



CITY OF FOREST HILLS

Zoning ordinances pass public hearings

On July 12, the Forest Hills Planning Commission and the Board of Commissioners held public hearings on the Revised Zoning Ordinances. After input by city residents, several suggested changes were adopted and passed by the two Commissions. Final approval was at the Board of Commissioners monthly meeting on August 9. (See story on page 5.)

Also approved was a new city Zoning Map, which had a very small amount of changes. The changes were made mainly to correct properties that were in two Zoning classifications and put them in one.

Old Hickory Boulevard / Kingsbury Drive construction

On July 12, the city of Forest Hills signed the contract to begin construction of a new traffic light signal at Old Hickory Boulevard and Kingsbury Drive. This will take about four or five months to finish, and the results will be a safer intersection for traffic coming out of Kingsbury Drive on to Old Hickory Boulevard.

Hillsboro Road / Tyne Boulevard left turn light

On July 12, the Metro Traffic and Parking Board finally put in the underground wiring in the street (Hillsboro Road at Tyne Boulevard) for the installation of the left turn signal at this busy intersection. Metro has already installed the lane signs.

Bikeway

Vice Mayor John Lovell and his committee have been very hard at work on getting the properties and clearances for the new Bikeway on Robert E. Lee Drive and Otter Creek Road. They are working with the property owners on securing the rights-of-

way. I think everybody will be pleased with the final results.

Street pavings

The city has contracted with Session Paving Company to resurface six streets in Forest Hills. This requires raising by several inches all of the utility manhole covers and drains on these selected streets. Signs have been posted on each street warning of the raised sewer and water manhole covers; we're hoping to avoid any tire damage.

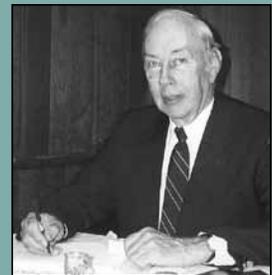
New Forest Hills book

The city has contracted to publish a beautiful picture book of the homes and properties of Forest Hills. The book is going to be in color and should be a valuable addition to each resident of Forest Hills.

The background work and pictures was done by Phillip Thomason, who is the person that made the slide presentation six

Continued on page 6

The



BY CHARLES EVERS

INSIDE

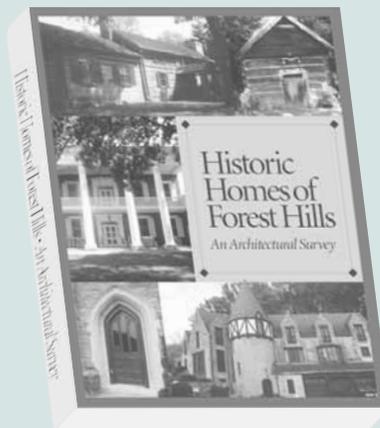
2 Minutes

4 Book order form

5 City regulations revised

6 Chipper service

Reserve your book today!



The City of Forest Hills showcases its finest homes in the just-published *Historic Homes of Forest Hills: An Architectural Survey*.

The 256-page coffee-table book features full-color pictures of more than 100 homes built between 1819 and 1952. The description of each home includes its ownership history

Continued on page 3



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City of Forest Hills
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Nashville TN 37215
Phone: 383-8447

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Commissioners meeting
agenda hotline
298-5389



Minutes from board meetings

April 2001 — August 2001

Tara Drive speeding

Complaints arose from residents about the speeding on Tara Drive. The RPM study of the speed humps is complete and has been distributed to members of the board. Spencer Thompson brought a speed alert sign that he asked the City to consider putting up on Tara Drive.

Accidents on Cromwell

The increase in traffic on Cromwell Drive, due to the installation of speed humps on Kingsbury, caused concern for residents of Cromwell Drive because of the increase in the number of accidents that are occurring on their street.

Sequoia Club

The board voted unanimously to remove the gravel driveway and return it to its original condition.

