

Comments on April 25 MPC agenda items, received through April 25

Item 4: 2017SP-092-001 – THE VILLAGES AT HODGES HILL SP

From: cornelius foster [ckfoster_2001@yahoo.com]
Sent: Wednesday, April 24, 2019 7:01 PM
To: Planning Commissioners; Haywood, Brenda (Council Member)
Subject: Case 2017SP-092-001 4/25/19

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: TME ACOSTA [drtia11@yahoo.com]
Sent: Thursday, April 25, 2019 10:04 AM
To: Haywood, Brenda (Council Member); Rickoff, Abbie (Planning)
Cc: Planning Commissioners
Subject: OPPOSITION LETTER TO PLANNING COMMISSION April 25 2019.pdf

Dear Ms Rickoff,

Good Morning,

I was informed that you are the Planning Staff Reviewer for the Planning Commission. I regret that I can not attend the meeting this afternoon during which the REZONING proposal for 4000 Brick Church Pike (Hodges Property) will be discussed. As noted in the letter, we have made 2 attempts to be physically present during such meetings but discussion of the project was cancelled or postponed indefinitely. I learned that it is being discussed today although we did not get public notice about it.

Thank you,
TM Estrella Acosta MD

CC: PLANNING COMMISSIONERS
CC: BRENDA HAYWOOD-

To our dear Council Lady Brenda Haywood

I have called your office in Nashville and had planned to meet with you in Dec 2018 about the proposed rezoning Of 4000 BRICK CJHURCH PIKE NASHVILLE TN but was not able to do so. I have heard how you value your constituent's views and feelings about community matters.

This Hodges prpoject has been in the list for discussion at the Planning Commission meetings several times and “postponed indefinitely” or “cancelled.” I just found out yesterday that it is in the agenda today April 25 2019 I can not make it to the meeting so I wrote a letter of Opposition to the Rezpning.

I hope you get a chance to read this email before the meeting.

Respectfully yours,

TM Estrella Acosta MD
Co=Owner of 60 plus acres land
Beside the Hodges property

From: tia marie estrella [drtiamarie@gmail.com]
Sent: Thursday, April 25, 2019 10:29 AM
To: Abbie.Rickoff@nashville.com; Planning Commissioners; Haywood, Brenda (Council Member)
Cc: tia marie estrella
Subject: LETTER TO PLANNING COMMISSION APRIL 25 2019

We have made 2 attempts to attend a Planning Commission meeting regarding 4000 BRICK CHURCH PIKE REZONING but it was cancelled & postponed twice.

This morning, I tried to get to Nashville from the East Coast but could not get to the 4 PM meeting at the Planning Commission.

Kindly give this LETTER to PLANNING Commission members.

Thank You,

TM Estrella Acosta MD
Co-owner of 60 Plus acres Land adjacent to
Proposed Rezoning of Hodges Property
4000 Brick Church Pike
Nashville Tn 37207

Please see letter on the following page.

April 25 2019

From:

TM Estrella Acosta MD of Dove Cote Hillenglade LLC

Co-owner of 60 plus acres beside the Hodges Property at Brick Church Pike

Nashville TN 37207

To: Metropolitan Nashville Planning Commission , Nashville Tennessee

Re: OBJECTION to Proposed Re-zoning from RS-20 to SP: 4000 Brick Church Pike

Sir/Madam:

We had made 2 attempts to be at the Planning Commission meeting since 2018 regarding the proposed Hodges Village development but it was cancelled or postponed.

I and Paulo Acosta MD have lived in Nashville since 1980 and practiced Medicine there for decades . My career path had taken me to other medical centers including VA Med Centers from New Hampshire to Virginia. I am not able to attend the meeting today.

The Metropolitan Nashville has this exponential task of overseeing the rapid residential development in Metro Nashville for the common good of Nashvillians yet preserving the natural resources as well as sensitive to how developments impact the existing neighborhood.

The proposed Villages of Hodges had started to prove that the plans are not compatible to a steady peaceful zoned RS-20 community. The cutting of timber at the Hodges property in late 2018 re-routed the natural flow of water and caused significant erosion of the land beside it.

The proposed development does not consider the effect on the Bellshire community. Some years ago the geographically lower terrain of the Bellshire community fronting Brick Church Pike saw some flooding coming from the foothills parallel to Brick Church Pike. To help that matter, there is an established protected nature conservation strip of land between what is now called Hillenglade Drive and the property at 3920 Brick Church Pike (formerly Johnette Fort's property).

