

Comments on February 14 MPC agenda items, received through February 13

Items 1a and 1b: 2018CP-010-003 – Green Hills – Midtown Community Plan Amendment / 2018SP-077-001 – Novel Edgehill

From: Janet Shands Mutual Contractors [mailto:shands.janet@gmail.com]

Sent: Wednesday, February 13, 2019 7:37 AM

To: Planning Commissioners; lucy.kemp@nashville.gov

Subject: FOR 2018CP-010-003-Green Hill Midtown Plan Amendment & 2018SP-077-001 Novel Edgehill

Dear Commissioners,

The Edgehill community has been meeting with the developer of Edgehill Novel and his representatives for this project for many months. The developer's initial proposal was for a 16 story building and 370 units that was intended to be seen as an extension of the Gulch to the south side of the interstate into Edgehill. Although, we agree with the need for more density, this initial development did not respect Edgehill as a neighborhood. Edgehill is an historic neighborhood, not an extension of the Gulch and this area is not an urban center. In fact, 12th Ave.South is a street that runs directly through our neighborhood.

The initial community meetings consisted of the developers' paid professionals presenting the developers' position to volunteers from the community left to react to their position. Needless to say these early meetings did not yield acceptable results. The breakthrough came only when the community members were invited to meet with the Planning Director and some of her staff. Seven neighbors attended and were asked questions and input for clarification. The staff did a professional job listening to Edgehill's concerns. We are grateful to the Planning Department's "mediation" for without it we are confident this compromise would not have been reached.

After the meeting, the developer's representatives met with the neighborhood and submitted a new plan. The new plan met many of the conditions of the community desired. The policy change was reduced from CM to MUN, height was restricted to five stories, and the number of units was reduced to 270.

We are grateful to the Planning staff for their assistance in reaching this compromise. We support the proposal being presented to the Planning Commission on Feb. 14th with all the conditions stated.

Sincerely,

The Steering Committee for the Edgehill Coalition
Janet Shands, Edgehill Neighborhood Partnership
Ronnie Miller, Organized Neighbors of Edgehill
Rachel Tapper Zijlstra, Edgehill Village Neighborhood Association

From: Rachel Zijlstra [mailto:rachelz@me.com]
Sent: Wednesday, February 13, 2019 10:33 AM
To: Planning Commissioners
Cc: O'Connell, Freddie (Council Member)
Subject: Support Novel Edgehill

Dear Planning Commissioners,

The new and improved Novel Edgehill development SP (and T4 Mixed Use community plan amendment) are the direct efforts of Edgehill community members, the Novel development team AND Lucy Kempf and her team. Three interested and invested parties working for the benefit of our community is what it takes to create developments that protect, preserve and enhance neighborhoods. On behalf of the Edgehill Village Neighborhood Association, I write in support of the SP and the plan change.

The Planning staff, led by Lucy Kempf, needs to be commended. Inviting Edgehill residents in for a listening session allowed our community to express our concerns and vision for this project, and it signaled a turning point in the discussion with the developers. Thank you for allowing us to be equal partners in the future of our neighborhood. We welcome future efforts to create a plan for all of 12th Ave South too.

We also appreciate the many ways that the development team modified the plan to enhance and preserve our single family neighborhood (from improved design as the project interfaces with our residential streets, walkability enhancements, reduced height & scale, etc). Lastly, we appreciate their recognition of the countless hours volunteers worked side by side with the development team. The donation to enhance the incredible work of the Edgehill community nonprofits is very much appreciated too.

Finding the balance is hard work. We applaud all those who stuck together to ensure that the development would protect and enhance the quality of life of current Edgehill residents while we make room to welcome future residents into our neighborhood and city.

