

Oak Hill news

MAR 2007

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NEWS FLASH

Don't Forget!

Write in **1907** on your tax return.

Be sure your state income tax return contains "City of Oak Hill" and 1907, the four-digit location code.

This will ensure that the city receives its due portion of various local and state taxes—including Hall Income Tax—which fund Oak Hill's operating budget.

Public hearing on zoning changes is March 15

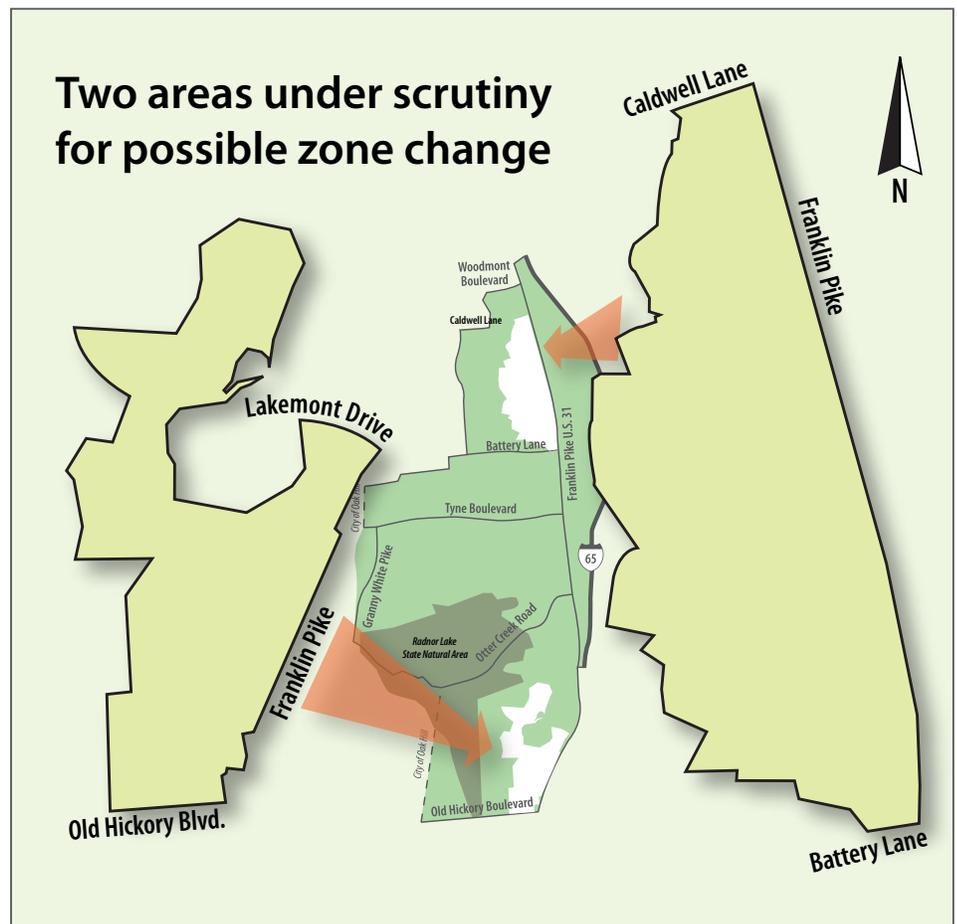
The Oak Hill Planning Commission will hear comments from interested parties on a possible zone change in two areas of the community Thursday, March 15, at 5 p.m.

The Planning Commission has been continuing an ongoing study of the entire city to determine the feasibility of rezoning all residential acreage from its current one-to two-acre-minimum lots to a minimum of four acres. The primary objective is to prevent present and future property owners of the larger estate-size lots from "cutting up" their properties into significantly smaller lots in future "Williamson County-type" subdivisions.

The first of these successful zone changes took place approximately a year ago when the Overton Lea Road/Tyne Boulevard area, between Franklin Pike and Granny White Pike, was changed from two-acre minimum to four-acre minimum. It is important to point out that all existing lots at the time this zone change was passed remain "grandfathered" and are not affected, except that they are not able to be divided into future lots less than four acres in size.

