

**Comments on July 27, 2017 Planning Commission agenda items,
received July 25-26**

**Items 1a/b/, Green Hills-Midtown Comm Plan Amendment/Alexander
SP**

From: carmen [mailto:ccowden@aol.com]
Sent: Wednesday, July 26, 2017 3:47 PM
To: Planning Commissioners
Subject: Rezoning attempt 2017SP-045-001

Re: The Alexander

I am very much opposed to the rezoning effort of the above property at 2041 Overhill Dr.

Carmen Cowden
2016 Overhill Dr.
Nashville, Tn 37215

From: Justin Parker [mailto:jparker@thoroughbredfinancial.com]
Sent: Wednesday, July 26, 2017 10:38 AM
To: Planning Commissioners
Subject: Re: The Alexander Rezoning Attempt SP 2017SP-045-001

Dear Planning Commissioners,

I am very much opposed to the rezoning effort of the above property at 2041 Overhill Drive. I live in the adjacent property.

Thank you,

Justin W. Parker

Registered Representative

Thoroughbred Financial Services, LLC

5110 Maryland Way, Suite 300

Brentwood, TN 37027

P: (615) 371-0001

From: Earl Taylor [mailto:earlrtaylor@aol.com]
Sent: Wednesday, July 26, 2017 10:17 AM
To: Planning Commissioners; Ross.Pulley@nashville.gov
Cc: Melissa Red
Subject: Overhill Rezoning

I own a condo at 4210 Hillsboro , unit 212. The commercial use of that property would negatively impact the value of my property, as well as my enjoyment of it. Please deny the request to rezone. Earl Taylor, Taylor Trust.

From: Vdpierce@aol.com [mailto:Vdpierce@aol.com]
Sent: Wednesday, July 26, 2017 9:54 AM
To: Planning Commissioners
Subject: The AlexanderRezoning Attempt SP 2017SP-045-001

Commissioners,

I am very opposed to the rezoning effort of the above property at 2041 Overhill Drive. Please protect the property rights of those who live in close proximity to this development.

This proposed change would have a negative impact on quality of life for the people who live close by.

Sincerely,

Barbara Pierce

4230 Hillsboro Pike

Nashville, Tn 37215

From: Keith Compton [mailto:keith@keithcompton.com]
Sent: Wednesday, July 26, 2017 9:48 AM
To: Planning Commissioners; Pulley, Russ (Council Member)
Subject: The Alexander Rezoning Attempt SP 2017SP-045-001

I am very much opposed to the rezoning effort of the above property at [2041 Overhill Drive](#).

Keith Compton

From: Gary Bouge [mailto:garybouge@gmail.com]
Sent: Wednesday, July 26, 2017 9:32 AM
To: Planning Commissioners
Subject: The Alexander SP 2017SP-045-001

Re: The Alexander Rezoning Attempt SP 2017SP-045-001

I am very much opposed to the rezoning effort of the above property at 2041 Overhill Drive.

There is great concern among Green Hills' homeowners regarding the impact this will have on property values if the building is rezoned for commercial use.

It's important we keep all commercial property on the north side of Overhill Drive.

From: Pulley, Russ (Council Member)
Sent: Tuesday, July 25, 2017 9:43 PM
To: Joan S
Cc: Planning Commissioners
Subject: Re: Physical therapy

Thanks. I will forward this to the planning commission.

Sent from my iPhone

On Jul 25, 2017, at 9:34 PM, Joan S <sirjoan@aol.com> wrote:

This letter is to request your support for the rezoning of The Alexander to mixed use. I have lived in counsel district 25 for many years. I have witnessed a lot of growth and change and realize that this is part of living within the city limits. It is always a concern when zoning changes, however this type of use offers a positive change to this community. I am in support of The Alexander being allowed to have a medical office as well as residential apartments and hope that you will support the request for change. I have been a patient of Dr. Dube's for three years now. Living in Greenhills and driving to Hermitage has become quite a burden. It would be greatly convenient to myself and I am sure to others in the area to have access to a quality physical therapy office.

Joan Siragusa

Sent from my iPhone

From: Brenda Hull [mailto:brendahull11@yahoo.com]
Sent: Tuesday, July 25, 2017 7:31 PM
To: Planning Commissioners
Subject: 2041 Overhill Drive

I strongly oppose the re zoning of residential neighborhoods, namely, the southeast corner of Hillsboro Pike and Overhill Drive. Keep all commercial property on the North side of Overhill.

