

# FOREST HILLS NEWS

## Zoning ordinance amended

The zoning ordinance for the City of Forest Hills was amended by the Board of Commissioners after a public hearing that prohibits two-family dwellings and allows accessory apartments.

Ordinance 06-169 with the following zoning changes took effect January 18.

### Two-family dwellings prohibited Accessory apartment use created

More commonly known as a "mother-in-law apartment," the accessory apartment will be allowed in all residential districts.

A self-sufficient housekeeping unit shall be considered to be accessory to a one-family dwelling subject to the following conditions:

1. The principal one-family dwelling is owner-occupied and meets all applicable regulations;
2. The accessory apartment shall not be rented;
3. Only one accessory apartment shall be permitted;
4. There is free and clear access between the housekeeping units without going outdoors;
5. Only one meter per utility may be installed to service both the accessory apartment and the principal dwelling;
6. A maximum of twenty-five percent

(25%) of the total conditioned space, excluding garage and utility space, may be used for the accessory apartment;

7. No entrance to the accessory apartment shall be visible from the street;

8. The accessory apartment must be occupied by a family member defined herein as a grandmother, grandfather, mother, father, sister, brother, son, daughter, mother-in-law, father-in-law, sister-in-law, brother-in-law, son-in-law, daughter-in-law, aunt, or uncle.

### Driveway, open space requirements

First 15 feet of a sloped driveway from the edge of the street must be flat or paved.

Open space requirement increased for lots with slopes exceeding 15 degrees.

### Greater public notice of change

More public notice will be required prior to actions of the Board of Zoning Appeals. The City must provide written notice to the applicant, all adjacent property owners, and all property owners within 300 feet of the subject property at least 30 days prior to the public hearing. The City must also place a sign on the

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## The Mayor's Corner



BY CHARLES EVERS

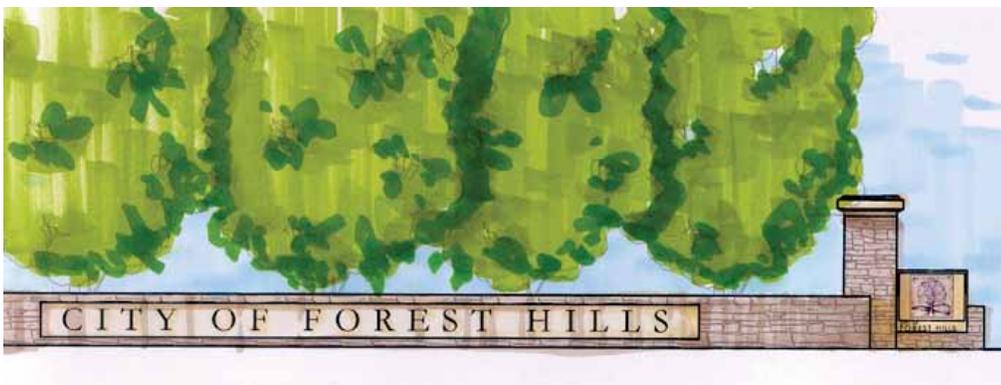
## Public safety committee formed

We are painfully aware of the ongoing concerns of our residents about safety in Forest Hills. A number of you have offered suggestions such as adding street lights and hiring security personnel, measures we have considered or used previously.

At our Commissioners meeting February 1, we established and named a public safety committee to begin meeting immediately to come up with a plan to make our city safer for our residents.

Committee members are Vice Mayor John Lovell, Assistant City Attorney Matt Foster, City Engineer Brad Bivens, and City Manager Al Deck. They will report on their progress at meetings of

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**Commissioners see plans for entry gateways** (See story on page 2.)