Drainage on Jefferson Davis

Alex Floyd expressed concern of the drainage problems on Jefferson Davis Drive. After consideration from Mayor Evers, it was determined that the problem was not actually on the Forest Hills right of way and that when the problem had occurred in the past, no work was done on private property.

Mowing bids

The bids for mowing work have been received and unanimously accepted by Johnson Mowing for \$3,000.

No-turnaround signs

No-turnaround signs have been posted on Toddington Drive and on Maplemere Drive.

Service contracts

The chipper service contract was awarded to Coke Tree Surgery for \$68 an hour. Brentwood Security's contract was renewed for one year.

Driving range utility building

The board approved the installation of a driving range utility

building at the Richland Country Club. The installation is subject to landscape requirements by the Planning Commission and the Board of Zoning Appeals, and further subject to the construction of the building within 300 feet within the property line as previously granted by the Board of Zoning Appeals.

Swimming lessons

The swimming lessons given by Gif and Anna Thorton are to be terminated due to the violation of City ordinances, which deny any businesses within city limits.

City budget

Jim Pitman presented the 2001/2002 budget in the June meeting.

Census results

The Vice Mayor reported the results of the 2000 census that showed an increase of 11% over the 1990 census from 4,231 persons to 4,710 persons. The consideration of a resolution to support efforts of municipalities with populations less than 5,000 to become voting members of the Metropolitan Planning Organization Executive Board was unanimously adopted by the Board.

Chipper Service

The chipper service has recently been using two and even three trucks to make progress toward getting caught up. Commissioner Coke expressed concern about the chipper service being off schedule and urged the use of resources to get back to a regularly scheduled basis.

Paving complete

The street paving has been completed on the seven streets that had received approval: Melbourne Court, Melbourne Drive, Gardendale Drive, Pinehurst Drive, Montcrest Drive, Earlington Drive, and Stonehurst Drive. The striping and painting for these streets are also going to be completed.

Traffic light installation

The traffic signal installation for the intersection of Kingsbury/Old Hickory Boulevard is proceeding. The footings have been poured for the draining installations and construction is expected to be completed in mid-January 2002.

Street signs

The City Manager and the City Engineer developed a proposed sign format for all required postings relative to zoning changes and all other applications requiring Planning Commission, Board of Zoning Appeals, and Board of Commissioners approval. Information was requested about the signs that would be consistent with Metro, Belle Meade, Goodlettsville, and Oak Hill.

Mirsaidi case

Regarding the Mirsaidi case, a landscape plan from the Homeowners Association commissioned for both Lot 45 and Lot 46 in Hound's Run at a cost of approximately \$1,500, of which the city agreed to pay \$750.

Bikeway project

The city attorney will review packets from Capitol Consultants regarding bikeway easements. The information will be distributed to landowners whose land is needed for the bikeway construction.

Percy Priest school lights

A letter is to be sent to the Percy Priest School concerning the obtrusive lighting that is affecting adjoining property owners.

Telecommunication antennas

Stealth telecommunication antennas are to be installed atop Hillsboro Presbyterian Church. The antennas are going to be located in a cupola that is going to be constructed on the church's sanctuary.

Traffic regulation on secondary streets

A survey of Cromwell residents will be taken concerning traffic on their street. After this is completed, other surveys will be conducted on Tara Drive, Otter Creek Road, and Robert E. Lee Drive. 

R.E. Martin House, Castlewood
30 Castlewood Court



THOMAS (DC) 20493
Construction date: 1931

The R.E. Martin House is a notable example of the Tudor Revival style of the early twentieth century. The house has a prominent central tower, and many of its original details remain extant. In the opinion of the Consultant, this property meets National Register criterion C for its architectural design.

History

This property was originally part of the Thomas Tyne estate, and the National Register listed Thomas Tyne House is located to the north (DC) 20493.

According to several sources, building contractor R.E. Martin owned the lot on Thomas Tyne. He also was involved in an automobile accident on this location in the 1920s. Thomas Tyne sold Martin the property on the west side of Hill Street in the late 1920s. The late Revival style building in 1931. The firm of Worfield & Kerfile designed the building. The architect and designer Clark and the current owners.