Respectfully,

Rachel

Rachel Tapper Zijlstra

EVNA President
619.806.0119-cell

Edgehill Village Neighborhood Association (EVNA)
Like us on Facebook! www.facebook.com/EdgehillVillageNA

Item 3: 2018SP-084-001 – West Trinity Lane SP

From: Winnie Forrester [mailto:wgforrester1@gmail.com]
Sent: Tuesday, February 12, 2019 9:52 AM
To: Burse, Gene (Planning)
Cc: Levi Hill; McCaig, Anita D. (Planning); Planning Commissioners
Subject: 2018SP-084-001 W Trinity Lane SP- Free Silver

Planning Commissioners:

This 375 unit project is next door to our Haynes Heights neighborhood. Please remove this item from the consent agenda on 2/14/19. There has been no community meeting or much contact from these developers. We have periodically checked in with them since July 2018, and they have continually put off holding a community meeting until “they had a viable plan”. Now they’re on the consent agenda with no community input. We ask for a deferral until they work with us to hold a community meeting.

Thanks, Winnie Forrester
Haynes Heights Neighborhood Association
2611 Shreeve Lane
Nashville, TN 37207
Haynes-Trinity Neighborhood Coalition Member
Website: www.haynestrinitycoalition.com
Facebook: <https://www.facebook.com/haynestrinitycoalition/> (please like our page!)
Cell: 615-498-8671

From: soaresdiesel@aol.com [mailto:soaresdiesel@aol.com]
Sent: Tuesday, February 12, 2019 7:11 PM
To: Planning Commissioners
Subject: West Trinity Project

I am sending this email in regards to project 2018sp-084-001 on West Trinity. To the best of my knowledge, no Community input has had a chance to be heard on this project. I live in Haynes Heights and this will have a very negative impact on us. Please remove this for review until our Community can have a chance to review this project.

Sincerely
Ron and Beverly Soares
669 Walker Court

From: Bob [mailto:robt1919@bellsouth.net]

Sent: Tuesday, February 12, 2019 8:26 PM

To: Burse, Gene (Planning); levi.hill@nashville.gov; McCaig, Anita D. (Planning); Planning Commissioners

Subject: 2018SP-084-001 WEST TRINITY LANE SP

Dear Planning Commissioners:

A 375-unit project is being planned next door to our Haynes-Heights neighborhood. While this item has been removed from the consent agenda on 2/14/2019, we ask for a deferral until the developers hold a community meeting and work with us on the vision for this project.

There has been no community meeting or much contact from these developers. We have periodically checked in with them since July 2018, and they have continually put off holding a community meeting until "they had a viable plan".

Again, please defer any hearing on this project until after they have met with the community.

Thank You,

Robert Williams Jr

Haynes Height Neighborhood Board Member

2625 Walker Lane

Nashville, Tennessee 37207

From: Maria Estes Hall [mailto:maria.estes@gmail.com]

Sent: Wednesday, February 13, 2019 9:43 AM

To: Planning Commissioners

Cc: Winnie Forrester; Quinta Martin

Subject: DEFER #2018SP-084-001 W. Trinity Lane SP

To whom it may concern,

My name is Maria Hall and I am the owner of 637 W. Nocturne Drive and 630 W. Nocturne Drive, Nashville, TN 37207.

Please defer approving the project until the developers meet with Haynes Heights neighbors and the community.

Thank you.

- Maria E. Hall

From: Angela Navas [mailto:ang.tummi@gmail.com]

Sent: Wednesday, February 13, 2019 10:11 AM

To: Planning Commissioners

Subject: DEFER #2018SP-084-001 W. Trinity Lane SP

Planning Commissioners,

Please defer approving the project referred to above until the developers meet with Haynes Heights neighbors and the community.

Thank you

Angela Navas

617 W Nocturne Dr.

From: ch Humphrey [mailto:humphrey.claudia@gmail.com]
Sent: Wednesday, February 13, 2019 12:42 PM
To: Planning Commissioners
Subject: DEFER #2018SP-084-001 W. Trinity Lane SP

Hello Representative-

Please consider this official request to defer approving the proposal of #2018SP-084-001 W. Trinity Lane SP.

The developers have not met with community leaders or neighborhood associations regarding this development.

Thank you,

Claudia Humphrey Henry, Homeowner
760 Rowan Dr.
Nashville TN 37207

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Claudia Humphrey
615-569-5791

From: gedwjohnso@aol.com [mailto:gedwjohnso@aol.com]
Sent: Wednesday, February 13, 2019 1:04 PM
To: Planning Commissioners
Subject: Please Defer #2018SP-084-001 West Trinity Lane SP

To: Metropolitan Nashville Planning Commission

From: Glenn Johnson

2498 Walker Lane

Nashville, TN 37207

Dear Commission Members,

It has come to my attention that a developer is planning to build a three hundred seventy five unit complex in our neighborhood. We have not had any meetings with the developer to understand the specifics of the project. Our neighborhood association had been waiting to get some information but now we see where the project is before the Planning Commission this coming Thursday, February 14th.

