

Final comments on February 9, 2017 Planning Commission agenda items, compiled February 9

Item 6, 2407 Brasher Ave. SP

From: woodridgenash@yahoo.com [mailto:woodridgenash@yahoo.com]

Sent: Thursday, February 09, 2017 11:56 AM

To: Planning Commissioners

Cc: Shepard, Shawn (Planning)

Subject: 2017 SP-015-001 (2407 Brasher Ave. SP) - Please Disapprove

Greeting Planning Commissioners,

I am a Nashville native, and I am writing you today because I am passionate about our neighborhoods. I acknowledge all the positives that come from the growth of our City, but we also have a responsibility to preserve the character of our distinct neighborhoods. If we do not, then years from now we will look back at what made Nashville so great, and it will no longer exist. Therefore, I request that you support Planning Staff's recommendation to disapprove the request to rezone this property. As a Real Estate professional, I did a tremendous amount of due diligence in arriving at this conclusion, which includes speaking to the Applicant, Council Representative, Planning Staff, Architects, etc. I attended and spoke at the Planning Commission meeting on January 26, 2017 asking for your support to disapprove this request to rezone this property located in a residential neighborhood. At that meeting, your decision was to defer, so that Planning Staff could revisit and do additional research. To my knowledge, absolutely nothing has changed since the January 26th meeting as the SP zoning request for *commercial* use is still definitively inconsistent with both the current *R6 Residential zoning* as well as the *T4 Urban Neighborhood Maintenance (T4 NM)*. The (T4 NM) is intended to preserve and retain the existing character of neighborhood. There is no way around the fact that this is a request for a *Commercial* use in a *Residential* neighborhood, which is inconsistent with the intent of the (T4 NM) policy.

Although this matter was deferred at the last meeting, from my observation, it seemed evident that many members of your Board came to the realization later in the meeting as another request similar to this one was on the agenda right after this matter, that this zoning request for a commercial use, simply does not work with the current zoning and language already in place. Moreover, Planning Staff revisited this matter and after a review of their Staff Report, Staff maintains their initial recommendation to disapprove.

It is important to clarify that this is not about the Applicant/Property Owner, but about the *Property*. This property is located in a residential neighborhood zoned R6, which existed at the time that the Applicant purchased the property. The property is located in a strictly residential community. Furthermore, this property is located on the interior of the community. One individual commercial property surrounded by residential does not fit. It is essential to understand that no one is trying to restrict the rights of the Applicant as the R6 zoning (Residential) was in place when the applicant purchased the property. If the Planning Commission approves such a request that is in direct contradiction to current zoning and policies in place, then this will set a *dangerous precedent moving forward*. Although the average citizen may not be able to understand zoning and the negative long-term ramifications (city and county) of approving a zoning request such as this, you fully comprehend this.

Planning staff advised in their Staff report, that zoning requests such as these are better to be examined on a county wide basis and not one off/individual rezoning of parcels. In addition, Planning Staff has again reviewed the Home Occupation ordinance and this zoning request does not meet the standards for a Home Occupation. As a matter of historical reference, in 2011, the Metro Council considered several bills proposing changes to the Home Occupation standards in the Zoning Ordinance. Ultimately, these bills failed to gain any support. This further illustrates that this is a conversation that needs to be had on a county wide basis and potentially discussed in Metro Council. As stated by several Commissioners at the January 26th meeting, the Planning Commission simply does not have the tools under the current zoning and ordinances to make these changes.

Based on the aforementioned information, I am respectfully requesting that you support Staff's recommendation and disapprove this zoning request. The introduction of a commercial use does not fit with the existing character of the neighborhood, nor is it consistent with the (T4 NM) land use policy. The SP zoning process at this property does not yield a context sensitive development and is therefore not applicable in this scenario. Thank you for your time, consideration, and dedication to the residents of Nashville.

All the Best,

Nigel Hodge

2406 Brasher Ave.

Metro Industrial Development Board Member

President & Treasurer, Woodridge HOA

Nashboro Master HOA Board Member

woodridgenash@yahoo.com

Items 6 and 7, 2407 Brasher Ave SP and 3233 Knobview Drive SP

Name : Carol Norton

Phone Number : 615-504-3837

Email Address : c.norton@comcast.net

Please uphold Staff recommendations to disapprove Items 6 and 7 at today's meeting. Metro Council has upheld the sanctity of residential zoning, and it has been upheld by staff in both cases here. Please do the same. Residential is NOT commercial! Item 6 2017SP-015-001 Staff Recommendation: Disapprove Item 7 2017SP-016-001 Staff Recommendation: Disapprove

Item 8, 2811 Wimbledon

From: David Stephenson [mailto:davidbstephenson@aol.com]

Sent: Thursday, February 09, 2017 11:05 AM

To: Planning Commissioners

Subject: Case 2016S-136-001 2811 Wimbledon Rd.

My wife Susan D. Burns and I live at 3305 Wimbledon Road. We are strongly opposed to the proposed over-development of the lot on 2811 Wimbledon Road. Please do not open the door for the further destruction of the quality this neighborhood.

