

Comments on April 11 MPC agenda items, received through April 10

Item 1a: 2019SP-005-001 – East Nashville Community Plan Amendment and Item 1b: 2019Z-004PR-001 North 6th Street

From: Sarah Martin [mailto:sarahmartin1026@gmail.com]
Sent: Monday, April 08, 2019 12:50 PM
To: Planning Commissioners
Subject: Fwd: Disapprove 2019Z-004PR-001/2019CP-005-001

Dear Commissioners,

I renew my opposition detailed in the email below.

In addition, please do not allow this council member and applicant to continue to defer this matter. They do so merely for purposes of confusion and delay and in hopes that neighbors will stop showing up to meetings. (In part, this tactic has worked—I am out of town this week and unable to attend the meeting and voice my concerns.) This deferral has nothing to do with compromise or building consensus among community members—there have been no further meetings with the applicant since the previous deferral, and the applicant has expressed no new willingness to compromise his plans. To allow another deferral would be to prolong the inevitable, as well as place an unnecessary burden on the community.

Please recommend the plan amendment and application for disapproval on Thursday.

Sincerely,

Sarah Martin

Begin forwarded message:

From: Sarah Martin <sarahmartin1026@gmail.com>
Date: March 27, 2019 at 9:30:19 AM CDT
To: planning.commissioners@nashville.gov
Subject: Disapprove 2019Z-004PR-001/2019CP-005-001

Dear Commissioners:

I am writing in opposition to both the proposed community plan amendment and zoning application for properties located on North 6th Street in Cleveland Park.

As to the community plan amendment, as you know, our community plan process was community-driven--that is, it was created over several weeks with broad input and support from neighbors. If indeed the plan is to be amended, it should only be amended after the same community-driven, deliberative process. It should not be amended, however, so that one developer can profit from his poor business judgment. To do so would be unfair to the community and set a dangerous precedent.

Regarding the zoning application, absent the plan amendment (which I've already explained is inappropriate), there is simply no basis in the existing land use policy to approve the application. The land use policy is neighborhood maintenance, which

does not support increased density or commercial use. And, the proposed zoning and project are contextually inappropriate for the surrounding area.

Perhaps most importantly, our community wants neighbors, not the potential for, as the applicant's realtor prematurely put it (paraphrasing), those highly sought after short-term rentals. While at least some community members would be amenable to a compromise that would include a prohibition against non-owner-occupied short-term rentals, the applicant has demonstrated that he is unwilling to consider such a compromise. Consequently, I ask that you recommend disapproval.

Thanks,

Sarah Martin

1020 Stainback Ave.

Item 13: 2017SP-092-001 – The Villages at Hodges Hill SP

From: Vaughan Pritchett [mailto:mrmusiccity@att.net]

Sent: Sunday, October 21, 2018 5:29 PM

To: Rickoff, Abbie (Planning); Haywood, Brenda (Council Member); Lisa Johnson; bjboyd1@comcast.net; Sheila Dorse; Dan Clemmons; Susan Jata; helenhughes25@yahoo.com; Ed Arnold; Shirley Myers; Mauni Mitchel

Subject: RE: The Village @ Hodges Farm / # 2017SP-092-001

October 22, 2018

TO: **Ms. Rickoff (Abbie)**

@ Metro Planning Department

FM: **Vaughan Pritchett**

Bellshire Estates

RE: **Case # 2017SP-092-001**

Commission Item for:

November 8, 2018

(17 days from today)

Thank you for helping me gather data

for the upcoming *Planning Commission*

meeting. *Please* help me gather some more.

A. **Parkwood-Union Hill-2-T3NE** - may I please

get a *paper* copy of this *document*. I can stop

by and pick it up.

B. **The Proposal** *from* Dale & Associates

Per our recent phone conversation, I believe

an ***original*** document authored *last August*

exists and is *available* in your offices. Other

than the original document, I am given to

understand that **Changes** are being made that are not a **Part** of the original document. Please help me to obtain a **Completed** official document soon, so we can review the proposal in its *official*, completed form.

P.S. It is a *dangerous proposition* for our Homeowners who live **nearby** the proposed project, not to be able to *look* at the *completed* document prior to the upcoming: **November 8** / Planning Session.

I will be happy to *stop by* and pick up these documents.

Timing is of the essence, please, n that we have a local area discussion coming up **very soon**.

I appreciate having chatted with you on the phone recently. Thank you for your positive *professional* input.

