

Comments on September 14, 2017 Planning Commission agenda items, received September 11-13

Item 6, Lebanon Pike at Donelson

From: Louise Duccini [<mailto:loulouk@comcast.net>]
Sent: Tuesday, September 12, 2017 12:04 AM
To: Rickoff, Abbie (Planning)
Subject: Louise Duccini -505 Rivercrest Cove Nashville TN 37214

Rivercrest subdivision Resident- louise Duccini 505 Rivercrest Cove

Hello Abbie

The new planned subdivision (directly behind Rivercrest Subdivision) is on the docket for Planning Commission Meeting [on September 14, 2017 at 4:00pm](#).

I am not opposed to the new subdivision being built however, I AM OPPOSED to Rivercrest pass being opened up and the entrance to the Rivercrest community being used to access the new subdivision. I am opposed to the subdivisions connecting.

I am opposed to this as the Rivercrest has been a diverse, safe, community for almost 20 years. There is a strong sense of community amount the current residents.

The increased traffic will be very dangerous to all of our children. Drivers of vehicles all shapes and sizes will invariably use Rivercrest Pass as a cut through.

I am very concerned as my two daughters and their friends play outside, ride bikes safely on the streets. The community has many young children who play outside.

There will no longer be that sense of safety security that we currently have. Right now everyone watches out for each other's kids - the only cars usually in the subdivision are those who live here on an odd lost person.

There will be extra traffic that will cut through the subdivision to avoid a couple of sets of traffic lights going to Donelson Christian school in the morning and evenings. This will be heavy and fast moving vehicles.

The back log of traffic trying to get out onto Lebanon road during peak times will make it difficult for current Rivercrest residents to exit and enter the community.

Why try to fix something that isn't broken. The subdivision works well as is and has been for almost 20 years. We take pride in our properties and the community is very well maintained. You will always see residents out walking their dogs several times a day. You never see litter because we pick it up.

We have community events and are very close knit.

Extending Rivercrest pass as a means to access the new subdivision serves no purpose except to threaten the safety and security of our existing community it's children, pets and residents. It will destroy everything that we the current residents and those before us have worked so hard to build. The place we all call home will simply become another busy street. We will lose our community and become way to somewhere as opposed to a destination.

Please do not allow this to happen.

I am opposed to plans for Donelson Downs development as they stand now connecting to Rivercrest Pass in the Rivercrest Subdivision.

Regards

Louise, Ava (11) and Kate(9) Duccini

505 Rivercrest cv Nashville TN 37214

From: Tara Bailey [<mailto:printara05@gmail.com>]

Sent: Monday, September 11, 2017 1:53 PM

To: Sloan, Doug (Planning)

Subject: Connectivity through Rivercrest

Dear Mr. Sloan,

I am emailing you in regards to the proposed connectivity from Rivercrest to the new development. Just over a year and a half ago I purchased my first home in this beautiful, unique, quite, and safe neighborhood. I am first time home owner who had a short list of criteria of what and where I wanted to buy. The main requirement for me was safety. I desired a small neighborhood with only one way in and one way out. I currently feel safe in Rivercrest. I feel safe that we generally know the cars that belong in our neighborhood. I feel safe that I can walk my two dogs through the neighborhood and everyone drives at a reasonable speed. I feel safe that my home will not be as likely to be targeted for theft. I feel safe that when/if I am blessed with children they will be able to play in our cul-da-sac.

Rivercrest is a HOA that has been here for 20 years. To me it does not go with the planning commissions mission statement of being committed to "preservation of important asses" as we already have "distinctive and diverse neighborhood character." Rivercrest does not need another neighborhood cutting right through it when they do not even want to be a part of our neighborhood.

It is my belief that adding a development next to Rivercrest would most certainly increase our property value. However, you can not put a price on the INTANGIBLE. The increase in value is nothing if the quality of life is not there. I believe that the connectivity directly diminishes the residents quality of life.

I appreciate you taking time out of your day to read my concerns and hope the planning commission will consider not allowing the connectivity through our neighborhood.

Tara Bailey

Items 11a/b, East Nashville Community Plan Amendment/Cayce Place

From: Will Worrall [mailto:william.worrall@yahoo.com]

Sent: Tuesday, September 12, 2017 9:38 PM

To: Planning Commissioners

Cc: Withers, Brett (Council Member)

Subject: Agenda Items 11A-B - Please Disapprove Move of School Site at Cayce

Dear Planning Commission,

I request you disapprove the proposed zoning change, and keep the school site in it's original location.

I am a Shelby Hills resident and live only a couple blocks from the proposed rezoning at Cayce Place. I regularly participate in Cayce town halls regarding the redevelopment project.

The Cayce master plan was developed over several years and through much community input. The plan places civic uses in a cluster, located in close proximity to each other and to the community amenities and parks. This plan has been vetted and should not be changed for seemingly petty and irrational reasons.

Moving the school site would reduce walk-ability; remove easy student access to amenities such as parks, trees, basketball courts, and the library; create safety dangers for student pedestrians crossing streets; and would result in multifamily buildings separating school buildings from such amenities. The proposed reasons for the change include "tension between schools" and "traffic". Neither of these are based upon real facts or issues that are important to the neighborhood. Squabbles between competing school corporations/administrations should not be given weight above the student and community needs. The proposed zone change is detrimental to students and the neighborhood and is not based on any real facts or issues important to the community.