Architecture

Constructed in a two-story stone building, the house has a stone entrance, gable roof of slate, exterior of random-course stone, and interior stone chimney.

The house is "V" shaped and faces the east. The house has a north and south wing with a central two-story stone tower on the main facade. This tower has the main entrance of the house on the first floor. The entrance has an original two light and six pane glass and wood arched door. The entrance has radiating stone windows.

In the basement of the north wing are three garage bays with original glass and wood paneled overhead track garage doors. Windows are four-pane light concrete and two-pane light wood cement design. These windows have stone sills and stone brick arches.

On the first floor of the north wing is a two window with leaded glass lights. On the second story are three gable roof dormers. These windows have wrought iron gables that extend across the lower half.

The central tower has a stone entrance on the second story in an exterior of stone and half radiating. A window on this elevation is leaded glass cement design. The tower has a central stone door.

The north wing has a two-story bay window with paired eight-pane light and eight light casement windows. On the south facade is a gable roof porch with concrete floor and wood and stone steps and concrete top arches. Leading to the porch is an original seven light and single paneled glass and wood door.

The south facade has original eight-pane light wood double doors that lead to a rear concrete patio. At the rear of the north wing is a steel driveway with stone and half radiating and paired eight light wood cement windows. There are of the north wing has a gable dormer and exterior wall stone chimney. In front of the house is an original stone wall. Entry gates into the courtyard have original wrought iron light fixtures.

Excerpt from
'Historic Homes of Forest Hills: An Architectural Survey'

Granny White Pike was named in honor of Lucinda (Lucy) White, who operated a popular inn along the route. White came to the area around 1780, shortly after her husband Zachariah arrived with James Robertson to establish a settlement in the Cumberland area. In 1781, Zachariah was killed defending the settlement against an attack by Native Americans. In compensation his family was to receive six hundred forty acres of land; however, they could not afford to pay the fees due on the land and lost the grant.

In 1803, Lucy was able to purchase fifty acres from Wolsey Warrington along the Nashville and Middle Franklin Turnpike. This road was one of the branches of the Natchez Trace, and in 1812 Lucy opened an inn and tavern, which became a regular stop along the heavily traveled road. She became known as "Granny" White, noted for her cooking and hospitality. The Granny White inn fell into disrepair long ago, but a log replica of the inn stood until the 1980s in the gap. The grave of Lucinda White remains near the site of her inn, which has been developed into residential lots.

Each home listed in the book features a full-color exterior photograph and summaries of its history and architecture.

Reserve your book *continued from page 1*

and a comprehensive catalog of construction details, the results of a year-long survey by Thomason and Associates.

"A presentation of the findings was so well received by more than 160 Forest Hills residents at a planning commission meeting last fall, that the commissioners voted to publish them in book form," Mayor Charles Evers said.

Dwellings in the city range from the antebellum home of wealthy planter Henry Compton on Tyne Boulevard constructed about 1819 to Colonial and Tudor Revival designs of the 1930s and 1940s, followed by modern Colonial-influenced ranch house designs of the 1950s.

The book opens with an extensive

history of the area, beginning with its 18th-century roots in a land grant to Thomas McCrory, through the creation of the city in the 1950s. It covers the building of the Natchez Trace, which runs through the city; creation of the Compton and Scruggs estates in the early 1800s; the founding of several turnpike companies; and the area's role in the Battle of Nashville. A number of maps from the 1800s and early 1900s accompany the text.

