

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

**Item 2a: 2019SP-006-002 – Bellevue Community Plan Amendment and
Item 2b: 2019SP-007-001 Sonya Drive Mixed Use SP**

Please see letter from Councilmember Weiner on the following page.



Councilwoman Sheri Weiner
417 W. F. Rust Ct.
Nashville, Tn 37221

April 11, 2019

To: Members, Metro Planning Commission
From: Councilwoman Sheri Weiner
Re: 2a. 2019CP-006-002 BELLEVUE COMMUNITY PLAN AMENDMENT
2b. 2019SP-007-001 SONYA DRIVE MIXED USE SP

Thank you for taking the time to consider my comments regarding the aforementioned proposals before you.

I have been facilitating meetings regarding this proposal since last March. At the first meeting the neighbors were very clear that there were three things they would not agree to:

1. Apartments
2. Hotel
3. Storage facility

To their dismay, that is exactly what was submitted and I called a second meeting. At that meeting held Feb. 4, the proposal was discussed at length and amendments were presented. There was substantial discussion regarding their intent to build out in the conservation area. Since that time Planning Staff reduced the footprint of the SP to reflect those concerns.

Regarding the hotel that continues to be noted in the SP – the neighborhood is not consistent in their opinions. While many are opposed to this facet of the proposal, there are neighbors who are not opposed. I intend to continue to address the specifics of the product capacity, height, landscape buffers, ingress/egress and construction specifics (access, blasting, work time, etc) as we move this through the Council. As you know, most of the time the final plan looks substantially different than that which is presented at the start.

In closing, I believe that the property owner is well-intentioned. I also believe that the neighbors have every reason to expect that this will be locked down so that the integrity of their neighborhood is preserved.

Thank you for your service.

Gratefully,

A handwritten signature in cursive script that reads "Sheri Ellen Weiner".

Sheri Weiner, Metro Councilwoman
District 22

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

From: Becky Fishburn [<mailto:becky@tnlaw.net>]
Sent: Wednesday, April 10, 2019 1:43 PM
To: Planning Staff
Subject: The Village @ Hodges Hill, Case #: 2017SP-092-001

Ms. Rickhoff:

I am the owner and resident of 4009 Brick Church Pike, Nashville, TN 37207. I wish to extend my strong opposition to the above subject rezoning proposal. This development is not compatible with our existing neighborhood and, along with my many obvious concerns, i.e., stormwater runoff, noise, blasting damage to my property and to that of my neighbors, and the increase in traffic, I am extremely upset by the prospect of losing a portion of my front yard for an expansion of Brick Church Pike. In the 10 years I have lived at, and paid taxes on, 4009 Brick Church Pike, I have had 3 cars run off of the road and into my front yard. If that road is moved any closer to my house, the next car will likely land in my living room. The current noise from passing traffic is often so loud as to wake me in the night – allowing this development and expanding Brick Church Pike will only add to this problem.

I strongly urge the Commission to disagree with the proposed zoning change at 4000 Brick Church Pike.

Thank you.

Rebecca S. Fishburn
4009 Brick Church Pike
Nashville, TN 37207
becky@tnlaw.net

From: cornelius foster [mailto:ckfoster_2001@yahoo.com]
Sent: Wednesday, April 10, 2019 7:19 PM
To: Planning Commissioners; Haywood, Brenda (Council Member)
Subject: Case 2017SP-092-001 4/11/19 1600

I am Cornelius K. Foster. I reside at 1302 Bell Grimes Lane Nashville, TN 37207. I would like to voice my opposition to the Rezoning of RS20 to SP-MR.

I respectfully request that you disapprove the area of 4000 Brick Church Pike being rezoned.

Thank you for your time and consideration.

Cornelius K. Foster
1302 Bell Grimes Lane
Nashville, TN 37207
615-612-1942

From: Elise Hudson [mailto:elise@elisehudson.com]

Sent: Wednesday, April 10, 2019 9:51 PM

To: Planning Commissioners; Haywood, Brenda (Council Member)

Subject: OPPOSE 2017SP-092-001 - Developers profit with nothing given back to community

Please oppose 2017SP-092-001 Hodges Hill (4000 Brick Church Pike)

1. Zoning/Policy Issues - Too Much Density

- Under existing zoning and policy, only less than 2 single family homes per acre are allowed
- Under existing zoning, only single family houses are allowed
- Current zoning would only allow 26 homes on 14 acres (14acres x1.9 homes/acre)
- Cluster lot option would only allow 10,000 sqft lots (RS10 is 2 zoning levels more density) - the proposed lots are typically 5,400 sqft and only as large as 7,000 sqft

2. SP Not Providing Any Benefit to Community - Only to Developers

- SPs are designed to give something back to the community or dictate specific building rules that the developer must follow, this plan does neither and serves only to benefit the developer - not the community
- Under the cluster lot option, though additional density would be allowed, the developer would have to provide open space and recreational areas for the community, the current plan provides none of that (Metro Ordinance 17.12.090 Cluster Lot Option G. Recreational Facilities)
- (Metro Ord 17.12.090 Cluster Lot Option C.1,2,3) Under current zoning and policy, the developer could utilize cluster lots instead of an SP, but under Cluster Lots, Perimeter lots would be at least 90% of the size required by actual zoning...or have landscape buffer - but must be in "similar character" to surrounding lots

