

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

ITEMS FOR DEFERRAL / WITHDRAWAL

Item 2. 2019SP-009-001 – Charlotte Pike SP

From: Mohamed M Rafi <mailrafisoon@yahoo.com>
Sent: Monday, May 18, 2020 12:40 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: planning.staff@nashville.gov
Subject: Case number 2019SP-009-001

Good Afternoon,

The Beazer home is building so many town home in the small place where there are so many individual houses are built. We oppose many times in different meetings.

Now they are trying to use the COVID-19 and trying to get it approved.

We believe that they can built some where else than here.

Thank you,
Mohamed Rafi
W Running Brook Road
Nashville, TN 37209

From: Melissa <mhscarbro@comcast.net>
Sent: Monday, May 18, 2020 12:54 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: 2019SP-009-001

I oppose the rezoning of this property/properties! Enough is enough Charlotte Pike and this area are overrun by apartments and multi units. The traffic is ridiculous and crime is getting worse. Is greenspace not important to anyone anymore? We can't even use the greenway on Charlotte because it is unsafe due to the enormous homeless population. This exact property has come before the board before and was voted no so i find it quite suspicious Beazer is asking again knowing full well we cannot come and voice our opposition once again in person.

Long story short I oppose the rezoning please vote NO - again.

Thank you -
Melissa Hooper Scarbro
7474 Old Charlotte Pike
Nashville TN 37209
Sent from my iPhone

From: Michelle Beatty-Eakin <mislam07@icloud.com>
Sent: Monday, May 18, 2020 1:13 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: 2019SP-009001

As a home owner in this area I am against this development. Density on Charlotte is out of control!!

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Michelle Beatty-Eakin

From: frnscdds@aol.com <frnscdds@aol.com>

Sent: Monday, May 18, 2020 1:21 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning.staff@nashville.gov; Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

Subject: 2019SP-009-001

John Kenney

7529 Oakhaven Trace

Nashville TN 37209

May 15, 2020

Planning Commisioners

Councilwoman Gloria Hausser

RE: Sawyer Brown and Charlotte Pike Proposal by Beazer CASE 2019SP-009-001

Dear Commissioners:

I am a homeowner in the Oakhaven Trace Subdivision. For several years Beazer Corp has been attempting to develop land fronting on Charlotte Pike at the east intersection with Sawyer Brown Road. Councilwoman Sherri Wiener assisted the neighbors with opposition to this development before she left office. With the addition of a third lot on Sawyer Brown Beazer is now attempting to place 49 units on the property. For a number of reasons I would like to voice my strong opposition to this development which will place additional traffic burden on both Charlotte and Sawyer Brown.

1. 1. The Novel West Nashville development a mile away will encompass 436 units, so conservatively 800-1500 auto movements per day. Some traffic moving westbound turn at OHB and Charlotte Pike while others will likely continue to the western intersection of Charlotte Pike and Sawyer Brown to continue south on Sawyer Brown to go to Bellevue.
2. 2. The Westchase Subdivision has several hundred homes with the only entrance and exit onto Charlotte Pike just west of the proposed development, again several hundred auto movements daily.
3. 3. Sawyer Brown northbound is a very narrow 2 lane road towards Old Charlotte Pike. The angle of entry and foliage present make the exit from Sawyer Brown to Charlotte Pike VERY hazardous with current traffic. It is at approximately a forty degree angle to Charlotte. You must strain to look over your shoulder to make the left turn onto Charlotte or be sure you are clear of traffic heading westbound.
4. 4. Traffic has been at 25-40% of normal since mid-March. Gower Elementary and Nashville International Academy are not in current session. Once the lockdown is gone and traffic back to normal the traffic from Novel West and about half of 730 BLVD West development (45 units) will be added. We have no way of knowing when the last traffic study was done, but if done since COVID, not really relevant, and with NOVEL and 730 BLVD on line an old study again not really relevant.
5. Housing values especially in the Oakhaven Subdivision will be negatively affected. Townhomes, unless in a price category comparable with our existing homes and in a low density configuration will not help our biggest investment but in fact diminish it greatly.

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This is the fourth time Beazer has come back to develop this land. The previous three times they were shut down before the upcoming zoning hearing. The neighbors are highly opposed. A post made on Nextdoor garnered probably 40 responses from twenty different individuals in the span of 36 hours.

Councilwoman Gloria Hausser is well aware of our opposition and says she supports us. There is no reason given the attitude of the neighborhood that this even needs to take up Zoning Committee time.

Please feel free to contact me if you have any questions.

Sincerely,

John P. Kenney DDS, MS

From: Acosta, Lealani Mae <lealani.mae.acosta@vumc.org>

Sent: Monday, May 18, 2020 9:38 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov

Subject: case number 2019SP-009-001

Dear Planning Commissioners,

As a homeowner (1441 W Running Brook Rd, Nashville, TN 37209) in the Westchase neighborhood in your council district, I am writing to OPPOSE development of Charlotte Pike Townhomes

Case number: 2019SP-009-001

Location: 7456 and 7460 Charlotte Pike and 7481 Sawyer Brown Road

The additional noise, traffic, and negative impact to local flora and fauna are unacceptable inconveniences and losses for the existing neighborhoods.

Thank you for your consideration.

Sincerely,

Lealani Mae Acosta, M.D., M.P.H.

Assistant Professor of Clinical Neurology

Vanderbilt University Medical Center

Department of Neurology

A-0118 Medical Center North

Nashville, TN 37212

Phone: 615-936-0060

Fax: 615-343-3946

From: Tom Qian <tomnqian@hotmail.com>

Sent: Monday, May 18, 2020 9:46 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov

Subject: Resident against 2019SP-009-001

Dear Metro Zoning Commission:

I am a resident of Oak Haven Community in west Nashville. I would like to voice my opposition against the development proposal from the developer Beazer. Beazer has pursued the development proposal in 2019. Sheri Weiner from District 22 held 3 local community meetings in 2019 with the decision to not moving forward with the development plan. However, we were surprised to receive a rezoning notice a while ago. The developer did not give up and blatantly

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ignored our wish with continued effort to move forward with the proposal. The development plan will catastrophically strain the very narrow Sawyer Brown Rd, with increasing likelihood for traffic accident. We wish to voice our opposition to the development plan and request the case not to be put on the zoning agenda of the May 28th meeting.

Sincerely,

Concerned resident of Oak Haven Community

From: Jaan Kristofer Kidd Cohan <jaan.cohan@gmail.com>

Sent: Monday, May 18, 2020 10:05 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov; Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

Subject: Case Number: 2019SP-009-001 -- Vote Against Development of Charlotte Pike Townhomes

Dear Gloria, Planning Commissioners & Respective Staff,

I hope each and every one of you are well in these tumultuous times.

My name is Jaan Cohan, homeowner at 7528 Oakhaven Trace, Nashville TN 37209 -- located less than a block away from the proposed project locations of 7456 & 7460 Charlotte Pike and 7481 Sawyer Brown Road.

Several in-person community meetings were held in 2019 alongside city councilmen & women to discuss this matter; at the conclusion of each meeting, the majority voted not in favor of said rezoning. Alas, I recently received a letter stating that the company is attempting to rezone once again with an even higher density than proposed in 2019, despite public and official disapproval. The construction company hoping to get this land rezoned has bypassed our community meetings by submitting their request directly to the city, therein trying to circumvent public polls, opinions and overall say in the matter. After taking such a relentless, almost aggressive approach in obtaining this rezoning permit, I am of the conviction that this construction company cares about nothing more than maximizing profits in this highly volatile time. Are these developers exploiting the self-isolation protocol in hopes of garnering approval, in hopes of going unnoticed by the public eye?

For the last couple of years my neighborhood has been fighting the large-scale development of apartments / condominiums in close proximity to Sawyer Brown Road & Charlotte Pike. We have experienced unprecedented growth in West Nashville in recent years, and with growth comes a variety of pressing issues that need to be addressed: traffic control, residential / commercial development & construction, crime & tax increases, and local ecological preservation. Taking all of the aforementioned issues into consideration, my neighbors and I do not believe this SP rezoning and subsequent development will be beneficial to our immediate and neighboring communities.

Why I Vote Against This Rezoning:

1) Traffic:

This high-density housing development, alongside the massive apartment complex across the street, will significantly increase traffic on Charlotte Pike and Sawyer Brown's one-lane road, which is the only entrance to my street and home. If the rezoning is approved, Sawyer Brown would become the primary entrance, which cannot handle two-way traffic as-is. Moreover, there is definite potential for inaccessibility on Sawyer Brown Road if/when the road becomes blocked due to construction, which will be subject to delays & extended build times.

Moreover, with the development of so many apartments, condos and townhomes in close proximity to this property (i.e. within a 1 mile radius), traffic is already expected to increase exponentially.

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2) Construction

Those living in close proximity to the proposed development (i.e. Oakhaven Trace & Westchase Condos) will have to deal with loud, mechanical noises due to construction, which will serve as a major disruption for months to come. This will undoubtedly displace wildlife, causing them to retreat further away from an area that has been preserved up until recently.

Furthermore, the proposed designs do not conform to the single-family brick-home aesthetic of our neighborhood, which would take away from the architectural cohesiveness of our area.

3) Crime:

With an increase in traffic and rental properties comes the potential for an increase in crime. My road is hidden to most, and developing on Sawyer Brown Road will offer greater accessibility to my neighborhood, one made up of families with young children and seniors who cannot defend themselves in the event of a break-in.

4) Decrease in Property Value

Oakhaven Trace's single-family neighborhood would be subject to a depreciation in property value due to property comps of surrounding areas.

5) Preservation of Local Ecosystem & Wildlife:

Sawyer Brown Road and Oak Haven Trace play home to a variety of endemic species of flora & fauna. I have enjoyed the singing of wolves and songbirds and rustling of deer & fox in my backyard. With the loss of habitat comes the loss of said wildlife, all of which will be displaced and forced to live elsewhere if this development comes to fruition. We don't need more residents, we need more parks, wilderness preservations and community-oriented spaces that allow our animal counterparts to thrive alongside us.

If the developer or any of you can speak to my concerns and insights, I would be most grateful. At this current point in time, I remain opposed to the rezoning of this property. I am open to civil discourse in finding a solution that is mutually beneficial to the developer and impacted communities. As I stated previously, I would love to see the lots turned into a public space (e.g. a park, bike path, dog park, etc.) or anything that adds value to the community as a whole. If executed properly, I would not be opposed to commercial property being built (e.g restaurants, grocery, small business), so long as they maintained normal business hours.

I look forward to seeing what comes of the hearing. Thank you for your time and consideration.

Sincerely,

Jaan Kristofer Kidd Cohan

From: SIMON TRACE <strace@icloud.com>

Sent: Tuesday, May 19, 2020 7:55 AM

To: planning.staff@nashville.gov; Planning Commissioners <Planning.Commissioners@nashville.gov>; Gloria Hausser <gloriahausser22@gmail.com>

Subject: Case number2019SP-009-001.

I would like to oppose the rezoning of the above location due to the following reasons.

- The valuation of properties will decrease due to the increase in home density, population increase and added traffic.

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- Charlotte Pike has not been developed to accommodate all the current traffic, it is used as a bypass when 40 is slow or blocked and the addition of more traffic would only cause additional stress.
- With additional traffic there is the chance of additional accidents causing issues for the current homeowners.
- There are multiple school zones near the proposed development and the school zones are already ignored by some, with more traffic and a slower flow there is even more chance of children being injured or killed.
- Additional wear and tear on the road resulting in additional wear and tear on vehicles.

This rezoning has been attempted in the past and failed, no additional precautions have been taken to address and as I understand an additional property has been added increasing the number of planned homes.

Thank you

Simon Trace

Woodland Forrest.

From: Nathan Moore <nathan@anthologycreative.com>

Sent: Tuesday, May 19, 2020 8:27 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov

Subject: [Case #2019SP-009-001] Opposition to Beazer Development, Sawyer Brown/Charlotte

To Whom It May Concern:

I would like to voice opposition to the development being proposed by Beazer in the Sawyer Brown/Charlotte Pike area.

I live in the Oak Haven neighborhood, and this development will have a negative impact by increasing traffic along the narrow stretch of Sawyer Brown road and increasing noise. Furthermore, with the recent developments along Charlotte Pike and surrounding area, this proposal is unnecessary and will ultimately decrease property values.

Please drop Beazer from the agenda and prevent this rezoning from being approved.

Thank you for your consideration.

Nathan Moore

Anthology Creative

From: Colleen G <kalina516@gmail.com>

Sent: Tuesday, May 19, 2020 8:58 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov; Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

Subject: Case Number 2019SP-009-001

Please stop Beazer from developing on Charlotte Pike!!!!

- Charlotte Pike cannot handle additional traffic. It's extremely difficult to get onto Charlotte Pike now. Additional traffic will only increase that difficulty AND accidents.

- I own my own home. Adding this development will affect my house value.

- There is currently way too much developing in Nashville. There needs to be more oversight.

- This development has been turned down numerous times in the past. Why is it being secretly moved forward doing a pandemic of all times. Just wrong.

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Thank you.

Colleen

... to God be the Glory!

From: Brooke Stillman <stillmanbl@alumni.lipscomb.edu>

Sent: Tuesday, May 19, 2020 9:21 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov

Cc: Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

Subject: 2019SP-009-001

Hello there I was just writing to let you all know of my issues for the proposed rezoning. I live at 732 Woodland Way right off Charlotte Pike. I do not want the valuation of our properties to decrease with the increase in both population and added traffic. Also, Charlotte pike near where I live is riddled with potholes. It is already difficult to drive on this area of the street. With the additional people driving on this road we will see additional wear and tear and more damage to our vehicles.

Thank you for your concern!

Brooke Stillman

Vanderbilt University Medical Center

PharmD

cell 615.243.5577

office 615.322.2688

From: Christine Kelly <kristikelly@yahoo.com>

Sent: Tuesday, May 19, 2020 9:58 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: 2019SP-009-001

Please don't allow 49 units to go in at this intersection. This area is already growing faster than the infrastructure can handle. Not to mention ruining the scenic natural environment that the people out here seek and the reason we live out here! Please consider the people and not just the almighty dollar. Greed will make a community crumble.

From: Paul Stinson <ptstinso@bellsouth.net>

Sent: Tuesday, May 19, 2020 12:11 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov

Cc: Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

Subject: Case No. 2019SP-009-001

This letter is to express my opposition to this proposed zoning change. The development proposed in Case No. 2019AP-009-001 will result in a significant increase in traffic on a section of Charlotte Pike that is ill suited to handle current traffic volumes. This development will also increase traffic on Sawyer Brown Road between Charlotte Pike and Old Charlotte Pike to a more dangerous level, endangering lives and property in this area.

Residents in this area attended several meetings hosted by former Councilwoman Sheri Wiener over the last year or so. At every one of these meetings, residents consistently expressed strenuous opposition to the development proposed by Beazer. I am not aware of any community meetings with Beazer since the current Councilwoman Gloria Hausser has taken office. In the meetings that I attended, Beazer was very respectful of community members and their

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comments. I am disappointed that Beazer has now elected to place this zoning change before Metro Government at a time when attendance at public meetings, such as zoning hearings, is constrained and health risks to older residents are very real. It seems that Beazer is deliberately trying to avoid public discussion of this zoning change that involves residents in the affected area. The Planning Commission should not let this happen.

Regarding traffic considerations, Charlotte Pike is a two-lane road with no turn lane or traffic control lights between Sawyer Brown Road (south of Charlotte Pike) and Old Hickory Blvd. It is a main thoroughfare for rush hour traffic, and traffic is increased by parents bringing children to Gower Elementary during the school year. Accessing Charlotte Pike from the Westfield subdivision, Traemore Village, Oak Haven Trace and homes along Sawyer Brown Road north of Charlotte Pike is already extremely difficult, and the addition of 49 additional homes by the proposed Beazer development will significantly worsen this existing problem.