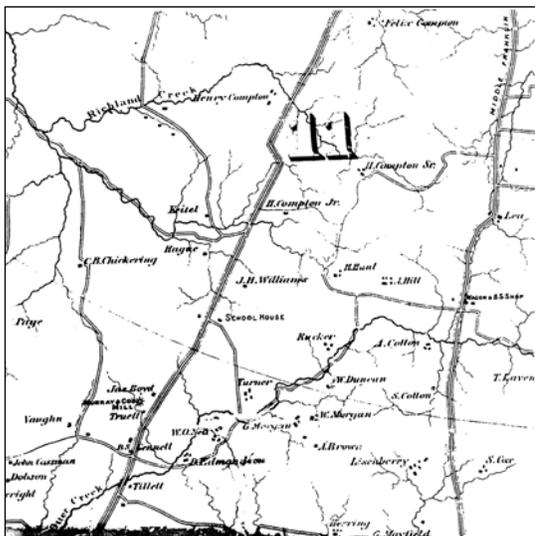
The section on Forest Hills in the 20th century provides a fascinating look at the first families of Forest Hills — Familiar names like Tyne, Acklen, Stallworth, Lipscomb, McGugin, Dudley, McQuiddy, Werthan, Schweid, and Seigenthaler are scattered through the text.

The history concludes with the post-war building boom and the incorporation of the city.

Preservation planners Thomason and Associates completed the survey with the assistance of the Tennessee Historical Commission, and Forest Hills city historians Fletch and Bill Coke collaborated on the history section. Armour&Armour designed the book and coordinated production by Vaughan Printing.

To order copies of the limited-edition *Historic Homes of Forest Hills* for \$45 plus shipping and handling, call the Forest Hills office at 615/383-8447.

Historic maps accompany the text.



YES! I want to order *Historic Homes of Forest Hills.*

NAME

BILLING ADDRESS

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Total amount enclosed	\$ <input type="text"/>
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Books may be picked up at the office of City of Forest Hills,
4012 Hillsboro Road, during office hours: 8 a.m. to 4:30 p.m.
Monday through Friday. Call 383-8447 before you come.

FAX
to 269-4857
MAIL

to 3322 W. End Ave.
Ste 407
Nashville TN 37203

City revises regulations to improve efficiency

BY JONATHAN HARWELL

When I became City Attorney in April of 1987, the City of Forest Hills was operating under a Zoning Ordinance that had been first adopted in 1962. Perhaps worse, the City had never adopted Subdivision Regulations.

In late 1991, after a great deal of study and public debate, the City adopted its first citywide comprehensive land use plan, its first Major Street Plan, and its first set of Subdivision Regulations.

That same year the City also revised its zoning laws by adopting an amended and restated comprehensive Zoning Ordinance. After about five years of working with the 1991 Zoning Ordinance, the Board of Commissioners again proposed and adopted amendments addressing various issues that they thought needed to be further defined and updated.

In September 1999, the City began another process of revisions and on July 12, 2001, the Planning Commission adopted a revised set of Subdivision Regulations. On August 9, 2001, the Board of Commissioners adopted a 2001 revised and restated Zoning Ordinance No. 01-157.

2001 Subdivision Regulations

A number of substantial revisions have been made to the Subdivision Regulations. The new City Engineer, Brad Bivens, has contributed significantly to the technical requirements of the 2001 revisions. Brad suggested revisions that would allow submission of Final Plats using computer-aided drafting and design, an option not previously available.

Other modifications include deletion of the provision allowing a Final Plat and a Preliminary Plat to be filed at the same time and considered at the same meeting, addition of a provision requiring Planning Commission approval for the creation or elimination of one or more lots, and elimination of a prohibition against private driveways serving more than one residence, provided the Board of Zoning Appeals approves a

specific plan for up to five homes. Further, the new Subdivision Regulations provide that where open space easements are reserved, legal documents establishing ownership and maintenance of the easements shall be submitted to the Planning Commission and City Attorney for review with the Final Plat. New provisions also have been added controlling street lights and traffic control signs.

Zoning Ordinance

The Zoning Ordinance revisions reflect an attempt to reorganize the document to make it more user-friendly, to clarify certain vague language, to establish additional controls, and otherwise to provide for increased efficiency in the City's regulation and governance in order to enable City officials to meet citizens' needs and desires.

Changes include:

- Adding provisions governing communication facilities.
- Revising, clarifying, and expanding provisions governing nonconformities.
- Modifying controls over fences.
- Adding controls over gates, gatehouses, and entranceways.
- Updating regulations governing signs, noise, lighting, garages, and temporary buildings.
- Changing and clarifying definitions set forth in the Zoning Ordinance.

