

Oak Hill news

JAN 2007

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NEWS FLASH

Write in 1907 on tax return

Be sure your state income tax return contains "City of Oak Hill" and 1907, 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 which includes services for garbage pickup, leaf and limb removal, and street maintenance.

Oak Hill calls for a Partnership for Preservation

City officials have called for a new partnership to preserve a 65-acre estate in Oak Hill bequeathed to the Land Trust for Tennessee.

Following the recent announcement that the Glen Leven home and estate in Oak Hill, totaling over 65 acres, will be preserved for its open space and historical value, Oak Hill Mayor Tommy C. Alsup II, joined by Vice Mayor Tommy Jacobs and Commissioner Raymond T. Throckmorton III, took a series of initial actions at their December 21, 2006, meeting. These actions immediately set into motion a community-wide Partnership for Preservation in order to ensure the

highest and best utilization of this property for generations to come.

The home and land, located at the northern end of Oak Hill on Franklin Pike near Caldwell Lane, had been owned by Susan McConnell West, who died on November 26. The property was subsequently left to the Land Trust For Tennessee.

"We have been meeting with Land Trust representatives," said Mayor Alsup, "and want to ensure that this land treasure's future has the full input of many citizens who place prioritizing open space and historical land preservation as vital to our community's future."

Commissioner Throckmorton added, "We are instituting a number of initiatives, designed to ensure that Oak Hill takes all steps to preserve its latest wonderful asset. This joins the ranks of Radnor Lake, the Executive Residence (Governor's Mansion), and the Longview Mansion, all local treasures." The initiatives begun at the December meeting include:

1. Passage of a special commendation



Jean Nelson, executive director of Land Trust for Tennessee, meets with Oak Hill Commissioner Ray Throckmorton, Mayor Tommy Alsup, and Vice Mayor Tommy Jacobs at Glen Leven.

honoring Ms. West for her "outstanding vision and commitment" to the preservation of this major Oak Hill historical site;

2. Approval of a grant in the amount of \$5,000 to the Land Trust for Tennessee for initial operating expenses at the estate, including utilities, insurance, and security; and

3. Creation of a blue-ribbon advisory committee to be headed by James Kay, an Oak Hill attorney and key leader in the preservation of historical sites in Middle Tennessee, to advise the Board of Commissioners on this project.



City of Oak Hill

Mayor

Tommy Alsup
Oak Hill Office: 371-8291
780-0037

Vice Mayor

Tommy Jacobs 837-9863

Commissioner

Ray Throckmorton 255-3559

Planning Commission

Mike Allison, Chair

James Brownlee

Judy Hoover

Trevor Howell

Art McWilliams

Annelle Rucker

Julia Wesley

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

Board of Zoning Appeals

Greer Tidwell, Chair

Tom Lawless

Steve Wasserman

City Attorney

Robert J. Notestine 297-1568

City Manager

Dr. William (Bill) Kraus 371-8291
HOME 373-1608

Assistant City Manager

M.C. Sparks 371-8291

Administrative Assistant

Patrick Steiner 371-8291

Building Official

Bill Burdette 371-8291

Office: 5548 Franklin Pike
Suite 102

www.oakhilltn.us

Office Hours

Monday through Friday

8:30 a.m. to 4:30 p.m.



Third Thursday

Planning Commission, Board of Commissioners Meeting

Oak Hill City Hall,
5548 Franklin Pike, 5 p.m.

Tuesday before Commissioners' Meeting

Board of Zoning Appeals

Oak Hill City Hall,
5548 Franklin Pike, 5 p.m.

From the desk of the city manager

The Village with Values

Recently, I had the opportunity to come across the following from the Family Care Foundation (www.familycare.org) that I found to be of much interest.

Did you know . . . if we could reduce the world's population to a village of precisely 100 people, with all existing human ratios remaining the same, the demographics would look something like this:

- The village would have 60 Asians, 14 Africans, 12 Europeans, 8 Latin Americans, 5 from the USA and Canada, and 1 from the South Pacific.

- 51 would be male, 49 would be female; 82 would be non-Caucasian, 18 Caucasian; 67 would be non-Christian, and 33 would be Christian.

- 80 would live in substandard housing; 67 would be unable to read; 50 would be malnourished and 1 dying of starvation.

- 33 would be without access to a safe water supply; 39 would lack access to improved sanitation; 24 would not have any electricity. Of the 76 who do have electricity, most would only use it for light at night.

- 7 people would have access to the Internet; 1 would have a college education; 1 would have HIV; 2 would be near birth; 1 would be near death.