The proposed residential development destroys and add burden to the flow of nature at Brick Church Pike; also to a rare sacred path reportedly traveled by the American Indians as they moved to the Western USA. It is an area of Nashville where individual RS-20 houses are built in congruence with the hills and soft valleys of Nashville.

71 units on the front 12 acres (with some multifamily housing) at the Brick Church Pike/Bellshire community is not compatible with the existing stable RS-20 zoned neighborhood.

A change In zoning from RS-20 to SP of the proposed high density and multifamily Hodges development also speaks of the challenging sociologic problems the Brick Church Pike community towards Trinity Lane had encountered repeatedly.

I have spent countless hours with our late neighbors Mr. and Mrs. Hodges who tended to his land with care and pride. Mr. Hodges was a very active member of the this stable Bellshire Homeowners group. He repeatedly blocked any efforts to re-zone his neighborhood to something less than RS-20 . And, I am sure that an SP re- zoning for a high density multifamily residential development in the middle of a stable peaceful Bellshire community is not something he envisioned for his acreages.

Thank you for your attention ,

TM Estrella Acosta MD for Dove Cote Hillenglade LLC

From: Maggie Malone [carriemmalone@yahoo.com]
Sent: Thursday, April 25, 2019 11:40 AM
To: Haywood, Brenda (Council Member); Rickoff, Abbie (Planning)
Subject: OPPOSE 2017SP-092-001 Hodges Hill (4000 Brick Church Pike)

Hello Brenda,

I wanted to thank you again for attending the community meeting earlier this week. I appreciate you hearing our concerns about the rezoning of 4000 Brick Church Pike to an SP.

What was evident from that meeting on the 22nd was that the developers themselves, nor their plan, will give anything back to our community as an SP. They admitted so themselves. And then further advanced our fears and suspicions, as they admitted they needed the SP simply to be able to build more homes so that they could make a bigger profit. As I am sure you remember, they literally said this. It is appalling that the developers would try to take such blatant advantage of you, your constituents and the city of Nashville.

As we as a community have stated many times before (and as you mentioned in the meeting, you have continued to receive many emails, calls and text messages) their proposed plan and request for rezoning has not addressed any of the real issues of stormwater runoff, how our tiny country roads could sustain this incredible increase in traffic, how the manor home condos don't match anything in our neighborhood, etc.

When we asked the developers why they could not build on the land as it is currently zoned, they replied it would be too difficult to build "nice" houses and would throw off their profit margins.

The only solace I had from the meeting was you Brenda, letting us know that you knew there were overwhelming numbers of people in the community against this rezoning. And I applaud that you were so honest to state in front of us all, that as our representative you would listen to the majority of your constituents and oppose it. I know this has been a difficult and frustrating time for all of us, including you and the planning commission, but knowing that you are listening us and taking into account our concerns and fighting to keep the harmony of this neighborhood means so much to me.

Thank you for your time and support, and I look forward to seeing you again this afternoon,

Carrie Malone

Item 11: 2019S-043-001 – HIGHLAND VIEW

From: Keith Wallace [ktwruns@gmail.com]

Sent: Wednesday, April 24, 2019 4:37 PM

To: Planning Commissioners; Kempf, Lucy (Planning); Rickoff, Abbie (Planning); Roberts, Mary Carolyn (Council Member); Johnson, Mina (Council Member); Murphy, Kathleen (Council Member)

Subject: Opposition to Highland View concept plan, # 2019S-043-001

To: Metro Planning Commissioners

From: Keith Wallace, resident at 842 Russleo Drive, Nashville, 37209

Subject: Highland View concept plan, # 2019S-043-001

Date: April 24, 2019

I am writing to express my opposition to the Highland View concept plan, which is on your April 25 agenda. I have lived at 842 Russleo Drive for 7 years. My property is downhill from the proposed subdivision.

City planners have worked hard, in partnership with neighborhoods, to write sensible development policies. The West Nashville Community Character Policy Plan/Nashville Next, the West Nashville Community Plan, and the Metro Subdivision Regulations create standards for development. In particular, limits on Knob Hill development are imposed by five special policies: Conservation Policy; Open Space Policy; Maintenance Policy; the Special Policy for Hillwood/West Meade (Nashville Next, Volume III, page 46); and the Special Policy for Knob Hill (Nashville Next, Volume III, page 49). I ask you to uphold the hard work which has already be done and maintain the policies which have already been set forth.