With Tennessee near the top of the list for childhood obesity, it is shortsighted, poor decision to move a school away from recreational and fitness amenities. Walking and recreation should be promoted, not ignored. Additionally, school children benefit from proximity to green spaces, which create a better learning environment and increased educational achievement.

In regards to traffic, moving the school location would negatively impact traffic conditions in the single family residential neighborhoods of Shelby Hills. This would lead to traffic congestion in existing, historic neighborhoods. Traffic issues are reduced when schools are cited adjacent to each other in an organized fashion, as originally vetted in the Cayce Master Plan.

Thank you for considering my input.

William E. Worrall, P.E.

Civil Engineer

1000 Glenview Drive

From: Gretchen Kalonick [mailto:gswiftkalonick@gmail.com]

Sent: Tuesday, September 12, 2017 11:21 AM

To: Planning Commissioners

Cc: Rich Kalonick

Subject: location for Explore Community School

As a parent of two students at Explore and as a ten-year East Nashville resident, I wanted to express my strong preference for Option 1 as the location for the new school within Envision Cayce. Option 1 is near the park, saves trees, is best for our kids, and just makes more sense. Thank you for what you are doing to plan and prepare for our children's futures.

Gretchen Kalonick

From: T'Ongila Thompson [mailto:tongila.thompson@gmail.com]

Sent: Tuesday, September 12, 2017 3:59 AM

To: Planning Commissioners

Subject: Explore Community School Site

Good Morning,

As I looked over both options it's clear that option one is the better choice. Option one is a better environment for children.

Yours Truly,

T'Ongila Thompson
Autistic Kids Rock

From: Laura Schween [mailto:Lauras@srmcllc.com]
Sent: Monday, September 11, 2017 11:16 PM
To: Planning Commissioners
Cc: Withers, Brett (Council Member)
Subject: Item #11a Metro Planning Meeting 9/14/17

Greetings,

I will not be able to make it to the meeting on 9/14 however I would like to state the following regarding Item #11a:

It doesn't make sense to propose a new location now, when the well-thought-out Master Plan already indicates the location of the new school that not only will save existing trees, but also manages traffic flow, has much better safety, is near/adjacent to the community park and library, and does not force school-age kids to cross busy roads. Most importantly, the original plan directly addresses the needs of the children and parents in the neighborhood.

I have read the arguments in favor of the move to location #2 - stated on page 51 of the staff meeting notes for 9/14- as:

- Space and separation between the proposed site and the existing school location will be a positive for each school in maintaining their own identities;
- Nashville currently does not have two charter schools sited next to each other; and
- Traffic (pedestrian, bus and car traffic) separation to each of the school sites will reduce congestion and parking demand in the area.

The first item is not valid, and is arguably incommensurable. The second point makes no sense as it has no relevance to the needs of the community and the third item of concern is quantifiable via traffic engineering metrics and I assure you will not stand up to analysis regarding congestion and parking.

In so being, I must conclude that the request now to change the location is simply: *petty politics at play and an attempt to delay the project*. We must call it what it is. I say this as a parent that whole-heartedly believes there should be educational choice for everyone, including the folks within Envision Cayce as well as the surrounding areas, with the intent of accommodating diversity in order to create to create unity. The attempts to create such delays via last minute changes to the project are representative of the attempt for opponents of charter schools to gain in political agenda and prevent MDHA from working with or advocating charter schools. I do not believe this is best for the children and parents in this area, nor should the planning commission get involved in such squabbles.

Therefore, I agree with the staff recommendation and I urge the planning commission staff to disapprove this move.

Regards,

Laura P. Schween, CPTED Practitioner

615 779 4973 mobile | 614 224 3100 office | 614 224 32522 fax

laurah@srmcllc.com | srmcllc.com | [Twitter @laurahawes4srmc](https://twitter.com/laurahawes4srmc) | [LinkedIn](#)

SRMC, LLC | 150 E. Mound Street, Suite 308 | Columbus, Ohio 43215

From: Karen Kipke [mailto:karenkipke@icloud.com]

Sent: Friday, September 08, 2017 8:01 PM

To: Planning Commissioners

Subject: Explore! Community School location

As a parent of two Explorers, we vote for proposed location #1. It is more of a park setting.
Karen Kipke

Non-agenda item: storage units

From: Heather Hunter [mailto:heatherhunter9@gmail.com]

Sent: Monday, September 11, 2017 9:51 PM

To: Planning Commissioners

Subject: Too many storage units

Case 2017SP-083-001

To Whom It May Concern:

I moved to Nashville a little over a year ago into a small apartment community behind Kroger, adjacent to the big intersection of Old Hickory Boulevard and Nolensville Road.

One thing I noticed moving from a small town, is that there are storage places everywhere. Every where I turn on Nolensville or Old Hickory I see them. In fact, there are already two storage properties on either corner of the intersection of Old Hickory Blvd & Nolensville Pike, one is next to Ace Hardware and one next to Pep Boys. As a resident of this neighborhood for the past year, I do not see a need for more storage properties. These properties obviously serve some need for the neighborhood, but I'm not sure what purpose adding more storage units would help our community. We need more parks, walking areas and community centers before we need to rezone for more storage.

Thank you for your time,

Heather Hunter