If you need to reach me about the above:

Vaughan Pritchett

615-868-3923

mrmusiccity@att.net

Cell: 615-972-4740

Let's both have a good week as *Autumn* gets underway !

All the Best.

17 Days to Go . . .

Vaughan Pritchett

Bellshire Estates

Homeowner

Pg 1 of 1

10-21-2018

From: Vaughan Pritchett [mailto:mrmusiccity@att.net]

Sent: Sunday, October 21, 2018 6:56 PM

To: Rickoff, Abbie (Planning); Brenda Haywood; Lisa Johnson; Dan Clemmons; bjboyd1@comcast.net; Sheila Dorse; helenhughes25@yahoo.com; Susan Jata; Ed Arnold; Mauni Mitchel; Shirley Myers

Subject: RE: The Villages @ Hodges Farm [Case # 2017SP-092-001]

October 22, 2018

TO: **Ms. Abbie Rickoff (Abbie)**

AT: Metro Planning Commission

FM: **Vaughan Pritchett**

Homeowner

RE: **Case # : 2017SP-092-001**

Thank you for helping me to do some
due diligence re the Case noted above,
which is scheduled to be considered
by the Planning Commission on:

November 8, 2018

Here are two *additional concerns* I

have in addition to the *original* email

I sent for your consideration prior to

the upcoming hearing **16 days** from now.

A. **Nomenclature:** I have noticed that the

existing Case Number is:

Case # 2017SP-092-001

However, I have noticed via discovery that

the *actual* nomenclature will be this:

Case # 2017SP-**R**-092-001

This nomenclature *differential* can be of great interest and / or concern to nearby owners, . . . *or not*.

Please let me know in *full detail* what the actual *nomenclature* of the **Case** will be, and specifically what it *means* in terms we homeowners can easily *understand*.

B. **Remaining Acres** - with the data we have *in-band*

right now, **12.10** acres are to be developed as noted by the builder. Thus, should this come to pass, what could, would, might - the owner be able to **do** on the remaining **29.79** acres? Also, what options will the *owner* have in the future, according to the existing plan: (*known as*)

Parkwood-Union Hill-2-T3NE

Thank you for your time and attention.

Please note that we homeowners are not at all

familiar with Metropolitan *Planning*.

Though what I am *requesting* may seem *confrontational*,
that is not my *intent*. I'm just trying to get a very **clear**
and **accurate** picture of what is *specifically* being proposed.

Thank you for your time and attention.

16 Days to Go.

Vaughan Pritchett

Bellshire Estates Homeowner

Since 1978

mrmusiccity@att.net

615-868-3923

P.S. I appreciate your Professionalism
and Patience. Thank you. - vp

Page 1 of 1

10-22-2018

From: Nick Barnes [<mailto:BarnesN@unitedtalent.com>]

Sent: Monday, April 08, 2019 12:43 PM

To: Planning Staff

Cc: Rickoff, Abbie (Planning)

Subject: FEEDBACK: The Village at Hodges Hill

Hello Planning Staff,

I'm writing about The Village at Hodges Hill (Case #: 2017SP-092-001) as I will not be able to attend the planning meeting this Thursday because of a work commitment.

My comments are that I don't feel like an SP zoning is necessary for this neighborhood. In no way do I want to stop development, I know our city needs growth, but I feel that the current RS20 is adequate for the space and 30+ houses on 12 acres feels much more in line with the neighborhood than the 71 proposed home sites that an SP zoning would provide.

I own 1445 and 1459 Finland Drive and my parcel touches the proposed site at 4000 Brick Church Pike. Thanks for hearing me!

Best,

NB

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Nick Barnes

e: nick.barnes@unitedtalent.com

o: 615.744.6662

c: 615.681.7102

From: Jimmy Rector [<mailto:jrector30@aol.com>]

Sent: Tuesday, April 9, 2019 1:13 PM

To: Planning Staff

Subject: RE: The Village @ Hodges Hill Case #: 2017SP-092-001

Dear Planning Commission-

I am writing to you as a neighbor and with concerns of this rezoning. My property at 1456 Finland Drive joins the property at 4000 Brick Church pike.

I am curious as to why this property deserves any Zoning different from that of the rest of the neighborhood. We understand someone will build on the property but allow them to come into the neighborhood the same as the rest of us. If this is passed will we all also be able to rezone to a SP designation? I am guessing not.

Also the strain that the extra 50 homes will put on the roads and School system of the neighborhood could be devastating. Just look at the Travel issue that was caused when I-24 shut down.