- 5 would control 32% of the entire world's wealth (all 5 would be U.S. citizens), and 33 would be receiving and attempting to live on only 3% of the income of the village.

Not only can we count our blessings to be so fortunate to live in America, but think how our "village" of Oak Hill and

its nearly 5,000 residents compare to these startling statistics? If we ever feel like we have to complain about the happenings within our own lives, we should first think how truly lucky we are, right?

In view of the taking stock of our place in the "global village," I would like to talk about a vision and dream for this community.

Last month, our Board of Commissioners, Planning Commission, and Board of Zoning Appeals had a joint training session in accordance with state law requiring a certain amount of continuing education, and the one word that was continually heard throughout the evening was "vision," the need to have a dream for this community.

As a result, you will, no doubt, see in 2007 a number of bold steps taken by your Board of Commissioners, along with future planning and land use decisions.

In concert with this commitment to a vision for Oak Hill, I hope in our future we see the following become a reality:

- The long-awaited construction of a beautiful sound barrier along the westerly side of I-65, generally south of Father Ryan High School, that is a combination of heavily landscaped berms (providing extensive foliage for residents along the interstate as well as passing motorists on I-65) topped by a sound wall.

- The finalization and implementation of a successful preservation of the Glen Leven estate (see story on page 1) and the continual growth and enhancement of Radnor

CITY



BY BILL KRAUS

CORNER

Lake Natural Preserve.

- The protection and encouragement of all of our 1,800-plus individual residences, including possible zone changing to make minimum building lots significantly larger in the future to prevent increased density.

- A successful conclusion to the existing legal action filed by the six satellite cities (which include Oak Hill) against the Metropolitan Government to ensure fairer, more equitable allocation of resources to our communities, including long-sought additional police patrols and related services.

- Ensure that all properties in Oak Hill are maintained in the highest and best possible levels, based upon the foundation of pride in one's home.

- Strive to guarantee the maximum levels of quality in our contracted services, including trash collection, leaf and limb removal, public works/right-of-way maintenance, and snow and ice removal, as well as the responsiveness and "caring" service that I seek our City Staff and myself to provide to you all of the time.

However, our primary vision is of a village of Oak Hill—quite unlike the village of the world I began with—that comprises 4,760 residents who enjoy good health, are pleased with life itself, and share a passion for Oak Hill second to none. Happy New Year to you all! 🌿

Partnership of Preservation *Continued from page 1*

The Glen Leven estate traces its early roots from the Revolutionary War and a subsequent land grant to a rich heritage during the Civil War.

“We can assure the community that the City of Oak Hill, its Board of Commissioners, Planning Commission, and Board of Zoning Appeals are completely united on this property and its conservation that

does not allow for any development or subdivision,” stated Vice Mayor Jacobs.

“Oak Hill truly looks forward to a partnership with the Land Trust and other interested parties to carry out the wishes of Ms. West that this land will always remain as a tribute and respect to history and traditions,” concluded Mayor Alsup. 🌿



Estate has seen centuries of history

The 65-acre Glen Leven estate is what remains of an eighteenth-century Revolutionary War grant of 640 acres.

The grant was given by a grateful government to Thomas Thompson, who settled in this area in 1780 when it was still part of North Carolina. His son John Thompson built a house on the property in 1856. On the night before his family moved in, the house burned down. The Thompsons lived in the wash house while building the house that exists today.

A visitor to the estate thought the view from the house resembled the view from Loch Leven, a Scottish castle, and the property was named Glen Leven.

During the Civil War the house was used as a military hospital.

In 1971, the house and surrounding acreage was purchased by Susan McConnell West, Thomas Thompson’s great-great-great-granddaughter. She died in November 2006, and left the property to The Land Trust for Tennessee. 🌿

COMMENDATION

WHEREAS Susan McConnell West, in her last will and testament, made specific provisions to preserve and leave intact her Oak Hill home and the 65 acres of open land adjacent to it; and

WHEREAS, this nearly 150 year old home, known as “Glen Leven”, served as both Union Army headquarters and a field hospital during the Battle of Nashville, and today is the largest tract of Nashville’s Civil War battlefield still intact; and

WHEREAS, Ms. West left this open space and historical treasure to the Land Trust for Tennessee, insuring that the Oak Hill parcel can never be developed or subdivided; and

WHEREAS, the City of Oak Hill, through its Board of Commissioners, strongly supports the vision, dreams and subsequent actions taken by Ms. West, and will work diligently and dedicatedly to carry out the wishes of Ms. West.