"Only the first floor" is only the beginning of more encroaching on our residential neighborhoods, and, I question the integrity and motives of most-to-all decisions made, having watched you for the past several years.

From: Stacia Vetter [mailto:staciav4uk@bellsouth.net]
Sent: Tuesday, July 25, 2017 2:52 PM
To: Planning Commissioners
Cc: Pulley, Russ (Council Member)
Subject: the property located at 2041 Overhill Drive, at the southeast corner of Hillsboro Pike and Overhill Drive.

Dear planning commission,

I am writing to oppose the rezoning of the above location to a commercial property.

It is important to note that this project was originally a residential project and permitted ad such for the build. It should not be changed to commercial based on its location and proximity to the residential area. It sits within feet of condominiums and single family housing.

As a resident living within 1/4 mile of this location I strongly oppose the change.

Sincerely

Stacia Vetter
609 Summerwind Circle
Nashville TN 37215

From: Pulley, Russ (Council Member)
Sent: Tuesday, July 25, 2017 12:07 PM
To: Deb Lawson
Cc: Planning Commissioners
Subject: Re: Rezoning in Greenhills

I will make sure the planning commission is aware of your opinion.

Sent from my iPhone

> On Jul 25, 2017, at 11:18 AM, Deb Lawson <debterrylawson@gmail.com> wrote:

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> Russ, I will not be able to attend the meeting on July 27, but let it be known I am totally against rezoning the property first floor on the corner of Overhill Drive and Hillsboro Road for commercial use. Please make my opinion count! Thank you for your work, Deborah Lawson

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From: debrabouge@aol.com [mailto:debrabouge@aol.com]

Sent: Tuesday, July 25, 2017 11:48 AM

To: Planning Commissioners

Subject: The Alexander SP 2017SP-045-001

Re: The Alexander Rezoning Attempt SP 2017SP-045-001

I am very much opposed to the rezoning effort of the above property at 2041 Overhill Drive.

It was pointed out during the July 17 community meeting by one of the attendees who is very knowledgeable regarding rezoning regulations that a doctor's office is in reality a business and you can call the rezoning attempt a special permit if you want, but it is actually the same as commercial zoning.

In Green Hills, there is strong objection to the commercial zoning effort. We believe once commercial zoning in a residential neighborhood starts; it will be very difficult to stop additional rezoning in the future.

The consensus is no commercial/special permit zoning south of Overhill Drive. The area has always been residential and should stay residential.

From: Deb Lawson [mailto:debterrylawson@gmail.com]
Sent: Tuesday, July 25, 2017 11:15 AM
To: Planning Commissioners
Subject: Rezoning in Greenhills

I will not be able to attend the July 27 meeting regarding rezoning the property on the corner of Hillsboro and Overhill Drive. I am very much against rezoning this residential property for commercial use! Please make my opinion count!! Thank you, Deborah Lawson

From: Lisa R. Meisinger [mailto:lmeisinger@ortalekelley.com]
Sent: Tuesday, July 25, 2017 4:02 PM
To: Pulley, Russ (Council Member); Planning Commissioners
Cc: Will Caldwell
Subject: Re Plan Amendment 2017CP-010-002

Please find attached correspondence from T. William A. Caldwell in regard to the above.



Lisa Meisinger

Legal Assistant to T. William A. Caldwell

And Britton J. Allan

T 615.780.7527 | F 615.726.1494

330 Commerce Street, Ste. 110

Nashville, TN 37201

lmeisinger@ortalekelley.com

(attachment follows)



T. William A. Caldwell
wcaldwell@ortalekelley.com
Direct: 615.780.7520

July 25, 2017

VIA EMAIL: planning.commissioners@nashville.gov
Metro Nashville Planning Commission

**RE: Plan Amendment 2017CP-010-002
Green Hills-Midtown Community Plan Amendment
Alexander SP 2017SP-045-001**

Planning Commissioners:

On behalf of the residents of Hillsboro Hall and similarly situated neighbors in the Council District 25, I request that you disapprove the above proposals, items 1a and 1b, respectively, on the Consent Agenda. Originally, these proposals were docketed for July 13, 2017. However, the items were deferred and a community meeting took place on Monday, July 17, 2017 to allow Councilman Russ Pulley and a representative of the property owner, Dr. Scott Dube, to discuss the proposals. I attended the meeting and can report that the attendees, most of whom were not residents of Hillsboro Hall, disapproved of the proposal. Many of the reasons voiced at that meeting are contained in this letter, and I respectfully submit they demonstrate a need to protect the residential character of this area by rejecting the transition (TR) policy for this property.