Regarding the Highland View concept plan, I oppose the cluster lot layout. Our neighborhood is zoned R40 and new construction should continue to meet the existing standards. The cluster lot design is a way to effectively bypass zoning and implement R20 zoning.

I realize more people are moving to Nashville than ever before and new housing options are needed, but I ask that development be done wisely so that already people living in Nashville and newcomers can both enjoy our city. I ask the Commission to reject the cluster lot option on Knob Hill. If you can't vote NO, then at least defer the case, to provide time to gather more data on the impact of construction on this sensitive property.

In addition, I have many concerns over rain water runoff. The proposed Knob Hill development sits on top of a hill. Developing this site will send additional water downhill to the surrounding houses and streams. In looking at the Highland View 2019 Concept Overlay of Knob Hill Slopes map (link below), there are three areas with slopes of greater than 25% which are adjacent to the proposed Knob Hill development. Using the overlay map, I am speaking of lot 13, west of lot 14, and north along the proposed new exit of the development joining with lot 27. These three areas do not have containment zones between the proposed development and existing residences and land. The houses and lawns this development will bring simply cannot capture the rain that mature trees and undeveloped land can.

Map of the Highland View 2019 Concept Overlay of Knob Hill Slopes:

https://gallery.mailchimp.com/5b3df4d04ffdee8f54957a733/images/e4b703f8-86ac-46ab-8403-317b32cde299.jpg?utm_source=Knob+Hill+Neighbors&utm_campaign=3ba362d73b-EMAIL_CAMPAIGN_2019_03_23_03_42_COPY_02&utm_medium=email&utm_term=0_02f7035fc8-3ba362d73b-460963737

The developer proposing the Knob Hill Development, Roy Dale, mentioned he is a member of the Metro Nashville storm water runoff commission. Roy said that the water containment areas by current code only must capture an inch of water an hour. The development of Knob Hill and the loss of trees to absorb and slow rain will place more rain water runoff into Richland Creek and the surrounding streams faster than ever before. Unfortunately, it rains more than one inch an hour in Nashville. In 2019 alone, it has rained more than an inch in one hour three times that I am aware of. At my house on Russleo Drive, we received 6 inches of rain in just a few hours around Feb 24th. If only the first inch of rain water needs to be accounted for and held, then where does the rest go. I lived in Nashville for 30 years now. I was here during the May 2010 flood, and I remember the video of the flood waters of Richland Creek breaking open the doors to the PepBoys on Charlotte. Link here: <https://www.youtube.com/watch?v=xlZ8fvxr3x0>

Additionally, 20 years ago, I lived on Thunderbird Drive in the Charlotte Park neighborhood which is across I-40 and Charlotte Pike downhill from the proposed Knob Hill development. Behind my house there was a dry creek bed which was which I thought little of, until I awoke one night to a gurgling sound coming from our AC ducts. After heavy rains that little dry creek bed became raging stream, which filled the crawl space of my residence. The gurgling I heard was water inside the duct work. Luckily the foundation cracked allowing the water to leak out and not destroy the house. The additional water which isn't sent to Richland Creek will flow down through the Charlotte Park neighborhood affecting houses like the one I used to live in. Nashville has suffered enough from poor planning and rapid development. We need to heed the lessons of the past.

It was also very apparent from Roy Dale's comments at the community meetings that once the development had met the minimum requirements of catching the first inch of water the remaining water which exited the development was no longer his concern. When we questioned Roy about how the water would be handed off to the city and its effect on Richland Creek and the other surround stream, he had no answers. It was obvious he considered this the city's problem and no longer his. This is the attitude which has created so many of Nashville's development problems.

In conclusion, please vote NO to the proposed Knob Hill development and to the cluster lot option. If you are unable to vote no, please defer this case until more data has been gathered to show the results of the proposed development.

Thank you for your consideration.
Keith Wallace

From: beth stout-gaddes [twee119@hotmail.com]
Sent: Wednesday, April 24, 2019 5:15 PM
To: Planning Commissioners
Subject: Knob Hill

To whom it may concern,

Our names are JASON and BETH GADDES we live at 119 Ocoola Ave Nashville 37209 and have, for the last 15+ years and we are reaching out to you in OPPOSITION TO the new development going in on knob road CASE No. 2019S-043-001

There are too many reasons to list and I know you've heard them ALL a thousand times before! But I do truly hope you listen.