NOW THEREFORE, I, Thomas C. Alsup, II, Mayor of the City of Oak Hill, in conjunction with Vice-Mayor Tommy Jacobs and City Commissioner Raymond T. Throckmorton, III, do hereby commend the actions and vision of Ms. Susan McConnell West, through her selfless act of service to this community, and to its present and future citizens, to preserve a land treasure with its rich history and natural open space, and to further express the dedication of this City, and its Municipal government, to work with all individuals and organizations who have the same commitment, to insure the preservation of Glen Leven for future generations to cherish, as we do at this time.

Thomas C. Alsup, II
Mayor, City of Oak Hill

December 28, 2006

Tidwell is new BZA chair

Greer Tidwell is the new chair of the Board of Zoning Appeals.

Appointed to the BZA in late 2002, he was named chair when Risley Lawrence retired in November.

“It was a privilege to serve on the BZA with Risley and Joe Thompson, two World War II veterans whose sense of duty and service to the community never faltered,” Tidwell said. “I am committed to continue the example they set of protecting our neighbors from potential encroachment while balancing proposals for expansion.”

This balance is guided by the City’s zoning ordinances and sometimes involves

compromise,” he said. “But what will not be compromised is the neighborhood quality that makes Oak Hill a great place to live.”

Tidwell is director for environmental management of Bridgestone Firestone North American Tire. A native of Nashville, Tidwell and his wife Marion and three children have lived in Oak Hill for seven years.

Lawless appointed to board

Attorney Thomas W. Lawless was appointed to the Board of Zoning Appeals in November 2006.

“The Board of Zoning Appeals enables the City of Oak Hill to maintain its unique character and charm,” Lawless said. “I see my role on the BZA to be one of listening to all parties coming before the Board, keeping an open mind, and making the best decision I can balancing all the information and facts presented.”

He says moving into Oak Hill in 1993 was “one of the best things we ever have done. No place in Nashville can match the quality of life offered in Oak Hill.” ❁



Thomas W. Lawless

Retiring Risley Lawrence happily passes the reins to Greer Tidwell, Oak Hill’s new chair of the Board of Zoning Appeals.



COMMENDATION

of the City of Oak Hill, Tennessee acknowledging and praising the services of Risley Lawrence to this community and its residents for over thirty years.

WHEREAS, the challenges and opportunities for new and redevelopment projects throughout Oak Hill continue on an on-going basis, including by continued request for variances to existing standards and planning requirements; and

WHEREAS, Risley Lawrence has been serving this community for over thirty years, initially as a member of the Oak Hill Planning Commission, followed by three decades as member and chair of the Board of Zoning Appeals; and

WHEREAS, during this long period of public service, Mr. Lawrence has given outstanding dedication and commitment to protecting the standards and quality of Oak Hill through his review and consideration of hundreds of requests that have been forthcoming through the Board of Zoning Appeals for development waivers; and

WHEREAS, all residents, present and future, should be awed by Risley Lawrence’s love for Oak Hill, the perseverance in protecting fundamental neighborhood qualities, while being fair and consistent; and

WHEREAS, in the words of his fellow Board of Zoning Appeals members, “just as the great pyramids took great strength and stamina over many years to build in ancient times, Risley Lawrence’s Herculean strength and leadership on the Board of Zoning Appeals has had its protective effect over many years, and well shaped the future of Oak Hill”;

NOW THEREFORE, I, Thomas C. Alsup, II, Mayor of the City of Oak Hill, on behalf of my fellow Commissioners, Tommy Jacobs and Raymond T. Throckmorton, III, and in connection with the Board of Zoning Appeals, Chair Greer Tidwell and members Tom Lawless and Steve Wasserman, do hereby commend Mr. Risley Lawrence, for outstanding service on the Oak Hill Board of Zoning Appeals, successfully protecting the quality of life in this community, and thus, he shall be and hereby is designated as the Eighth Wonder of the World; and thank Mr. Lawrence for a “job indeed well done, and to wish Risley and Elizabeth much continued happiness, health and ‘good bridge’”.



Mayor Tommy Alsup presents Risley Lawrence a letter of commendation for his service to Oak Hill.

Why do I really need a building permit?

If you are planning a room addition, a renovation of all or part of your house, a swimming pool, a new fence or wall, a storage shed, or any other improvement, the City of Oak Hill requires that you be issued a building permit.

The primary reason permits are required, not only by the City of Oak Hill, but by all local governments throughout the United States, is to assist in ensuring the “health, safety, and welfare” of all citizens.

Can you imagine what would happen if an electrical system was not installed within code specifications in your home . . . and one night, a section shorted out and subsequently started a fire? Unfortunately, thousands of Americans die each year in house fires with many of those fires directly attributed to faulty electrical systems.