In addition, there is already a significant amount of traffic that “cuts through” from Old Charlotte Pike and River Road along a dangerously narrow section of Sawyer Brown Road north of Charlotte Pike. Additional traffic from the Beazer development will increase this “cut through” traffic, dramatically increasing the risk of traffic accidents, property damage and loss of life.

During the community meetings, Beazer attempted to address concerns about the additional amount of traffic from this proposed development by citing models that projected only a modest increase in traffic. However, models only produce estimates based on input parameters. The current pandemic has revealed how shaky results of models can be. Models are no substitute for actual measurements of traffic flows during real rush hour conditions under fully functioning economic conditions. With no middle turn lane on Charlotte Pike, traffic already bottlenecks with vehicles attempting to turn into subdivisions and onto Sawyer Brown Road throughout the day. Actual measurements of existing traffic must be made. Then the effects “worse-case” estimates of additional traffic from the proposed development can be assessed. No further consideration of this proposed zoning change should be given unless and until a study with actual traffic measurements made during peak travel times (i.e., rush hour and during the school year at drop-off and pickup times).

Based on these real and serious concerns, I respectfully request that Metro Planning Commission table consideration of this case until these concerns can be clearly and successfully addressed.

Paul Stinson
7520 Oak Haven Trace
Nashville, TN 37209-5190

From: Judy Stinson <judyperk@bellsouth.net>

Sent: Tuesday, May 19, 2020 2:09 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov

Cc: Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

Subject: 2019SP-009-001

Ref: Case No. 2019AP-009-001

I oppose the zoning change request (Case #2019SP-009-001) from R15, R40 to SP on Charlotte Pike. The zoning change and proposed development of property will result in a significant increase of traffic on a section of Charlotte Pike that already bears too many vehicles in an established single family residential neighborhood of Bellevue. In addition, the beauty and essence of our established neighborhood will be forever marred with 49 zero-lot-line buildings crammed onto limited acreage.

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At the first community meeting on December 14, 2018, we heard the zone request proposal for the development of three properties. The residents in attendance expressed concern and outrage over the increase in traffic and car accidents as well as the devaluing of our homes, caused by the proliferation of apartments and excessive build of townhouses and multi-family units in and around our neighborhood subdivision.

At a community meeting on February 25, 2019, the Beazer project manager stated, “We don’t see the need to build homes.” We were told, “the topography in Bellevue is too hilly and rocky to build single family homes.” When asked if the homes would be owned, leased, or become short-term rental properties, we were told “that would be left to the home owner.” When concerns about the effect of blasting and construction trucks blocking the already clogged Charlotte Pike were voiced, our concerns were ignored.

At a community meeting on May 29, 2019, the Beazer representative told us no turn lane was planned for Charlotte Pike. When asked about street studies we were told “street studies are for 75 houses or more.” A traffic study was discussed and allegedly held, but the results were not provided to the community.

I am disappointed that Beazer has now elected to place this zoning change before Metro Government at a time when attendance at public meetings, such as zoning hearings, is constrained and health risks to older residents are very real. It seems that Beazer is deliberately trying to avoid public discussion of this zoning change that involves residents in the affected area. We should be given the ability to attend the meeting and express our concerns in person. The Planning Commission should not let this happen.

Regarding traffic considerations, the intersection of Charlotte Pike and Old Hickory Boulevard is busy and accidents frequently occur. Police and ambulance sirens can be heard throughout the day and night. Our section of Charlotte Pike is a two-lane road with no turn lane or traffic control lights between Sawyer Brown Road (south of Charlotte Pike) and Old Hickory Blvd. It is a main thoroughfare for rush hour traffic, and traffic is increased by parents bringing children to and collecting them from Gower Elementary during the school year. Accessing Charlotte Pike from the Westfield subdivision, Traemore Village, Oak Haven Trace and homes along Sawyer Brown Road north of Charlotte Pike is already extremely difficult. The addition of 49 additional homes by the proposed Beazer development will significantly worsen this existing problem.

In addition, there is already a significant amount of traffic that “cuts through” from Old Charlotte Pike and River Road along a dangerously narrow one-lane section of Sawyer Brown Road north of Charlotte Pike. Additional traffic from the Beazer development will increase this “cut through” traffic, dramatically increasing the risk of traffic accidents, property damage and loss of life.

During the community meetings, Beazer attempted to address concerns about the additional amount of traffic from this proposed development by citing models that projected only a modest increase in traffic. However, models only produce estimates based on input parameters. The current pandemic has revealed how shaky results of models can be. Models are no substitute for actual measurements of traffic flows during real rush hour conditions under fully functioning economic conditions. With no middle turn lane on Charlotte Pike, traffic already bottlenecks with vehicles attempting to turn into subdivisions and onto Sawyer Brown Road throughout the day. Actual measurements of existing traffic must be made. Then the effects “worse-case” estimates of additional traffic from the proposed development can be assessed. No further consideration of this proposed zoning change should be given unless and until a study with actual traffic measurements made during peak travel times (i.e., rush hour and during the school year at drop-off and pickup times).

Based on these real and serious concerns, I respectfully request that Metro Planning Commission table consideration of this case until these concerns can be clearly and successfully addressed.

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Sincerely,

Judy Perkins Stinson

From: Cynthia Haralson <cynthia_haralson@yahoo.com>

Sent: Tuesday, May 19, 2020 2:51 PM

Subject: Case Number: 2019SP-009-001

To Whom It May Concern:

I am a longtime resident of the Westchase subdivision and I'm requesting that Beazer be dropped from next week agenda.

Thank you,

Cynthia Haralson

From: Harold Shannon <haroldandvern@yahoo.com>

Sent: Tuesday, May 19, 2020 3:13 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov

Subject: Case #2019SP-009-001

Hello,

I am writing in reference to **Case #2019SP-009-001**. Beazer is interested in the development area in 2019 to build townhouses. District 22 Sheri Weiner held several local community meetings during this time. Unfortunately, Beazer continues to pursue this area regardless of the current residence expressed list of concerns. The townhouses will not benefit this area as the traffic is currently a problem and the entrance street is very narrow with no plans to expand. A traffic light was placed in this area to control the traffic but that did not help. By building these homes, it will decrease our property value, cause more traffic congestion in this area not to mention it being directly in our backyards!!!! Beazer shows no care or concern for the current residence and it is clear that it will only benefit them as one of their cash cows. They are determined to continue with this project regardless of the current residences expressed concerns. Please remove their request from the zoning agenda for May 28th.

Thanks,

"Verneida" Shannon

Product Analyst

Quality Measurement and Regulatory Reporting

615-344-6263

From: peter thurmond <peterthurmond1964@gmail.com>

Sent: Tuesday, May 19, 2020 7:50 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: 2019SP-009-001

I would like to express my opposition to placing 41 housing units on what presently consists of 3 homes. There has been an incredible increase in the number of apartments, condos, townhomes etc in this area and the neighborhood is saturated.

Peter Thurmond

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From: Patricia Bluestone <pwbluestone@gmail.com>

Sent: Tuesday, May 19, 2020 7:51 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Resining of Sawyer Brown/Charlotte Pk

I live on Sawyer Brown near Nashville Christian School. Traffic at this area on this two lane road is already unbelievable because of the school and because it's a cut through road for people coming out of Bellevue trying to get to I-40. Please, stop the greed! Slow down development until more roads are added or improved!

Thank you,
Patricia Bluestone
528 Cedar Forest Ct
37221

From: Jacob Carden <jakecarden@hotmail.com>

Sent: Wednesday, May 20, 2020 7:49 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: 2019SP-009-001

To whom it may concern:

This email is to oppose the rezoning of lots 7456 and 7460 Charlotte Pk. As well as the adjacent lot on Sawyer Brown Rd.

-This will add serious volume to an already busy two lane highway. It is already difficult to turn left onto Charlotte Pk from the West Chase neighborhood and Sawyer Brown Rd and adding this many units to the street is going to increase the accidents.

-I also think these multi-family units will decrease the property value of the single family residences that are surrounding

-Adding multi/family units will also change the single-family housing landscape that exists.

- This will also open the door to more of the same construction down the road.

- I'm opposed to any more building (apartments or multi-family units) in this area. It's getting way too congested and it's dangerous to get on and off the interstate in the mornings and in the evenings

- Charlotte Pike is already busy enough Thank you, Jacob Carden Sawyer Brown Rd

From: Monica St. John <monicas1621@hotmail.com>

Sent: Wednesday, May 20, 2020 10:30 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov

Cc: Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

Subject: 2019SP-009-001

Hello Everyone,

I want to voice my strong opposition in changing the zoning on the proposed Sawyer Brown/Charlotte Pike site to allow Beazer to build another subdivision, townhomes or condos. Traffic on Charlotte Pike is choked now. As someone who lives in the area, I deal with this daily. There are already three other condo/townhome sites (Cabot Drive, River Road and Charlotte Pike) less than 4 miles from this proposed site, under construction or near completion. That is already adding hundreds of more cars to this area. The potential decrease in property values as this area becomes apartment/condo/townhome haven is troubling.

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There have already been 3 community meetings to discuss Beazer's proposal. Each and every time it was met with strong opposition from the community. Nothing has changed since those meetings, the community is still strongly opposed and does not want any development Beazer is proposing in this area. We as a community ask that you deny Beazer's proposal.

Thank you,

Monica St. John

From: Lindy Gill <jmgill@storyconstructionllc.com>

Sent: Wednesday, May 20, 2020 10:44 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: 2019Sp-009-001

We are covered up with traffic!!! This area can not handle more highly units on such a small area. Please do not rezone this. Bellevue has got to slow down with development.

Lindy Gill

(615)788-1121

From: Matt Case <mattcaseinc@gmail.com>

Sent: Wednesday, May 20, 2020 10:57 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: planning.staff@nashville.gov; Leah Potter <leah.a.potter@gmail.com>

Subject: Case number 2019SP-009-001

Dear Planning Committee and Staff -

My name is Matt Case and our family and neighborhood (Charlotte Pike and Sawyer Brown) is adamantly opposed to the rezoning and development that Beezer desires here. Our neighborhood social media (Nextdoor and Facebook) pages are blowing up about it.

This area of Charlotte Pike currently cannot handle the amount of traffic. It's already difficult to get onto the highway when normal traffic patterns are in effect. This development would also adversely affect single family home values. Please help protect our single family house landscape without inserting even more multi family housing into our neighborhood.

Moreover, we've already tried opposing the Beezer agenda three times (en masse). We'd hoped that we had made ourselves abundantly clear about our position. But since we have not been fully heard yet, we will continue to raise our concerns until Beezer moves on to a different location that has a better solution.

Thank you very much for your time and consideration.

Matt Case

520 Wheatfield Way

Nashville, TN 37209

615.400.1328 c

From: Rachael Moore <rachaelmoore@me.com>

Sent: Wednesday, May 20, 2020 12:24 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@Nashville.gov

Item 2. 2019SP-009-001 – Charlotte Pike SP

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

Cc: Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

Subject: 2019SP -009-001

Hello,

I am a resident of the Oak Haven Trace community. I have lived here for 11 years. I have seen much growth in that time period and have experienced the side effects of the growth. There have been town homes and apartments that have popped up all around us, destroying the beautiful natural landscape that originally drew us to this area. The hills in our view are now dotted with apartments.

Beside the huge loss of the natural beauty and wildlife to multi-family units, the traffic has also increased. The old Sawyer Brown Road has already seen an increase of traffic using it as a cut through road. People will speed down the curvy road with no regard to other cars, paying no care to the narrow road, or to people walking on it. If units are built on the corner of it and Charlotte, the traffic on the already very narrow road will increase. The traffic on Charlotte near that intersection (Charlotte and Old Hickory) back up in the mornings due to the school traffic, traffic merging on the interstate, and general commute traffic. If these units are added, it will make it near impossible to turn onto Charlotte from Sawyer Brown. It is already difficult as is. The visibility is also a bit poor at that location.

With multi-family housing, the property values will decrease. Crime is already increasing in our once quiet neighborhood. Introducing more units will likely continue to perpetuate this growing issue. With such a rise in multi-family units, there will also eventually come a time when the demand just is not there anymore. Then you will have units that aren't nice, up to date, and the surrounding property values will further decrease.

I am asking you to please not develop on the land located at the corner of Sawyer Brown and Charlotte. There is little to gain and much to lose. Please do not rezone those properties. I have two young children that I would like to enjoy our quiet neighborhood with our fear of careless drivers and enjoy the natural beauty this area has to offer. This has been an ongoing debate between the builders and the community. It is time to stop this once and for all. We do not want the rezoning and the new builds.

Thank you for your time and consideration,

Rachael Moore

From: Gayle Jagers <bgjagers@comcast.net>

Sent: Wednesday, May 20, 2020 1:18 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Zoning Ordinance 2019SP-009-001

I am opposed to the rezoning that allows for the change in the zoning code that would allow any huge construction development that nearby property owners are opposed. People make property purchases based on existing codes that protect the property in question. They sometimes spend great amounts of money adding to their homes. It is unjust for the government to change those codes that were in existence when the owners purchased the property. The owners have a right to expect the Metro Government to honor those codes that protect their property rights. The codes were written for a purpose. Those purposes are still relevant and needed. A change in zoning can devalue their property.

Barbara Jagers

From: Jamey LaVon Bowen <jlb21bowen@gmail.com>

Sent: Wednesday, May 20, 2020 5:06 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: 2019SP-009-001

Item 2. 2019SP-009-001 – Charlotte Pike SP

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Dear Commissioners,

I am writing to express my opposition to the proposed 49 unit complex development on Charlotte Pike case #2019SP-009-001.

- 1) More traffic congestion in the area. At times it is difficult to leave my subdivision due to the traffic. With the addition of the Novel West apartments just 1.5 miles down the road on Charlotte and the recent huge apartment complex on Old Hickory right off of Interstate 40. These all lead to traffics issues, especially in the morning hours.
- 2) More crime in the area with no police precinct in this area. The city's police is just too thin to handle more cases.
- 3) These Townhomes could lower our property values. Nashville needs more single family homes, not Rental homes.
- 4) With the construction going on in this area it will harm the wildlife in the area. They are being run out by developments.

Please keep these very valid points in mind when voting for/against this Development.

Thank you,

LaVon Bowen
1724 Haley's Hope Court
Nashville, Tn 37209
Jlb21bowen@gmail.com
8597607881

From: chip stans <lpstans@gmail.com>

Sent: Wednesday, May 20, 2020 5:42 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Rezoning for development of high density housing on the corner of Sawyer Brown Rd. and Charlotte Pike.

This would make an already terrible traffic situation much worse. There is already too much of this type development in this small area. It already exists on all four corners of Old Hickory and Charlotte Pike and extends westward on Charlotte. In fact the area from the heights above West Nashville west to Old Hickory is already festooned with high density housing - where does this end. We residents west of Old Hickory on Charlotte Pike are totally opposed to further development of this type along this corridor. A little sanity PLEASE.

L. Stans
37221

From: r.shawn.clark <r.shawn.clark@gmail.com>

Sent: Wednesday, May 20, 2020 8:12 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Planning Staff <planningstaff@nashville.gov>

Subject: Case 2019SP-009-001

In regards to the proposed project please make sure they widen Sawyer Brown Rd and place sidewalks down Sawyer Brown to aesthetically improve the road. Also, the Sawyer Brown road should be landscaped well to block any drainage or the back side of structural buildings to not diminish or depreciate the neighborhoods on Sawyer Brown Rd.

