

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

**FEBRUARY 18, 2010**

The Forest Hills Planning Commission (herein also the “Board”) held its rescheduled monthly meeting on February 18, 2010 at the City’s Offices, 4012 Hillsboro Road, Nashville, Tennessee, beginning at 6:00 p.m. Chairman Warner Bass, presided. Also present were Mr. James Gardner, Mr. Sandy Moore, Mrs. Carroll Kimball, Mayor Coke, Commissioner Tim Douglas, and Vice Mayor 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 January 21, 2010 Planning Commission meeting. Upon motion by Mr. Winston Evans, which was seconded by Commissioner Tim Douglas, the Board unanimously voted to approve the minutes of the January 21, 2010 meeting, subject to the inclusion of the following statement in the motion to approve the Comprehensive Plan: *which is Exhibit A to these minutes, and recommended adoption of said Comprehensive Plan.* The January 21, 2010 Minutes were amended as stated.

2. Letters of Credit: **No active letters of credit for subdivisions**

3. Mr. Jeffery Miller, of 5854 Fredericksburg, requested subdivision of that property, consisting of approximately 2.509 acres. The property is zoned RA and requires 1.25 acres per lot. The lot faces Fredericksburg on three sides and requires a front yard setback of 90 feet on each of those three sides. The members discussed the proposal and reviewed the following items: the extreme slope of the lot; the site plan indicates 100% of the building envelope contains dellrose soil; and the misinterpretation of the term “average front- yard setback.”

Upon motion by Mayor Coke, which was seconded by Mr. Winston Evans, the Board unanimously voted to deny the request for subdivision based on the following items: failure to provide the required ninety-foot set back on all three sides fronting on Fredericksburg Drive; the presence of dellrose soil on 100 percent of the proposed

building envelope; a discrepancy regarding the total area of the property, between the 2001 survey and the survey submitted by Mr. Miller; and the extreme slope of the lot.

There being no further matters to be discussed and no further business to come before the Board, the meeting was adjourned.

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Recorder

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Chairman