

Planning Commission, City of Forest Hills

October 15, 2015

6:00 p.m., at the City Hall

Chairman Winston Evans Presiding

1. Adoption of Agenda
2. Approval of the minutes of the August 20, 2015 meeting.
3. Review and Certification: First Reading: An ordinance to amend Title 14, Chapter 2 of the Municipal Code relating to the Zoning Ordinance and impervious surface.
4. Discussion: Comprehensive Plan Review.

Adjourn meeting

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

October 15, 2015

The Forest Hills Planning Commission (herein also the "Commission") held its regular monthly meeting on October 15, 2015 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. Blair Myers, Mr. Clay Jackson, Mr. Brian Dougherty, 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

1. **Approval of the Minutes** of the August 20, 2015 Meeting. Mr. Jackson motioned to approve the minutes as submitted. Mr. Dougherty seconded the motion, and the Commission voted unanimously to approve the minutes of the August 2015 meeting.
2. **Review and Certification: First Reading: An ordinance to amend Title 14, Chapter 2 of the Municipal Code relating to the Zoning Ordinance and impervious surface.** Mrs. Deaton-Moyer described the change to the impervious surface definition in the Zoning Ordinance. This change would increase permeable pavements from counting as only 33% of impervious surface to counting as 67% of impervious surface, limiting developers' use of permeable systems to cover surface area. There was discussion regarding examples of pervious pavers use in Forest Hills. Mrs. Deaton-Moyer stated that there were no pending applications that would be effected by this change. After discussion, Mr. Waller motioned to certify the ordinance. Mr. Myers seconded the motion and it was approved unanimously.
3. **Discussion Comprehensive Plan Review.** Chairman Evans briefed the Board on the subcommittee's meeting regarding the update to the Comprehensive Plan. Chairman Evans indicated two major areas of discussion: lighting and bulk standards in the northwest portion the City. Mrs. Deaton-Moyer elaborated on the northwest portion of the City, stating that there were many nonconforming lots and some new constructions conflicted with the context of the neighborhood. Specifically, new, extremely large houses adjacent to more modest ranch-style homes created reason for concern. There was discussion on this topic that included consideration of floor area ratio, reviewing best practices from other cities, and the economic effect of any changes. Mr. Foster reviewed the standards that were currently in place including impervious surface, building coverage, setbacks and building height. Mr. Jackson suggested that examples of these standards along with floor area ratio might be helpful. There was consensus on this suggestion.

Chairman Evans discussed the preservation of the night sky. While a balance of security and decoration was important, lighting need to be installed in a tasteful

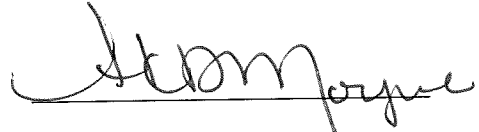
way that did not disturb neighbors and the night sky. Chairman Evans discussed that lights in trees and other highly placed lighting caused significant light pollution. The Commission reviewed the existing zoning code and discussed what could be added to reduce light pollution. Mr. Myers indicated that there were updates in technology since the last code had been written. He added that softer light colors, motion sensors, and down facing lights went a long way to address the concern. Chairman Evans and Mr. Jackson suggested writing an article in the newsletter reminding residents about the City's lighting ordinance. Mrs. Deaton-Moyer agreed and stated that it could be ready for the next newsletter.

There was brief discussion about next steps. Chairman Evans said the Comprehensive Plan Committee would take those thoughts under advisement.

4. The meeting was adjourned



Chairman Winston Evans



Recorder, Amanda K. Deaton-Moyer

SIGN IN SHEET

**City of Forest Hills
Planning Commission Meeting
Date: October 15, 2015**

NAME:

ADDRESS:

Clay Jackson

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JIM BARNER

PLAN COM.

David Waller

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JAC

City

HENRY TROST

city

Matthew Foster

H³GM.

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