Shawn

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From: Shawn Cothran <heyshawncothran@gmail.com>

Sent: Saturday, May 23, 2020 12:21 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@Nashville.gov

Cc: Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

Subject: Rezoning Case # 2019SP-009-001

My name is Shawn Cothran. I live on Woodland Way, just west of the properties being proposed for re-zoning. My family and I are opposing the rezoning for the reasons listed below:

- Property valuations will decrease due to the increase in population and added traffic.
- I am sometimes trapped in my neighborhood already when Charlotte Pike is used as a bypass when 40 is slow and the addition of more traffic would only cause additional stress. Charlotte was not developed to accommodate all the current traffic, let alone the bump this would introduce.
- With additional traffic there is the chance of additional accidents causing issues for the current homeowners.
- Additional wear and tear on the road resulting in additional wear and tear on vehicles.

Shawn Cothran

Vice President - Woodland Forest HOA

From: Chris Armstrong <gcarmsng@yahoo.com>

Sent: Monday, May 25, 2020 8:06 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Zoning Case Number 2019SP-009-001 - Citizen Comments

Good Morning,

Please find attached our comments and objections concerning the above referenced zoning case.

Any questions, please feel free to contact us.

Regards,

Chris and Stephanie Armstrong

736 Woodland Way

Nashville, TN 37209

615-479-4696

gcarmsng@yahoo.com

Commissioners,

I am writing in opposition to the proposed property usage changes as proposed in Case Number 2019SP-009-001, 7456 and 7460 Charlotte Pike. I am a homeowner in Woodland Forest Sub-Division located approximately 1 mile west on Charlotte Pike. Woodland Forest is a fully developed and mature subdivision of single-family residences with significant and enforced covenants concerning size, style, and type of housing designed to provide a highly livable community

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protecting our mutual property values. Our community is a one-way in development with a large protected green-space and a well-maintained tree canopy in the landscaping.

The proposed re-zoning will be detrimental to our area in my opinion for the following reasons.

1. Charlotte Pike is a two-lane state-maintained road. There appear to be no plans by the State of Tennessee Department of Transportation to widen or make other improvements to this section of Charlotte Pike to allow for additional traffic from a higher density residential area. The TDOT Strategic Plan for road work through 2021 available on the TDOT website does not reference any planned work for Charlotte Pike in the section from Old Hickory Boulevard out to McCrory Lane. This project is also bounded by River Road which is a city maintained residential road which does not have the size to handle additional traffic. Planning provides for a four-lane road on Charlotte Pike but the road in this area is two lanes.
2. A Four-Way signaled intersection exists at Sawyer Brown and Charlotte Pike. West bound traffic during peak hours backs up to the East toward the properties in this proposed rezoning. These properties are bracketed by turn lanes for already established neighborhoods on Charlotte Pike. Ingress/Egress would be impeded into the proposed area leading to additional congestion and traffic concerns.
3. There is a small bridge on Charlotte Pike between the entrances of Western Hills Church of Christ and Woodland Forrest. This bridge spans Overall Creek and the feeder creek to that creek. This bridge was flooded during the 2010 floods and there is no record of the bridge being inspected for damage. Additional traffic could present a safety issue with this bridge.
4. Additional construction traffic will impact the condition and life of the Charlotte Pike Roadway. No planning or appropriation is in place to repair the roadway.
5. This stretch of Charlotte Pike is a well known and well-used alternative to I-40 East and West bound when I-40 is either heavily congested or impacted by short-term closure due to weather and accidents.
6. Gower Elementary School is located on Old Hickory Boulevard at Charlotte Pike. This school zone has seen a significant increase in traffic due to the growth of apartments to the south and condominiums to the north of that intersection. Additional density with the associated traffic using Old Hickory to access I-40 does not improve the safety or accessibility for Gower.
7. I am not going to join the hyperbole of how this development could or could not impact my property values in Woodland Forest. My concern is this project with 49 units in the SP zoning would be the style of construction colloquially referred to in Nashville as "Tall and Skinny's". This style of build would be completely out of character to the neighborhoods located in this area. Condominiums in the West Hills and Traemoor developments are three or four-sided brick construction no higher than two levels and blend into the existing area. Three plus level all Masonite siding properties are not the normal building style in this part of Nashville. The Major Collector and Street Plan for Metro Nashville for this stretch of Charlotte Pike references the acceptable style of homes as being mostly single-family homes to mixed housing with flats and townhouses.
8. I have not seen any plans by the Developer for this proposed 49-unit development. Plans for Stormwater abatement and protection, protection of greenspace, sidewalks, ingress/egress, and protection of tree canopy can't be addressed since this information is not available. Referencing the Major Collector and Street Plan for Metro Nashville, this stretch of Charlotte Pike is designated as "Scenic" and as such, "Scenic roads call for preservation or enhancement of existing natural areas within easements on private property adjacent to the

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edge of the right-of-way, beyond the minimum functional right-of-way, and planting of new landscaped areas.” See Addendum One to this letter.

9. My final point is my opinion that adding 49 more residential units into our area that is already underserved for fire, police, and public works is not a sound decision. Fire and EMS are three to seven miles away from this property. The nearest MNPd police precinct is located at Charlotte Ave. and White Bridge Road. Crime rates are up in our area. Metropolitan Nashville and Davidson County is in a budget crisis that makes gaining additional services and support problematic at best. While these impacts may not be appropriate in the strict sense of property planning, I would ask you to consider how the livability of these units would be impacted by those resource constraints.

Thank you for your time and your consideration. We are appreciative of your service and dedication to balancing all the competitive desires to work toward a safe and growing Nashville.

Appendix One

Metropolitan Nashville Davidson County

Major Collector and Street Plan

Current Designation for Charlotte Pike in area of development:

T3-R-AB4-S

Definitions directly from Plan document.

T3 Suburban Transect areas have a variety of uses, including residential, civic and public benefit, and mixed uses, that are generally separated from one another, with residential as the predominant use. Building patterns vary, but T3 Suburban Transect residential areas are generally characterized by moderate to deep setbacks and side yards, curvilinear streets, and informal landscaping. Residential building types include single- and two-family structures as well as multifamily structures.

R - Residential Street segments with this Street Context are flanked primarily with residential development and have a character to fit that development type. Housing types can vary along these streets, ranging from mostly single family-homes to mixed housing with flats and townhouses.

AB = Arterial-Boulevard Arterial-Boulevards are medium- to high-speed, high-volume streets that serve longer trips within and between different communities within the city, with access provided by driveways, alleys or frontage roads. While the public may generally think of a boulevard as having a median, in Nashville, Arterial-Boulevards range from three-lane, one-way streets downtown to five-lane suburban streets. They are designated Arterial-Boulevards because of the function they serve—to balance access and mobility equally. The balance of moving people through the area while providing access to property results in a different design for the Arterial-Boulevard than that of the Collector Avenue. Charlotte Pike is planned at four lanes.

S - Scenic roads, typically Arterial-Boulevards or Arterial-Parkways, are streets and highways which pass through or connect areas of particular scenic significance or provide linkages between areas of historic, natural, cultural or recreational importance. Scenic roads call for preservation or enhancement of existing natural areas within easements on private property adjacent to the edge of the right-of-way, beyond the minimum functional right-of-way, and planting of new landscaped areas. The Metro Zoning Code prohibits new billboard signage on Scenic roads.

From: prdgpts@att.net <prdgpts@att.net>

Sent: Wednesday, May 27, 2020 8:17 PM

Item 2. 2019SP-009-001 – Charlotte Pike SP

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To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Case Number 2019SP-009-001

We oppose this project and would vote NO

From: Canon, Timothy <timothy.canon@pnc.com>

Sent: Thursday, May 28, 2020 9:15 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Napier, Patrick (Planning) <Patrick.Napier@nashville.gov>

Subject: Case number 2019SP-009-001, Charlotte Pike 5/28/2020 Meeting

Please see attached letter regarding case number 2019SP-009-001, Charlotte Pike SP. Thanks

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From: Tasha Johnson <tashajohnson5112@comcast.net>

Sent: Sunday, May 31, 2020 12:49 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: planning.staff@nashville.gov

Subject: 2019SP-009-001

I am sending in my concerns about this development on Charlotte. We live just down the street and this area does not need any more density on the lots without drastic improvements to Charlotte and surrounding roads.

I was a traffic engineer and see apartment complexes and other high density housing along this route without seeing improvements to the roads. This is just going to further the horrible congestion that is building all over Nashville. I am sure traffic signal timing has been adjusted, but this can only be done for how long?

Please do your jobs and plan for the growth in Nashville. Require these developers to do their part in maintaining flow of our roadways. Widen our arterials, provide mass transit to areas with high density, increase sidewalk connectivity. Until these roadway improvements can be met, please maintain the existing zoning for these properties.

Sincerely,

Tasha Johnson
428 Eagle Ridge
37209

From: Rachael Moore <rachaelmoore@me.com>

Sent: Sunday, May 31, 2020 3:08 PM

To: Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@Nashville.gov

Subject: 2019SP -009-001

Hello,

First, thank you Gloria for your previous response, leading the Zoom meeting, and for your communication with the community.

I would like to again address the issues with the planned proposal and rezoning of the properties on Charlotte/Sawyer Brown.

Traffic

Sawyer Brown is a very narrow road. Many times one driver will need to pull to the side when another car is passing on the opposite side. The road already faces problems with people using it as a cut through road over to River Road and Old Charlotte. Many cars do not obey the speed limit and speed down the road. I was walking down Sawyer Brown the other day and had to step far off to the side to avoid a speeding car. This road does not need additional traffic. Development at the end of the street will further increase these growing issues.

Development on Charlotte has increased exponentially over the past 11 years since we moved to the Oak Haven Trace neighborhood. It can be very challenging to turn left onto Charlotte in the mornings. The visibility is already poor at this intersection, especially with the sharp left needed to make the turn. The school traffic can cause back up on Charlotte. At this rate, Charlotte cannot support another development without major construction.

Crime & Property Values

Item 2. 2019SP-009-001 – Charlotte Pike SP

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With multi-family housing, the property values will decrease. Crime is already increasing in our once quiet neighborhood. Introducing more units will likely continue to perpetuate this growing issue. Several times in the past year, we have captured people on video approaching cars in driveways searching for easy targets. With such a rise in multi-family units, there will also eventually come a time when the demand just is not there anymore. Then you will have units that aren't nice, up to date, and the surrounding property values will further decrease.

Wildlife

In the woods located between the properties in question and our neighborhood, has a lot of wildlife. We have observed box turtles, cave salamanders, red foxes, and deer to name a few. Box turtles are already facing habitat destruction here in Tennessee. Their numbers are decreasing. We observed several in that area several years ago, but have noticed a decrease. Building multi-housing on these properties will further disturb the wildlife, potentially destroying their homes and killing them. There have been town homes and apartments that have popped up all around us, destroying the beautiful natural landscape that originally drew us to this area. The hills in our view are now dotted with apartments.

In conclusion, I am asking you to please not develop on the land located at the corner of Sawyer Brown and Charlotte. There is little to gain and much to lose. Please do not rezone those properties. I have two young children that I would like to enjoy our quiet neighborhood with our fear of careless drivers and enjoy the natural beauty this area has to offer. This has been an ongoing debate between the builders and the community. It is time to stop this once and for all. We do not want the rezoning and the new builds.

Thank you for your time and consideration,

Rachael Moore

From: Beverly Piatt <tnbpiatt@comcast.net>

Sent: Sunday, May 31, 2020 5:56 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: 2019SP-009-001

I am opposed to this group of units going forward in our area. We have too many of this type of housing, rammed close together as it is in the area. Please oppose this plan.

Beverly Piatt

1003 General George Patton Rd.

Nashville, TN 37221

tnbpiatt@comcast.net

615-414-1994

From: Jahnavi Gunnam <jahnaviveni@gmail.com>

Sent: Monday, June 1, 2020 9:31 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@Nashville.gov

Cc: Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

Subject: 2019SP-009-001

Hello,

As residents of woodland forest community, we object the rezoning of properties on Charlotte and Sawyer Brown Rd for the following reasons:

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- The Value of our properties will decrease due to the increase in population and added traffic.
- Charlotte Pike has not been developed to accommodate all the current traffic, it is used as a bypass when 40 is slow and the addition of more traffic would only cause additional stress.
- With additional traffic there is the chance of additional accidents causing issues for the current homeowners.
- Additional wear and tear on the road resulting in additional wear and tear on vehicles.

We do not want any rezoning to be done on Charlotte Pike and Sawyer Brown Rd.

Thanks,

Jahnvi Gunnam

From: Jessica Rocco <jaatroc@yahoo.com>

Sent: Tuesday, June 2, 2020 9:40 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: planning.staff@nashville.gov

Subject: 2019SP-009-001 ****DO NOT ALLOW THIS PROJECT TO MOVE FORWARD****

To whom it may concern:

I respectfully request that you do not allow this builder (Beazer) to clutter up our neighborhood further. There are way too many tight developments in this area already, with all the apartment buildings and other multi-residential homes. Please stop allowing this type of development to continue. The landscape of Nashville is changing and is becoming ugly with tall skinny & apartment buildings. It used to be so beautiful to drive out of the streets of downtown—please try to preserve what we have left! The streets outside of downtown cannot handle the added traffic.

DO NOT ALLOW THIS AND OTHER DEVELOPMENTS LIKE TO HAPPEN ANY MORE!

Thank you.

Jessica Rocco

From: Dawn Bruni <dawn656@yahoo.com>

Sent: Tuesday, June 2, 2020 11:19 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Dawn Bruni <dawn656@yahoo.com>

Subject: Rezoning # 2019SP-009-001

Dear Commission,

I, along with the other families who live near the properties of your proposal to rezone, strongly oppose this plan!!

This area includes several single-family residential neighborhoods, one of Nashville's private schools, farms, and churches. We have wildlife including many deer.

Our families participate in outdoors sporting events and church activities. This is an area we enjoy to walk, run, bike with our families in our neighborhoods.

The traffic is already so bad on weekday mornings, the traffic is backed up to one-mile just to reach Old Hickory Blvd from the west. This proposal will add hundreds more vehicles to this.

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The street can not handle more traffic. We do not want more traffic. We do not want to live off a 4-lane street. We chose to live outside the downtown and midtown area away from the development you propose.

Many multi-family complexes have already been built on Old Hickory and on Charlotte Pike in area known as Nashville West. The appearance of the miles of these complexes is unsightly, traffic has doubled in past 4 years. I pray you do not agree to continue to extend these miles further west.

Building apartment complexes will decrease all our property values, increase crime, decrease the beauty of this area, increase the risk of pedestrian injury for those who walk and exercise along this street.

I understand the need for more housing in Nashville. Not here in the middle of our residential community.

Thank you for this consideration NOT to rezone this area.

Dawn Bruni
Resident of Woodland Forest
221 Deer Pointe
Nashville, TN 37209

From: lauren adelle crowder <laurenatlane@gmail.com>

Sent: Tuesday, June 2, 2020 12:28 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>; planning.staff@nashville.gov

Subject: Opposition to Charlotte Pike 40 Home Unit Build

Hello,

I'm writing to express deep concern and opposition to the proposal for Charlotte Pike. My husband and I live a few houses down to the west and we already experience a lack of reasonable structure for the traffic happening down Charlotte. There is simply not structure to support an additional 40 home unit build, nor the construction crew and machinery that would take over that two lane road on a hill for months. We oppose the change to the type of houses in the neighborhood as well.

Thank you

Lauren and Jon Autry

From: delconknight@netzero.net <delconknight@netzero.net>

Sent: Tuesday, June 2, 2020 2:13 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@Nashville.gov; Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

Subject: Rezoning Case #2019SP-009-001

There are a number of reasons why we oppose the rezoning:

TRAFFIC-Charlotte Pike cannot support the increase this road was never addressed properly by Metro and State years ago. Should have been four lanes all the way to Sawyer Brown.

