


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

March 16, 2017

The Forest Hills Planning Commission (herein also the "Commission") held its regular monthly meeting on March 16, 2017 Chairman Winston Evans presided. Also present were Mr. David Waller, Mr. Jim Gardner, Mr. Brian Dougherty, Commissioner Henry Trost, Vice-Mayor Lanson Hyde, and Mayor John 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 February 16, 2017 meeting.** Mr. Waller motioned to approve the minutes from the February 16, 2017 meeting. Mr. Gardner seconded the motion, and it passed unanimously.
2. **Resolution 2017-03** Recognizing Amanda Deaton Moyer, City Manager. Chairman Evans read the resolution (attached to these minutes) aloud. Mr. Gardener motioned to approve the Resolution, Mr. Waller seconded it, and it was approved unanimously.
3. **Information Session: Michael Goorevich came before the Commission to discuss a potential open space subdivision (4 lots) to be located at 1645 Tyne Blvd.** At the outset, Chairman Evans advised that no comments by commissioners have any binding effect on the decision-making process after formal application. Mrs. Deaton-Moyer and Mr. White explained open space subdivisions and how this development would be consistent with the current regulations. Mr. Goorevich described his project. The proposal would keep 47% of the 13-acre-site open in perpetuity. They had preliminary approval for this area to be added as a conservation easement to the Tennessee Land Trust. Mr. Goorevich spoke in great detail about preserving the historical nature of the home on the property, the cemetery, and the land in general. They planned to have four homes of about 4,500 square feet each. The Planning Commission asked about bulk standards, traffic concerns, density, drainage, and slope preservation. After questions had been answered, members of the Commission offered opinions. Chairman Evans reminded Mr. Goorevich that the opinions were non-binding. Each of the members expressed a positive response for the project. Mr. Trost summarized the comments saying this was an elegant solution to land that could otherwise be subdivided and hillside disturbed. Mr. Goorevich said he understood the nonbinding nature of the comments, but he noted this positive feedback is what his clients needed to move forward to the next stages.
4. The meeting was adjourned


Chairman, Winston Evans


Recorder, Amanda Deaton-Moyer City Manager

City of Forest Hills Planning Commission Meeting
March 16, 2017
6:00 p.m. at City Hall
Chairman Winston Evans Presiding

1. Approval of the minutes of the February 16, 2017 meeting.
2. Information Session: Michael Goorevich comes before the Planning Commission to discuss a potential open space subdivision (4 lots) located at 1645 Tyne Blvd.
3. Resolution 2017-03 Recognizing Amanda Deaton-Moyer, City Manager

Adjourn meeting.

SIGN IN SHEET

**City of Forest Hills
Planning Commission Meeting**

Date: March 16, 2017

NAME:

ADDRESS:

John Holt

city

Paul Reed

city

Henry Tross

city

John White

City

Tom O'Connell

City

[Signature]

city

Mary Handman

city

David Landman

1041 Overton Lee Rd

Michael Garovich

733 Georgetown Dr.

Greg Daniels

4201 Trundle Drive #121

Wanda Swan

1339 Over Creek Rd

Janie Roedel

City

Phillip Rency

1935 21st AVE S. 37212

Jelt Landman

1054 Overton Lee Rd.

March 16, 2017

Jim GARDNER	P.C.
David Walker	P.C.
Ben Doyke	PC
Gene Dougherty	X

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2. **Resolution 2017-03** Recognizing Amanda Deaton Moyer, City Manager. Chairman Evans read the resolution (attached to these minutes) out loud. Mr. Gardener motioned to approved the Resolution, Mr. Waller seconded it, and it was approved unanimously.
3. **Information Session: Michael Goorevich came before the Commission to discuss a potential open space subdivision (4 lots) to be located at 1645 Tyne Blvd.** Before they got started, Chairman Evans warned that nothing they stated would have binding effect in the decision-making process. Mrs. Deaton-Moyer and Mr. White explained open space subdivisions and how this development fit within the current regulations. Mr. Goorevich described his project. The proposal would keep 47% of the 13-acre-site open in perpetuity. They had preliminary approval for this area to be added as a conservation easement to the Tennessee Land Trust. Mr. Goorevich went into great detail about preserving the historical nature of the home on the property, the cemetery, and the land in general. They planned to have four homes of about 4,500 square feet each. The Planning Commission asked about bulk standards, traffic concerns, density, drainage, and slope preservation. After questions had been answered, members of the Commission offered opinions. Chairman Evans reminded Mr. Goorevich that the opinions were non-binding. Each of the members expressed a positive response for the project. Mr. Trost summarized the comments saying this was an elegant solution to land that could otherwise be subdivided and hillside disturbed. Mr. Goorevich said he understood the nonbinding nature of the comments, but noted that this is what his clients needed to move on the next stages.
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