

The Commissioner's Corner

We salute our dedicated Planning Commission

Land Subdivision is the first step in the process of orderly community development. The subdivision of land is a public responsibility because new and additional development impacts the welfare of the entire community in many important respects.

Municipalities such as Forest Hills are given the authority by the State of Tennessee to appoint Municipal Planning Commissions to oversee the orderly development of new subdivisions of land within the City.

This gives tremendous responsibility to the members of the Forest Hills Planning Commission because their decisions in implementing the subdivision regulations affect not only the new subdivision being developed but also the beauty and protection of the surrounding neighborhoods.

Fortunately, the Forest Hills Planning Commission is made up of dedicated citizens, some of whom have served for many years. They bring with them a deep understanding of the ordinances that regulate subdivisions.

Warner Bass has served as chair of the Commission for over 20 years. Serving equally as long is Vice Chair Winston Evans. Other members are Jim Gardner, Em Ghianni, Carroll Kimball, Sandy Moore, and David Waller. The Board of Commissioners are members of the Planning Commission as well.

The Planning Commission meets every third Thursday evening of every month at 6 p.m. at the City offices.

Typically for a new subdivision to be approved there is a three-step procedure. The first step is to consult with the City Technical Staff for the preparation of a Development Plan. The second step is the preparation and submission to the Planning Commission of a preliminary plat of the subdivision with necessary drainage and engineering plans. The third step is the preparation and submission of a Final Plat Plan.

The process is sometimes lengthy and time-consuming, but the results contribute to a well-ordered City. Subdivisions recently undergoing this rigorous procedure are Cambridge Downs and Fentress Estates on Old Hickory Boulevard and Tyne Estates on Tyne Boulevard.

In addition to reviewing plans for subdivisions, the Planning Commission is actively

involved in reviewing the City's proposed new Amended and Restated Zoning Ordinances.

In 2008, the Green Community Framework Report was adopted in an effort to strengthen ordinances to better preserve the hills, forests, and open spaces that make our City the distinctive residential community that it is. Study groups were formed to make recommendations to the Planning Commission and the Board of Commissioners to write a new Comprehensive Plan.

The Planning Commission and the Board of Commissioners adopted the Comprehen-



Bill Coke
Mayor



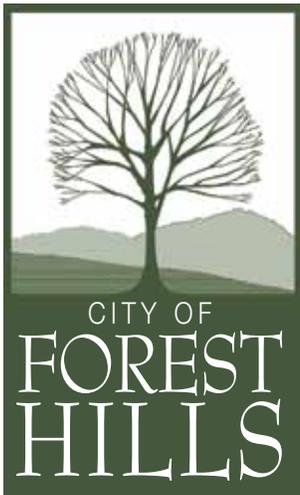
sive Plan in 2010. Since then, the City has been working with the Local Planning office of the State of Tennessee to revise the Zoning Ordinances in accordance with the Plan. The Planning Commission will meet regularly through July to finalize these ordinances.

There are important tracts of land left in Forest Hills that may or may not be developed in the future. These revised ordinances are being written to ensure that property values are maintained and enhanced for the property owners and so that the natural beauty of the City of Forest Hills will remain for years to come.

This puts a heavy responsibility on members of the Planning Commission and they are to be thanked for their hours of dedicated service to the City.

Members of the Planning Commission include (back row) Em Ghianni, Jim Gardner, Chair Warner Bass, Carroll Kimball, Sandy Moore, David Waller and City Planning Advisor Mort Stein. City Commissioners Tim Douglas, Bill Coke, and John Lovell (front row) also sit on the Planning Commission.

Other Planning Commission advisors are City Attorney Matt Foster, City Engineer Brad Bivens, and City Manager Al Deck.



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City Manager

Al Deck w 383-8447

Board of Commissioners

William G. Coke, Mayor H 665-1992

John Lovell, Vice Mayor H 371-1716
W 292-9925

Tim Douglas H 221-4323

City Attorney

Matthew Foster w 256-0500

City Engineer

Brad Bivens w 383-8420

Planning Commission

E. Warner Bass, Chair w 742-6210

Winston Evans, Vice Chair w 259-4685

James C. Gardner III H 665-0936

Em Ghianni H 373-1359

Carroll Kimball 665-8998

Sandy Moore H 373-0239
W 850-2723

George David Waller III H 373-2360

The Mayor, Vice Mayor, and Commissioner also sit on this commission.