PROPERTY VALUES. Apartments and townhomes decrease value to surrounding neighborhoods. This area does not need anymore apartments

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only increases traffic more.

SAFETY. Accidents will increase. There are two schools ,several churches and neighborhoods that exit on to Charlotte. When I-40 is backed up is almost impossible traffic backed up for miles.

Again, as homeowners in Woodland Forest we oppose the rezoning.

Thank you,

Del and Connie Knight

From: MARK ROBIN <mark.robin@comcast.net>

Sent: Tuesday, June 2, 2020 2:23 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov

Subject: 2019SP-009-001

Commissioners and Staff;

The proposal 2019SP-009-001 for tall skinnies on Charlotte Pike in western Nashville is bad planning. Being on a major street the development should be in a multi-unit building, fully sprinklered, leaving enough mass of land to make a meaningful outdoor experience for this community that the proposed development makes impossible.

Please do not approve this development.

Mark Robin
309 Terry Trace
Nashville, TN 37205
615-356-0559

From: Erica Thomas <ericaashleythomas@gmail.com>

Sent: Tuesday, June 2, 2020 2:54 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; lanning.staff@nashville.gov; Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

Cc: Greg Thomas <gregory.douglas.thomas@gmail.com>

Subject: Opposition of Case Number: 2019SP-009-001

Hello --

As a homeowner (1316 W Running Brook Road) in the Westchase neighborhood in your council district, I am writing to **OPPOSE** development of Charlotte Pike Townhomes.

Case number: 2019SP-009-001

Location: 7456 and 7460 Charlotte Pike and 7481 Sawyer Brown Road

The additional noise, traffic, and negative impact to local flora and fauna are unacceptable inconveniences and losses for the existing neighborhoods.

Thank you for your consideration.

--

Erica Thomas

Item 2. 2019SP-009-001 – Charlotte Pike SP

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812.319.1429

erica.ashley.thomas@gmail.com

From: Alexa Conley <alexaconley524@gmail.com>

Sent: Wednesday, June 3, 2020 12:54 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov

Subject: 2019 SP-009-001 - development plan and rezoning objection

Hello,

I would like to voice my objection to the potential re-zoning on Charlotte Pike near Sawyer Brown Rd. to accommodate a new high-density residential area.

My main concern is the lack of responsibility for first developing the street and infrastructure to support the additional traffic that such a development would bring. There are already traffic concerns with Charlotte Pike due to the lack of turn lanes, especially around the Sawyer Brown intersection. Developments such as One Bellevue Place have already increased traffic on Charlotte Pike, yet there has been no effort to widen the road to support the extra cars or create much-needed sidewalks. Allowing the addition of residences to the road without foresight into the infrastructure would be devastating for residents in the area. Beazer should, at a minimum, be required to cover the cost of improving the infrastructure by widening the road, including turn lanes (for accommodating both left and right turns into their development), and including sidewalks in front of the proposed development. This takes the burden away from the taxpayers and places the extra cost consideration on the developer.

Second, I would recommend the planning committee set a precedent of not allowing such "tall and skinny" residences in the area. This style is unappealing, does not match the current neighborhood, and will devalue the surrounding areas.

I understand that the city will continue to develop. My ask is that the city planners take action in ensuring the overall plan for the future of Bellevue is cohesive, and that the developers be the ones to carry the burden and cost of adding the necessary infrastructure. By pushing such costs upfront to the developers, the cost of infrastructure development does not fall to taxpayers when the issues are too significant to ignore.

Please have some foresight, and require such for-profit developers to pay for the infrastructure to support the added residences. Save our tax dollars for education improvement. I live just down the road from this re-zoning area and will have to pass this new development every day.

Thank you.

Alexa Conley

919-360-9073

From: Sharon S Hoover <sharonhoover@comcast.net>

Sent: Tuesday, June 23, 2020 1:09 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Charlotte pike Beazer

This is in regard to the Beazer Project Proposed on Charlotte Pike

7456 and 7460 Charlotte Pike

2019SP-009-001 District 22

We are asking you to deny the appeal for zoning change from R15 and R40 to SP.

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First, please be cognizant of the date for which the zoning appeal was filed, since if a zoning appeal is not voted on before the end of 60 days (unless certain agreements have been met,) it automatically gets passed.

WHY You Should Deny the Appeal:

I. THE PROCESS WAS FLAWED

Zoning Appeals should not have even been decided during the coronavirus pandemic because it is blatant discrimination to people of lower socio-economic status, to people who are not computer savvy, to people who are focused on social distancing and doing the “right thing,” and to people less educated. If Metro did not choose to continue education classes for public schools online because of people who had no computers, couldn’t afford to buy one and/or be able to use them, how is this any different? It took 18 minutes for the Zoning Board of Appeals to even get the members all together on the phone for the May 14, 2020 meeting. Because of this, zoning appeal changes that are passed are legally actionable. The meetings were only online. No one could personally attend to make their voice heard except those who seek the change.

It is reprehensible that developers are not only taking advantage of the public but of the Zoning Appeal Board members, because of the pandemic and the tornado tragedy, to try and slip zoning changes by unnoticed.

II. OBJECTIONS TO ITS LOCATION.

CHARLOTTE PIKE & OLD HICKORY BLVD. ARE AT NEAR CAPACITY WHEN TRAFFIC IS NORMAL

According to Tennessee Department of Transportation Traffic Stations in the area, Old Hickory Blvd between Charlotte Pike and I-40 had an average of 14,817 cars a day, last week **before** Phase 3 opened. That is the closest traffic station near the property. There isn’t one at Sawyer Brown and Charlotte Pike. Metro Traffic Reports is getting information about the type and amount of motor vehicle accidents here, but due to Covid 19, there staffing to respond is limited to do so in a timely manner.

The state indicates, that in this area, there are no plans to do any work on Charlotte Pike for at least two years and probably even longer than that and that is just for it to possibly begin due to the state budget; it didn’t look good for it to happen then. Because it is a state highway, getting changes is extremely difficult. It took years to get the state to allow a stoplight at Charlotte Pike and Sawyer Brown Rd. Someone had to die there; they were hit by a dump truck.

There needs to be a lane on Charlotte Pike to turn left onto Sawyer Brown Rd. or traffic is going to back up all the way to Old Hickory Blvd. There is a green turn light arrow, but every time a car is needing to turn, the vehicles going straight still have to wait each time.

Also, there is no turn lane to go left from Sawyer Brown Rd. onto Charlotte. Every time someone wants to turn left, the cars that are going right do not have a different lane so they can turn right on red. This is going to back traffic up in that direction, causing problems in the school zone. Not to mention the problems with the fact that there are four churches right there. (Although the members will have no idea what is happening regarding the zoning change appeal because they aren’t supposed to go to church in groups larger than 20. They will have no say in the appeal process.)

The following comments were posted regarding the intersection of Charlotte Pike and Sawyer Brown Rd. on WSMV.com

“I am extra cautious as cars and trucks come speeding over the hill going west on Charlotte Pike.”

“This has always been a dangerous intersection-an accident waiting to happen...I see people speeding all the time as they approach this intersection and if you are turning from Sawyer Brown left onto Charlotte you cannot see over the hill where speeders are coming.”

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“Try pulling out on Charlotte Pike from Sawyer Brown in the morning rush (sic hour) or late afternoons or even Sunday around 12:05....Why do cars on Charlotte turning onto Sawyer Brown come within inches of hitting the front of your vehicle..?...from Sawyer Brown and another car turning East pulls up beside you then neither party can see in the opposite direction. The increased traffic has only made the problem worst.”(sic)

“All the comments to date are not isolated incidents – these happen everyday – all day – perhaps to me the most significant are the cars coming up Charlotte Pike from Old Hickory towards Sawyer Brown – unfortunately many are doing more than the speed limit...”

People who live on Old Hickory Blvd. across from Gower School can already not even get out of their driveway before and after school when school is in session.

After the Zoom meeting with our council person and Beazer, as far as I know, they never answered the seven questions they have been repeatedly asked. A participant called them on the fact that they keep saying they are going to get the answers but nothing is forthcoming. They couldn't even be pinned down on their traffic study. The representative from Beazer refused to explain how and when it was done. Now that we know that traffic studies are a joke that are done over one day while plugging in data from other parts of the country, they do not reflect actual use whatsoever.

There is an audio recording available of the entire one hour and fifteen minute meeting if needed.

Other people have commented on the fact that this zoning appeal has already been turned down once, but the developer is taking advantage of the covid virus to try to sneak it through. There are pages and pages of comments against this zoning change.

III. TRAFFIC STUDIES ARE INACCURATE & MISLEADING AT BEST

- They are paid for by the developer and they choose who they use. Why would they pay someone to tell them anything other than what they want to hear?
- Studies are based on projected travel patterns that are or even *have been* occurring and do not take into account regional growth.
- Traffic Studies are based on daily counts of complete intersection turning movement then used to “try” and create a snapshot for the analyses.
- Traffic Studies are also based on Trip Generation using a national ITE average which does not take into account local variations or rapidly occurring changes in a booming area.
- High and low outliers are ignored.
- The data set for traffic studies use is very limited and is only a national basis for some land use.
- Modal split is often ignored.
- During the day there is usually a dump truck going down Charlotte every couple of minutes

IV. ECONOMIC EFFECTS

- Natural Open space increases property values and thus property tax revenue, while developed land, decreases property values with the resultant decrease in property tax revenue for the city and the homeowner.
- Not all open space is of the same value. Developed open space decreases property values, while natural open space increases property values. Even when the impervious surface is less than 20% of the property.

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- The current way that government values property does not take into account hedonic values and thus presents an inaccurate picture of property values due to vicinity of natural open space.
- If more homes increased property tax revenues why has the fact that there are many homes built where there was single homes, yet property tax revenues are not enough in Metro Nashville?
- The following study raises the advisability of mixed use development and discusses the impact of Open Space on property values and the long range effects of not considering the value of Natural Open Space

Take for example, what has happened to where the Old Bellevue Mall was located. It is now basically a strip mall with a huge blacktop parking lot, a lot of apartments crammed on one side and no green space. Even the trees that were there near Hwy 70 South were cut down so people could see the store signs.

The following quotes are from The Economic Impact of Open Space on Residential Property Values in Tennessee by The Howard H. Baker, Jr. Center for Public Policy, prepared by the Tennessee Advisory Commission on Intergovernmental Relations by Charles Sims, Ph.D., Bongkyun Kim, Graduate Research Assistant, and Matthew N. Murray, Ph.D. in association with The University of Tennessee Knoxville. September 2, 2016.

“A one acre decrease in shrub land in each census block in Nashville and Clarksville MSAs (Metropolitan Statistical Areas) decreases home values by \$179,000,000.00 in these areas. This results in a 1.7 million dollar decrease in property tax revenues.” So developers’ arguments that increase in homes INCREASES tax dollars is inaccurate.

“These results only indicate the impact of open space on home values and do not capture other impacts of open space such as tourism revenues and employment, recreational opportunities for state residents, increase physical and mental health, wildlife habitat, and scenic views. A lack of data on municipal parks and greenways prevents a full accounting of impacts of these open spaces on housing values.”

“Open space (public parks, farmland, forestland) in Tennessee provides a range of benefits to residents and visitors.”

“Unlike the economic activity generated by the construction of new homes and businesses, the values associated with many open space benefits are not reflected in markets. For example, there is no market for scenic view and many parks do not charge or otherwise restrict access. As a result, there is not direct mechanism to determine how individuals value such as amenities. The inability of markets to capture the valid economic values associated with open space complicates local and state level policy and planning decisions about zoning, restrictions and preferences on land use, government purchases of open space for preservations or other uses, and budget allocations for management and maintenance of municipal, state and federal parks.”

“The excessive spatial growth of cities is, in part, a failure of local governments to account for the social value of open space when land is converted to urban use. The need to value open space is of growing importance for two reasons: First, the state’s urban and suburban population growth increases economic incentives to convert open space to other uses in the areas where open space is typically most valued.....Pressure to develop open space builds as residents in these fast growing cities spill further into suburban areas...”

“Valuing open space in Tennessee is also of increasing importance due to the maintenance backlog at many state and municipal parks. Open space protected by the state of Tennessee is one of the state’s most precious assets....”

The report continues with explanation of open space in Tennessee, then “details the various values associated with open space and describes the HEDONIC PRICING METHOD this study uses to estimate open space values....Open space is any piece of public or private land that is undeveloped (has no buildings or other built structures)....Open space can be categorized along two key dimensions: Cover type and Ownership.”

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“Cover type refers to the vegetation and land uses that describe a piece of open space...Ownership refers to the balance of public versus private open space ownership. The vast majority of open space in the state (approximately 96%) is privately-owned with no form of protection from development. Less than 1% of this privately-owned open space has been protected from future development...”

“This report focuses on benefits from Tennessee’s open space that are not traded in markets...One category of non-market open space benefit is called USE VALUE. Use values are related to seeing or using the open space and include having a scenic view, experiencing improved water quality, or viewing wildlife. In contrast, NONUSE VALUES arise from simply knowing that open space exists. Residents of Nashville may derive nonuse value from simply knowing that farms on the periphery of the city have been there for generations even if they never plan to visit these farms.”

“Economists have developed a number of approaches to value non-market open space amenities. These approaches can be grouped into two categories: STATED PREFERENCE APPROACHES, and REVEALED PREFERENCE APPROACHES. Stated preference approaches make use of surveys that ask individuals directly about their preferences or willingness to pay for the preservation of a particular type of open space...In contrast, revealed preference approaches utilize information on behavior in markets associated with open space to infer the value of that open space...The most popular revealed preference approach to valuing open space is HEDONIC PRICING MODELS. This is the methodology employed in this study.”

“Hedonic pricing models are based on the notion that a differentiated product can be viewed as a bundle of characteristics...The use of hedonic pricing model when valuing open space focuses on a specific differentiated product – houses and environmental amenities. Housing markets determine the amount of certain types of housing and the transaction prices for a house in a specific location conveys the value people hold for the structural characteristics, neighborhood characteristics, and environmental amenities in the area. If Tennessee residents value open space, they should be willing to pay more for homes near open space. Thus, the value that Tennessee residents have for open space is revealed through their choice of house.”

“Estimation of a hedonic price model is predicated on three assumptions. First, the housing market is in equilibrium. If market forces are causing changes in prices and consumers have not yet fully adjusted to those changes, the housing price data may provide a misleading picture about the value of particular amenities. Second, homebuyers have accurate expectations of future amenity levels. Since a house’s price should reflect expectations about future amenity levels, present levels of an amenity might give an inaccurate picture of the value of that amenity, if homebuyers expected the future amenity levels to increase or decrease. This can be a particular problem for privately owned open space since this land may be developed in the future. It is difficult to know how homebuyers form expectations of the likelihood of future development. Third, a full range of houses with varying attributes is available for consumer(s) to choose from. In many markets the range of choices is limited and consumers may be forced to settle for a house that does not accurately reflect the value they hold for the houses attributes.”

“A recent meta-analysis of 12 hedonic studies uncovers a general trend in the hedonic pricing model literature: housing prices increased 0.137% when located 10 meters closer to open space....Early hedonic pricing studies consistently find that house prices decrease the closer they are to a busy neighborhood park. Subsequent studies have expanded the definition of open space to consider golf courses, greenbelts, forest areas, and wetlands. These studies find that proximity to certain types of open space generally increases a home’s value while proximity to other types can decrease a home’s value.”

“Several studies have looked at trade-offs between public open space and private backyards. Peiser and Schwann look specifically at greenbelts. They find that an additional square foot of private backyard space was worth \$384 (1985 dollars (!)), but that the value of an additional foot of public open space between homes was worth less than \$4.”

