

# Comments on January 24 MPC agenda items, received through January

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## Item 8: 2018S-204-001 – Hunters Run

**From:** Benjamin Blanc-Dumont [<mailto:benjaminbd84@gmail.com>]

**Sent:** Thursday, January 17, 2019 1:45 PM

**To:** Planning Staff

**Subject:** Case #2018S-204-001 (Hunters Run)

Hello,

My name is Ben Blanc-Dumont, my wife and I live at 4120 Celina Drive, which is one of the properties adjacent to the proposed “Hunters Run” subdivision plan. We bought our house on Celina Drive last year as first-time home buyers. We fell in love with the Dalemere neighborhood, finding it would be the perfect place to eventually start a family: it’s quiet, peaceful, private, surrounded by nature and animals, with a school and park close by.

While we understand the growth of Nashville and the demand of housing, we are saddened at the idea that we would be losing a lot of the things that made us fall in love with this neighborhood if the proposed Hunters Run plan goes through in its current form. Therefore, we are opposing the proposed plan, and I’d like to explain why.

We believe there are ways to make living in this area even more enjoyable for current home owners and appealing to future home buyers. Unfortunately, the Hunters Run development plan in its current form isn’t one of them. Currently, the Hunters Run subdivision plan shows that 4 out 5 entry ways to the new subdivision would be going through the Dalemere and Grande Villa Estates neighborhood, by opening streets that have been dead-end streets since the 60s (like our street Celina Dr). Yet, according to the plan, only 1 out 5 entry ways to the subdivision would actually be going through Hunters Lane, even though Hunters Lane is a larger road with easier access.

With the current new subdivision plan being for 237 lots, we would be looking at an additional 200 to 500+ vehicles driving through our streets daily. The Dalemere neighborhood is not built for this and cannot handle this increase of traffic unless major changes are made. Some of our main concerns are that the neighborhood has no sidewalks, no traffic lights, barely any lights at all at night, and with the school being so close and kids walking to school, people walking their dogs, the increased traffic would be extremely dangerous. Old Hickory Blvd, which is the main road linking to the Dalemere area, is already constantly jammed as it is with accidents happening all the time. This would make things even worse.

The proposed plan has too many lots on top of each other, and dead-end streets shouldn’t have to be opened up if additional entry ways would go through Hunters Lane. Once again, our neighborhood cannot handle this growth unless major changes are made.

We are opposed to the plan in its current form and many of us living in this area find it to be disrespectful to the neighborhood and its people, which is clearly visible by looking at how aggressive the map of this plan is. We please ask you to consider this when making a decision that would impact thousands of people.

Thank you for your time,

Ben Blanc-Dumont