David B.Stephenson

From: Jane Kelley [mailto:jgckelley@gmail.com]

Sent: Thursday, February 09, 2017 9:17 AM

To: Planning Commissioners

Cc: Pulley, Russ (Council Member); Hugh Tanner

Subject: 2811 Wimbledon Case 2016S-136-001 - ask for disapproval

Dear Planning Commission Members,

I ask that you vote NO on the proposed subdivision at 2811 Wimbledon Rd. As the past and founding president of the Wimbledon to Woodmont Neighborhood, I can report that we have experienced more than our fair share of development that primarily benefited developers' pockets and simultaneously undermined the character our 75-year-old neighborhood. In many cases, the attorneys of the developers found quirky exceptions to the code, that allowed them to build and orient structures that are very out of character with the neighborhood - in spite of neighbors expressing their arguments that were based in sound rationale and in accordance with the community plan. My property value has been directly affected by these actions, and it is very frustrating when logic is not reflected in the code.

However, in this case, it is very clear that the zoning code does not support a proposed subdivision of this property. And we are asking that the current code be observed. Please accept this as a statement of my position in lieu of my attendance in person. I am employed full-time, have young children that cannot be left alone, and a husband who travels. Our Council Member, Russ Pulley, is in agreement with the opinion of the majority of property owners in this neighborhood to disapprove this proposal.

Thank you for your careful consideration of this case.

--

Jane Kelley

3501 Grayswood Avenue

Nashville, TN 37215

615-292-7572

From: James Manning [mailto:jp@themanningagency.com]

Sent: Thursday, February 09, 2017 8:38 AM

To: Planning Commissioners

Subject: 2811 Wimbledon Rd - subdivision

Importance: High

Strongly opposed to the 2811 Wimbledon Rd Subdivision --

We have "established" zoning rules. These rules have been established for a reason. IE : to protect the neighborhood. I ask that the Planning Commission simply follow the established rules & to not "bend the rules" - this proposed plan will damage our neighborhood on many levels -

Please protect our neighborhood.

My Wife Rev Gene Manning & I have lived at 2806 Wimbledon Rd (CATTY-CORNER ACROSS the street)
from this "proposed plan" - since 1999
I've lived in Nashville for 63 years

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James P Manning
2806 Wimbledon Rd
Nashville, TN 37215
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OFFICE
James P. Manning

The Manning Agency, LLC
104 Woodmont Blvd # 105
Nashville, TN 37205-2290

Office : 615-383-6700
Email : jp@themanningagency.com

From: Ellen Tanner <ellenmtanner@gmail.com>
Date: February 7, 2017 at 10:47:59 PM CST
To: Shawn Shepard <shawn.shepard@nashville.gov>
Subject: Case 2016S-136-001 2811 Wimbledon Rd.

Members of the Planning Commission:

I live at 3301 Wimbledon Road, directly west of the proposed redevelopment of
3301 Wimbledon Rd. I request that you follow the Planning Staff's
recommendation to not approve the proposal for the subdivision of 2811
Wimbledon Road. The proposed development will result in a drastic change to the

neighborhood –and the stated policy for growth which calls for neighborhood maintenance. The 110 foot dead end street would go from having 4 driveway accesses to 9. How out of place would the only sidewalk to nowhere look? The addition of 4 new homes – which is what the decision to grant this subdivision will allow, will create a much more dense development that is inconsistent with the surrounding look and feel of the established neighborhood as you can see in these pictures.

Given that there are not any other homes to compare lot 2 on Hilldale with, in terms of frontage, size and orientation or at all- our position quite clearly is based on the surrounding neighborhood and it's look and feel and we believe the development of 4 houses is quite simply just out of character with the rest of the neighborhood as evidenced by the pictures I have attached. To put it simply, we fear that any subdivision that will allow 4 homes- where only 2 are allowed at the moment is too much and will lead to a change in the overall character and feel of the neighborhood that we all so dearly love.

There is a reason for subdivision policies and for the Community Plan designation and there is a reason that the Staff is tasked with carefully reviewing these plans and proposals in concert with the plans. We believe that in this case the staff has

done their job and we ask that their decision and the overall policy would be respected and that our neighborhood be protected from this development that is inappropriate for the current location.

Many would think this is an anti-development approach. It is not. As a matter of fact, my husband makes our living financing real estate developments on college campuses as well underwriting many of the municipal bonds our City issues. We are not opposed to growth and development but we are opposed to something that pushes the limits and is not in keeping with the Community Character Plan or the overall look and feel of our neighborhood. While not only changing the character of our neighborhood, these additional home will also tax the public facilities such as Julia Green School which already has approximately six portable classrooms.