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“The simple concept underlying hedonic price model is that individuals should be willing to pay more to live closer to open space if they value open space....the effect of open space becomes more negative the further you go FROM the open space.”

“...These estimates are needed given the rapid population growth in the Nashville, and Clarksville METROPOLITAN STATISTICAL AREAS (MSA)....we redefine the remaining 10 Categories: developed open space, forest, shrub, agriculture (sum of grassland, pasture, cultivated crops), and wetlands.”

“to account for the potential endogeneity of open space variables. Private open space that is not currently protected from development is endogenous in the hedonic pricing equation. When open space is privately held and developable, land parcels considered open space are part of the land market and thus affected by the same thing that affect a location’s residential value. This is not true with privately held open space that is protected from development and public open space. Identifying the relationship between house value and private open space that can be developed becomes more difficult. For example, a housing shortage in an area will cause home prices to rise on average but will encourage more open space to be developed for housing. A hedonic analysis using equation (2) would incorrectly conclude that the value of open space has declined in this area.”

The coefficient associated with developed open space is NEGATIVE AND SIGNIFICANT at the 5% level...This suggests that DEVELOPED OPEN SPACE detracts from home values and this negative effect is present in both urban and rural areas and in all parts of the state. In particular, a 1% increase in developed open space area DECREASES HOME VALUE BY 0.03% in rural areas and in all MSAs in the state. (Metro Statistical Areas.)...Because of regional differences in median home values across the state, this 1% increase manifests as a \$43.05 decline rural areas to a \$56.84 DECLINE in home values in Middle Tennessee MSA’s.’

“It is important to remember that the developed open space cover type of aggregates all areas with IMPERVIOUS SURFACES are present but account **for less than 20%** of total cover. This result only indicates that the overall effect of this type of open space on home value IS NEGATIVE.”

“...Specifically, adding an additional acre of shrub land increases home values in these MSA’s by \$224.82....proximity to state protected areas on net add value to homes in Middle Tennessee MSA’s. Specifically, a home located one kilometer closer to state protected open spaces in Clarksville and Nashville MSAs increase home values by \$1,061.47.”

“Discussions and Concluding Remarks: An economic approach to land use weighs the benefits and costs of open space when converting open space to other uses such as residential, commercial and industrial properties. Cost-effective land use policies should strive to prevent development of open space when the costs of this development outweighs the benefits.”

“The costs associated with open space development are far harder to estimate since many benefits open space provides are not captured by markets...Houses located close to private open space in Tennessee may be more valuable due to wildlife viewing and aesthetic views that open space provides.”

“This study finds that permanently protected open space in MSAs adds the largest value to nearby homes....Based on this analysis, this privately protected open space is the most valuable in the state of Tennessee.”

“This study also uncovers two important general findings concerning open space in the state of Tennessee. First, Tennessee residents do not value all types of open space equally. Residents tend to prefer agricultural lands to developed open spaces such as golf courses and cemeteries. When averaging values across the state, an additional acre of DEVELOPED open space is associated with an average decrease in home values of \$13.69....It also calls into question the common assertions that forested industrial parks and golf courses are substitutes for natural forests and grasslands.”

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“Developed open space reduces property tax revenues by reducing nearby property values. Agricultural land increases property tax revenues by increasing nearby home values.”

“A second area for additional research is a finer scale analysis of the state’s major metropolitan statistical areas. Our analysis indicates that open space in these areas generates the largest impact on home values....A hedonic pricing study uses housing prices at the parcel level instead of the CBG would be a better approach to capture these fine scale impacts. A parcel level analysis would also allow for valuing open space fragmentation by comparing open space area and open space density. Fragmentation can be important for certain types of open space benefits such as wildlife habitat.”

“When open space is privately held and developable, land parcels considered open space are part of the land market and thus affected by the same things that affect a location’s residential value. Thus, an increase in housing prices creates an incentive to develop unprotected open space. Because housing prices tend to rise, failure to account for endogenous effect has a tendency to underestimate the impact of open space on housing values.”

Please vote NO to this zoning appeal change.

Sincerely,

Sharon Hoover

Thousand Oaks Estates Home Owners Association

From: Rakesh Sawarkar <rakesh.sawarkar@yahoo.com>

Sent: Friday, July 10, 2020 1:57 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov;
planning.staff@nashville.gov

Cc: Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

Subject: Case Number - 2019SP-009-001

Hello,

I am a homeowner of community next to the proposed development. We are already facing enough trouble on turning onto Charlotte Pike from our community or coming from Old Hickory Blvd. The traffic is a mess and this development will add more misery.

So please stop this development.

Thanks

Rakesh

From: nilam patel <nvpatel1999@yahoo.com>

Sent: Monday, July 13, 2020 9:17 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Rezoning beazer home

Hi

I live in woodland forest and I am against mutiple homes in the corner of chorlotte pike & Sawyer brown Rd.

Victor Patel

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From: JOHN KENNEY <frnscdds@aol.com>

Sent: Tuesday, July 14, 2020 1:34 PM

To: planning.staff@nashville.gov; Planning Commissioners <Planning.Commissioners@nashville.gov>; Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

Subject: 2019SP 009-001

Dear Commissioners:

Again we must revisit this plan by Beazer to redevelop the Charlotte Pike/Sawyer Brown Ross property. The last proposal 49 units is about 43 too many. Widening of Charlotte from River Road to OHB will be a 18-24 month project to accommodate traffic from the new development So will snarl traffic to the east/Wal Mart area. This Beazer proposal would also mean at least 100 more traffic movements per day. While there is a light at the west Sawyer Brown Charlotte intersection there is none at the SB exit from our subdivision to CP. Because of the exit angle it is already very hazardous. Because of cars speeding up CP heading west even when I'm signaling and slowing for a right turn I come close to being rear ended often. Worse, the other night just beyond dusk a car was westbound as I was turning from SB to CP Eastbound. The westbound driver did not have his headlights illuminated. I was nearly broadsided on the drivers side. Again he was accelerating westbound.

Addressing property values is another concern. These tall skinny's at 300-350K are 30% lower in value than our truly single family homes.

My mom used to say "what about these two letters don't you understand. "N" and "O".

Westchase is opposed, other neighbors on CP and SB are opposed and Oakhaven is opposed.

Maybe half a dozen luxury ~450k + might be acceptable for that property. That would add to our property values and tip the scale I believe.

Please either delay till fall or once we are at Stage 4 so community input can be heard. Also I know your regular meetings are in the afternoon. I'd suggest a community meeting with planning representation in the evening. Say 7 pm. And NOT a zoom meeting hosted by Beazer !

Any proposal by Beazer with double digits for units will be DOA for the neighbors.

Thank you

John P Kenney DDS, MS

7529 Oakhaven Trce

Nashville 37209

From: Ying Kenney <ying.kenney@yahoo.com>

Sent: Tuesday, July 14, 2020 4:22 PM

To: Planning Staff <planningstaff@nashville.gov>; Planning Staff <planningstaff@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: SP2019-009-001

Dear Board members and staff:

I am expressing my concerns about the Beazer development on 7456 and 7460 Charlotte Pike.

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Charlotte Pike is a scenic route, especially the segment the developer plans to build the 49 tall-skinny units plays home to a variety of endemic species of flora & fauna. With the loss of habitat comes the loss of said wildlife, all of which will be displaced and forced to live elsewhere if this development comes to fruition.

The segment is merely two lanes road. Many local people use the two lanes road to access HW40. The segment has become a bottleneck due to the already heavily traffic. Adding the 49 units will have serious impact on the people's health and their quality of life. A thoughtful development should be considered and warranted.

The development violates every single principle outlined in the Nashville Next Guiding Principles in the section of preserving Nashville vibrant natural environment asset, described below:

"Environmental stewardship is our responsibility.

Nashville's diverse and vibrant natural environment is one of its major assets. The way we preserve and develop land has a direct impact on our health and quality of life. Preservation of the natural environment and thoughtful development with a goal of stewardship will ensure the benefits of Nashville's natural environment for generations to come. We will seek to create safe, healthy, and attractive places to live and work while enhancing our natural environment.

» We will build a community founded on land and water conservation, preservation of sensitive environmental conditions, and sustainable development practices.

» We will promote efficient transportation and well- designed walkable neighborhoods to achieve healthy living, preserve the natural environment, and encourage resiliency and safety in the face of natural and manmade disasters.

» We will permanently sustain the ecological function, resource value, and character of sensitive environmental and rural lands.

» We will bring nature into the city through parks, greenways, a healthy urban forest, and clean streams, creeks, and rivers.

» We will leave future generations an environment that is healthier than today's."

We welcome Nashville to do the following for the two lots described in the Nashville Next:

Impact Action Items

» Increase funding and expand the purchase and preservation of land for public recreation and open space.

» Expand programs and institute more complete regulations to protect Nashville's sensitive environmental resources.

We urge the board to object the development in the two lots and turn it into greenway or open space or truly stand-alone single family dwells, to preserve Nashville natural beauty.

We ask the board to defer the re-zone request into fall or much later date so we can work out with the developer to withdraw their re-zone case.

Thank you for your consideration on the matter!

With Warmest Regards,

Ying Kenney

847.641.1288 (Cell)

7529 Oakhaven Trce, Nashville, TN

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From: Canon, Timothy <timothy.canon@pnc.com>

Sent: Thursday, July 16, 2020 8:40 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Napier, Patrick (Planning) <Patrick.Napier@nashville.gov>

Cc: S Hoover <ResidentsinDistrict22MetroNash@comcast.net>

Subject: Case number 2019SP-009-001, Charlotte Pike SP

Hello,

Please see my attached letter opposing the requested zoning change Case number 2019SP-009-001, Charlotte Pike SP. I understand that this case may be reviewed for the 7/23/20 planning commission meeting. Thank you.

Timothy Canon

Vice President

One North Franklin, Suite 2500

Chicago, IL 60606

SEE ATTACHMENT ON FOLLOWING PAGE

July 15, 2020

Planning Development
Metro Office Building South
P.O. Box 196300
Nashville, Tennessee 37219-6300

Case Number: 2019SP-009-001, Charlotte Pike SP

Dear Metro Planning Commission:

My name is Timothy Canon. My wife and I reside at 7505 Oakhaven Trce, Nashville, 37209. On July 23rd the Planning Commission may hear a rezoning proposal for case number 2019SP-009-001, Charlotte Pike SP. We are opposed to this zoning change/development for several reasons outlined in this letter.

It is my understanding that the principals for this development have amended their proposal as it was previously rejected due to numerous concerns by impacted residents, including homeowners in the Oakhaven Trce subdivision, which is directly adjacent to the proposed development with just a single entrance off Sawyer Brown Road. This seems like a continued effort to wear us down since the developer/investor apparently already committed to the development no doubt expecting a rubber stamp approval. While I don't speak for every one of the residents here, I have spoke with many and believe that we all share the same serious concerns. I believe these same concerns resulted in the project rezoning being rejected (or withdrawn) the last time. The following is a summary of the issues that affect Oakhaven Trce, I am sure there are more, but as follows:

Traffic Issues:

- As you know, development on Charlotte Pike is continuing at a rapid pace, with congestion around the Sawyer Brown access road that we rely on for entrance into Oakhaven subdivision. This development will make it worse.
- The entrance on Sawyer Brown from Charlotte Pike is also very narrow, requiring extreme care to avoid collisions with cars entering/exiting Charlotte (see attached picture). This entrance is already subject to erosion of the soft asphalt paving, further complicating navigating the entrance.
- It is my understanding that the development will use Sawyer Brown until the development is complete and an access road is built on Charlotte. If we are unable to block this development, we should at least explore building the Charlotte access first for the reasons further outlined below.
- The Sawyer Brown access road is barely wide enough for two cars and already requires one to stop to allow other to pass at the most narrow point (see attached picture), which is directly at the point of the proposed development initial access. Any traffic increase, no matter how temporary, would make the situation much worse.
- Sawyer Brown is already restricted for heavy equipment, overweight vehicles such as concrete trucks, dump trucks, semis. Why make it worse by allowing the developer to use the road for this project? Who will be responsible for repairs to Sawyer Brown?
- At some point equipment may very well block access to Sawyer Brown, requiring residents to either line up on Charlotte, or loop around to the Old Charlotte Pike entrance, which is relatively far away and not convenient.

Construction Issues:

- Will this development require blasting? If so, who is responsible for damage to existing home foundations? This is already an issue for relatively distant blasting. The homes in Oakhaven Trce are concrete and brick, very susceptible to damage from blasting. This would be much closer, literally in our back yards for some homes here.
- How long will all of this take? What if developer experiences delays?
- While hard to anticipate, this development could impact drainage and place more of a burden on utilities serving our subdivision.

Environmental Concerns:

- I think we can all agree that Nashville is a beautiful place to live and the natural landscape and wildlife are a wonderful part of the affected area. The commission should protect the environment and avoid turning this environmentally sensitive area into a congested townhome area with hills razed for the purpose of lining the pockets of developers with no plans to address environmental concerns, runoff of rain, displacement of wildlife, soil erosion not to mention traffic/air pollution implications for the environment.
- Residents of Oakhaven took comfort in knowing that zoning ordinances would protect our area and now it is up for grabs by the developers. There is a reason for the existing zoning and nothing has changed to invalidate those original reasons. In fact, the Commission should observe its own long-term plans and environmental guidelines before letting these developers further capitalize on this area to make a quick buck.

Aesthetics:

- For those familiar with the affected area, this development will do nothing for the appearance of the area and will probably damage property values for the Oakhaven Trce subdivision.
- There are townhomes being built everywhere in relatively undeveloped areas. The developer's persistent need for this particular site is surely to save money on utilities and access.
- This development will likely impact the views from our homes. While the developer could care less, this matters to us and could negatively impact property values.

I really appreciate the challenges your office must face in providing for growth while protecting the interests of your existing, tax-paying, residents. There are numerous areas wide open for development in the area. The impact of this rezoning is to make money for the developers/investors to the detriment of the residents already living here. I respectfully request that Planning Commission reject this rezoning proposal. Thank you for your time and consideration.

Timothy Canon
7505 Oakhaven Trce
Nashville, TN 37209
Dsl100@comcast.net
630-926-5801

cc: Patrick Napier, Patrick.Napier@Nashville.gov



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Item 4. 2020SP-032-001 – Covenant Court

OPPOSITION

From: lstarksms@comcast.net <lstarksms@comcast.net>

Sent: Wednesday, July 15, 2020 6:43 PM

To: Planningcommissioners@Nashville.gov; Planning Staff <planningstaff@nashville.gov>; Sharp, Karimeh (Planning) <Karimeh.Sharp@nashville.gov>

Cc: Linston Starks <LSTARKSMS@COMCAST.NET>; Frances Pratt <prattdes@bellsouth.net>; Reginald Starks <saxmajors1@gmail.com>

Subject: Opposition to Rezoning

Planning Commissioners and Planning Staff,

We as property owners in the City of Hopewell, TN are writing to express our opposition to the proposed rezoning AR2a exiting area to a Specific Plan (SP) 202SP-032-001 AP Name Covenant Court Zoning District to Permit 85 Multi-Family Units in our community.

Member(s) of our community have discussed with you and the planning office our opposition to the proposed rezoning request. Please accept the attached letter as an official opposition letter to the rezoning request.

Members of our community plan to be presented at the public hearing once an official date and time have been determined.

Please feel free to contact us at the email address provided or the numbers listed below.

Thank you for your support

Linston Starks 678-908-2494

Frances Pratt 615-218-8380

Reginald Starks

From: Rhonda Gunselman <rgunselman@curb.com>

Sent: Thursday, July 16, 2020 1:19 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Case #: 2020SP-032-001

I am writing in **opposition** to the proposed building of 86 units between Hopewell and Southfork. I live in the Southfork subdivision off of Brandiwood Court.