The latest areas under study are two neighborhoods:

- Westerly of Franklin Pike, just north of Battery Lane, to include South and North Curtiswood Lane, and along Glen Leven Drive
- The properties along the west side of Franklin Pike, generally north from



Streets affected include South and North Curtiswood Lane, Glen Leven Drive, and properties along Franklin Pike generally north from Old Hickory Boulevard to Lakemont Drive and between Forest Acres and Hillview Drives.

Old Hickory Boulevard to Lakemont Drive, and between Forest Acres Drive and Hillview Drive.

All interested persons are urged to express their viewpoints on this study, by either attending the Public Hearing

March 15 at the Oak Hill City Hall, 5548 Franklin Pike Suite 102, or writing Oak Hill Planning Commission, Attn: Dr. William H. Kraus, City Manager, 5548 Franklin Pike, Suite 102, Nashville, TN 37220. 🌿

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

Patricia Carlson

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

How big is big . . . how great is great . . . how nice is nice?

In recent weeks, you and I have seen a tremendous number of news stories on all of the many new developments that are planned and anticipated in Nashville in the years ahead!

● A 90-story office/hotel/condominium tower, literally reaching to the clouds over Music City, becoming among the tallest buildings anywhere in America

● A number of new, state-of-the-art hotels and condominiums scattered throughout downtown Nashville and West End, surrounding the ever-expanding Vanderbilt University and medical complex!

● A new baseball stadium for the Sounds

● A new Convention Center to attract larger national and global conventions, destined to fill the great number of new hotel rooms associated with the projected boom in hospitality-related construction.

All signs indeed point to a prolonged economic growth for much of Middle Tennessee, bringing with it many new jobs and expanded payroll, added sales and property taxes for the Metropolitan Government of Nashville and Davidson County, and prosperity to this region. Doesn't sound bad, does it?

However, the more I see so many of these developments unfolding, almost on a daily basis in our newspapers, area business journals, and on tele-

vision, I do have one, not so simple question, "How big is good?"

Realizing that market and economic conditions will, in the free enterprise society we live in, greatly dictate the overall supply and demand of offices, hotels, stores, and jobs, who is asking, "How big is the ultimate Nashville?"

At present there are approximately 600,000 residents living here in Davidson County. Do some see Nashville ultimately as a city of one million . . . two million . . . or more? Another Atlanta . . . Houston . . . or bigger? New York, Los Angeles, or Chicago?

What is to be done with tens of thousands of additional cars and trucks on existing streets and local interstates? No one seems to be discussing in detail how to deal with infrastructure when you are talking about literally millions of new, high-density square footage, and the related daily trips taken by employees, clients, and customers. We are still amazed at a recent statement made by a top Metro Planning official when posed this question responded, "Traffic happens."

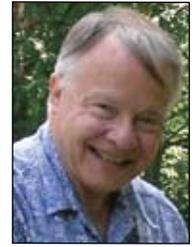
Combine this potential explosive growth to our immediate north with similar huge growth to our south in Williamson County, what happens to "Little Oak Hill" right in the middle?

For those of you who are from, or have visited New York City, I see Oak Hill as a "Central Park" in the middle of the massive Manhattan skyline. What do you think is the "people value" and financial worth of Central Park in today's New York?

Because of the extremely fast-moving events and activities that are taking place all around us, it certainly behooves all of us to place as a "top priority" the retention of Oak Hill as the "island" of quality residential. And I can indeed guarantee as the pressures and practices of growth and development from the north, the west (Green Hills), and the south continue to increase, we will be continually on the front line of demands for lower density and accept non-residential usage. Case in point . . . if someone knocked at your door today and offered you five times the value you think your property is worth, what would you say?