Contrary to Metro Planning's July 27, 2017 staff report, the proposed amendment to the community character policy *is* significant. For the following reasons, the Commission should reject the proposal: (1) it is being used to allow an SP that fails to address parking and traffic safety concerns; (2) it creates unfortunate precedent for future development in the area; and (3) it erodes the distinction between T3-RC and TR.

The proposal should be rejected because the SP does not provide for enough parking. The property was originally constructed as a horizontal property regime as developed by Dube and Whitefield Properties, LLC. Currently, the property consists of units owned and operated by Dube & Whitefield Properties. It is believed that two units, including the top penthouse suite, are owned by Dr. Scott Dube. It appears that some of the downstairs units are rentals.¹ It also

¹ <https://www.summitnashville.com/properties/green-hills-condo-for-lease-in-the-alexander/>

appears that some of third floor units are available for sale as condo units.² To accommodate parking for the seven units on the property, seventeen parking spaces are currently available. The SP proposes to dedicate 11 of these spaces to the medical office. However, the conditions imposed related to the use of these spaces are impractical. According to the conditions, staff members of the proposed office “shall be directed to park in the four (4) parking spaces assigned to the two apartments owned by the physician.” At the community meeting on July 17, 2017, it was extremely unclear whether Dr. Dube in fact lived in the penthouse unit. In fact, at one point, Dr. Dube did not agree to refrain from renting the penthouse as a STRP should the SP be approved.³ As a result, unless Dr. Dube lives in both units, it will likely be impossible for Dr. Dube to police the use of parking spaces by residents, short-term or long-term, who live in those units. To complicate matters, access to the building’s parking will be prohibited to UPS/FedEx and other similarly-sized vehicles between 8:30 – 4. The likelihood for congestion and confusion presents an excellent opportunity for having patrons and delivery vehicles parking or standing on Overhill where there is simply no space. This could present serious problems considering the 16 increased daily trips with the proposed SP.

The increased traffic and parking concerns are only a reflection of the potential problems facing this neighborhood if this SP is allowed to set precedent. Should this SP pass, it will be referred to as an example of future TR policy amendments. Overhill is the beginning of a neighborhood that is buffered by the Alexander. Should Overhill become a street with Transition community policy, it would create a traffic problem that Overhill is not equipped to handle.

Adopting the proposed change to the community character policy will also erode the distinction between T3-RC and TR. These policies differ in one important way: T3-RC preserves and TR transitions. In an area with T3-RC policy, the suburban residential corridors should be preserved. Meanwhile, areas with TR policy encourage the transition between major thoroughfares and lower density neighborhoods. The current proposal removes this distinction by implying that there is little difference between T3-RC and TR. In other words, the proposal implies that any residential property on a highly trafficked corridor can be either T3-RC or TR regardless of the community character policy that is already in place. However, the distinction exists for a purpose, and the fact that the Alexander shares an intersection with three high density business uses should not be the only consideration for whether TR is an appropriate policy.

Instead, the Planning Commission should also consider the current community character: residential. This building acts as a buffer between the high density uses and residential properties. It should remain that way.

² <https://www.summitnashville.com/properties/green-hills-condo-for-sale-in-the-alexander/>;
<https://www.summitnashville.com/properties/green-hills-condo-for-sale-nashville-the-alexander/>

³ It is unclear Dr. Dube’s current position on this.

For these reasons, Hillsboro Hall requests that you disapprove the proposed items above.

Very truly yours,

ORTALE KELLEY LAW FIRM

A handwritten signature in blue ink, appearing to read 'T. Caldwell', is written over the firm name.