I as a neighbor to this property, Am Against any zoning change.

Thank you for your time.

Jimmy Rector

1456 Finnlnad Drive

Nashville, Tn 37207

From: thomas bryan eaton [mailto:thomas.bryan.eaton@gmail.com]

Sent: Tuesday, April 09, 2019 5:41 PM

To: Rickoff, Abbie (Planning)

Subject: RE: The Village @ Hodges Hill Case #: 2017SP-092-001

Greetings Abbie,

I'm writing to let you know that I OPPOSE the rezoning of 4000 Brick Church Pike. I think this is very much the wrong move for our community, I would think getting sidewalks on Brick Church Pike would be much more of a priority before trying to squeeze as much housing as possible in that space.

I would come to the Commission Hearing to voice mine and my neighbors concerns, but I'm traveling and not in town.

Thanks for listening,

Thomas Bryan Eaton

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www.thomasbryaneaton.com

www.patreon.com/ThomasBryanEaton

www.facebook.com/thomasbryaneaton

www.thomasbryaneaton.bandcamp.com

www.youtube.com/ILikeMusicTo0

From: Miss Tess [mailto:missstessmusic@gmail.com]

Sent: Tuesday, April 09, 2019 5:43 PM

To: Rickoff, Abbie (Planning)

Subject: The Village @ Hodges Hill Case #: 2017SP-092-001

Dear Abbie,

As a member of the Bellshire Community in Nashville, I wanted to write to express my opposition to the proposed rezoning at 4000 Brick Church Pike. As a resident I believe this type of development will not be a positive change for these reasons:

- Adding to traffic on brick church pike
- Adding to flooding present in the area
- Cutting down A LOT of trees, and reshaping a big part of the characteristics of the area, and detrimental to the wildlife living there
- There are no sidewalks in the area for residents to walk to and from the bus, and the street is already crowded with people walking
- The area is not set up for such a dramatic increase in population

Sincerely,

Theresa Reitz

1431 Finland Drive (Bellshire)

[SPOTIFY](#) / [WEBSITE](#) / [INSTAGRAM](#) / [FACEBOOK](#) / [TWITTER](#) / [YOUTUBE](#)

From: Jennifer O'Neill [<mailto:hillengladehhh@gmail.com>]
Sent: Wednesday, April 10, 2019 10:03 AM
To: planningstaff@nashville.gov
Cc: Brenda Haywood; Rickoff, Abbie (Planning)
Subject: Case #: 2017SP-092-001 The Village at Hodges Hill

To Our Planning Leaders,

My wife and I have a farm directly next door to the proposed 'The Village at Hodges Hill' development and are adamantly opposed to this re-zoning effort.

We, and other members of this community, work extremely hard to keep this area of Bellshire a traditional family-oriented neighborhood, and feel that changing zoning to allow multi-family dwellings as this development proposes would radically change what we all have established. We also have concerns regarding the change in the ebb and flow as it pertains to water, wildlife and the general nature of the land. Soon after the property was purchased by the new developers, they began to log the hills. Since that time we have had more rain water coming off of that hill than ever, more than during the flood of 2010. This change of water flow even washed out the culvert accessing our property which, as a result, had to be totally rebuilt.

We are aware that Nashville is growing at a rapid pace, and we know it is coming our way. We are merely fighting to preserve the current character of the neighborhood we love and have worked so long to maintain. Members of this neighborhood have lived here for many years and raised their families here. Our hope is to have new development that will improve our neighborhood, not lower the standard by providing low cost housing and inviting a more transient lifestyle to the area.

The attached brochure below shows the (501c3) efforts we do at our farm for our Military and their families.

Thank you for your time,

Mervin Louque

Jennifer O'Neill

30 Hillenglade Dr.

Nashville, TN 37207

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Founder/ President of HHH
Hope & Healing at Hillenglade
30 Hillenglade Drive
Nashville, TN 37207
Office: 615.868.6309
hillengladehhh@gmail.com
www.hillenglade.org
www.jenniferoneill.com

Commissioners, please see separate brochure attachment.

From: James Ladd [mailto:jrladd48@gmail.com]
Sent: Wednesday, April 10, 2019 11:30 AM
To: Planning Commissioners
Cc: Planning Staff; Rickoff, Abbie (Planning)
Subject: re: Planning Comm. case 2017SP-092-001 (4000 Brick Church Pike)

Re: Rezoning of **4000 Brick Church Pike** (the former Hodges farm)

Planning Commission case **2017SP-092-001**

I have been a resident of Bellshire since 1980. And have lived mostly in this general area since 1956. **I understand that the only constant is change, but I would hope that change would be for the betterment, not detriment, of the community.**

I have attended all four of the presentations of proposed plans for the Hodges property. And all have been inappropriate to our area.