The best defense is a strong offense, and one of the primary reasons that our Planning Commission is currently instituting a study on two areas of Oak Hill to determine the possibility of reducing densities, thus requiring larger lot sizes for new homes (see story on page 1), is to retain our low density for generations to come. A day hardly ever passes without a caller or visitor to City Hall

CITY



BY BILL KRAUS

CORNER

asking about the possibility of “dividing this site or that property.” The pressures upon Oak Hill to reduce its overall density continue to grow . . . and the need to preserve becomes increasingly greater.

We recently had the opportunity to attend a Metro Board

of Zoning Appeals meeting and could not believe that their BZA even gave passing consideration to an applicant who had placed a double-wide mobile home on an empty lot in a neighborhood of older homes (near Belmont University) that are being revitalized by newer owners and

residents. The applicant felt a degree of “entitlement” since her family had owned the property for many years. Can you imagine the reaction to this activity here in Oak Hill?

How big is big? How great is great? And how nice is nice? You be the judge! 🌿



Board of Zoning Appeals:

- Continued consideration of a request from the Oak Hill Assembly of God Church, 5200 Franklin Pike, to allow two schools to operate in the church facilities
- Approved a request by Mary Gin-grass, 1035 Tyne Boulevard, to construct a new swimming pool, pool house, additions, and storage shed
- Denied a request by Mr. and Mrs. David Maloney, 1011 Gateway Lane, to construct a new tennis court in the rear yard
- Approved a request by Stephen Selby, 864 Battery Lane, to construct a new garage

Planning Commission:

- Approved a request by Graham Baker to build a new residence at 1175 Travelers Ridge Drive, which is in a designated steep slope area
- Approved a request by Lakeside, LLC, to build a new residence at 1013 Norfleet Drive, which is in the Radnor Lake Impact Zone
- Began a study of existing zoning of two Oak Hill areas in and around the Governor’s Mansion on Curtiswood Lane/Glen

Leven Drive, and an area west of Franklin Pike from Old Hickory Boulevard to both sides of Lakemont Drive, and the future of electronic signs for schools and churches

Board of Commissioners:

- Initially named Bank of America as the City’s bank of record for general banking and investment of reserves. However, at the February meeting, this decision was put on hold to allow for further evaluation.
- Expressed interest in pursuing a special demonstration grant for the development of bike trails
- Awarded three-year contracts to:
 - C & C Lawncare for snow and ice removal
 - Jackaroo, Inc for public works, right-of-way maintenance, and leaf/limb removal
 - Clean Earth Sanitation for trash collection
- Is studying the possibility of creating a Community-wide Watch, and requested that the City Manager consult with the Tennessee Municipal League to determine whether other Tennessee cities have established similar programs
- Asked the Tennessee Department of Transportation to conduct a study on the current speed zones on Franklin Pike, from Woodmont Boulevard southbound to Old Hickory Boulevard
- Received and filed a financial report, submitted by the City Manager, showing actual revenues and expenses for the first half of the current fiscal year (July 1–December 31, 2006) and projections based on this information for the balance of the 2006–2007 budget year. 🌿

2007 CALENDAR

- **March 10**
3rd annual Nashville Civil War Symposium on "Cavalry in the West"
9 a.m. to 4 p.m.
Travellers Rest Plantation
636 Farrell Parkway
\$38 (includes lunch)
832-8197
www.travellersrest.org
- **March 15**
Public Hearing
Zoning changes
5 p.m.
Oak Hill City Office
5548 Franklin Pike
371-8291
- **April 7**
Ft. Negley Tour with David Currey, executive director of Travellers Rest
9–11 a.m.
Free
832-8197
www.travellersrest.org
- **April 9**
Celebrate John Overton's 240th Birthday
Historic home open free all day
Travellers Rest Plantation
636 Farrell Parkway
Free
832-8197
www.travellersrest.org



A 3500-square-foot office building is proposed for the .15 acre site formerly occupied from a fruit stand. The City of Oak Hill will oppose the proposal at the Metro Board of Zoning Appeals March 15.

City strongly opposes proposed Franklin Pike office building

The City of Oak Hill is "strongly opposing" a proposal to build a 3,500-square-foot, two-story office building on a 0.15 acre parcel on the west side of Franklin Pike, north of Old Hickory Boulevard.