T. William A. Caldwell

TWAC

CC: Russ Pulley

**Item 9, Cantrell Ave/Carden Ave/Leonard Ave rezoning
(attachment follows)**

NANCY S PETERSON (HEARN)

3701 WEST AND AVENUE AND CRAIGHEAD AVENUE
THREE WHITEHALL
NASHVILE, TN 37205-2461

RE: Council Bill # BL2017-822

Case 2017-079PR-001

Map 104-09, Parcels 215-219

Map 104-13, Parcels 004-020, 028-067,069-084

Map 104-13-0-L, Parcels 001-002, 900

Subarea 10, Green Hills – Midtown (2005)

Council District 24 (Kathleen Murphy)

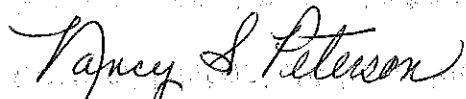
Please accept my vote to rezone from R8 to RS7.5 for various properties along Cantrell Avenue, Carden Avenue and Rolland Road (23.09 acres), requested by Councilwoman Kathleen Murphy, applicant, various owners.

I would also like to request that Craighead Avenue (West End to Rolland Road) in its entirety be added to this same overlay.

Please help us to protect the integrity of our neighborhood.

Thank you for voting in favor of this request.

Respectfully,



Nancy S Peterson (Hearn)

Item 17, 838 Kirkwood Avenue

From: Mary Mitchell [<mailto:mmitchell2004@bellsouth.net>]

Sent: Wednesday, July 26, 2017 10:47 AM

To: Planning Staff

Cc: Lucas Chesnut

Subject: Case 2017S-147-001 - 838 Kirkwood Avenue

Dear Nashville Metro Planning Staff,

I recently attended a community meeting at 838 Kirkwood with the developer and owner of the property to discuss their request to remove a platted setback at 838 Kirkwood for their planned construction of two homes on the property.

While I had previously written to the commission in opposition to their request, I am now in favor of their request and would ask the commission to vote to approve their request. The homes they have planned if their request is granted would be preferred over the taller, skinner structures they would build if not granted.

Sincerely,

Mary Mitchell

2815A West Kirkwood Ave

Item 18, Seven Hills Section 1 Resub of Lot 60

From: Barbara [<mailto:ba.hunt@comcast.net>]
Sent: Wednesday, July 26, 2017 10:36 AM
To: Planning Staff
Subject: Request to Subdivide Lot on 4520 Shy's Hill Road

We (Robert and Barbara Hunt) agree with the commission's plans to disapprove the request to subdivide this lot on Shy's Hill Road. The request is not harmonious with the other homes in the surrounding area. My neighbor, Gladys Chatman, has said she is also opposed to this plan.

From: Jack and Vicki Milam [<mailto:jandvmilam@gmail.com>]
Sent: Tuesday, July 25, 2017 1:01 PM
To: Planning Staff
Subject: Final Plat 2017S-150-001/ Seven Hills Section 1 Resub of Lot 60

Dear Metro Planning Commission:

We have read the proposal to create 2 lots on the property located at 4520 Shy's Hill Rd. and *strongly* disapprove. As residents of this neighborhood for 32 years, we very much desire to see the character of the neighborhood preserved. We, therefore, agree with your analysis and recommendation to disapprove this request.

Best regards,

Jack and Vicki Milam

1305 Lone Oak Circle

Nashville, TN 37215

615-383-8013

From: pat mccauley [<mailto:patmcc911@yahoo.com>]
Sent: Tuesday, July 25, 2017 11:54 AM

To: Planning Staff

Subject: oppose case 2017S-150-001

Dear Planning commisson person,

I agree with your assessment that the lot in subdivision case 2017S-150-001 should not be subdivided. Your report states "Staff recommends disapproval as the proposed final plat is not harmonious with the surrounding lot pattern." In 2006, this neighborhood organized and had our lots rezoned to single family. There are new large single family houses directly across the street and to one side of this lot in question. Putting two long skinny houses onto this lot would not fit in with the neighborhood.

I live directly downhill from the lot in question. There are many springs on this hill. Several times, when there has been construction uphill from me, it affects water drainage on my lot. Once, a too small drain was placed under a driveway which caused the ditch to overflow and head downhill through my and my below hill neighbors' yards. Over 35 years, I have spent much money on a wall and french drains. I become concerned anytime there is new construction uphill from me.

Thank you for disapproving this request.

