

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

September 15, 2016

The Forest Hills Planning Commission (herein also the “Commission”) held its regular monthly meeting on September 15, 2016 at the office of the City of Forest Hills, Nashville, Tennessee, beginning at 5:30 p.m. Chairman Winston Evans presided. Also present were Mr. Clay Jackson, Mr. David Waller, 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 April 21, 2016 meeting.** Mr. Jackson motioned to approve the minutes from the April 21, 2016 meeting. Mr. Waller seconded the motion, and the motion passed unanimously.

2. **1222 Old Hickory Boulevard and 5616 Granny White Pike.** Sheriff Investment Group seeks approval of a concept plan to consolidate the 1.353 acre 1222 Old Hickory Boulevard tract with the contiguous .359 acre 5616 Granny White Pike tract, resulting in one lot containing approximately 1.712 acres. Chairman Evans inquired about the history and current status of the lot and the improvements thereon, as well as the December 2015 Board and Zoning Appeals (the “BZA”) approval of construction upon the 1222 Old Hickory Boulevard lot and the conditions association with same.

Mr. White provided some history and described the current status of the newly constructed home on the 1222 Old Hickory Boulevard lot, and the BZA’s condition of approval that the two tracts be consolidated. A site map was displayed to give context to the landlocked and undesirable nature of the smaller out parcel. Mr. White identified benefits of combining the tracts, which also serves to improve the nonconforming nature of the property and improvements thereon.

There was some discussion by the Commissioners about nonconforming aspects of the tracts, the BZA’s approval and conditions for the new home, and the ultimate benefit and desirability of consolidating the tracts.

Mr. Moore Russell, an associate with the contractor representing the owner, made a few remarks about the desire to consolidate the tracts in compliance with the BZA’s conditions. Mr. Russell also offered his opinion as to the benefits to consolidating the lots. Chairman Evens inquired about the status of the accessory structure located on the smaller lot. Mr. Russell conceded that the structure was not in the best condition and offered to remove the structure from the property.

Mr. White offered to provide staff's recommendations on the matter, and Chairman Evans requested that they be presented. Mr. White reported staff's recommendation for approval with a number of conditions. Mr. White also noted the applicant's request that the matter be considered for the fast track procedure, whereby the applicant could bypass the preliminary plat phase and move directly to final plat approval, if the Commissioners approved of same.

Mr. Bivens listed the conditions for approval as follows:

- a. Correct the site location map on the plat;
- b. Delete the footprint of the original (now removed) home;
- c. Delete the structure footprint to the west of the subject lots being consolidated (shown over one of the Certificate blocks);
- d. Show the correct current topography, specifically in the southwest corner of the newly constructed home;
- e. Provide a table of acreage reflecting the correct acreage of both tracts to the combined and the resulting total acreage of the new single lot to be created;
- f. Show the utility easements on the south side of the lot along Old Hickory Boulevard;
- g. Show the width of Old Hickory Boulevard; and
- h. Remove the accessory structure on the smaller lot, consistent with the offer by the owner's representative to do so.

Mr. Trost motioned to approve the Concept Plan subject to the staff's conditions set forth above and to permit the owner relief under the subdivision regulations to bypass the preliminary plat phase and move directly to final plat review when next before the Commission. Mr. Hyde seconded the motion, and it was approved unanimously.

3. The meeting was adjourned

Chairman, Winston Evans

Recorder, T. Chad White