Board of Zoning Appeals

Janie Rowland, Chair H 665-0642

Lanson J. Hyde III H 370-5896
W 550-2600

Jim Littlejohn H 371-0008
W 385-4144

Emergency and
Information Line
298-5389

City manages its own stormwater

The City of Forest Hills has its own stormwater plan and opted not to be covered under the Nashville Davidson County Metropolitan Government's plan. The Board of Commissioners chose not to participate in Metro plan for two reasons.

The first reason was the fee assessed by Metro on each household for stormwater management. The fee would have been included on the water and sewer bills of Forest Hills residents. Forest Hills does not levy any fee on residents to supplement the cost of managing stormwater.

The second reason was Metro's backlog of service calls for culvert and ditch repairs. During Metro's presentation to the Commissioners, officials stated that Metro had a backlog of 800 service calls. That raised concerns about the priority of service in Forest Hills.

I will address some of our most common questions we receive.

Is the City responsible for drainage?

The answer is yes and no. Yes, the City is responsible for drainage within its rights-of-way. The width of the right-of-way varies from street to street and ranges from 40 to 60 feet on some of the major arteries. Measuring from the center of the street, the ROW extends approximately 20 to 30 feet in either direction. With about 40 miles of streets running through the City and ditches on each side of those streets, the task is daunting at times.

No, the City is not responsible for swales, ditches, and natural channels of water crossing private property. The City has no responsibility, no right, and no authority to work on or improve private property. In fact, the public purpose doctrine dictates that public funds can be used only for public purposes. Spending public funds for the private benefit of individual property owners would violate that standard. Property owners must maintain the swales, ditches and natural channels of water crossing their property.

Can my neighbor's property drain onto mine?

Yes. Under Tennessee's Natural Flow Rule, lower-lying properties are required to receive and discharge all waters that naturally flow down to them from higher ground. If the owner or the person occupying the lower property stops or impedes the natural flow of the water across or through the property and causes the higher lands to flood, the property owner is responsible for the infringing on the



ON DECK
with Al Deck
City Manager

natural right of the owner of the higher land.

However, one owner may not divert or concentrate the flow of water onto another property. For instance, one property owner may not collect the water, then discharge it through a pipe onto neighboring property. Nor can the owner divert water where it did not previously flow in a natural manner.

The natural flow rule is a matter of state law rather than a Forest Hills ordinance; therefore it is not enforced by the City. A violation of this nature is a civil matter and must be resolved between the two property owners or through the legal process.

Can I install my own drainage system on my property?

Yes, as long as the natural flow rule is not violated. Property owners with sloped lots have chosen to intercept water and divert the flow around their homes. This normally is an attempt to keep water from entering the basement and undermining foundation walls. Area or French drains may be used, as long as the discharge is directed into the ditch at the street, rather than onto neighboring property. Unless a drainage system is properly sized by an engineer, it may be able to handle only a fraction of a major rain event.

Do homeowners have any responsibility?

Yes. Maintain the swales, ditches, and natural drainage channels crossing your property.

Remove the minor accumulation of sticks and leaves from the inlet of the culvert beneath your driveway and add them to your chipping material.

Do not rake or blow leaves into the ditch. The City will pick up bagged leaves along with your chipping material. Please do not place your chipping material within the ditch, or in the street.

Do not fill in the ditch. Everyone would enjoy a nice flat lot to mow. However, the City must have ditches to drain water from the street, collect the runoff from your property, and then safely conduct the stormwater to the creeks and rivers.



Stormwater Pollution Solutions

Lawn care

Excess fertilizers and pesticides applied to lawns and gardens wash off and pollute streams. In addition, yard clippings and leaves can wash into storm drains and contribute nutrients and organic matter to streams.

- Don't overwater your lawn. Consider using a soaker hose instead of a sprinkler.
- Use pesticides and fertilizers sparingly. When use is necessary, use these chemicals in the recommended amounts. Use organic mulch or safer pest control methods whenever possible.
- Compost or mulch yard waste. Don't leave it in the street or sweep it into storm drains or streams.
- Cover piles of dirt or mulch being used in landscaping projects.