First and foremost, we DO NOT NEED the additional traffic. It is already tough to get turned LEFT onto OHB due to the amount of traffic already on that road. Heck, sometimes you have to wait forever to turn right on OHB. To add 86 more households to the mix so close to us will make it almost impossible.

Secondly, I assume we are talking about more "tall & skinny" houses since there is not that much land to put 86 houses on. I am so sick of the tall & skinny invasion in Old Hickory. Stop it already. Take it back downtown where the hipsters live.

Thank you.

Item 4. 2020SP-032-001 – Covenant Court

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Rhonda Gunselman

308 Brandiwood Ct

Old Hickory, TN 37138

From: Lisa Robinson <lgrob@comcast.net>

Sent: Monday, July 20, 2020 7:16 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Case 2020SP-032-001 Opposition

Dear Metro Planning Commission,

I oppose the Covenant Court zoning change as presented for the following reasons:

1. New public right of way adjoining Southfork properties
2. Lack of buffer between Covenant Court and Southfork
3. High density inconsistent with area neighborhoods

1. New public right of way adjoining Southfork properties

Please see [Exhibit 1](#) below. My property adjoins the easement for the proposed public right of way, South Street. The picture demonstrates that South Street is too close to Southfork properties. No one wants a road running along their back yard. Global Outreach Development International currently uses it as a gravel construction entrance. Their construction vehicles are extremely loud, and I can hear them clearly from inside the house. The noise will only get worse during the construction phase of Covenant Court and once development is complete, there will be traffic noise from property owners' vehicles.

When I moved to Southfork in 1992, "South Street" was a tiny dirt road. Mr. Charles Gilpatrick, the former long-time owner of the land, told me it was an unimproved road. Based on the property's history, the road has been unimproved for at least 80 years. According to the Metro Public Works website, permits for right of way require legislative action by the Metro Council and other Commissions. As an owner of adjoining property, I am registering my opposition to any action that will convert South Street to a public right of way.

2. Lack of buffer between Covenant Court and Southfork

The plan shows Covenant Court houses clustered towards the back, southeast side, close to Southfork homes. All green space is on the front, northwest side of Convent Court. The lack of buffer between the two neighborhoods and resulting increase in noise levels will negatively impact Southfork residents' quality of life and perhaps property and resale values.

3. High density inconsistent with area neighborhoods

Please see [Exhibit 2](#) below, a Google Earth view of the area and shows there are no other high density neighborhoods in our community. Does Covenant Court neighborhood fit the footprint and vision of the community?

Request for Disapproval

In consideration of the Southfork neighborhood, I respectfully request this zoning change not be approved. The following modifications should be made to the plan before it is considered for approval.

1. Do not convert South Street to a public right of way. Move entrances to Hermitage Street or to the northwest side of Covenant Court.

Comments on July 23, 2020 MPC Agenda Items

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2. Create a larger land buffer between Covenant Court and Southfork.
3. Reduce the density to prevent overwhelming traffic and noise in the Hopewell and Southfork neighborhoods and better align with the density of the overall community.

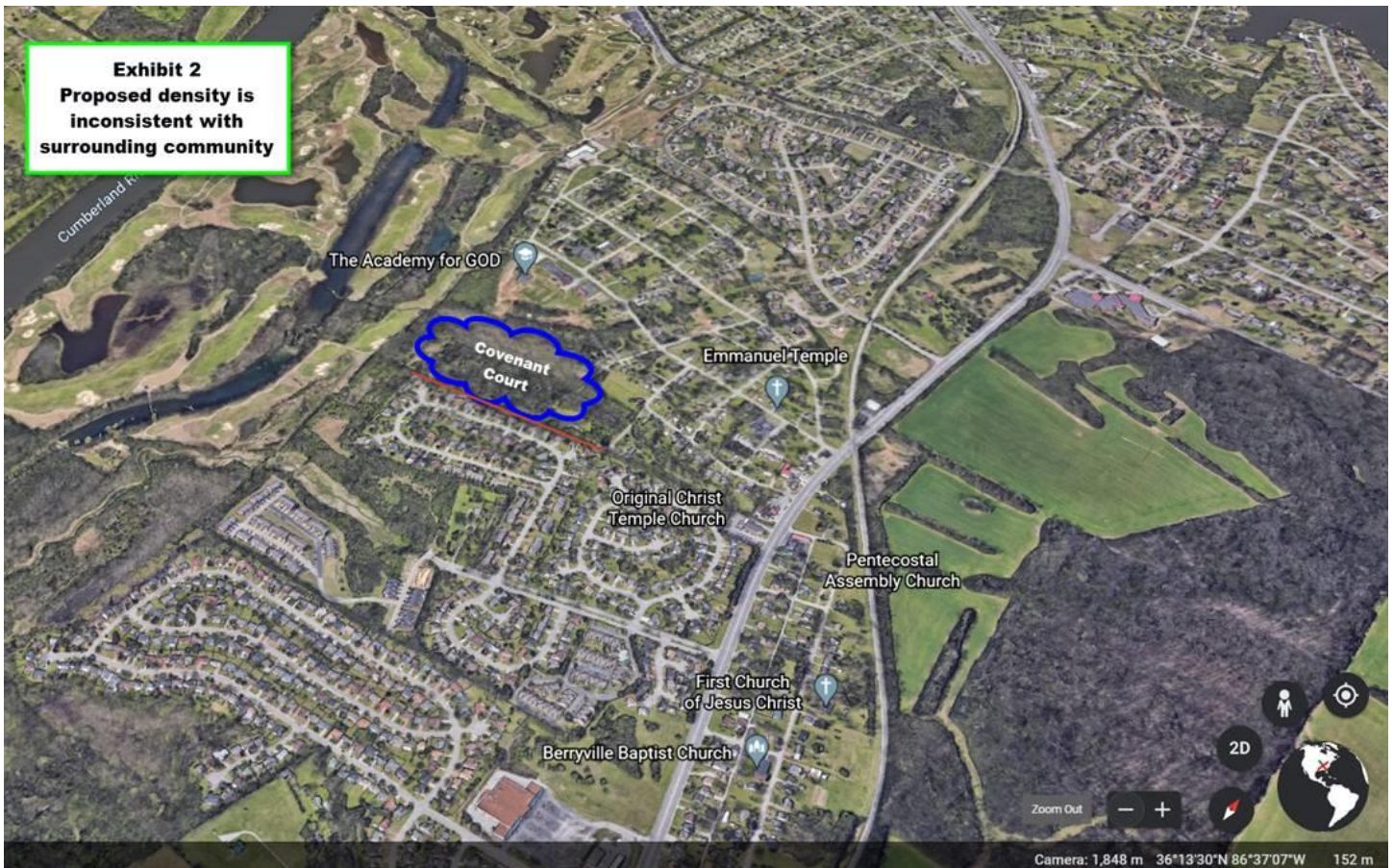
Exhibit 1



Exhibit 2

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Sincerely,

Lisa Robinson
4468 S Trace Blvd
Old Hickory TN 37138
lgrob@comcast.net
615-969-1608

From: Merritt, Vilanda <vilanda.merritt@siemens-healthineers.com>
Sent: Tuesday, July 21, 2020 7:57 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Case 2020SP-032-001

Dear Commissioners,

I am a homeowner on South Trace Blvd. This development is proposed to be directly behind my home. I understand land development; however, I struggle to even read the numbers of the units directly behind me there are so many. I assume they are stacked on top of each other. This does not fit with the property around the proposed development as they are all single family homes. I beg you to consider what this will do to our property values and the neighborhood around this area. I do not think this area should be rezoned for multi-family units. This should remain a single family home area.

It also does not appear that there is any set back from South Street. It is not necessary to allow this all in the name of money in someone's pocket. We were told when we bought our house 2 years ago that this land couldn't be developed
Item 4. 2020SP-032-001 – Covenant Court

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because it is in a flood plain. I also think this should be researched. I hope and pray that you will not allow this much development on this small piece of land. Please please keep this an area for single family homes. This is a quiet safe neighborhood and we all want to keep it that way.

Best regards,

Vilanda Merritt

4452 South Trace Blvd, Old Hickory, TN

From: Dylan Merritt <dymer3@gmail.com>

Sent: Tuesday, July 21, 2020 10:30 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Opposition to Rezoning of Case #2020SP-032-001

Dear Commissioners,

I'm writing to voice my strong opposition to the rezoning in case #2020SP-032-001. I believe that the area should be zoned for single family homes, not multi-family homes or apartments.

Thank you for your consideration.

Dylan Merritt

307 Woodview Ct, Old Hickory, TN 37138

615 587 0240

From: Lori Turner <ljt830@gmail.com>

Sent: Tuesday, July 21, 2020 6:43 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Hagar, Larry (Council Member) <Larry.Hagar@nashville.gov>

Subject: Case 2020SP-032-001

Dear Metro Planning Commission-

I am writing to communicate my opinion on the rezoning of property in Old Hickory as requested by Dale & Associates for proposed project "Covenant Court."

The company's request to turn unimproved "South Street" into a right of way is my first major concern. This small gravel road almost touches my backyard. This "street" has been unimproved or abandoned for over 25 years. In the last 1-2 years, gravel has been added so that it could be used as a construction entrance for Global Outreach Development International property located at the back of the Hopewell community. These construction vehicles run up and down that gravel "road" at all hours. They literally look like they're running through my back yard. The noise is excessive as you might imagine. And when I think about how it will sound and look during the construction phases of Covenant Court, it's almost unbearable. Then the exponentially larger traffic footprint when 80 tiny houses are crammed back there.

Additionally, the plans show the houses of Covenant Court backing up directly to South Street with ZERO green space or buffer. This alone should be reason enough for reconsideration. The plans show 4-5 houses crammed into a space the size of my tiny back yard- my house is a modest >1400 sqft with a less than ¼ acre yard and it looks monstrous next to the houses crammed into this plan. Old Hickory is one last bastion of Old Nashville. Cramming this development between The Hermitage and the Village would be destroying the footprint of Old Hickory. There is no other neighborhood in Old Hickory with this type of density.

Item 4. 2020SP-032-001 – Covenant Court

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Please consider forcing a redrawing and de-densifying of the plan for Covenant Court:

--do not allow South Street to become a right of way; the entrance can be moved to Hermitage Street

--create a larger buffer between the new development and Southfork

--drastically reduce the density of the plan to prevent overwhelming traffic and noise in the area

--I implore you to help keep Old Hickory the last bastion of old Nashville

Would you want this in your back yard? I have lived here for 20 years. Please consider what this will do to this very modest community.

I appreciate your consideration.

Lori Turner

4472 South Trace Blvd.

Old Hickory, TN 37138

615-830-7666

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Item 14. 2019HP-001-001 – Marathon Village

Support

From: Karin Kalodimos <kkalodimos@gmail.com>

Sent: Tuesday, May 26, 2020 10:40 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: 2019HP-001-001 Please support BL 2020-256

Dear Commissioners,

I am writing to ask that you approve BL2020 256 MARATHON VILLAGE Historic Preservation Overlay District .

The Marathon Village is an important part of the Nashville history as well as the period of US industrialization.. It contributes greatly to the area, Nashville, the state, and our history. It is a significant part of our history and contributes significantly to our tourism industry and our economy. It is listed on Trip Advisor, Yelp, Visit Music City, and Trolley Tours with good reviews and reasons to visit Nashville.

When I look for a place to travel to I often look for historical places. I am not alone, when people travel they often look for things to do that involve history, have character, and provide us a sense of wonder and awe. Marathon Village is that place - preserved and brought to back to life and flourishes for the city, revenue, and pride. It needs the protection that a Historic Preservation Overlay will provide.

Unfortunately, much of Nashville's history and awe has been ignored or worse bulldozed. Please protect Marathon Village by affording it a Historic Preservation Overlay.

Thank you,

Karin Kalodimos

907 Villa Place

Nashville, TN 37212

Comments on July 23, 2020 MPC Agenda Items

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Opposition

From: Ken Browning <kenbrowning1950@gmail.com>

Sent: Tuesday, April 7, 2020 10:40 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Cooper, John (Mayor)

<John.Cooper@nashville.gov>; O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>

Subject: 2019HP-001-001 Marathon Village

As a property owner in the direct neighborhood, I am writing to object to this overlay based on my opinion that it will negatively impact the future development of the area. I also offer strong objection to the entire process of notification, submitting that little to no consideration was given to the opinions of property owners or residents of the neighborhood, many of whom are financially disadvantaged. Councilman O'Connell has been absent at the majority of public hearings but stated at one of the meetings that "he and Barry Walker (owner of Marathon Village) met after his (Councilman O'Connell) election and decided this overlay would be a good idea". Without any apparent public input (other than Mr. Walker's) the historic commission proceeded with the expenditure of public funds to develop an extensive document describing the restrictions of the overlay.

Hearings, to include the one scheduled for April 9, 2020, have been poorly advertised and in fact, without access to the internet accompanied by relatively strong computer skills, would go unnoticed by most.

In summary, this rezoning attempt is the sole desire of two individuals, Councilman O'Connell and Barry Walker. As a property owner in Davidson county I see no reason this topic cannot be delayed until the city can overcome the significant and overwhelming impacts of the recent tornados and covid-19.

Your consideration to delay is appreciated.

Robert K Browning

607 14th Ave. North

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Item 16. 2020Z-083PR-001

SUPPORT (as presented)

From: DJ <donaldjamesullivan@gmail.com>

Sent: Tuesday, June 30, 2020 10:32 AM

To: Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>

Subject: Re: 2020Z-083PR-001

Emily,

If that is really the case then I have no concerns about the development. I am in support of more housing units being added for Nashville residents. I'll definitely be watching to make sure this goes through as the NS type.

Thank You,

DJ Sullivan

Sent from my iPhone

On Jun 30, 2020, at 9:39 AM, Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov> wrote:

DJ,

I have confirmed with the applicant that he will ask the Planning Commission to change the zoning to RM6-NS, which will make it so short term rentals (even owner occupied) will not be allowed. NS is a new zoning tool we passed this year to prevent development for short term rentals. Thank you for letting me know of your concern as he wouldn't have made the change without that input. I was pleased to hear that he will make this change, and I will be at the meeting to ensure this change is included in his application.

Do you have any other concerns?

Thank you,

Emily Benedict

District 7 Councilwoman

emily.benedict@nashville.gov

she/her/hers/councilwoman

From: DJ <donaldjamesullivan@gmail.com>

Sent: Friday, June 26, 2020 10:03 PM

To: Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>

Subject: Re: 2020Z-083PR-001

Emily,

Thanks you for the response. I am against the zoning change for the reason it would allow non-owner occupied STR's. Nashville needs to add to housing and adding STR units does not effectively add to the housing supply.

Thank You,

DJ Sullivan

2220 Scott

Item 16. 2020Z-083PR-001

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Item 17. 2020Z-069PR-001

SUPPORT

From: C RUSHING <codyrushing@yahoo.com>
Sent: Wednesday, July 8, 2020 7:41 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: SUPPORT Case #2020Z-069PR-001

To Whom It May Concern:

I would like to support this property zoning being changed from Agricultural to Commercial.

This family has owned the land since the 1970s and has tried to sell it in the past but has been unsuccessful due to most of the land being in the "flood area."

Having another gas station will allow more competition which would equal lower prices that everyone enjoys.

In addition, this property is currently valued at less than 400k. If a commercial building goes on this property, the property will be worth more than likely \$3 million or more. As a result, this would be an additional \$30,000 of property tax revenue to our city not including all the sales tax revenue. At this time in Metro, we can use all the tax revenue we can get.