Many Thanks

Jason and Beth Gaddes
119 Ocoola Ave
Nashville TN 37209

Case No. 2019S-043-001

From: Mary Jane McClarty [mjmcclarty@bellsouth.net]
Sent: Wednesday, April 24, 2019 8:45 PM
To: Planning Commissioners
Subject: Case # 2019S-043-001

To Whom this may concern,

My name is Mary Jane McClarty and I live at 5727 Stoneway Trail. I am concerned for my neighbors on Knob Road who's home will be in jeopardy with the proposed plan of land development on the hill above their homes. The Case # 2019S-043-001... I believe an extensive environmental study needs to be done before any development takes place. Simply following codes which may or may not be sufficient for this particular piece of land when it effects so many established homes, I don't think is enough due diligence. Whether this is a planning commission issue or a legislative one, I am ignorant. I do feel the the tax paying, home owners of this neighborhood deserve more consideration than has been taken thus far. In short I vote NO on this case for the time being.

Sincerely,
Mary Jane McClarty

From: Jessica Campbell Waterman [jessicacampbellsings@gmail.com]
Sent: Thursday, April 25, 2019 8:41 AM
To: Planning Commissioners
Subject: Opposing Knob Hill development

Hey! In response to Case #2019S-043-001, my family feels compelled to express our FULL opposition to the Knob Hill development being voted on today at 4pm.

We cringe at the thought of more drainage issues, more traffic problems on White Bridge Rd, and quite frankly the dangers of building near the TV tower.

4513 Price Circle Rd.
Nashville 37205

Thanks!
Doug & Jessica Waterman

From: KATHRYN BENNETT [bennetkg@comcast.net]
Sent: Thursday, April 25, 2019 9:37 AM
To: Planning Commissioners
Subject: Case 2019S-043-001

Dear Commissioners,

Please vote against the proposed development of forty homes under the shadow of the WSMV tower and beneath the guy-wires. It is wrong for many, many reasons, including safety (ice falling from the guy-wires as identified by WSMV), environmental issues, traffic congestion and impact and a disturbance to the land and all living things nearby.

I understand a developer's hunger to fill green space. I have seen this hunger in play for over my 30 plus years as a resident of West Meade. However, safety and sane, planned development should prevail. The land around the tower exists for a reason and that is safety. We have seen nature take a different route over the past several years, with extreme weather of all sorts. We

cannot judge the future by looking at the past. It is dangerous to assume that extreme weather will not happen, and with that, ensuing events around the tower.

Extreme weather includes rain and lots of it. We need green space to absorb water. This proposed development promises flooding to Knob Road and its residents, and to areas down the hill.

I trust you to do the right thing. Vote against this development. I refer to case 20195-043-001.

Sincerely,

Kathryn and Harvey Bennett
717 West Meade Drive
Nashville, TN 37205
615.482.1338

Item 17: 2019S-059-001 – SAINT CHARLES ESTATES SUBDIVISION

From: Leanne Bender [leannejbender@yahoo.com]

Sent: Thursday, April 25, 2019 7:56 AM

To: Planning Commissioners

Subject: Comments on the Agenda - Metro Planning Commission Meeting 4/25/2019

Good morning,

I received the agenda for the Metro Planning Commission Meeting in regards to issue: 2019S-059-001/ St. Charles Estates Subdivision.

After reviewing the Concept Plan, I bring up an issue with this plot of land being zoned to ***School District 8***.

As you know Kelly Road is not a large, easily manageable road. Already a MNPS bus route comes down Kelly for the two subdivisions on this road which are in School District 2. It is not a safe plan to bring another bus route, that would come at the same time, down this road.

The zoning of this subdivision needs to be reconsidered. It is not safe for 2 MNPS buses to be traveling down this road.

Thank you

Leanne Bender

Item 18: 2019S-068-001 – HUNTERS RUN

From: Janice Speck [janice.speck@gmail.com]

Sent: Thursday, April 25, 2019 10:20 AM

To: Planning Commissioners

Subject: Hunters Run

I don't understand why you are open and having a meeting today at 4pm, when ALL OTHER Metro offices close at 3 due to the NFL Draft.

This seems like it is a ploy to keep interested people away, and very unfair.

You should reschedule this meeting in order to get input from the community.