This stormwater management tip is provided as part of the City's education requirement under its state permit. For more tips visit www.bit.ly/stormwatersolutions.

Forest Hills takes steps to establish City Court

City Attorney Matt Foster announced in May that the City is moving closer to establishing a City Court to enforce City statutes.

The City has adopted an ordinance authorizing the court, and the next step is appointing a judge, Foster said. At least two candidates have been approached to gauge their interest in serving.

Operating the court will require purchasing special software and using a separate computer that is connected to the state court system. City Manager Al Deck will attend training to be certified as a court clerk.



Beautification efforts continue

The City has designed a landscaping plan for beautifying roadways next spring.

If the plan is approved and funded, the City will plant trees and flowers along Hillsboro Pike from Old Hickory Boulevard north to Chickering Lane.

Previously Forest Hills planted 100 Yoshino cherry trees in cooperation with the Cherry Blossom Festival, and planted daffodils at the intersection of Hillsboro Pike and Harding Place.



City asks for fewer signs, consistent speeds

Forest Hills is looking into options for removing excess street signs and making speed limits along Hillsboro Pike inside the City consistent.

City Engineer Brad Bivens reports that Tennessee Department of Transportation has agreed to make the speed limit on Hillsboro Pike from Old Hickory Boulevard to Harding Place 45 miles per hour. In addition to keeping traffic flow consistent, the move also allows some speed limit signs to be removed.

The City is awaiting word from TDOT on whether other street signs can be removed.

A total of 12 street signs can be removed along Otter Creek Road, Bivens said, without affecting the safe flow of traffic. In addition, three sign posts with no sign can be removed.

On a related matter, the City is

looking into a solution for faulty break-away signs along Kingsbury Drive. About 10 or 12 of the sign posts were not installed properly and are lying on the ground. None of the sign posts have "broken away" when hit, as they are supposed to.

Census results disputed

Forest Hills and other state municipalities disagree with the U.S. Census Bureau about the official number of households and residents in the City.

According to regulations, the City must accept the Census Bureau figures for one year. Then, Forest Hills may take its own census and request a change in the Census Bureau numbers.

A variance in Census and City map boundaries could account for the difference in numbers.

City Hall Planning Committee

David Waller, chair
Alison Douglas
Clay Jackson
Jim Littlejohn
Jeff Orr

Allard Ward Architects

David Allard
Michael Ward
Lenny Celauro

Landscape Architects

Hodgson & Douglas,
Joe Hodgson

Civil Engineer

Barge Cauthern &
Associates

Structural Engineer

Structural Design Group

Mechanical and Plumbing Engineer

Alert Engineering

Electrical Engineer

iDesign Services

Construction Management

R.C. Mathews
Contractor
Walker Mathews
Doug Warren,
project manager

Subcontractors

- Sunrise Construction, site work.
- Crawford Masonry, brick and stone
- Donelson Roofing, roofing.
- A & S Electric, electrical
- Phipps Construction, general trades
- KLM Mechanical, HVAC
- Hornbuckle Plumbing, plumbing
- Sudberry Millwork, cabinetry, wood trim
- RCC Concrete Construction, concrete

New City Hall shows progress since January groundbreaking

By David Waller
Chair, City Hall Advisory Committee

The new City Hall started slowly due to a long cold winter and a wet spring but recently has bloomed forth. As we periodically view this new structure, it seems as if it grows almost by itself. To the contrary, a large team of professionals from the architectural, engineering, and construction community have coordinated their talents to produce a new City Hall. *(See box at left.)*

The major construction milestones to date include the initial phase of the site: the roadway and storm sewer construction, which are nearing completion. Other items are the concrete foundation and slab work, completed in April, and the

structural frame for the building and the wrapping for the walls and roof, completed at the end of May.

Future milestones we shall see will be the roofing system in early July and the completion of the brick and stone work by late August. The major subcontracts—electrical, HVAC and plumbing—should be completed in September.

The finish work, drywall, floors, ceiling, and painting are scheduled for September completion. The total building part of the project should be finished in October with grassing, landscaping, and paving soon thereafter.