### CITY MANAGER

**Al Deck**  
City of Forest Hills  
4012 Hillsboro Road  
Nashville TN 37215  
Phone: 383-8447

### BOARD OF COMMISSIONERS

**Charles K. Evers, Mayor**  
2160 Old Hickory Blvd.  
Nashville TN 37215  
(H) 373-8239

**John Lovell, Vice Mayor**  
6005 Andover Drive  
Nashville TN 37215  
(H) 371-1716 (W) 292-9925

**William G. Coke**  
5612 Stanford Court  
Nashville TN 37215  
(H) 665-1992

### CITY ATTORNEY

**Jonathan Harwell**  
1800 First American Center  
315 Deaderick Street  
Nashville TN 37238-1800  
(W) 256-0500

**Matt Foster, Assistant City Attorney**  
1800 First American Center  
315 Deaderick Street  
Nashville TN 37238-1800  
(W) 256-0500

### CITY ENGINEER

**Brad Bivens**  
Neel-Schafer, Inc.  
Suite 207  
4205 Hillsboro Road  
Nashville, TN 37215  
(W) 383-8420

### PLANNING COMMISSION

**E. Warner Bass, Chair**  
Bass Berry & Sims  
First American Center  
Nashville TN 37238  
(W) 742-6210

**Winston S. Evans, Vice Chair**  
1339 Otter Creek Road  
Nashville TN 37215  
(W) 259-4685

**James C. Gardner III**  
1811 Otter Creek Road  
Nashville TN 37215  
(H) 665-0936

**Em Ghianni**  
6013 Andover Drive  
Nashville TN 37215  
(H) 373-1359

**Clay T. Jackson**  
5819 Hillsboro Pike  
Nashville TN 37215  
(H) 665-2442 (W) 346-0345

**Sandy Moore**  
2025 Kingsbury Drive  
Nashville TN 37215  
(H) 373-0239 (W) 252-6867 ext. 146

**David D. Waller**  
P.O. Box 646  
Nashville TN 37204  
(W) 255-3161

The mayor, vice mayor, and commissioner also sit on this commission.

### BOARD OF ZONING APPEALS

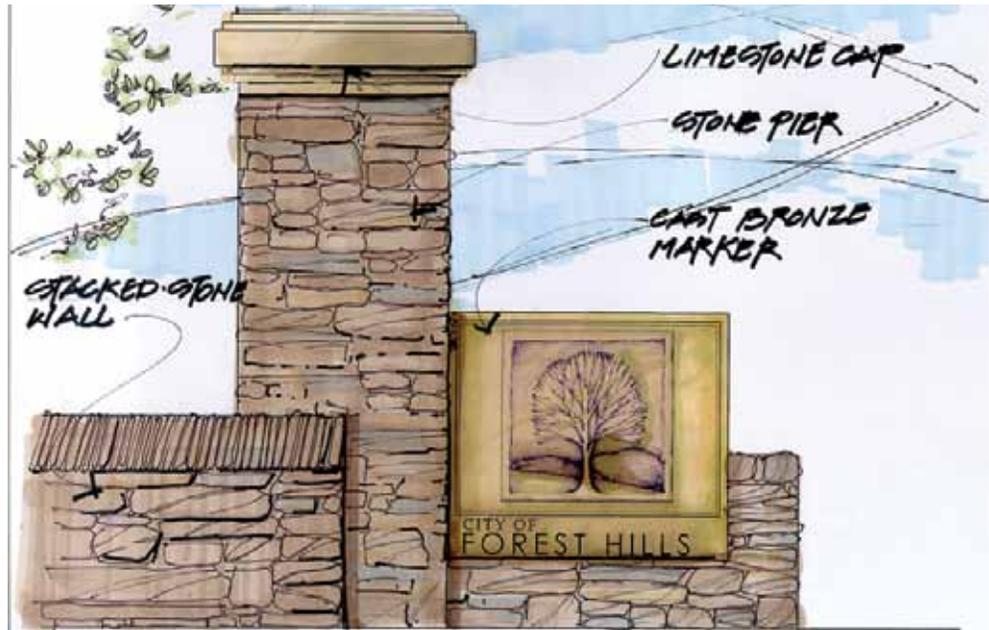
**Janie Rowland, Chair**  
5912 Hillsboro Road  
Nashville TN 37215  
(H) 665-0642

