

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

April 20, 2017

The Forest Hills Planning Commission (herein also the "Commission") held its regular monthly meeting on April 20, 2017 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. Blair Myers, Mr. Brian Dougherty, Mayor John Lovell, 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 March 16, 2017 meeting.** Mr. Trost motioned to approve the minutes from the March 16, 2017 meeting. Mr. Waller seconded the motion, and the motion passed unanimously.
2. **1774, 1788, 1796, and 1800 Tyne Boulevard.** Donald and Elizabeth Miller, the owners of the four contiguous lots seek approval of a concept plan for consolidation of the four lots within EB Zoning and covered by the Hillside Protection Overlay District and the Flood Plain Overlay District. The proposed consolidation would create a new lot containing 15.23 acres.

Mr. Jason Gabbard of Page Duke Landscape Architects provided details concerning the desired consolidation and the Millers' interest in being good stewards of the Forest Hills and the City's goals of decreasing density, large wooded lots, and the proception of vegetation. Mr. Gabbard spoke of the benefit of one principal residence, rather than the potential four home capable of construction on 4 lots. Mr. Gabbard indicated that the Miller's intended to build the future home in the cleared location where the prior home on the western parcel once stood and that the existing drive would serve the new home.

Mr. Evans inquired about the flag lot to the east. Mr. White reported that the consolidation of the properties would result in creating access to the overall property alleviating potential future efforts to access the eastern lot via the flag. It was agreed that this would be a positive result from the consolidation.

Mr. Evans inquired about staff's comments. Mr. White reported that to locate the future home in the proposed, resource-sensitive location, the applicant would need relief from the new side yard setback minimum. Mr. White reported that under 2.06(d) of the Zoning Ordinance, when multiple lots are combined into a single lot, the Planning Commission has the discretion to approve a building envelope in any area within steep slopes provided that

such building envelope is located on the best available portion of the consolidated lot. Considerations for best available portion are (1) the safety of existing and potential future Structures, (2) the impact on adjacent Lots, (3) compliance with all other portions of the Zoning Ordinance, and (4) the approved building envelope preserves all natural resources to the greatest extent possible. Mr. White identified the way in which these considerations would be satisfied as proposed by the applicant.


There was some discussion about the benefits presented by the proposed consolidation as same relate to the considerations above. Mr. Trost commented that he was familiar with the neighbor to the immediate west of the Miller's property and that the proposed new home location would not pose any negative impact on that or other surrounding neighbors.

A neighbor, John Marshall, informed the Commission that he was pleased to hear that the Millers' plan was to consolidate and lower density. He had been concerned that the effort to consolidate was for some other more intense develop purpose.

Mr. White also reported the applicant's request under Section 2.3(d) of the Subdivision regulations to bypass the preliminary plat review and move directly to final plat review. Mr. Dougherty made the following motion: To approve the concept plan and to approve the applicants' request to move direct to final plat review with the condition that the final plat comply with all bulk standards and other subdivision regulations with the exception of the western minimum side yard setback, which would be set at 50 feet. Mr. Trost seconded the motion, and it was approved unanimously.

3. **Lighting.** Mr. Evans identified the need for the City work on improvements to lighting regulations and enforcement of current regulations. Mr. Dougherty noted that he had received complaints about lights as well and that similar to Sequoia, shielding and other techniques can be implemented to improve offensive lighting. It was noted that Louisville, KY had desirable lighting regulations. Mr. Evans requested that the City study the issue and propose revisions to the City's lighting regulations.
4. **The meeting was adjourned.**


Chairman, Winston Evans


Recorder, T. Chad White

City of Forest Hills Planning Commission
April 20, 2017
6:00 p.m. at City Hall

Chairman Winston Evans Presiding

1. Approval of the minutes of the March 16, 2017 meeting.
2. Jason Gabbard of Page Duke Landscape Architects will be representing Donald and Elizabeth Miller, the owners of four contiguous lots located at 1774, 1788, 1796, and 1800 Tyne Boulevard. The Applicant seeks approval of a concept plan for consolidation of the four lots within EB Zoning and covered by the Hillside Protection Overlay District and the Flood Plain Overlay District. Currently 1774 Tyne, Blvd. is **2.29** acres; 1788 Tyne Blvd. is **3.02** acres; 1796 Tyne Blvd. is **5.38** acres; and 1800 Tyne Blvd. is **4.54** acres. The proposed consolidation would create a new lot containing **15.23** acres.
3. Adjourn meeting.

SIGN IN SHEET

**City of Forest Hills
Planning Commission Meeting
Date: 4-20-17**

NAME:

ADDRESS:

PAUL BIRNENS

CITY

John Lewis

city

HENRY TROST

city

JOHN MARSHALL

CITY

JASON GABARD

FRANKLIN, TN

ERICA BERGSTROM

NASHVILLE, TN

Brian Douglas

city

David Walter

1809 Kingsbury Dr.

Blair Myes

1021 Lynnwood Blvd.

Betsy Miller

1800 tyne

Don Miller

"

Peter Romano

NOLANVILLE