3. Negatively Impacts Surrounding Rural Character

- The surrounding character of the neighborhood is rural along this stretch, and this would significantly impact that character negatively
- Though the area is in policy T3-NE - the policy seems misapplied since this side of the street is predominantly rural, and not suburban evolving to urban, as T3-NE indicates
- SPs are difficult to enforce with such a small enforcement staff and are complicated to the point where neighbors do not understand many of the provisions

4. Stormwater

- There are existing springs on the property, and the logging of trees on the property has already caused adverse conditions during rain where runoff is eroding soils and causing flooding to the neighbors

5. Traffic/Roads

- The plan would cause several neighbors to lose part of their property to the turn lanes mandated in the plan
- Concerns of sight visibility of entrance/exit to subdivision along Brick Church Pike

Thank you,

Elise Hudson
4601 Whites Creek Pike
536 Brick Church Lane
Whites Creek, TN 37189
(615)557-4695

Item 20: 2018Z-046PR-001

From: Joel Dobbins [mailto:kerinay@bellsouth.net]

Sent: Thursday, April 11, 2019 11:47 AM

To: Planning Commissioners

Subject: Item 20: 2018Z-046PR-001

Commissioners,

I am communicating in reference to Item 20, 2018Z-046PR-001, on today's agenda. Please excuse what may seem like a shallow or vague email, but I saw this morning this item was on today's agenda.

At a community meeting that took place on April 1st Davette Blaylock told the residents that this subject was tabled until May. Obviously, we were not told the correct information for some reason. For that Monday meeting, we received notices in the mail on the Friday before it was to take place. None of actions concerning this matter from the land owner and their representatives have been trustworthy.

There are multiple reasons that the zoning change should not happen:

1. A development like what the owner proposes is inconsistent with anything in our neighborhood. We are a neighborhood of single family homes, some of which are new construction. Our neighborhood is trending in a positive direction. The proposed development would bring a large negative impact to the community.
2. There is no direct access to a main thoroughfare to and from the site, which would infringe on the neighborhood with cars and traffic at a high level of concentration.
3. The landscape already has a considerable amount of water run off that constantly floods neighbors at the lower elevations of the community. This would only increase with a large development.
4. **There are a number of unknown graves on the site.** The owner showed a report of a survey that was done, but looking closely at the information, the survey was not of the complete area. Only a very small portion of the property was actually examined.

Again, excuse my hastily composed email, but I needed to beat the noon deadline, unfortunately, I will not be able to leave my place of employment to share this information in person. In conclusion, I respectfully ask that the re-zoning request be denied. The owner's proposal poses nothing positive for **our neighborhood**. There is **zero** community support from the residents and businesses in the area, yet Councilwoman Blaylock continues to push this effort.

Thank you,

Joel Dobbins
4409 Winston Ave.
Nashville, TN 37211
615-513-8878

From: Smith, Regina L [mailto:regina.l.smith@Vanderbilt.Edu]
Sent: Thursday, April 11, 2019 12:40 PM
To: Planning Commissioners
Cc: Letisha.Birkeland@nashville.gov
Subject: Request to Deny - Rezoning Project for JJ Watson & Winston Ave.

Hi Ms. Birkeland and Commissioners,

I'm writing to you on behalf of my parents Donald & Joyce Jones and brother Reginald Jones, concerning Agenda item # 20 for today's council meeting.

20. 2018Z-046PR-001 On Consent: No Council District 27 (Davette Blalock) Public Hearing: Open Staff Reviewer: Latisha Birkeland A request to rezone from R6 to RM15-A zoning on properties located at Winston Avenue West (unnumbered) and JJ Watson Avenue (unnumbered), west of the terminus of JJ Watson Avenue (4.57 acres), requested by Dale and Associates, applicant; Salahadeen Osman,

At our April community meeting, we were told by Councilmember Davette Blalock that the proposal for this rezoning project would not be on today's agenda. The community is against the rezoning proposal in this Named Lake Providence Historic Neighborhood.

There are several major concerns that would negatively impact the neighborhood.

- Possibly build on several unmarked graves (some neighborhood souls have been resting there for over 100 years).
- The neighborhood is primarily residential with single family homes on properties of ½ to 1 acre lots.
- No direct access to the main road (both streets are dead end streets that are narrow with no sidewalks). Currently, traffic has to pull over on the side almost running into a ditch.
- Major flooding concerns that would increase with a large development. (Mills Creek flooding issues)
- No direct access to the main streets
- Possible well underneath the site (shared at previous council meeting).

We are asking that the re-zoning request **be denied**.

Thanks so much,

Regina Smith
116 Breakwater Bay
Hermitage, TN 37076

Donald & Joyce Jones
4418 Winston Ave. W
Nashville, TN 37211