Can you visualize building a house or an addition without the framing and foundation meeting the code requirements . . . thus increasing the

possibility of a structural collapse?

Recently the City of Oak Hill enacted an amendment to its building code requiring separate fencing around all swimming pools. You would be amazed at how many swimming pool contractors—and some of our fellow residents as well—became very upset with this new regulation. Their retort was that “a fence around the entire property should be adequate!” You only have to hear about a toddler’s wandering out of an open sliding door and subsequently becoming one of too many statistics of home pool drownings to realize why the amendment is needed.

If you should have any questions about building, remodeling, adding onto your house, putting in a pool or new driveway, or the construction of a fence or wall, just call Oak Hill’s Chief Building Official, Bill Burdette, at City Hall, 371-8291. Before you start work, call Bill! ❁

Choose contractor with care

Be sure that you initially select the “right” contractor, one who is honest, trustworthy, and knowledgeable. We have experienced cases of Oak Hill residents who secure a contractor and proceed with the work, which subsequently becomes a disaster of miscommunication, misrepresentation, and significant anger. A good clue to remember is generally know all you want to achieve in your project before you talk to your selected contractor. When the project gets underway, be aware that every change order that you institute with your contractor may, most likely, cost you more money than spelled out in your original contract.

Home revitalization and renovation is big business here in Oak Hill. For the past three years, total estimated valuation from construction has averaged between \$25 million and \$30 million each year! ❁



Board of Zoning Appeals

At the Board of Zoning Appeals meeting on December 19, the Commissioners approved:

- A conditional use permit (CUP) for the First Presbyterian Church, 4815 Franklin Pike, to institute a new master plan that includes major revitalization and renovation of the Church and Oak Hill School.
- A conditional use permit for Judson Baptist Church, 4900 Franklin Pike, to update its master plan that includes the removal and subsequent replacement of several of the existing buildings on the church property.

Planning Commission

At the Planning Commission on December 21, the following was approved:

- Confirmation of the CUPs for the First Presbyterian Church and Judson Baptist Church.
- A request by Mary Hamilton, 852 Battery Lane, to combine two existing lots making a new parcel with 1.64 acres.

Board of Commissioners

At the Commissioners Meeting of December 21, the following was approved:

- The second and final reading of a Code of Ethics Ordinance.
- Continuation until the January 18, 2007, meeting the consideration of proposals for financial services for the City of Oak Hill.
- General discussion on the Glen Leven home and estate on Franklin Road (see related story on page 1).
- Continuance until the January meeting a state Department of Transportation grant for the establishment of bike trails ❁

Traffic-delay relief requested for Hogan Road intersection

One of the long-time concerns that has been expressed by many Oak Hill residents has been the current timing and “cycling” of the traffic signal on Franklin Pike and Hogan Road/Otter Creek Road.

The City of Oak Hill recently received the following correspondence from Chip Knauf, Metro Public Works Traffic Engineering Division:

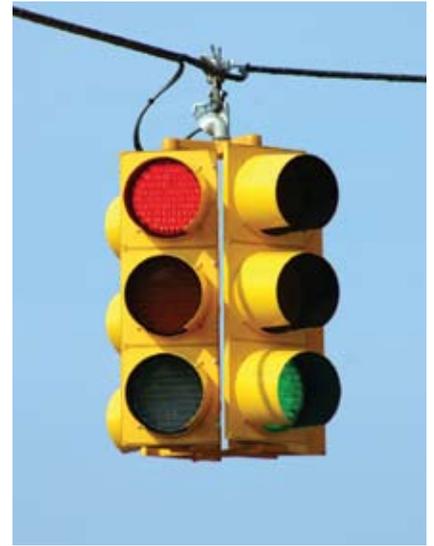
“We are aware of the significant delay that many motorists experience at the above intersection. This delay is due to the current ‘split-phase’ timing on Franklin Pike. Please see the enclosed letter to the Tennessee Department of Transportation to see how this problem is being addressed. If you have any questions regarding this matter, please contact this office.”

Dear Mr. Farhangi,

Many citizens have been significantly delayed at the intersection of Franklin Pike and Hogan Road/Otter Creek Road. This delay is due to the current main street “split-phase,” which requires northbound and southbound Franklin to move on separate phases. This phasing was necessary to protect left-turn movements in each direction. There are no existing turn lanes.

A “before and after” analysis was performed in 2003 to compare levels of service before and after split-phasing. The accident rate was decreased by more than one-half, and levels of service remained acceptable. However, traffic delays increased significantly.