If you have not had the opportunity to see the new City Hall, drive by the intersection of Old Hickory Boulevard and Hillsboro Road. You will be proud of the new building.



City of Forest Hills
CITY HALL



ALLARD WARD
ARCHITECTS LLC

R.C. MATHEWS
CONTRACTOR

LANDSCAPE ARCHITECT:
HODGSON & DOUGLAS

CIVIL ENGINEER:
GE CAUTHEN & ASSOCIATES

STRUCTURAL ENGINEER:
STRUCTURAL DESIGN GROUP

MECHANICAL AND PLUMBING ENGINEER:
OLERT ENGINEERING

ELECTRICAL ENGINEERS:
iDESIGN SERVICES



Hazard mitigation plan needs input from public

The City's Hazard Mitigation Committee continues to work through the steps of developing a standardized plan to mitigate the impact of future disasters, with the help of AMEC representative Cindy Popplewell.

Local governments are required by the Disaster Mitigation Act of 2000 to adopt a hazard mitigation plan for dealing with natural disasters in order to maintain eligibility for mitigation funds from the Federal Emergency Management Agency.

This planning process is structured around four phases:

- Phase 1: Organize resources.
- Phase 2: Assess risks.
- Phase 3: Develop a mitigation plan.
- Phase 4: Implement the plan and monitor progress.

The team has identified potential hazards in Forest Hills and created profiles of the potential impact of those disasters. The profile includes where the hazard has occurred previously and where it is likely to occur in the future.

The magnitude of the impact of a hazard event is related directly to the vulnerability of the people, property, and the environment it affects. The hazards in the box at right were identified for Forest Hills.

A vulnerability assessment will be conducted for each hazard having a high planning importance. The assessment will look at critical facilities and structures located in an affected area and determine the number of people in the area and the potential property damage.

The goal is to minimize damage from a disaster by identifying and fortifying areas of vulnerability.

It is important for citizens to become involved in mitigation planning in their community. The planning team needs your input on the types of hazards that are your priority concern. Your opinion on ways to prevent or lessen the impacts of hazards is also valuable input for the planning team.

The planning team would like your input on a public survey. (See enclosed form.) Please complete and return it to the address shown on the form. You can also visit the City's website at www.cityofforesthills.com to print a survey form.

This survey captures public opinion on the hazards that are the most significant to you as well as the types of activities that you think will help prevent or reduce losses. Additionally, prior to being submitted to the Tennessee Emergency Management Agency and FEMA, the draft plan will be circulated for public comment.

The ultimate goal of this planning process is implementation of mitigation actions that will prevent or lessen the impacts of hazards to people and property in your community.

Members of the Forest Hills Hazardous Mitigation Committee are Mayor Bill Coke; Vice Mayor John Lovell; Commissioner Tim Douglas; David Waller, Planning Commission; Lanson Hyde, BZA; Clay Jackson, Cultural and Natural Resources Committee; Kevin Penny, Assistant Director, Metro Emergency Management; City Attorney Matt Foster; City Engineer Brad Bivens; City Planner Mort Stein; and City Manager Al Deck.

High Hazard

- Tornado
- Thunderstorms (hail, high winds, lightning)
- Winter storms

Moderate Hazard

- Flood
- Extreme temperatures
- Landslides

Low Hazard

- Dam failure
- Earthquake
- Drought
- Wildfire
- Land subsidence
- Expansive soils



Photo by Don Horne

City receives Radnor award

Friends of Radnor Lake presented the City of Forest Hills with the 2011 Partnership Award, given to a group or organization for exceptional support for the state natural area.

Forest Hills gave \$100,000 to Radnor Lake for the rebuilding efforts after the 2010 floods.

The donation funded construction of a bridge on the South Cove Trail.

"If not for Forest Hills' leadership, we would not be in the condition we are today," said Friends president Charley Hankla.



Commissioner Tim Douglas, Mayor Bill Coke, and Vice Mayor John Lovell present a \$300,000 check to project co-chair Jill Gonas, Percy Priest Principal Melinda Williams, and project co-chair Henry Trost.

Gift supports Percy Priest library

Percy Priest Elementary has met the City's challenge to raise \$300,000 to match the amount pledged by Forest Hills for library renovations, and Commissioners presented a check for \$300,000 to the school May 19.