The most recent presentation by developers in March, is so incomplete it should not even be called “preliminary”. In fielding questions about various unstated elements, the developer simply said “**I don’t know**” several times. The developers have admitted, in this and other presentations, that they have **NO experience** in subdivision projects.

The plan as presented did not include; **Setback** from Brick Church Pike, **Parking area** for apartment houses, **Water retention** to the **East** (Brick Church Pike) and to the **North** (Hillenglade Drive), or **type** of building materials. It was also stated a **turn lane** would be added to Brick Church Pike, but it was not on the plan.

I don’t understand how a fair judgment for re-zoning can be made on such **incomplete** plans.

It should be noted that **prior logging**, without a valid Metro permit, has caused runoff to wash out Hillenglade Drive. And most of the houses directly across on Brick Church Pike are **BELOW street grade**. Therefore, it would seem that extensive water remediation would be required. In all four plans that have been presented, this has **never been addressed** or space allocated in any drawing. Currently, the only hardscape on the entire 42 acres is a concrete driveway.

The third plan that was proposed last Fall had no multi-family housing. At that time, they said they had listened to the community and took those out. Now, the fourth plan has re-inserted the multi-family units. When asked “Why”, it was said to be a Planning Commission “requirement”. I inquired to the commission and they said it was only an “option” (not sure what that was an option to).

My understanding is that a change from **existing RS-20** (as determined by the “**Nashville Next**” plan) to “**SP**” would require some **benefit** to the community. They have **not** provided anything of benefit to our area.

Traditional boundaries of Bellshire has about 200 **single family** homes on what would be considered today **RS-40** zoning. This proposal would add **55** units on lots of approximately **5,000 sq ft.** and four multi-family apartment houses. A radical change to the character of our neighborhood.

So, I would hope that you would leave the **suburban character** of Bellshire intact. **And NOT approve rezoning to “SP”.**

Thank You, James Ladd - 4008 Sussex Dr – Nashville 37207

From: Ryan Dowd [<mailto:ryan@silentevents.com>]
Sent: Wednesday, April 10, 2019 11:02 AM
Subject: The Village @ Hodges Hill Case #: 2017SP-092-001

I am a resident of the Bellshire community and I'm emailing you regarding the property at 4000 Brick Church Pike. I want to tell you that I, along with **every** neighbor I have spoken with, that we are all **against rezoning** this parcel to an SP. This request to rezone does not fit the purpose of an SP according to the Specific Plan District Ordinance published by the Metro Planning Department.

I'm not against building on that land but build something that fits the zoning for the land. When they purchased that land they knew the zoning for that. By allowing them to rezone it tells everyone that the rules can be changed if you have enough money. There is plenty of land on the current property for it to be developed, as is. The investor and developer told us this themselves only a couple of weeks ago. As there is money to be made for them, and housing opportunities for the city that can be developed under the current zoning, **there is absolutely no reason to allow them to change the zoning to an SP.** What about this project needs to be SP? As it gives nothing back to the community.

It should be very clear to you that this community is adamantly against the rezoning. The developers have not provided concrete plans or information regarding how they will tackle the **stormwater issues**, the terrain of the parcel without affecting neighboring properties, what they plan to do with the remaining land on the property (formally "phase 2 and 3") or how this community as a whole could sustain this extreme increase of concentrated population in such a small area of land not to mention that the two-lane road of Brickchurch cannot handle it as well.

Do not allow this to happen. Leave the zoning as it is, RS20. Thank you for your time and I look forward to seeing you on the 11th,

Ryan Dowd
4004 Sussex Dr.
Nashville, TN 37207
RYAN DOWD

|
Owner/Inventor

e:
ryan@silentevents.com

p: 615.840.6474 | tf: 1.855.474.5368
w: silentevents.com | universityofsilentdisco.com

From: Elaine McReynolds [<mailto:elainemcreynolds@att.net>]
Sent: Wednesday, April 10, 2019 12:06 PM
To: Haywood, Brenda (Council Member); Brendahaywood@icloud.com
Cc: Planning Commissioners
Subject: 2017SP-092-001 The Villages At Hodges Hill

Many of us in District 3 recognize that the open spaces of undeveloped land also makes us a magnet for developers. We are a diverse district residentially, commercially, economically, racially, and age-wise. We also recognize that we will be a key player in Nashville's growth. We want growth that honors the commitments that NashvilleNext represents. We want new developments to acknowledge and respect our traditional neighborhood characteristics whether they are agricultural, rural, suburban, or urban. When developers try to circumvent requirements for harmoniousness, consistency of neighborhood character or zoning by applying for SP exemptions, people like me become alarmed.