The parcel at 5595 Franklin Pike, previously utilized as a fruit stand, is legally within the City of Nashville, but it is totally surrounded by residences within Oak Hill.

Oak Hill is opposing this proposal before the Metro Board of Zoning Appeals at its March 15 meeting, based on traffic hazardous conditions and incompatibility with the adjacent residential zoning.

Upon learning of the proposed office building, Oak Hill Mayor Tommy C. Alsup II, reflecting similar views

expressed by Vice Mayor Tommy Jacobs and Commissioner Raymond T. Throckmorton III, directed a letter to the Metro Board of Zoning Appeals urging a denial of a series of variance applications, filed by AAMP, LLC.

Following is the text of the letter.

1. This parcel is only **0.15 acres**, and yet, the applicant seeks not one, not two, but **three** separate and distinct variances to squeeze a 3,500 square foot building on this substandard lot. It is, by far, too large of a building on too small of land.

2. The applicant has **not** demonstrated a **genuine hardship**, the primary basis for granting a vari-

ance. This parcel is part of seven (7) acres currently owned by the applicant, who has, in recent years, submitted a subdivision plan to the City of Oak Hill for a **residential** community, in accordance with our zoning ordinances, **including** this parcel in question.

3. Please seek the advice of your counsel who will tell you that you **cannot**, under current law, accept or impose easements and related conditions that are not within the corporate limits of the subject property. The applicant represents that he will provide a 45-foot easement from three adjacent properties but since this falls within the City of Oak Hill, its

condition can not be credited to this application.

4. Oak Hill did not receive a copy of the traffic control write-off/approval of the off-site parking and the on-site parking. This was also not in the BZA members' packet. We would like to see the official approval of these new ingress/egress areas in writing from TDOT. It is interesting that the off-site parking will remove one of the access areas for the Shell Station, leaving the only access area on Franklin Pike about 100 feet from the intersection of Old Hickory and Franklin. This area already has tremendous traffic problems, where people going north on Franklin attempt to make a left turn across the south-bound traffic into the driveway which will be taken out by the parking places. Traffic accidents have occurred in this area numerous times, and back-ups occur frequently since there is no lane for north-bound lanes to turn left. With the fruit stand only, the traffic visiting the site was only roughly six months out of the year. Now with a proposed office building, there will be year-round visiting traffic. Also, there will be two access areas for this building at a place where there was only one for Parcel 109, which could cause more traffic congestion on Franklin Pike between Old Hickory and Franklin Pike Circle. Also, we urge the Board of Zoning Appeals to seek a review of traffic accidents directly related to this property from Metro Police. Due to the fact that its frontage on Franklin Pike is very close to the intersection of Old Hickory Boulevard and Franklin Pike, one of the

busiest throughout Davidson County, we recall a number of accidents occurring at this property as a result of the poor ingress and egress, possibly being one of the reasons why the former tenant of this property relocated. In fact, the building itself has been hit by cars, the damage still being visible, and thus creates an unsafe area for a building.

5. This will be a building with parking under the structure, able to be seen from the street. When looking at this concept, it will look completely out of place with the surrounding buildings. Even in Brentwood, immediately to the south, there is no business complex which has parking under the building visible from the street. This means the building will essentially be set up on stilts, so the parking can exist under it. Visually, this will be a large distraction from the beauty of the immediately adjacent residential neighborhood and even the rest of the commercial buildings within a five-mile radius. The site would have to be dug out by almost eight feet down to accommodate the parking and height for cars to be placed under the building and **not** be seen. With it being so deep to hide the parking, it would be near impossible to pull in or out without doing damage to the vehicles desiring to park below. (All this is of course speculation since drawings for this proposed building have not been available.)

6. Since Parcel 109 was found **after** the stand was built, we would request a copy of the Metro building permit and variance granted to the property. As can be seen from the Oak

Hill approved and signed plat (which subsequently was recorded but appears to not have been updated on the Metro website or tax maps in two years), the brick fruit stand was built **into** the street right-of-way. We must assume that the front setback is the front property line, which was built beyond, and apparently approved by Metro building inspectors. If this was not done or inspected, why was the building allowed to stay in its placement when known to be out of the property lines?