Also, we are opposed to the manner in which the developer has handled the neighborhood in general. The first meeting was held on a Sunday afternoon with the neighbors not being notified until after 5 PM on Friday where the argument was he could ask for up to 14 houses but wanted to it nice and request only 6. A second meeting was held, coincidentally on a Tuesday, when the Councilmember was in the council meeting and finally the insinuation that they could reopen

Hilldale Road to Valley Brook Place after the neighborhood had requested and been granted that the easement be vacated over a decade ago, but wouldn't if we would not oppose his plans.

Members of the Planning and Councilmember Pulley, I want to thank you for the opportunity to express my thoughts as they relate to our neighborhood, which by the way, we affectionately call W2W or Woodmont to Wimbledon. In closing I ask that you consider the neighbors' opposition to this development, Councilmember Pulley's opposition and your own staff's recommendation to disapprove based their analysis that lot 2 is inconsistent with the Community Character Manual for neighborhood maintenance and is further not consistent with the overall feel and lot size and orientation of this area, especially the block of Wimbledon east of Hilldale, and not grant this request to subdivide.

Hugh C. Tanner

3301 Wimbledon Rd.

Nashville, TN 37215

(615) 400-6270 (M)

hugh.tanner@raymondjames.com

From: cleuk7@aol.com [mailto:cleuk7@aol.com]
Sent: Wednesday, February 08, 2017 6:36 PM
To: Planning Commissioners
Cc: Shepard, Shawn (Planning)
Subject: Case 2016S-136-001 2811 Wimbledon Rd.

Members of the Planning Commission:

I am writing to say I support the Planning Staff's recommendation to **not approve** the redevelopment request for a subdivision at 2811 Wimbledon Road , Nashville TN 37215.

As a member of the Woodmont to Wimbledon neighborhood group, I request the Metropolitan Planning Commission deny the request, 2016S-136-001 **because it is inconsistent with the Community Character Plan and the general lot size dimensions and feel of the surrounding neighborhood.**

My opposition is based on the non-compatibility of the proposed lots with the existing homes on Wimbledon starting at Hilldale proceeding east on Wimbledon to Woodmont Blvd. The proposed houses facing Wimbledon would be located significantly within the existing setbacks and with less frontage than the other homes on the block.

There would also be an issue with traffic generated by a private drive connecting Hilldale to Sycamore and Valley Brook Place. Hilldale Drive going south to Valley Brook Place was vacated approximately 15 years ago, at the request of the neighborhood and the previous property owners for this very reason, and now a cul-de-sac is proposed that would provide access for all 5 homes at the current 2811 Wimbledon Road address on to Hilldale.

These roads are all very narrow and currently require cars to leave the asphalt when passing, which is especially hazardous to young children and older adults. This traffic does not include the additional traffic on Wimbledon at peak hours when motorists are using Wimbledon as a means to bypass the traffic signal at Woodmont and Bowling.

Thank you for your consideration of my request.

With Regards,

Cynthia Leu
3502 Scarsdale Road
Nashville, TN 37215

Item 24, Clearview Drive/Crescent Road/Estes Road/Westmont Avenue/Woodmont Circle rezoning

From: Peggy Ross [mailto:RossP@franklinroadacademy.com]
Sent: Thursday, February 09, 2017 8:28 AM
To: Planning Commissioners
Subject: BL2017-555 Planning Case 2017Z-005PR-001 comment for downzoning

Dear Members of the Planning Commission,

I wish to express my strong support for the down-zoning of the Clearview Drive area as proposed in **BL2017-555 Planning Case 2017Z-005PR-001.**

My family bought and moved into 907 Clearview Drive about 1949. I would like to protect the character, safety, and value of this neighborhood and consider the down-zoning of the area an important means of doing so. I fully support Councilwoman Murphy's proposal and hope you will also. Grateful for your consideration of this matter, I am

Sincerely yours,

Margaret Mary Wall Ross

907 Clearview Drive.

(615-292-5790)

From: Kate Rogers [mailto:katherinelee29@hotmail.com]
Sent: Wednesday, February 08, 2017 10:02 AM
To: Planning Commissioners
Subject: 2017Z-005PR-001 - Vote Yes

Planning Commission:

I am writing to express my support for the zoning change (Ref: 2017Z-005PR-001) for the Clearview/Crescent/Estes streets in Green Hills.

I have owned a home on Clearview Drive for eight years. Most of the homes in our neighborhood are single family homes with a yard. The character of the neighborhood is why we bought our home, and why we invested a great deal of money to renovate our home.

In the last few years, we have seen out-of-town developers buy single family homes in this neighborhood, knock them down, and build multiple houses on the lot. It looks terrible, it lessens the value of the surrounding homes, and it adds to the already horrible traffic congestion - especially on Estes Road. I have written so many letters in the past few years to the zoning and planning commissions, in opposition to this infill construction in our neighborhood, but it seems the developers always win.

We are so pleased that Councilwoman Murphy has listened and responded to our appeals for change and is trying to work for us to help solve this issue.

We would like to preserve the character of our neighborhood and our home values. Please vote to change the zoning on Clearview/Crescent/Estes Road.

Thank you,
Hart Rogers
Katherine Cunningham
902 Clearview Drive, Nashville, TN 37205