2017SP-092-001 is requesting a SP which does NOT enhance the neighborhood. In fact, it serves to do the opposite. One of the adjacent properties, Hillenglade, serves as a place for veterans, their families and others to get away, ride horses, ponies, play games, have picnics, etc. We are all so proud that Hillenglade recognizes our debt of gratitude to our veterans and their families and has gone to such generous efforts to try to pay them back. Putting anything as dense as 2017SP-092-001 in this area is unthinkable. We have zoning regulations for a reason and I cannot understand why we should tolerate a special allowance for a proposal that does not help the community.

This project continues to lack the specificity of a concept proposal. The elevation of part of the property is already producing flooding concerns, especially since some of the trees have been felled. There are so many reasons to disapprove this SP and no reasons to approve it.

Once again, thank you for your time and effort. Please oppose this SP.

Sincerely,

Elaine A. McReynolds

From: lisakay3 [mailto:lisakay3@att.net]

Sent: Wednesday, April 10, 2019 12:13 PM

To: Planning Commissioners; planningstaffing@nashville.gov; abbie.rickhoff@nashville.gov; Haywood, Brenda (Council Member)

Cc: maplesm14@msn.com; Elise Hudson; elainemcreynolds@att.net

Subject: 2017-092-002: Villages of Hodges Hill/4000 Brick Church Pike

Thank you for your consideration and your volunteer service to the Community. Please review and vote against this proposal.

The proposed plan for this development is lacking specificity and therefore does not meet the neighborhood standards requirements. It does not fit within the character of Bellshire Estates a long established, neighborhood. Homes in Bellshire Estates are brick construction and average a one acre lot.

The proposed building of 71 residences on 14.8 acres on the front sloping frontage of a 43 acre parcel at 4000 Brick church Pike presents several additional concerns:

Flooding and storm water management

During heavy rains it is common for creeks to flood threatening homes. Some homes have been damaged excessively. There are numerous creeks and natural springs in Bellshire Estates which flow eventually into the north Ewing watershed and make their way to the Cumberland River. (Metro Nashville/ Federal Government purchased several in the area due to flooding in recent years). Additional heavy blasting and ground disturbances may make changes to the natural environmental landscape and climate.

The accommodation for vehicles has not been addressed. Parking? The traffic generated will be unbearable. Rush hour on Cheshire is a speedway daily M-F currently.

Conservation of tree canopy, wildlife, dark sky density, and green space are not addressed.

Bellshire Estates and surrounding neighbors simply deserve better: a more developed quality, definitive planning for a new neighborhood enhancement. Less density, single homes, quality construction and concerns for the

surrounding community. This is not in the best interest of health and well being of the residents and would have a have a negative impact if implemented.

Thank you again for your consideration and please vote against this proposed zoning change.

From: lisakay3 [mailto:lisakay3@att.net]

Sent: Wednesday, April 10, 2019 12:59 PM

To: abbie.rickhoff@nashville.gov; Planning Commissioners; planningstaffing@nashville.gov; Haywood, Brenda (Council Member)

Cc: Elise Hudson; elainemcreynolds@att.net; maplesm14@msn.com

Subject: 2017-SP-092-001 HODGES HILL/4000 BRICK CHURCH PIKE

Commissioners: please accept my apologies. Due to extreme IT difficulties this morning, I ask that you forgive the grammatical error of repetition in the next to last paragraph in my earlier e-mail and most importantly, the deletion of my identity. I have been a resident of Bellshire Estates for over 56 years. Please vote against this SP request. Thank you again for your consideration and your service.

