

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

JULY 21, 2011

The Forest Hills Planning Commission (herein also the “Board”) held its scheduled monthly meeting on July 21, 2011 at the City of Forest Hills, Nashville, Tennessee, beginning at 6:00 p.m. Mayor William Coke presided. Also present were Mr. James Gardner, Mr. Sandy Moore, Mr. David Waller, Mr. Em Ghianni, and Commissioner Tim Douglas. 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, 2011 Planning Commission meeting. Upon motion by Mr. David Waller, which was seconded by Mr. Em Ghianni, the Board the Board unanimously voted to approve the minutes of the April 21, 2011 meeting.

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

3. Johnston Property (Bruce & Steve), 4512 Everett Drive: Combined Development Plan and Preliminary Plat, seeking the subdivision of 5.95 acres into three (3) lots of: 2.97 acres; 1.49 acres; and 1.49 acres respectively. The zoning is RA, requiring a minimum of 1.25 acres per lot.

Mayor Coke called for the staff report. City Attorney Matt Foster addressed the Members and stated the plan as submitted met all the criteria of both the Zoning Ordinance and Subdivision Regulations and was accompanied by letters of approval from the Fire Marshall and Metro Water. The Staff recommended approval.

Mayor Coke called for the applicant to addresses the Board and Mr. Kevin Gangaware, of Civil Site Design Group, engineer for the project, addressed the Members and was followed by Mr. Tom White, attorney for the applicant.

Following the applicant’s presentation, Ms. Erica Garrison, who represented three Everett Drive residents, expressed doubts about the plan sufficiently meeting the standard for approval.

Mr. Keith Perryman of 4500 Everett Drive spoke and suggested the reduction from a four lot subdivision to three lot subdivision was a cost reduction issue and eliminated the need for the second fire hydrant.

Mr. Richard Johnson of 4504 Everett Drive spoke also and stated that a single fire hydrant did not solve his dilemma. His home, which is located at the end of Everett Drive, does not have a fire hydrant within the required distance. Metro Fire Department

can only fight a fire at the end of the street with a pumper truck. The distance is too great to reach with fire hose from single hydrant, as proposed by the plan.

In closing remarks, Mr. Tom White reiterated the City Attorney's recommendation to the Board. The plan as submitted complies with the Subdivision Regulations; was reviewed by and meets all requirements of both Metro Water and the Fire Marshall's Office; therefore, he respectfully requested the Board approval of the proposed three (3) lot subdivision.

There was also discussion by the Members of the Planning Commission and following the question and answer period, Mr. Sandy Moore offer a motion to approve the request, the motion was seconded by Mr. David Waller, and the Planning Commission Members unanimously voted to approve the combined Developmental Plan and Preliminary Plat for the three lot subdivision of the Johnston property at 4512 Everett Drive.

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

Recorder

Chairman