The expansion and renovation of the library is on track to break ground in early June, with a total of \$806,000 raised to date, reports Henry Trost, co-chair of the project. Funds include \$305,000 in private donations.

In addition to the \$300,000 gift from the City, the project also received a pledge of \$100,000 from the City of Oak Hill, \$100,000 from an anonymous donor, and \$65,000 raised by the Percy Priest PTO. The rest of the money has come from parents, neighbors, and friends, including donations from students who are excited about the project.

"There is a real energy and excitement

at Percy Priest surrounding the new library and media center," PTO president Liz Chilton said. "Everyone has jumped on board to help ensure we can build our library this year."

She says students continue to support the project, with increased number of kids holding yard sales and lemonade stands. "The fourth grade is working hard to earn money to leave a gift to the school, to purchase furnishings for the new library," she said.

The PTO is selling commemorative brick pavers to raise funds. For a donation of \$250, supporters can customize a 4"x8" brick with up to three lines of type. The pavers will be installed in the walkway to the new library.

For information or to order a paver, contact Angie Howard at angiephoward@att.net or 385-8183. Pavers may also be ordered at www.percypriest.org/ourlibrary.

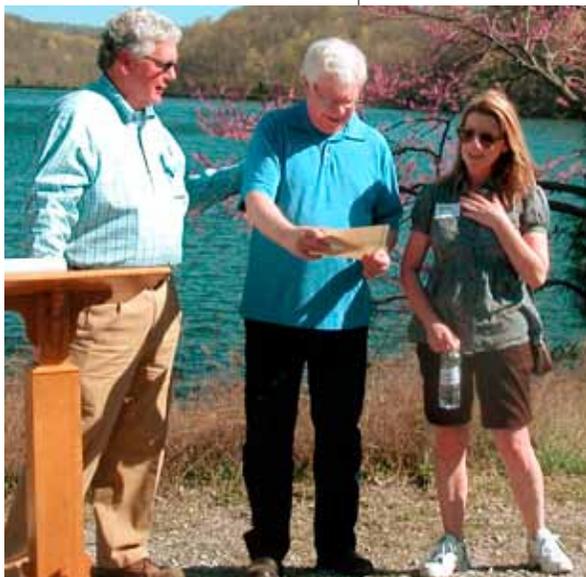


Photo by Don Horne

Friends of Radnor Lake president Charley Hankla presents the Partnership Award to City of Forest Hills Vice Mayor John Lovell and City Assistant Cynthia Despot, above left. Park manager Steve Ward applauds as Tennessee Department of Environment and Conservation Commissioner Bob Martineau cuts a ribbon opening the South Cove Trail Bridge with Lovell and Despot, above right.



Bonnie Brae stood at the corner of Woodlawn Drive and Hillsboro Pike.

Hillsboro Pike exhibit opens at Green Hills Library

Longtime Forest Hills residents as well as new arrivals will enjoy the exhibit on historic Hillsboro Pike at the Green Hills Library.

“Hillsboro Pike in the 1940s: An Architectural Snapshot” will include photos of several of the private homes along the Pike from Woodlawn Drive to Harding Place in the forties,” said Fletch Coke, president of Friends of Metro Archives and photo exhibit coordinator.

“In addition to 23 private homes along this 2.7-mile section of the Pike in that era were a few filling stations, four churches that opened soon after World War II, a fire hall, and Hillsboro High School.”

The exhibit, designed by F. Lynne Bachleda, uses maps, city directories, and

never-before-seen photographs from private collections, showing what homes and businesses stood along the Pike. There will also be “then and now” aerial photos along the Pike that will enable viewers to find many historic places and to locate their own residences today.

Also on display during the month will be Watkins College of Art, Design and Film memorabilia about Samuel Watkins and the school named for him in an exhibit designed by Sara Stese.

Since the Tennessee Central Railroad followed the same route as motorists drive on I-440 today, Coke said she was pleased that the Tennessee Central Railroad Museum would also have an exhibit featuring many interesting items.

The photo exhibit was part of the

eighth annual Green Hills Historic Homecoming June 4. It will be at the Green Hills Branch Library until June 30 during library hours, then will be on display at the Metro Archives, 3801 Green Hills Village Drive, during regular business hours. Copies of photos from Homecoming exhibits are donated to Metro Archives and added to the Green Hills History file.