Lisa Kay Johnson

Nashville, Tennessee

From: Michael Maples [mailto:maplesm14@icloud.com]

Sent: Wednesday, April 10, 2019 12:25 PM

To: Planning Commissioners

Cc: Haywood, Brenda (Council Member); Rickoff, Abbie (Planning)

Subject: Case 2017SP-092-001 4000 Brick Church Pike

Members of the Planning Commission:

I am Michael Maples. I own the farm at 4010, 4012, and 4014 Brick Church Pike, adjoining the north property line of the proposed SP. I am agriculture and zoned RS20 along with the rest of the neighborhood. The proposed SP is an inappropriate plan for multiple reasons that I am happy to expand on during my short time to present at the hearing on Thursday, 4/11/19. Growth and development is necessary; I understand it and welcome it. Bad Growth is cancerous and destructive. Here is a small bulleted list of a few of the many reasons why we must avoid this SP proposal.

1. The project proposes multifamily homes to “appear” like the rest of the neighborhood and to hide the majority of the homes from the neighbors across the street and the road itself. Why do we have to fake a neighborhood? Why is the rest of the development such an eyesore that we would need to hide it? What about the “appearance” to the properties on the north and south?
2. The stormwater issue is not properly addressed. The runoff will cause issues in the surrounding neighborhood and pollute the natural streams/springs running on my property and the property to the south.
3. There are 3 natural springs on my property coming out of the hillside of the proposed development that have not been addressed. Major shifts in landscape could cause a significant alteration of those fresh springs, not mention the added pollution from overcrowding of homes and people. I use that water on my farm from plants and animals. In a zone such as ours, conservation consideration is a MUST.
4. Brick Church Pike offers no sidewalks, steep ditches, and a speeding thoroughfare for vehicles trying to avoid traffic on nearby streets and highways. Multifamily homes bring a typical need for pedestrian access to conveniences and amenities, not

to mention schools and work. Without this infrastructure it will cause a great danger on the road form motorists and pedestrians trying to avoid each other.

5. Currently, there is a long enough line of sight(barely) for the ingress/egress requirements for a 40mph zone. When the widening of the road happens, that line of site will be obstructed.

6. The current demand for homes in our neighborhood do not allow for the type of homes that are being proposed. The RS20 potential is far from being used, trying to extend rapidly will cause a market issue and decreased tax revenue for the city.

7. An SP is intended to bring something to the community that it didn't have to begin with and couldn't achieve with the current zoning. This proposal is an attempt to gain the exception in deviating the current community plan for the purpose of building something that zoning wouldn't allow. It is far from an addition to the community. The property is adequate to be developed under the current community plan and zoning of RS20.

There are many more reasons that will be touched on by members of the community as well as some that will present as subcategories of the above Topics.

Thank you for your consideration. I hope that you will join the rest of this neighborhood and maintain the spirit of Nashville by disapproving this SP proposal.

Thank you,

Michael Maples

From: Maggie Malone [<mailto:carriemalone@yahoo.com>]

Sent: Wednesday, April 10, 2019 11:57 AM

To: Planning Staff

Cc: Haywood, Brenda (Council Member)

Subject: Case #: 2017SP-092-001 - Against Rezoning of 4000 Brick Church Pike, The Villages at Hodges Hill

Hello Abbie,

I live in the Bellshire community and wanted to write and let you know I am against the rezoning of 4000 Brick Church Pike (case # 2017SP-092-001). Our community is also united together against this rezoning.

The developers have provided no legitimate reason why this rezoning should be approved, nor have they made any significant plans as to how they would properly develop the land in a way that would provide something positive for this neighborhood. At a recent town meeting, when asked by members of our community how they would tackle real issues regarding building on this parcel they responded over and over "We don't know." Stormwater regulations, ratio and sizing of houses/yards, how Brick Church Pike could sustain such an increase in traffic, if this dense of a plan would even be feasible on this sloped terrain, what they plan to do with the additional land after the rezoning (originally phase 2 and 3), etc... For almost every question, the response was "We don't know". It was absolutely terrifying for me, as a resident of this community that they could be asking for an SP, when there seemed to be no concrete plans of why they needed it, or how they would use it; other than to pack more houses into a very small space to make more money.

Submitting a drawing of a proposed "plan" to the committee should not be enough to have this land rezoned to an SP. It is obvious they have not put in the proper planning, thinking or effort to warrant such a drastic request of zoning change. The investor and developer admitted to us in this meeting that if the land was kept as is, an RS20, they would still be able to build over 50 houses for the growing Nashville community. With that in mind, there is plenty of profit for them, and housing for our city...so there is no need to rezone.

Please help to protect our community and do not allow this rezoning to take place. Thank you for your time and I look forward to seeing you tomorrow,

Carrie Malone

4004 Sussex Dr.

Nashville, TN 37207

