 16, 2014. Clay Jackson made a motion to approve the minutes as submitted, David Waller seconded it and the Commission voted unanimously to approve the minutes of the October 16, 2014 meeting.

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2. Preliminary Plat to readjust the common lot lines for the properties located at 1913 and 1925 Edenbridge Way. Each lot retains two acres as required by EB Zoning. Mr. Tom King gave a brief synopsis of the project. Chairman Evans asked for staff comments. Staff has no comments and recommended approving the preliminary plat to move on to final plat

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Mr. Gardner made a motion to approve the preliminary plat to move on to final plat, Mr. Waller seconded the motion, and it was approved unanimously.

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3. Public Hearing and discussion of Ordinance 2014-218 to amend the Zoning Ordinance to redefine the definition of family and other matters. Mr. Foster briefly explained the change in the definition of single family. The purpose was to limit the number of unrelated people living in a single dwelling. The proposed definition defined single family as an individual; a family related by blood; or an individual or family related by blood plus one other person. Mr. Foster added that the proposal mimics those in other jurisdictions: Metro Nashville allowed for two other unrelated people to dwell in a single family home; Brentwood allowed for one other.

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Mr. Foster described the other two items listed in the proposed change to the Zoning Ordinance. First, for appeals to change zoning, the applicant would now bear the cost of public notification. Second, private drives would be limited to the number of lots, not dwellings, for which they could provide access. There was no discussion on these two issues.

Referring to the change in single family definition: Mr. Gardner asked if there was an occurrence that sparked this change. Mr. Foster stated that there was an issue

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with several young people renting a house. This situation lead to many cars parking in the right of way and a number of noise violations due to late parties. Vice-Mayor Hyde commented that the residents came to the Board of Commissioners and explained they were miserable and asked for some type of relief. Mrs. Deaton-Moyer added that the issue has since been resolved as the property has been sold to a family. The proposal before them limited the likelihood of situations like this to occur. Mr. Jackson asked if there were any duplexes remaining in Forest Hills. Mrs. Deaton-Moyer and Mr. Foster responded that there were still a few. The Commission discussed this briefly.

Chairman Evans asked if there was any consideration for limiting the degrees of consanguinity between family members. Mr. Foster responded that the Board of Commissioners had discussed this at length. They considered limiting the relationship to first cousins, but ultimately decided to remain silent on the issue.

Mrs. Frist asked if this proposal was so the City could have something to fall back on if there was a problem. Mr. Foster said that was the intent. Vice-Mayor Hyde said that basically, the City wanted to “tap the brakes” on this type of behavior through this ordinance.

At this time, Mr. Gardner made a motion to certify and approve the proposed change in the Zoning Ordinance. Mr. Waller seconded the motion and it was approved unanimously.

4. The meeting was adjourned

Chairman Winston Evans

Recorder, Amanda K. Deaton-Moyer