**Tim Douglas**  
1621 Otter Creek Road  
Nashville TN 37215  
(H) 221-4323 (W) 255-1775

**Jim Littlejohn**  
2121 Chickering Lane  
Nashville TN 37215  
(H) 371-0008 (W) 385-4144

Commissioners meeting  
agenda hotline  
**298-5389**

[www.cityofforesthills.com](http://www.cityofforesthills.com)



## Plans for gateways, signs presented

Plans for entry gateways into the City of Forest Hills, new street signs, and plantings along Hillsboro Pike were presented to the Board of Commissioners at its January 4 meeting.

The master plan developed by Hodgson and Douglas for the Cultural and Natural Resources Committee includes:

- Entry gateway on Hillsboro Pike and Old Hickory Boulevard on .36 acres given to the city by Nashville Electric Service.

A stone wall, reminiscent of the historic fences remaining in the city, bronze signage, stone piers, and flowering trees and plantings will mark this entrance to Forest Hills. Flowering trees, ornamental grasses, and flowers will be planted on a

section of Hillsboro Pike near the intersection.

The smaller space at Hillsboro Pike and Harding Place will have stone columns and entry marker, bronze signage, wooded rails, and flowering trees and plantings.

- Approximately 150 new street signs and posts throughout the city.

The Commissioners approved additional study of the presentation and to begin meetings with the committee and staff to address the immediate issues.

Clay Jackson is chair of the Cultural and Natural Resources Committee. Members are Collie Daily, Tim Douglas, Sally Huston, Carroll Limball, Richard Patton, Bailey Robinson, and Frank Wade. 🌳

## Zoning ordinance

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subject property at least 15 days prior to the public hearing.

### Expiration date for building permits extended from one year to 18 months

Throughout the ordinance, typographical errors were corrected and clarifying language added.

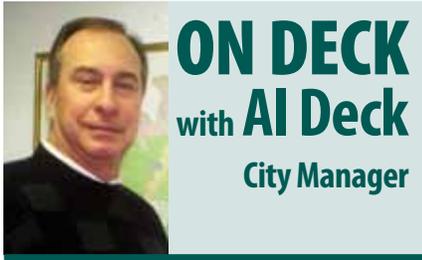
In addition, all references to the “Educational and Religious” Zoning District were replaced with the term “Institutional District.”

Go to [cityofforesthills.com](http://cityofforesthills.com) to view the complete amended ordinance. 🌳

## Write in 1904 on tax return

Be sure your income tax return contains “City of Forest Hills” and 1904, the four-digit location code.

This is necessary for the city to receive its due portion of various local and state taxes including Hall Income Tax. These annual reimbursements fund the city’s operating budget. 🌳



## Register on website to get timely information by e-mail

The primary objective of the new Forest Hills website, which made its debut during the last quarter of 2006, is to provide public access to city information.

We wish to disseminate information via the website in two classes—passive and active. Visitors may access the site 24 hours a day, downloading information at their convenience.

The role of the website in active communication can be categorized into three areas—surveillance, coordination, and socialization.

Surveillance informs residents of news and events in the community, ranging from street closures to more urgent conditions.

Coordination of activities provides:

- Dates and times of meetings
- Minutes of all meetings, detailing the actions taken
- Details of projects that are under consideration by the Board of Commissioners, Planning Commission, or Board of Zoning Appeals
- Opportunity for the public to participate and provide input concerning any area of need or concern

Socialization gives information about historical, cultural, or current events within the City, again seeking information and news from the public.

Most of the information is available without requiring personal identification. On certain occasions, however, the City would like to be able to send timely announcements, news, and important information regarding city government and the community.

To do this we need your e-mail address.

The City of Forest Hills would like to urge every household to visit the website at [www.cityofforesthills.com](http://www.cityofforesthills.com). Please read the privacy statement and register in order to receive future communications from the City. 