Please do not approve this project until the developer has met with the community that will be affected by this development. We simply want to know how the new development will impact the established, existing neighborhood. We think a community meeting is in order.

Thanks in advance for your consideration of this matter.

Glenn Johnson

Haynes Heights Resident

From: quintamartin@aol.com [mailto:quintamartin@aol.com]
Sent: Wednesday, February 13, 2019 1:39 PM
To: Burse, Gene (Planning); levi.hill@nashville.gov; McCaig, Anita D. (Planning); Planning Commissioners
Cc: qmartin@leadersforprogress.org; wgforrester1@gmail.com
Subject: 2018SP-084-001 West Trinity Lane

Dear Planning Commissioners:

RE: 2018SP-084-001

A 375-unit project is being planned next door to our Haynes Heights neighborhood. While this item has been removed from the consent agenda on 2/14/19, we ask for a deferral until the developers hold a community meeting and work with us on the vision for this project.

There has been no community meeting or much contact from these developers. We have periodically checked in with them since July 2018, and they have continually put off holding a community meeting until “they had a viable plan”.

Again, please defer any hearing on this project until after they have met with the community.

Thank you,

Quinta Martin
643 West Nocturne Drive
Nashville, TN 37207

From: Ida K Martin [mailto:ikmartin@bellsouth.net]
Sent: Wednesday, February 13, 2019 2:03 PM
To: Burse, Gene (Planning); levi.hill@nashville.gov; McCaig, Anita D. (Planning); Planning Commissioners
Cc: 'Winnie Forrester'
Subject: 2018SP-084-001 West Trinity Lane

Dear Planning Commissioners:

RE: 2018SP-084-001

A 375-unit project is being planned next door to our Haynes Heights neighborhood. While this item has been removed from the consent agenda on 2/14/19, we ask for a deferral until the developers hold a community meeting and work with us on the vision for this project.

There has been no community meeting or much contact from these developers. We have periodically checked in with them since July 2018, and they have continually put off holding a community meeting until “they had a viable plan”.

Again, please defer any hearing on this project until after they have met with the community.

Thank you,

Ida K. Martin
643 West Nocturne Drive
Nashville, TN 37207

Item 6: 2018S-204-001 – Hunters Run

From: Elaine McReynolds [mailto:elainemcreynolds@att.net]

Sent: Monday, February 11, 2019 10:43 AM

To: Planning Commissioners; Planning Commissioners; Planning Commissioners; Planning Commissioners; Planning Commissioners; Planning Commissioners; Planning Commissioners; Planning Commissioners; Planning Commissioners; Planning Commissioners

Subject: Concept Plan 2018S-204-001 Hunters Run, February 14, 2019 meeting

I am writing to express my opposition to the proposed Hunters Run development. Having worked at the State and Federal levels, I have a high regard for government employees but I strongly disagree with the staff recommendations relative to this project. The following concerns have been presented to our Councilwoman in public hearings.

Firstly, the concept plan is NOT congruent with the Parkwood-Union Hill Community Plan which is intended to “preserve rural character as a permanent choice for living within Davidson County”. The Planning Commission has designated both Dalemere and Grande Villa Estates as T2 Rural Maintenance (T2 RM). As such you require “... individual lots no smaller than the existing zoning and a significant amount of permanently preserved open space.” This concept plan does not meet your definitional standards. It proposes 237 cluster lots with approximately 4 houses per acre. We are zoned for R20. This proposal is in complete opposition to the afore mentioned Community Plan and is NOT harmonious to the neighboring houses of Dalemere or Grande Villa Estates.