7. Finally, the City of Oak Hill is currently in discussion with the Tennessee Department of Transportation regarding the acquisition of approximately fifteen (15) feet of excess right-of-way along the west side of Franklin Pike, between the Korean Presbyterian Church and the Shell Station for the purposes of increasing badly-needed traffic safety enhancements in this area, including installation of a median in the roadway, to mitigate the current traffic safety problems. 🌿

Updates:

● U.S. Representatives Marsha Blackburn and Jim Cooper co-signed a letter to the Tennessee Department of Transportation that stated both legislators are in agreement that "Federal monies earmarked for the construction of sound barriers along the westerly side of I-65 will be shared in both Congressional districts, insuring the initial funding for this long-sought sound wall south of Father Ryan High School southerly to below Hogan Road." The next step in this process is the design and location proposed for the actual project itself.

● Initial work has begun on the installation of a traffic signal at Franklin Pike and Caldwell Lane. 🌿

**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 Lawncare
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

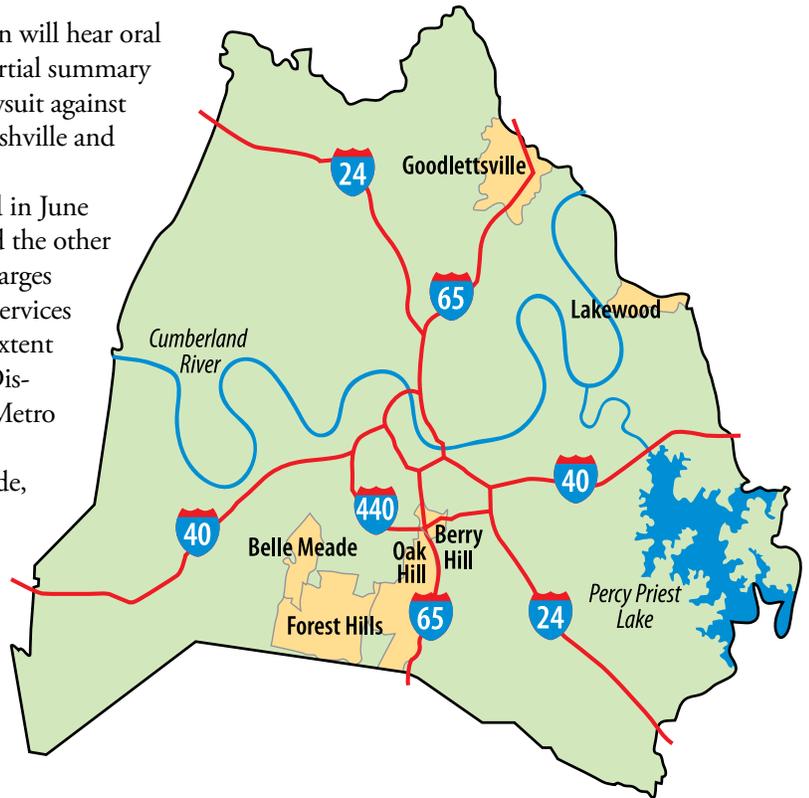
Chancellor to hear oral arguments March 22 in small cities' lawsuit

Chancellor Claudia Bonnyman will hear oral arguments on the motions for partial summary judgment in the smaller cities lawsuit against Metropolitan Government of Nashville and Davidson County March 22.

Filed by the City of Lakewood in June 2005 and joined by Oak Hill and the other four satellite cities, the lawsuit 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.

The smaller cities—Belle Meade, Berry Hill, Forest Hills, Goodlettsville, Lakewood, and Oak Hill—filed a motion for partial summary judgment in June 2006. Metro filed its response and a cross-motion for partial summary judgment in December 2006.

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



**Official Publication
City of Oak Hill**

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Suite 102
Nashville TN 37220

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