“Please don’t throw away any old photos you have of life in Green Hills,” Schauman said. “Bring them to the Archives to be scanned for future exhibits and returned to you.”

Green Hills Action Partners, Green Hills Branch Library, Friends of Metro Archives, and Metro Archives sponsored Hillsboro Homecoming.

City residents look for clues to historic bridge’s past

Forest Hills residents Michael and Michelle Hasty made an unusual discovery following the May 2010 floods: an old bridge on their property.

The Hastys’ property on Gardendale includes a portion of Otter Creek. After the flooding, they found a bridge they had never seen before.

Historians from the State of Tennessee have been out to look at the bridge, and report that it may date from the 1920s. It could have been for a road that preceded Kingsbury Drive.

Here’s a challenge for longtime residents of Forest Hills and the area: Do you know anything about the bridge? Do you know about a road in the area around Gardendale that might have existed before Kingsbury?

Please send any information you have to jan@armour-armour.com, and we will share it in the next newsletter.



Tips to avoid car break-ins

Here are some tips to help you avoid being a victim of car break-ins.

Get an alarm

Invest in an alarm for your vehicle to drive away criminals.

Lock your doors

Criminals gained access to vehicles through unlocked doors in nearly a quarter of all thefts from vehicles. Never leave your car unlocked, even if you're away only briefly, and even in your own driveway..

Clean up inside

An empty bag or container could tempt thieves. If your SUV or station wagon has an open compartment, secure it with a retractable cover.

Hide your valuables

Don't leave valuables in sight inside your vehicle. Put wallets, electronics, and purses in the trunk or carry them with you. Don't forget accessories like adapters, windshield mounts, and power plugs.

Hide before parking

Thieves look for drivers in parking lots hiding their valuables: Put new items in your trunk when you return from the store, not when you get to the next destination.

Keep small animals inside to protect from predators

Forest Hills residents are cautioned to avoid leaving small animals outside overnight.

Coyote sightings are frequent in local neighborhoods, and recently a bobcat was spotted in the City. This emphasizes the importance of doing what you can to discourage their presence.



Because coyotes are able to adapt to the habitat so well, their numbers are increasing. Most experts predict that the coyote population will continue to grow.

In general, coyote population control has been ineffective.

Coyotes are active primarily in early evening but do show

sporadic activity during in the day. Pups are more active than adults during the day.

Urban coyotes are not typically violent to humans, eating primarily rodents, insects and snakes. However, they are opportunistic: They will eat cats and small dogs on occasion

if they encounter them.

Here are some tips to deal with coyotes, bobcats, and other predators.

- Keep your cats and small dogs indoors overnight. You are unlikely to encounter coyotes during daylight hours.

- Eliminate food sources. Do not leave food for your pets outside or in accessible garages and utility sheds. If you must feed your pets outside, take the bowl back inside with you when they finish eating. Do not leave food out for wildlife under any circumstances.

- Clean up areas that attract rodents. Rodents are a prime food source for predators.

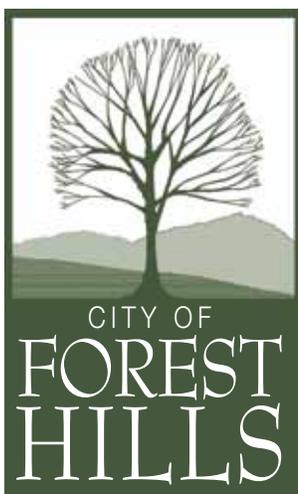
- Eliminate water sources. Water attracts snakes, birds, and rodents, and predators will be drawn there to eat them.

- Coyotes are here to stay. You can't eliminate them, so your best bet is to discourage them from residing in your neighborhood. When you spot one, do everything you can to appear threatening. Make loud noises, throw rocks, shake a stick, chase it away.

- Communicate with neighbors, so that everyone is on the alert, and everyone cooperates in scaring off predators.

- Report aggressive behavior displayed by coyotes or bobcats to Tennessee Wildlife Resources Agency at 781-660.

For more information about coyotes in urban areas of Middle Tennessee, go to www.state.tn.us/twra/urbancoyotes.html.



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