

City of Forest Hills Planning Commission Meeting
April 21, 2016
6:00 p.m. at City Hall
Chairman Winston Evans Presiding

1. Approval of the minutes of the February 18, 2016 meeting.
2. The Jason Wayne Owen Revocable Trust, owners of 5335 and 5343 Stanford Drive seek approval of the **final plat** for consolidation of Lots 1 & 2, of the re-subdivision of lot 33 Westwood Subdivision. Lot 1 is currently 2.09 acres, Lot 2 is 2.01 acres and the proposed consolidation would create a new lot containing 4.10 acres. These lots are located in the Hillside Protection Overlay District which requires newly created lots to be a minimum of 3 acres. This consolidation would bring the lot into compliance.
3. Mr. Barry Cleveland of DBS & Associates Engineering and Mr. Steve Chapman, owner of the lot located at 1809 Otter Creek Road seek **concept plan** approval for subdivision of Mr. Chapmans property. The approximate 7.72 acre, irregular, rectangular shaped lot is located on Otter Creek Road with access to Sherwood Drive. Mr. Chapman requests subdivision into two lots: Lot One would contain 2.01 acres and Lot Two would contain 5.71 acres. Lot One would have access off the corner of Sherwood Drive/Court. Lot Two would have access off of Otter Creek Road. The zoning is Residential EB and requires a minimum of 2 acres for each lot. Portions of this parcel are located in the floodway and floodplain.

Adjourn meeting.

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

April 21, 2016

The Forest Hills Planning Commission (herein also the "Commission") held its regular monthly meeting on April 21, 2016 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. Blair Myers, 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 February 18, 2016 meeting. Mr. Myers motioned to approve the minutes as submitted. Vice-Mayor Hyde seconded the motion, and the Commission voted unanimously to approve the minutes of the February 18, 2016 meeting.

2. **The Jason Wayne Owen Revocable Trust, owners of 5335 and 5343 Stanford Drive** seek approval of the **final plat** for consolidation of Lots 1 & 2, of the re-subdivision of lot 33 Westwood Subdivision, not called the Easley-Owen subdivision. Lot 1 was 2.09 acres, Lot 2 was 2.01 acres, and the proposed consolidation would create a new lot containing 4.10 acres. These lots were located in the Hillside Protection Overlay District which required newly created lots to be a minimum of 3 acres. This consolidation would bring the lot into compliance. Chairman Evans asked for staff comments. Mrs. Deaton-Moyer stated this consolidation would bring an otherwise nonconforming structure into conformity and would prevent additional new construction in the hillside. Staff recommended approval.
After brief discussion, Mr. Trost made a motion to approve the final plat. Mr. Myers seconded the motion and it was approved unanimously.

3. **Mr. Barry Cleveland of DBS & Associates Engineering represented Mr. Steve Chapman, owner of the lot located at 1809 Otter Creek Road** sought concept plan approval for subdivision of Mr. Chapman's property. The approximate 7.72 acre, irregular, rectangular shaped lot was located on Otter Creek Road with access to Sherwood Drive. Mr. Chapman requested subdivision into two lots: Lot One would contain 2.01 acres and Lot Two would contain 5.71 acres. Lot One would have access off the corner of Sherwood Drive/Court. Lot Two would have access off of Otter Creek Road. The zoning is Residential EB and requires a minimum of 2 acres for each lot. Portions of this parcel are located in the floodway and floodplain. Chairman Evans asked for staff comments. Mrs. Deaton-Moyer stated that this plat was a vast improvement over the three-lot subdivision the Commission had previously review. Staff recommended one condition for approval: The home on the property must be demolished. The building inspector had reviewed the structure and found that it could not be safely boarded-up. He recommended immediate demolition. Mrs. Deaton-Moyer stated that Mr. Chapman had agreed to this and would be

contacting a specialist to disassemble the home and preserve the original, aged logs. Mr. Barry Cleveland confirmed Mr. Chapman's intentions. There was brief discussion regarding the location of the Flood Plain Buffer and the construction entrances that would come off of Sherwood Drive.

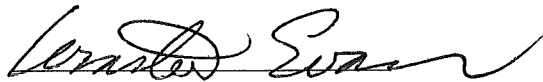
Chairman Evans asked if there were any neighbors present to discuss the application. Mrs. Deaton-Moyer drew the Commissions attention to a letter she had received that afternoon from Mr. David Wood, an adjacent neighbor at 6001 Sherwood Drive. The letter identified concerns regarding preserving the wooded nature of the area, fencing, and lighting near the property lines. Mrs. Deaton-Moyer stated that the existing Zoning Code addressed much of his concerns. Privacy fencing was prohibited, the setback lines precluded extensive tree removal along the lot lines, and the lighting ordinance specified that lighting must stay within property confines. Mr. Jim Gardner, an adjacent neighbor at 1811 Otter Creek spoke. He explained that there had been an agreement among neighbors that when the creek flooded and became impassable, neighbors could drive through the back property to exit their homes. He wondered if it was the intent that this agreement be preserved through this plat. There was discussion about how this process had occurred over the years and the path that was often taken during storm events. Mr. White said this could be established through a note of access on the plat. Mr. Cleveland agreed.

After discussion, Mr. Myers made a motion to approve the concept plan for preliminary plat with the following conditions:

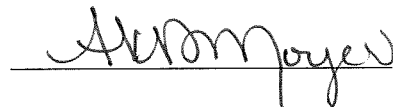
- a.) A demolition permit would be obtained and the existing home would be removed immediately.*
- b.) A note allowing emergency ingress/egress for the neighbors would be included on the preliminary plat.*

Commissioner Trost seconded the motion and it was approved unanimously.

4. The meeting was adjourned



Chairman Winston Evans



Recorder, Amanda K. Deaton-Moyer

SIGN IN SHEET

**City of Forest Hills
Planning Commission Meeting**

Date: April 21, 2016

NAME:

Brian Douglas

Anne Daigl

Amanda

Chad White

[Signature]

[Signature]

HENRY TROST

Charles Dupont

Richard Chapman

[Signature]

Bobby Cleveland

[Signature]

[Blank]

[Blank]

[Blank]

[Blank]

ADDRESS:

5328 General Forest Ct

1203 Paris Ave / 37212 ^{Nashville}

CH

315 Deaderick

CTON

6005 Anderson Dr

City

City Assembly

1612 Tynne Blvd,

1021 Lynnwood

95 White Bridge Road

Plaza

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