Our area in Hermitage has been hurting for commercial investment growth for years so this property being changed to commercial would help. I drive by this property multiple times weekly and see very few people using the current golf facility.

Thank you for your time.

Cody Rushing

5545 Chestnutwood Trl

Hermitage TN 37076

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OPPOSITION

From: kenturpen . <kenturpensr@gmail.com>
Sent: Wednesday, June 17, 2020 11:20 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>
Subject: 2020Z-069PR-001

Dear Planning Commissioners:

Just a short note to voice my concern with the proposal to rezone the property in Hermitage on Andrew Jackson Parkway. I firmly believe that we have enough gas stations and other businesses in the area and it is infinitely more important to save this property for greenspace and for a driving range if possible. Please do NOT rezone this property for further development.

Thanks so much.

Ken
Kenneth M. Turpen
(629) 203-1712
2955 cherrybark Ct
Hermitage, TN 37076

From: James B. Chapman <jbchapman@gmail.com>
Sent: Wednesday, July 8, 2020 4:53 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: AGAINST Case [#2020Z]

My name is James Chapman

6080 Hagars Grove Pass

Hermitage, TN 37076

I am against the proposal to change the zoning of the property at the corner of Andrew Jackson & Old Hickory.

We have so little green space, and few activities that can be done year round near us. Besides, we have enough hardscape surfaces that it's good for our local environment for the large area of grass that can allow for water infiltration and limit water run off.

From: Roxanne Chilcote <roxanne.chilcote@yahoo.com>
Sent: Wednesday, July 8, 2020 6:59 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>; maryb6084@yahoo.com
Subject: AGAINST Case #2020Z

I live in the area close to this corner, the traffic is crazy enough. I feel by you adding yet another gas station on that corner it is going to cause more accidents. We have so many gas stations in this area, no need for another. PLEASE consider the family owned business you will be putting out of business. There is NO need for it!!!!!!!

Thank you for listening,

Roxanne Chilcote

Item 17. 2020Z-069PR-001

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1312 Presidential Trace

Hermitage, TN 37076

From: ekpetty@aol.com <ekpetty@aol.com>
Sent: Wednesday, July 8, 2020 4:22 PM
To: planningcommissioners@nashville.gov
Cc: Planning Staff <planningstaff@nashville.gov>
Subject: Against #2020Z-069R-001

I am against changing the zoning for the golf range located on OHB!!!! You are going to force this golf range out of business and the community needs to keep this range. We have very few options for family entertainment in the Donelson- Hermitage area! Please reconsider this zoning.

Thank you for your reconsideration

Kaye Petty

4948 Kilimanjaro Dr

Old Hickory TN 37138

From: Rachel Deppisch <racheldeppisch@gmail.com>
Sent: Wednesday, July 8, 2020 4:32 PM
To: planning.commissioners@nashville.gov
Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com
Subject: Against case 2020Z

Please let it be known that I am against the rezoning of the land parcel at Old Hickory Blvd and Andrew Jackson Pkwy (currently the driving range) to commercial. That area is way too congested to add more businesses such as gas stations, shopping or fast food. There are plenty of commercial parcels within walking distance of that area. The driving range adds a great green space option for people who live in nearby apartments and homes who need an affordable place to get exercise and family friendly fun. Please consider maintaining this land parcel as an agricultural tract.

Sincerely,

Rachel Deppisch

3453 White Pine Drive

Nashville, TN 37214

From: Larry Shepherd <larry.shepherd@comcast.net>
Sent: Wednesday, July 8, 2020 5:39 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com
Subject: AGAINST Case #2020Z-069PR-001

I am opposed to rezoning to commercial for purposes of building a convenience gas station. We currently have three other gas stations within 2 blocks of this property. The current use of the property as a golf driving range provides a valuable outdoor recreational property for this community. We should preserve green space for this type of activity in this community. In addition, the development of this property which is primarily in the flood plane would increase the flood risk for the contiguous and surrounding properties in the area.

Item 17. 2020Z-069PR-001

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James L Shepherd

4545 Raccoon Trail

Hermitage, TN 37076

From: JANET DANNIBALE <janetdannibale5106@comcast.net>

Sent: Wednesday, July 8, 2020 6:18 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>

Subject: AGAINST Case #2020Z-069PR-001

This Driving Range is one of the attractions that we saw & see as a perk to this area when we bought our home. My family frequents this facility. It is a welcome addition to this corner. Another gas station is not needed and it would cause major traffic issues, in addition to taking away our green space.

We drive through this intersection almost every time we leave the house. Please consider the residents of the surrounding neighborhoods.

Sincerely;

George & Janet Dannibale

527 Old Lebanon Dirt Rd.

Here, Tn. 37076

From: Karen <karken3@att.net>

Sent: Wednesday, July 8, 2020 10:03 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com

Subject: AGAINST Case #2020Z-069PR-001

To Planning Commissioners;

Right now, the driving range on the corner of Old Hickory Blvd and Andrew Jackson Parkway is one of the few places in the Hermitage area that families can enjoy together.

The last thing we need is another gas station on that spot. There are already 2 within the distance of a city block.

Please consider keeping it zoned as it is currently.

Thank you.

Gene and Karen Kennedy

4001 Port Jamaica Ct

Hermitage

From: Tania Pierce <tcpierce07@gmail.com>

Sent: Thursday, July 9, 2020 12:08 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com

Subject: AGAINST Case #2020Z-069PR-001

Dear Commissioners,

Item 17. 2020Z-069PR-001

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I live less than a mile (off of Old Lebanon Dirt Rd.) from the plot of land currently used as a driving range that is up for potential rezoning to possibly a gas station.

I enjoy every time I head out to OHB, and have to wait at the light, getting to see folks outside breathing fresh air, getting much needed Vitamin D, and enjoying themselves at the range.

Please do not rezone as we most DEFINITELY do not need another gas station in this area. I can think of at least 14 stations within a few miles of my house - but only 1 driving range.

Thanks for your consideration of my request as a property owner and local inhabitant.

Sincerely,

Tania Pierce

200 Retreat Ct. W.

Hermitage, TN 37076

From: careyhardisonlmt@gmail.com <careyhardisonlmt@gmail.com>

Sent: Thursday, July 9, 2020 6:37 AM

To: planningcommissioners@nashville.gov

Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com

Subject: AGAINST Case #2020Z-069PR-001

> Good morning,

> I am strongly opposed to the idea of re zoning the driving range at

> OHB and Andrew Jackson Pkwy from agricultural to commercial. The range is a family friendly place that encourages recreation, health and fitness. I do NOT want to see another gas station or shopping center at that corner. We have more gas stations than we need in that area and not near enough recreational space. Taking the driving range away from the community would be a huge disservice. Please vote "no" on this request for re zoning.

> Sincerely,

> Carey Hardison

> 2716 Fleet Dr

> Hermitage TN 37076

> 615-870-9019

From: janelle corbin <janelle.m.corbin@gmail.com>

Sent: Thursday, July 9, 2020 10:47 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com

Subject: Against - VOTE NO to Rezoning the Driving Range

Hello,

I am against the rezoning of the Driving Range on OHB and Andrew Jackson Pkwy from "Agricultural" to "Commercial". The last thing we need is another gas station. There are literally TWO right across the street. I go here every week with

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my family and is the only outdoor activity you can do in the area that we have left. Everything else is developed. Don't take this away too.

THIS IS THE DUMBEST IDEA EVER. LEAVE THE RANGE ALONE. We have enough commerce and markets and gas stations and grocery stores in the area. Stupid. Can't even believe this is up for a vote. Find something better to do than to destroy a perfectly good business.

I live on 3911 Dodson Chappel Road, Hermitage, TN

Janelle Corbin

From: Jill Reagan <reaganjill@hotmail.com>

Sent: Friday, July 10, 2020 6:47 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com

Subject: AGAINST #2020Z-069PR-001

Just to let you know that many in the BretRidge subdivision are AGAINST the rezoning at OHB / ANDREW JACKSON PWY. There are 3 gas stations within 2 blocks of that area. IF I'm not mistaken, the land is in a flood zone, or should be, and would require substantial filling for elevation. Also, it's one of the few green spaces, privately owned and operated by 3 generations. Enjoyed by individuals and families, it should NOT be snatched from the people!

Vote NO on 069PR-001.

Thank you

D. Jill Reagan

901 Moleah Court

37076

Member BRHOA.

From: Karen Porter <karenmitchellporter@hotmail.com>

Sent: Friday, July 10, 2020 9:50 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com

Subject: AGAINST Case #2020Z-069PR-001

It is my understanding that this property at the corner of Old Hickory Blvd and Andrew Jackson Parkway has a rezoning request from agricultural to commercial. It is further my understanding that this property, if rezoned, will have a gas station/market built on it. There does not appear to be any valid need for this type of establishment at this location, being there is one on the corner right across from this property and three more within a mile of this property (Kroger, Exxon and the one at the Home Depot)

Traffic is already an issue at this intersection and putting a business that will have constant coming and going of traffic here makes no sense.

Thank you.

Karen M. Porter AIC, WCLA, CWCP

105 W Catalina Court

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Hermitage, TN 37076

District 12

615-481-3523

From: Marilyn Newman <meril.n@icloud.com>

Sent: Friday, July 10, 2020 9:59 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Driving range

Please leave the beautiful Driving Range at Old Hickory and Andrew Jackson alone!!! We do not need another gas station!!!

From: Malcolm Arvin <macarvin@aol.com>

Sent: Friday, July 10, 2020 10:52 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Planning Staff <planningstaff@nashville.gov>

Subject: Against Case #2020Z-069PR-001

To: Metro Planning Commission

Please, for the better interest of the Hermitage Community, do not accept the requested zoning change for the property at the northeast corner of Old Hickory Blvd and Andrew Jackson Pkwy.

Thank you

Malcolm Arvin

4853 Peninsula Pointe Dr

Hermitage, TN 37076

macarvin@aol.com

From: Merrill Arnold <smarnold3@yahoo.com>

Sent: Friday, July 10, 2020 11:24 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Planning Staff <planningstaff@nashville.gov>

Subject: AGAINST Case #2020Z-069PR-001

I am against this rezoning because we have enough gas stations and markets in the area. I like having the driving range available.

Merrill Arnold

5105 Lana Renee Ct

Hermitage, TN 37076

From: Joan Durgin <jmd26@me.com>

Sent: Friday, July 10, 2020 1:14 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

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Cc: Planning Staff <planningstaff@nashville.gov>

Subject: AGAINST

Please keep the driving range at OHB and Andrew Jackson Blvd.

Joan Durgin

1428 Autumn Knoll

Hermitage TN 37076

From: Sharon Phillips <usfbullssp@yahoo.com>

Sent: Friday, July 10, 2020 1:31 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com

Subject: AGAINST Case #2020Z-069PR-001

Since there are 3 gas stations within a block or 2 of this location, it does not appear there is a need to destroy a golf driving range to allow one more gas station to be built. In case you are not familiar with this area, there is a BP station across the street, an Exxon station less than a block away on OHB, and Kroger has opened a gas station that is across from the Exxon station. This is not counting the gas stations at OHB and I-40 where 6 more gas stations are located, easily within 2 miles of this location.

This driving range is the only one that is public and open to anyone in the area. There is not another one within Hermitage. I have been going to this range for the past 13 years since I moved to this area.

I respectfully ask that you consider leaving the zoning as is.

Thank you,

Sharon Phillips

1129 Seven Points Pass

Hermitage, TN 37076

From: Metke, Tim <tim.metke@WillisTowersWatson.com>

Sent: Friday, July 10, 2020 2:05 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>

Cc: maryb6084@yahoo.com

Subject: AGAINST Case #2020Z-069PR-001

It has come to my attention that the Metro is considering amending the zoning for what is currently a Golf Driving Range (Agricultural) to a Commercial zoning to allow for a gas station/market. I ask that you please do NOT make such a change. I can imagine no possible benefit to the community. If you make the change, likely consequences include:

- Increased crime
- More traffic
- Loss of family entertainment
- Increased flooding (i.e. in 2010 the area on that side of Andrew Jackson flooded, we need more open space not less)

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The only potential gain would be another gas station/market – the area is LOADED with options for gas and markets.

I'm happy to discuss further if you like, but please do not approve this zoning change.

Tim Metke

204 Bay Overlook Court

Hermitage, TN 37076

615.417.7708

From: Mark Tucker <barbaraann3@yahoo.com>

Sent: Friday, July 10, 2020 2:30 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: AGAINST Case # 2020-Z-069PR-001

To Whom It May Concern:

I am writing to express my objections to the rezoning of the driving range at the intersection of Old Hickory Boulevard and Andrew Jackson Parkway in Hermitage. I pass through that intersection often and, while not a golfer, I've noticed that there are always citizens enjoying the range. It is inconceivable to me that this property is even under consideration for re-zoning to put a service station/convenience store on that corner! There are several service stations/convenience centers in the immediate vicinity, one directly across Andrew Jackson. The golf range is a bit of green space in the midst of commerce; that green space is not only needed by those who golf but by those of us driving through a commercial district. I respectfully ask that the appeal for re-zoning be denied.

Thank you!

Sincerely,

Barbara W. Tucker

2628 Lakeside Meadows Drive

Mount Juliet, TN 37122-6709

(Although my address is Mount Juliet, we are residents of Davidson County and sit equidistance between Hermitage and Mount Juliet)

From: Mary Hancock <maryhancock06@gmail.com>

Sent: Friday, July 10, 2020 4:11 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject:

No rezoning for Old Hickory and Andrew Jackson Parkway. We do not need another gas station

We need more family friendly place

From: Diane Powell <dianejpowell@icloud.com>

Sent: Friday, July 10, 2020 6:06 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com

Subject: AGAINST Case #2020Z-069PR-001

Item 17. 2020Z-069PR-001

Comments on July 23, 2020 MPC Agenda Items

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WE ARE AGAINST THIS REZONING!!

KEEP IT AGRICULTURAL!! The Driving Range is one of the few family-friendly venues that we have in our area and has been there for three generations. We see many people there throughout the year. This area is already overrun with gas stations. With Mapco on the opposite corner and Kroger and Shell one block away plus 8 more within a two mile radius we fail to see how there would be demand in an already saturated area. Why would this community want to replace a fun family activity with something that would create more traffic congestion and especially in today's atmosphere more crime: robberies, car jackings, etc.

Our house is less than one mile from there. We do not need another eyesore on that corner. Begs the question as to who really benefits from something like this. Further up Old Hickory is the horse farm that is also for sale. What goes there? Another strip mall with empty storefronts? KEEP THAT PARCEL AGRICULTURAL TOO. Give someone a chance to develop something with community in mind. Leave our neighborhood and the Golf Range alone.

Diane and Harry Powell

109 Summit Run Pl, Hermitage TN

From: Hanna Besser <hjbesser@gmail.com>

Sent: Friday, July 10, 2020 8:18 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com

Subject: AGAINST Case #2020Z-069PR-001

Thank you for your consideration.

I understand that the slice of land on the corner of OHB and Andrew Jackson Pkwy is being rezoned, and the plan proposed is for another gas station and more commercial property. Just beyond this property on either side of OHB is full of great gas stations and shopping opportunities. The driving range offers a soft family-friendly buffer before entering residential zoning. Andrew Jackson and Old Lebanon Dirt Rd currently get backed up, and the addition of another gas station might increase traffic to that corner. I am against this rezoning.

Again, thank you for your time and consideration.