Secondly, there are significant concerns for flooding. I shall look forward to your meeting on Thursday when I can share with you photos of what “normal” storm drainage run-off looks like to the residents of Grande Villa Estates as well as along Old Hickory Boulevard. I would encourage your staff to seriously consider how a turn lane could be accommodated when there are drop-offs on each side of Old Hickory Boulevard where the turn lane expansion is proposed. I might also mention that flooding occurs in that area on a regular basis. The storm water map has several properties designated as FIRM, along with FEMA zones AE (100 year flood zone) and X. Please consider the potential impact of additional flooding that your decision could have on the Grande Villa residents, their well being and their properties.

Thirdly, I have serious concerns about increasing the traffic flow into Grand Villa Estates by as much as 200+ cars twice a day. There is only one way in or out of our subdivision. It is difficult to get out now. The proposed opening of Bellavista Boulevard is only for the purpose of accommodating the developer with only negative consequences for residents of Grande Villa Estates especially when the developer has other options for ingress and egress.

Fourthly, I am concerned about our quality of life. Many of us walk ourselves, our grandchildren, and/or our dogs without the benefit of sidewalks. While the proposed development is stated to have sidewalks, as required, the existing adjacent properties do not. This will create a dangerous situation or require us to stop exercising in this way. We do not have a community center. Our closest YMCA is in East Nashville and our closest health facility is in Madison.

I implore you to consider these serious concerns before proceeding.

Thank you,
Elaine A McReynolds
1517 Naples Avenue
Nashville, Tennessee

From: Tracy Coleman [mailto:berniemac113@aol.com]

Sent: Monday, February 11, 2019 11:06 AM

To: Planning Commissioners

Subject: Hunters Run Project (case 2018S-204-001)

Dear Mr. Greg Adkins, Chairman

Mr. Fabian Bedne

Dr. Terry Jo Bichell

Ms. Lillian M. Blackshear

Ms. Jessica Farr, Vice Chairman

Mr. Ron Gobblell

Mr. Jeff Haynes

Ms. Daveisha Moore

Dr. Pearl Sims

Mr. Brian Tibbs

As a taxpayer of Davidson County and a concerned homeowner of the Grande Villa Estates subdivision, I am writing to voice my concerns about the Hunters Run project. I ask that you would not approve this project because of environmental concerns such as flooding and the lack of proper infrastructure. The negative impact of the Hunters Run project will disrupt our well established neighborhood and is not a harmonious addition to our community. Some other concerns I have are; increased daily traffic into our neighborhood with one way in and out, large construction vehicles maneuvering narrow streets and emergency vehicles being delayed by too many vehicles that are redirected into an area not meant to handle the volume of cars this project will bring. This project only benefits the builder/developer who will come in and build houses that are not comparable to the existing neighborhood, disrupt the harmonious living we currently experience, then leave the taxpayers/homeowners with unforeseen problems that negatively impact our community and quality of life. I ask that you will strongly consider all of the ways this project negatively impacts our neighborhood and those around this project and not approve any streets to be opened in Grande Villa Estates. I ask that you would not allow any one builder/developer's plan to come into our neighborhood and cause an unfair disadvantage to our quality of living. All of us have worked hard and maintained our homes in this neighborhood and we would like it to remain. Thank you for your consideration.

Tracy Coleman

Item 11: 2019Z-004TX-001 – create a Corridor Design Overlay District

Please see attachment on following page.



METROPOLITAN COUNCIL

Member of Council

Davette Blalock

Councilwoman, District 27

769 Huntington Parkway, Nashville, TN 37211

615-831-5525 email: [Davette blalock@nashville.gov](mailto:Davette.blalock@nashville.gov)

February 12, 2019

Chairman Greg Adkins and Members
Metropolitan Planning Commission
700 Second Avenue South
Sonny West Conference Center
Nashville, TN 37201

RE: Item No. 2019Z-004TX-001

Dear Chair Adkins and Members of the Board:

I am writing to express my support of Item No. 2019Z-004TX-001. A request to amend the Metro Zoning Code to create a Corridor Design Overlay District, which is on the Planning meeting for February 14, 2019.

I will be unable to attend the Planning Commission Meeting in person, thereby; I request the staff recommendation of approval and ask your support and assistance in moving this item forward.

As always, thank you in advance for your efforts and your support.

Sincerely,

Davette Blalock
Councilmember, District 27

DB/dc