Again, we are requesting that you consider the installation of



turn lanes, which would allow simultaneous left-turns for northbound and southbound traffic, followed by simultaneous northbound and southbound through traffic as well.

The City of Oak Hill is reviewing the entire length of Franklin Pike within the community from Woodmont to Old Hickory Boulevard, including the possibility of reducing the existing speed limits on different segments of Franklin Pike. 🌿

Traffic calming is a top priority

Many Oak Hill residents have expressed increasing concerns about traffic in this community including:

- Speeding along Franklin Pike, especially in those areas with the state-established 55 mile per hour speed zones
- Installing new traffic lights at Franklin Pike and Caldwell Lane and at Tyne Blvd. and Granny White Pike
- Limiting non-Oak Hill residents’ access to residential streets to reduce opportunities for short-cuts, and strive to control speed on these streets
- Implementing speed control on a

number of community streets, including Robertson Academy Road, Granny White Pike, Overton Lea Road, Tyne Boulevard, and Caldwell Lane

The Board of Commissioners has already taken steps to respond to some of the specific problems including the traffic light on Franklin Pike and Caldwell Lane, as well as anticipated action at the January Commission meeting, requesting the Tennessee Department of Transportation to review and possibly reduce speed limits on portions of Franklin Pike.

The City Engineer is preparing a series of short-term as well as long-range possible steps to institute “traffic calming” throughout Oak Hill. It is anticipated that a number of public hearings will be held this spring allowing residents to comment on a number of possible steps that could be taken including:

- Installation of rumble strips
- Creation of more cul-de-sacs for residential streets, preventing through traffic
- Increased signalization and dedicated turn lanes 🌿



Photos by Larry Beasley

Holiday luminaries light up the night

Residents Tracy Williamson and Sandy Gilbert helped Oak Hill celebrate the season with holiday luminaries for the second straight year.

In an effort to promote unity and community, they

asked their neighbors to place votive candles in paper bags along Outer Drive, Evans Road, General Bate Drive, and Greerland. The candles were lighted on December 23 from 6 to 9 p.m.

The response was terrific, and lots of walkers, drive-bys, and even carolers showed up.

The two are planning to continue their new tradition next year on the night before the night before Christmas. 🌿

Oak Valley Garden Club recognizes lighting winners

The Oak Valley Garden Club has announced the winners of its annual neighborhood Christmas lighting contest.

First place was 924 Oak Valley Lane. Second place went to 915 Robertson Academy Road.

“All the decorations were quite festive and added much to the outstanding beauty of our neighborhood,” said the Garden Club’s Ruth Regen. “Congratulations to the winners and many thanks to every-one who participated,” she said. 🌿

Put trash cans out early on your pickup days

A suggestion on your trash collection days: Whether pickup is on Monday/Thursday or Tuesday/Friday, it would be of great help if you would have your rubbish containers at their normal place of pickup “first thing” in the morning.

Even though the trash collectors pick up generally at the same times, there are occasions when they might arrive at your home earlier than

normal, due to an unusually lighter load pickup that day.

The trucks normally start their daily routes at 7 a.m.—it is a good idea to have your containers out shortly thereafter. 🌿



**QUICK
CALL
LIST**



CITY OF OAK HILL

5548 Franklin Pike #102
371-8291 fax 373-6886
After hours: 373-1608
www.oakhilltn.us

SOLID WASTE SERVICES

Chipper Service

Jackaroo
371-8291

Garbage Pickup

Clean Earth Sanitation
371-8291

Snow and Ice

Management Service

C&C Lawn care
371-8291

**Public Street Repairs,
Street Signage, and
Drainage Maintenance**

City Office
371-8291

Dead Animal Removal

City Office
371-8291
After Hours
862-8971

Emergency

911

Non-Emergency Fire

327-1300

Non-Emergency Police

862-8600

West Sector Patrol

862-7747

Recent burglaries, vehicle break-ins stress need for residents to be more careful

The City has, most unfortunately, experienced recently a series of burglaries and vehicle break-ins in some neighborhoods, both prior to and during the just-completed holiday season.

Many of the reported cases included examples of resident carelessness such as leaving cars unlocked in the driveway, keeping valuables in outdoor vehicles, and not always locking one's house.

Some hints to safeguard your home include:

- Maintain outdoor lights on the house
- Minimize dark areas in and around homes, including keeping bushes and shrubs trimmed near the house
- Lock your car and lock your house.

Unfortunately, we no longer live in a world where we can leave our front and rear doors open.

Now is the time to consider introducing your



neighbors to a Neighborhood Watch program. Please call 371-8291 for more information. 🌿

**Official Publication
City of Oak Hill**

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Nashville TN 37220

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