In connection with all of these revisions, I was fortunate to be able to work with Mayor Charles Evers, Vice Mayor John Lovell, Commissioner William Coke, City Manager Jim Pitman, City Engineer Brad Bivens, City Zoning Consultant Mort Stein, and members of the City Planning Commission and Board of Zoning Appeals.

All of these people have devoted untold hours to this project. I was also especially fortunate to be able to work with my friend and associate attorney Angela Playle, who also spent an enormous amount of thoughtful and diligent time researching, drafting, and revising proposed versions of both documents. The truth is, the revisions simply could

PROFILE

Jonathan Harwell

Jonathan Harwell is a founding member of the law firm Harwell Howard Hyne Gabbert & Manner, P.C., which was recently selected by *Corporate Board Member* magazine as one of the best five corporate law firms in Nashville.



Harwell

Harwell heads the firm's Commercial Finance and Real Estate practice area and specializes in commercial real estate, municipal law, land use planning, and condemnation law.

He served as president of the Nashville Bar Association in 1989 and was a member of the 1991 Class of Leadership Nashville. He is married to Mary Anne Harwell. They have four children and two grandchildren.

not have been completed without her excellent work. Thanks to the combined efforts of all of the City officials and many concerned members of the public who offered input on all these revisions, I believe the City is now better equipped than ever before to govern itself efficiently and to enhance citizen satisfaction with life in Forest Hills. 🌳

EMERGENCY NUMBERS

City of Forest Hills 383-8447

Security

Brentwood Security 832-0196

Metro Police 862-8600

Trees and limbs down

Coke's Total Tree Care 595-0306

Water

Metro Water and Sewer 862-4800

• City-wide chipper service operates the last two weeks of each month, 12 months a year. •

Mayor's Corner *Continued from page 1*

months ago at the Hillsboro Church of Christ meeting. That meeting was attended by about 200 residents.

See page 1 for details.

Speed hump study

The Board of Commissioners has had many requests for the placement of speed humps on several other city streets. In fact, now we have resident groups from four additional streets who have requested that they be next for speed humps.

The Board of Commissioners at its July 12 meeting authorized Bob Murphy of RPM Associates to make a study, and from that study make recommendations, on the possible installation of additional speed humps on some streets.

Commissioners meetings

Please remember that the Board of Commissioners meets monthly at 5 p.m. on the second Thursday of each month at the City Offices at 4012 Hillsboro Road.

Everyone is welcome to attend and state anything they have questions or concerns about.

The Planning Commission meets on an as-needed basis following the Board of Commissioners meeting. The Board of Zoning Appeals also meets on an as-needed basis, usually on a Friday

morning at 8 a.m.

If you have any other questions or information, call our City Information Hot Line 24 hours a day, 7 days a week at 298-5389. 

Chipper service

Many of you have asked questions about the Chipper Service:

- Are we still picking up?
- Why haven't they been on my street in six months?
- Shouldn't we establish some guidelines on what the chipper people pick up?
- Why don't we pick up bagged leaves every month?

The answer to these legitimate questions are as follows:

- Yes, we are still picking up, weather permitting, either five days a week or frequently six days a week.
- What happens frequently, and I repeat frequently, is that our chipper people pick up branches, sticks, etc. on a Tuesday and everything is clear on that street — but by Thursday

or Friday, another pile of branches, sticks, and small trees and bushes are back in the same place. It looks as if we were never there.

We work all the city streets at least four times a year, but when more small trees, shrubs, and branches are put out it appears we missed an area.

As for guidelines: We have them, and they remain the same. No branches, trees, or shrubs **larger** than 4" in diameter will be picked up; **no** logs or tree trunks will be.

Bagged leaves are picked up in the months of October, November, and December.

We hope you realize that due to the bad drought in 1999 and 1998, many of our residents have lost trees and shrubs, and it is showing up now. 

— Charles Evers



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