Sincerely yours,

Patricia McCauley

4511 Glendale Place

Nashville, TN 37215

615-292-6091

Item 21, Grandview Drive/Granny White Pike/Ackerman Court rezoning

From: stacey mcguinn [mailto:staceymcguinn@bellsouth.net]

Sent: Tuesday, July 25, 2017 9:08 PM

To: Planning Commissioners; Burnette, Brandon (Council Office); Pulley, Russ (Council Member); Rickoff, Abbie (Planning)

Subject: Support for Grandview and Ackerman Zoning Change to RS10, Case 2017Z-063PR-001

Dear Members of the Planning Commission,

I am writing in support of the proposed change to RS-10 zoning for Grandview Dr. (between Granny White and Leland) and Ackerman Ct. (Case 2017Z-063PR-001.) My family's home is located at 1105 Grandview drive within the proposed boundary.

The current R10 zoning is allowing single-family traditional cottages that have been the neighborhood for over 75 years to be torn down and replaced with two dwellings. This process does not value or protect the historical nature of our streets, and is wreaking havoc on traffic, parking, density, and the flow of storm/runoff water.

I have two children ages 13 & 10. Over the 15 years I have lived on Grandview drive, the streets in the neighborhood have become less safe for walking, jogging, bike riding, and children playing, which in turn negatively affects our quality of life.

I urge you to approve this proposed change to RS-10 I look forward to the upcoming meetings to continue this discussion.

Sincerely,

Stacey Mcguinn

Sent from my iPhone

From: Andrew Shaw [mailto:andrewrahere@gmail.com]
Sent: Tuesday, July 25, 2017 2:07 PM
To: Planning Commissioners
Cc: Rickoff, Abbie (Planning); Pulley, Russ (Council Member)
Subject: Grandview Dr. and Ackerman Ct. RS10 Zoning - 2017Z-063PR-001

Dear Planning Commissioners,

Re: Grandview Dr. and Ackerman Ct. RS10 Zoning - 2017Z-063PR-001

I write in support of the above referenced re-zoning of Grandview Drive and Ackerman Ct between Lealand Lane and Granny White Pike from R10 to RS10 and request that this be approved.

The construction of multiple homes on single lots is leading to many problems in our area including increased traffic, water run-off issues and increased housing density in an area that has not had the infrastructure developed to support it. In addition, the systematic deforestation of the metro area by these contractors trying to fit as many properties onto one lot, will lead to additional problems for future generations.

The character of the neighborhood in which we live is being altered and changed irrevocably by the construction of two or more properties on each lot, and I strongly request that you support and approve this zoning change on our behalf.

Thank you for your consideration in this matter.

Sincerely,

Andrew Shaw
1106 Grandview Drive

From: Matthew Crabtree [mailto:matthewcrabtree@gmail.com]
Sent: Tuesday, July 25, 2017 11:15 AM
To: Planning Commissioners
Cc: Pulley, Russ (Council Member); Rickoff, Abbie (Planning)
Subject: Re: Grandview Dr. and Ackerman Ct. RS10 Zoning – 2017Z-063PR-001

Dear Commissioners;

I write to you today in support of the proposed contextual overlay RS10 (**Case 2017Z-063PR-001**) for Grandview Drive and Ackerman Court. My

wife

and I have lived on Grandview

Drive

for 10 years and felt fortunate that our street had avoided the 2 houses on 1 lot trend. Our street, between Granny White Pike and Lealand, had retained its original character with charming 1940 cottages until recently when builders began tearing down homes.

I grew up here in Nashville and want to stay here forever.

Over the last year, this area has changed dramatically. On some streets the number of houses have doubled changing the charm of the area. Congestion is high. Cars are parked on the streets limiting the amount of space kids can ride their bikes and speed limits are not being observed. We have no sidewalks in our neighborhood making it difficult to walk or run. Water pressure is low. The roads are being destroyed by all the construction vehicles

and the noise is constant

.

We love Nashville and welcome our new neighbors but are begging you to limit one house per lot (RS10) and the height of the house. We desperately want to keep the charm, trees, and land that attracted us to this area when we purchased our home.

Thank you

for keeping Nashville the city we know and love

.

Matthew

Crabtree

1113 Grandview Dr

Nashville

,

TN 37204