# Help City identify stone walls

To complete the inventory of stone walls in Forest Hills, residents are asked to identify the walls or remnants of walls on their private property within the city limits.

A 2001 report commissioned by the City of Forest Hills includes an inventory of stone walls located on public roads and streets in Forest Hills.

The Cultural and Natural Resources Committee included the report by Dan Allen IV, staff archaeologist with the Cumberland Research Group in Murfreesboro, in its overall plan to protect the archaeological, historical, and natural resources in Forest Hills presented in January 2007.

Since this report does not include

any historical fences that cannot be seen from the main roadways, please help the committee by identifying any stone walls or remnants on your individual property, said Commissioner Bill Coke.

Report your findings to City Manager Al Deck at [a.deck@cityofforesthills.com](mailto:a.deck@cityofforesthills.com), write to 4012 Hillsboro Pike, Nashville TN 37215, or telephone 383-8447.

Please give location, owner's name, and contact information. A brief description of size and condition would be helpful.

To view the report on stone walls on public roads and street, go to [www.cityofforesthills.com](http://www.cityofforesthills.com), click on download forms (above the photograph), then click on Stone Walls Survey. 



Many stone walls or remnants remain on private property throughout the City.

## Beautification Day planned for April 28

Mark your calendars to join Forest Hills residents April 28 in celebrating, preserving, and protecting the beauty of our community at the first Forest Hills Beautification Day.

The Cultural and Natural Resources Committee has designated this day as a way for residents to engage in a stronger sense of community by participating in specific projects such as clearing and exposing some of our historic stone

walls and spring cleaning some of the public pathways as well as beautifying their individual properties.

Look for more information about this special day as well as how to volunteer and join the celebration in the April issue of *Forest Hills News*.

Collie Daily, Sally Huston, and Carroll Kimball, are chairing the event.

For additional information, call Sally Huston at 373-9214. 

# Mayor's Corner

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the Board of Commissioners beginning February 15.

The \$10,000 reward for information leading to the arrest and conviction of the person(s) responsible for certain cases of criminal activity on Otter Creek Road currently under investigation by Metropolitan Police Department remains in effect. Anyone with information related to this investigation should contact the Metro Police Sex Crimes Unit at 615/862-7540.

In the meantime, you can help in the following ways:

- Report all crimes, no matter how small, to Metro Police at 862-7747. As patrol cars are assigned on the basis of number of crimes reported in each area, every break-in to your home or vehicle counts.

- Minimize dark areas in and around homes, including keeping bushes and shrubs near the house trimmed.

- Lock your car—even if it's in the garage—and your house.

Your Commissioners are committed to find ways to make our city more safe. 

## Satellite cities suit continues March 22

Oral arguments on the Motions for Partial Summary Judgment in the smaller cities lawsuit against the Metropolitan Government of Nashville and Davidson County have been set for March 22 in Chancery Court.

The lawsuit, filed by the City of Lakewood in June 2005 and joined by the other five satellite cities, charges that Metro has failed to provide services to the smaller cities to the same extent it has to other General Services District areas as required under the

Metro Charter.

In June 2006, the City of Forest Hills along with the co-plaintiffs—the cities of Belle Meade, Berry Hill, Goodlettsville, Lakewood, and Oak Hill—filed a motion for partial summary judgment. Metro filed its response and a Cross-Motion for Partial Summary Judgment in December 2006.

Earlier Chancellor Claudia Bonnyman ruled to allow the smaller cities to intervene in the complaint and dismissed Metro's motion to dismiss. 

## Open Space Planning Committee named

An Open Space Committee has been established to determine how best to protect the viewsapes and wooded hills of Forest Hills.

Members are Commissioner William Coke, Tim Douglas of the Cultural and

Natural Resources Committee, Jim Littlejohn of the Board of Zoning Appeals, Warner Bass and Jim Gardner of the Planning Commission, City Engineer Brad Bivens, City Planner Mort Stein, and City Manager Al Deck. 



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Nashville TN 37215

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