

**Meeting Minutes of the  
Municipal Planning Commission**

August 17, 2017, 6:00 PM

The meeting was called to order by Vice Chairman David Waller. Mayor John Lovell, Vice Mayor Lanson Hyde, Planning Commission members Brian Dougherty, Jim Gardner, Clay Jackson, and Blair Myers were present. Also present was City Manager Amanda Rhinehart, City Engineer Brad Bivens, and City Attorney Chad White. A quorum was verified. Chairman Winston Evans, Commissioner Henry Trost, and Planning Commission member Em Ghianni were absent.

First on the agenda was approval of the minutes of the July 20, 2017 meeting. Member Jackson made a motion to approve the minutes as presented, seconded by Member Gardner. All aye. The motion carried unanimously.

First on the agenda under New Business was the consideration of a Concept Plan for the re-subdivision application for 5411/5415 Stanford Drive. Chris Goetz of Dale & Associates will be representing property owners Christopher Butterworth, Charles Hargett, and William Penz. This action results in a lot line shift between the two properties. Chris Goetz gave brief presentation of the shifting of the lot lines. Vice Mayor Hyde requested clarification that this action was to not create another buildable lot. Mr. Goetz confirmed it was only to straighten out the property line, as well as to ensure that setbacks were maintained during the construction of a garage on a currently undeveloped lot. It was confirmed during the meeting that the resulting acreage stemming from the lot line shift was still compliant with the zoning ordinance. City Attorney White addressed the concerns of the Planning Commission regarding development of the lots with the topography by stating the shifting of the lot line would not affect the development regarding the hillside. The City recommended approval of the concept plan as submitted. Member Dougherty made a motion to approve the concept plan, which was seconded by Mayor Lovell. All aye. The motion carried unanimously.

Second on the agenda under New Business was consideration of Concept Plan for 1645 Tyne Boulevard, an Open Space Development project. Represented by Michael Goorevich of Goorevich Architect, property owners Mr. and Mrs. Mary and Jeffrey Landman propose an Open Space Development of four homes on a thirteen-acre parcel that was once a part of the original Compton Family Farm and includes the Compton family cemetery. Mr. Goorevich presented the project, explaining the history of the property and indicated the development is following established bulk regulations for Estate B and Estate C. he also addressed the issue of safety of ingress/egress from the property. The applicants described a proposed cone of vision, and explained that some removal of bamboo and a few trees would be removed to enhance the visibility around the curve on Tyne. The property owners also proposed to create a small parking area to provide off-street parking for visitors wishing to visit the cemetery on the property. The desire to maintain the historic views of the property, and maintaining the integrity of the several hundred-year-old structures, were determining factors influencing the way the property is proposed for preservation and development. Vice Chairman Waller asked for public comment. Marcia Newman, a lifelong resident of Forest Hills, spoke in support of the project. The City positively recommended approval of the concept plan as presented. A motion was made by Member Myers

to approve the concept plan, which was seconded by Member Jackson. The motion carried unanimously.

The last item on the agenda was an update on Planning Commission submittal and review procedures. City Manager Rhinehart indicated a full schedule of submittal/review deadlines and procedures were available on the City website.

With no further items of business, the meeting was adjourned.



Amanda Rhinehart, City Manager/Recorder



David Waller, Vice-Chairman

**City of Forest Hills, Tennessee**  
**Municipal Planning Commission**

August 17, 2017, 6:00 PM

*Chairman Winston Evtuns presiding*

*David Waller*

**Agenda**

1. Approval of the minutes of the July 20, 2017 meeting
2. Consideration of a Concept Plan for the re-subdivision application for 5411/5415 Stanford Drive. Chris Goetz of Dale & Associates will be representing property owners Christopher Butterworth, Charles Hargett, and William Penz. This action results in a lot line shift between the two properties.
3. Consideration of Concept Plan for 1645 Tyne Boulevard, an Open Space Development project. Represented by Michael Goorevich of Goorevich Architect, property owners Mr. and Mrs. Mary and Jeffrey Landman propose an Open Space Development of four homes on a thirteen-acre parcel that was once a part of the original Compton Family Farm and includes the Compton family cemetery.
4. Update on Planning Commission submittal and review procedures.
5. Adjourn.

**SIGN IN SHEET**

**City of Forest Hills  
Planning Commission Meeting**

**Date:** 8/17/2017

**NAME:**

**ADDRESS:**

Richard Champ

1612 Tyne Blvd.

Henry C Howerton

1700 Tyne

Carol G Howerton

"

Pete Nebelhat

5409 Stanford Dr.

JOHN LUTZ

1105 Crater Hill Drive

Sketch Coker

5612 S-Stanford Ct.

Bill Coker

5612 S-Stanford Ct.

[Signature]

CETUS

Mayor Jeff Hansen

1645 Tyne Blvd.

**SIGN IN SHEET**

**City of Forest Hills  
Planning Commission Meeting  
Date: 8/17/2017**

**NAME:**

**ADDRESS:**

Clay Jackson

5819 Hillsboro Pike

Greg Daniels

4701 Trousdale Drive #121

BARNER

P.C.

Chris Goetz

516 Heather Place

Phillip Pierce

S:ME LITTLESONA

David Waller

P.C.

John R.

12: 5403 Stanford

Blair Myers

1021 Lynwood P.C.

Shad White

315 Deaderick

Carol Smith-Hurkula

2225 Quailace Ave.

Michael Goorevick

733 Georgetown Dr.

CHARLES COOK, JR.

3608 RICHLAND AVE

Allen Browning

1815 Laurel Ridge

Ben Daylight

Planning Board