Hanna Besser

201 Retreat Ct W

From: Kelly M <kellym1892@gmail.com>

Sent: Friday, July 10, 2020 8:38 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com

Subject: AGAINST CASE #2020Z-069PR-001

To the Hermitage Planning Commission:

I am writing to request that you vote against the potential rezoning that would change the land located at the corner of Old Hickory Blvd and Andrew Jackson Pkwy in Hermitage from "Agricultural" to "Commercial". Changing this zoning to commercial would risk closing down the local (golf) driving range in place of a gas station. There are already 3 gas stations within less than one mile of this intersection, plus 8 more in less than 2 miles. The gas stations on Old Hickory close to I-40 and Central Pike have had frequent criminal activities reported in the past, and the last thing Hermitage needs is another gas station in this location.

Item 17. 2020Z-069PR-001

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On the other hand, a driving range is good for the community. It is a place that provides family friendly entertainment, exercise, and outdoor activity, and it is a one-of-a-kind location for the area. Please do not risk forcing this range out of business by changing this zoning to commercial. Thank you.

Respectfully,

Kelly Mrkva (now Krause)

112 Noel Cove Circle

Hermitage, TN 37076

From: S Flavin <sandyflavin@gmail.com>

Sent: Friday, July 10, 2020 11:47 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com

Subject: AGAINST Case #2020Z-069PR-001

Hello,

I am against the rezoning of the property at the corner of Old Hickory Blvd. and Andrew Jackson in Hermitage, TN currently being used as a Driving Golf Range. I understand that if it is rezoned it will be turned into a gas station. I am against this because there are enough gas stations in this area, and the driving range is a staple that people use to get outdoors without having to go to far from their homes. We have three gas stations, PB, Exxon, and Kroger that are within a quarter mile from the driving range. There is another gas station toward Home Depot a block away from the driving range. I believe it is an unnecessary addition to an already congested area of town. There is no need for another gas station in that area. Thank you for your time, and to consider not rezoning this area for something that Hermitage has no need for on that corner. Please keep the driving range so people in Hermitage have a place to go for an afternoon of fun.

Sandy Flavin

1924 Welsenboro Circle

Hermitage, TN. 37076

From: Bryce Heckber <bheckber01@gmail.com>

Sent: Sunday, July 12, 2020 10:13 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com

Subject: AGAINST Case #2020Z-069PR-001

To whom it may concern,

There is no need for another gas station at that location and it should remain a golf course. The Driving Range is one of the few family-friendly venues that we have in our area. I am an active golfer and frequently visit this location as well as many others in the area. There has been a large increase in foot traffic at this location because the virus has provided many with an outlet to be outside, participate in a sport that still allows for social distancing. Based on the map below, you will see that removing Hermitage Golf Learning Center will make traveling to another driving range a much longer commute for others. Please allow others in the community to continue to exercise and maybe learn a new sport rather than rezoning this land.

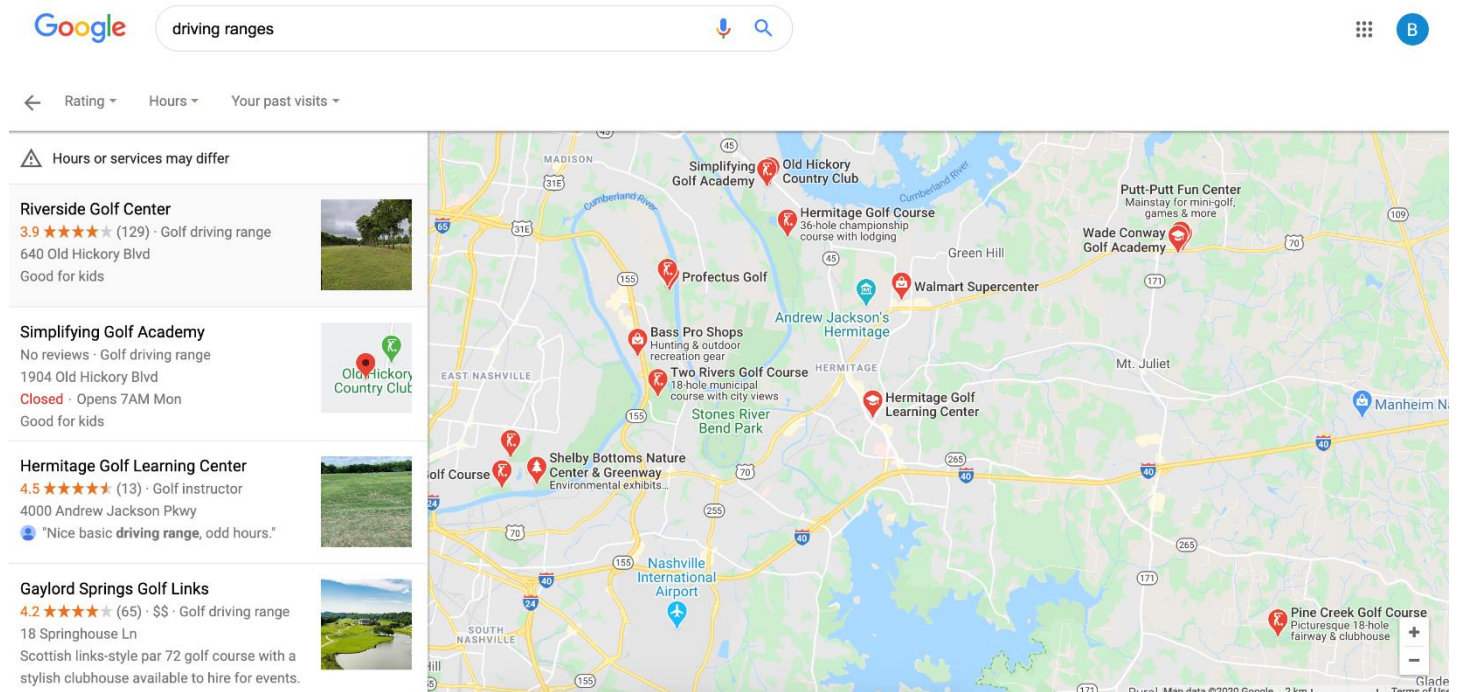
Comments on July 23, 2020 MPC Agenda Items

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Thank you,

Bryce Heckber

3670 Hoggett Ford Rd, Hermitage, TN 37076



Bryce Heckber

e: bheckber01@gmail.com

p: [260-417-1462](tel:260-417-1462)

From: Susan Malone <blackeyesdusan81@gmail.com>

Sent: Monday, July 13, 2020 10:06 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com

Subject: AGAINST Case #2020Z-069PR-001

This property should not be rezoned for yet another commercial chain.

The local, family-owned business that currently occupies this property is what is needed.

Susan Malone

322 Mapleton Alley

Hermitage, TN 37076

From: Amanda Muckelroy <Amanda.Muckelroy@acumenmd.com>

Sent: Monday, July 13, 2020 2:47 PM

Item 17. 2020Z-069PR-001

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com
Subject: AGAINST Case #2020Z-069PR-001

There are not many things to do in Hermitage unless you drink. This driving range offers so much to our community to be able to get out and do something that is fairly inexpensive. They are always busy this offers a lot more to our community than another gas station, which there two already next to one another. Please keep something nice in our community!

Thanks,

Amanda Muckelroy

EHR Support Team Lead

Acumen Physician Solutions, LLC

784 Melrose Avenue, Nashville, TN 37211

Phone: 866-398-1474

From: Drew Williams <drewwilliams86@gmail.com>
Sent: Tuesday, July 14, 2020 9:25 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com
Subject: AGAINST Case #2020Z-069PR-001

Andrew Williams

118 Hermitage Point Dr.

Hermitage, TN 37076

Rezoning this space is a mistake and will continue to hurt an area that: 1. Has enough gas stations. 2. Is rapidly losing open spaces like this for people to enjoy.

Thank you.

Drew

From: Christine Cartwright <ccartwright13@hotmail.com>
Sent: Tuesday, July 14, 2020 9:47 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>
Subject: AGAINST Case #2020Z-069PR-001

PLEASE don't rezone this area! This is a place my family has used for 20 yrs! We need places for families, not another gas station, which will make this too congested with traffic! It's bad enough now with the gas station across the street! Plus, you can still have fun here & social distance! Not many places families can do that! PLEASE DON'T REZONE!!!

From: Brittany Kelly <brittany.may.2007@gmail.com>
Sent: Tuesday, July 14, 2020 3:49 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

Cc: Planning Staff <planningstaff@nashville.gov>

Subject: AGAINST Case #2020Z-069PR-001

Hello,

I want to register my dissent against this case as it will force the driving range to close. We are new to the area and notice that there is a lack of family-oriented fun activities for children. In our old city, there were multiple city parks and private and public sports fields bringing tax revenue, value, and economically sustainable green spaces in an otherwise densely packed suburb. This added value to all residents and made the area highly desirable.

Please assist the property owner with options for improving family-oriented activities in the area that can bring more revenue and tax dollars. There are already too many gas stations in that area that attract seedy clients!

Thank you,

From: Mary Crews <marytcrews@comcast.net>

Sent: Wednesday, July 15, 2020 12:48 AM

To: Metro Nashville Planning Dept. <planning.commissions@nashville.gov>

Cc: Planning Staff <planningstaff@nashville.gov>

Subject: Case# 2020Z-069PR-001 Petition AGAINST Rezoning

Please find enclosed a petition AGAINST Rezoning Case# 2020Z-069PR-001. This is **Part One** of this petition and includes **three pages**. I will forward to you the rest of this petition later this week. There is a **total of 57 signatures** on the three pages that I am submitting to you today.

Thank you,

Mary Crews

615-351-2644

SEE ATTACHMENT ON FOLLOWING PAGES

From: allen.shannon@theshannons.org <allen.shannon@theshannons.org>

Sent: Wednesday, July 15, 2020 2:57 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com

Subject: AGAINST Case #2020Z-069PR-001

Dear Planning Commission,

I would like to express my disapproval of the proposed zoning change, from Agricultural to Commercial, of the property at the corner of Old Hickory Blvd. and Andrew Jackson Pkwy, currently the golf driving range.

This driving range has been enjoyed by my family and our friends and neighbors for a long time. It's one of the few family friendly outdoor sports spots in our city.

We would like it to remain in place and not forced out due to a zoning change.

Thanks!

Allen Shannon

2168 Christina Ct

Petition - AGAINST Metropolitan Davidson County Rezoning Case # 2020Z-069PR-001

Property Address: 4000 Andrew Jackson Pkwy, Hermitage, TN 37076

We, the Undersigned are opposed to this Rezoning. The Hermitage Golf Learning Center is one of the few family entertainment/sports venue in this area. It has served our community for three generations. There are already three gas stations within one mile of this property and many more within two to three miles. The addition of a gas station would negatively impact traffic, and lend itself to crime that we already see at establishments in this general area, while taking away clean family fun. We want to safeguard and move forward for the betterment of our community and NOT go deeper into unnecessary commercialized ruts along Old Hickory Blvd. A decision to reject this rezoning request is a NO BRAINER for anyone who cares about this community.

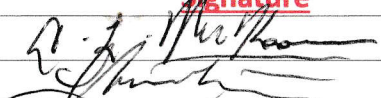
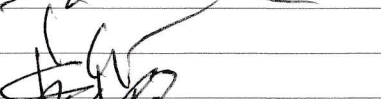
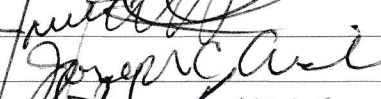
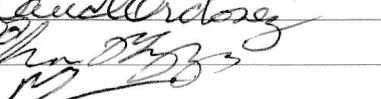
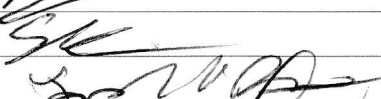
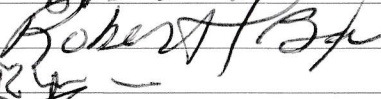
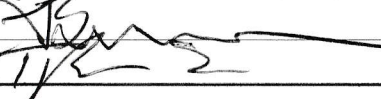
<u>Print Name</u>	<u>Street (include Apt # if applicable)</u>	<u>City</u>	<u>State</u>	<u>Signature</u>
Matthew Madson	674 Royal crest Ave	Nashville	TN	[Signature]
Stephen Scheffman	660 Datchmans Dr	Hermitage	TN	[Signature]
Malcolm Martin	4853 Peninsula Pointe Dr	Nashville	TN	[Signature]
Dylan Butler	320 Matherhorn Dr	Old Hickory	TN	[Signature]
Charles Bridges	3116 N. WATERFORD CT	Mt. Juliet	TN	[Signature]
Heath M. St. H.	1325 Weeping Cherry Ln	Hermitage	TN	[Signature]
Robert Hout	2129 Brookview Dr 37214	Nashville	TN	[Signature]
Patrick Comer	230 Windsor Chase Ct	Hermitage	TN	[Signature]
Chris Tomlinson	9010 Valley Dr	Bon Aqua	TN	[Signature]
Ashley Taylor	711 Overlook Dr	Mt. Juliet	TN	[Signature]
Chris Markowski	1031 Sowerhouse Way	Mt. Juliet	TN	[Signature]
Mike Freeman	1201 Georgetown Ct. Old Hickory 37132	Old Hick.	TN	[Signature]
Dennis Livingston	3504 North Pk Ct Mount Juliet		TN	[Signature]
Zach Austin	507 Beach Ln	MT	TN	[Signature]
CARSON WESSINGER	4913 RIVERBANK DR.	HERMITAGE	TN	[Signature]
MARI Gallegos	1611 Crystal Spring Ln	HERMITAGE	TN	[Signature]
Conner Lott	1307 Jackson Downs Blvd	Nashville	TN	[Signature]
Gary Sweeney	2168 Hickory Brook	Hermitage	TN	[Signature]
Bruce Crumley	2178 Hickory Brook	Hermitage	TN	[Signature]

①

Petition - AGAINST Metropolitan Davidson County Rezoning Case # 2020Z-069PR-001

Property Address: 4000 Andrew Jackson Pkwy, Hermitage, TN 37076

We, the Undersigned are opposed to this Rezoning. The Hermitage Golf Learning Center is one of the few family entertainment/sports venue in this area. It has served our community for three generations. There are already three gas stations within one mile of this property and many more within two to three miles. The addition of a gas station would negatively impact traffic, and lend itself to crime that we already see at establishments in this general area, while taking away clean family fun. We want to safeguard and move forward for the betterment of our community and NOT go deeper into unnecessary commercialized ruts along Old Hickory Blvd. A decision to reject this rezoning request is a NO BRAINER for anyone who cares about this community.

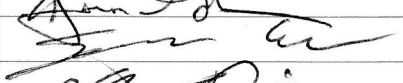
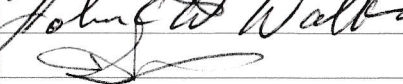
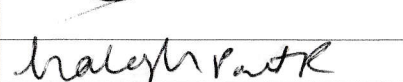
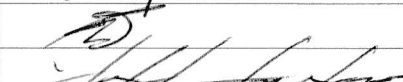
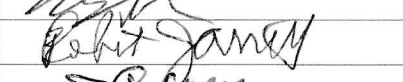
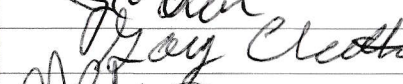
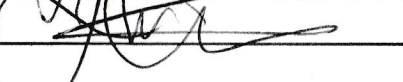
<u>Print Name</u>	<u>Street (include Apt # if applicable)</u>	<u>City</u>	<u>State</u>	<u>Signature</u>
Everett McKean	1652 Eagle Trace Dr.	NJ	TN	
Charles Lambrecht	5801 Hickory Ridge	Lebanon	TN	
Long Lane	4848 Peninsula Pointe Dr	Hermitage	TN	
Kenneth Woods	3016 Palomio Place	Hermitage	TN	
Wendy Keen	400 Five Oaks Blvd.	Lebanon	TN	
Anthony Pappalardo	227 Bonabrook Dr	Hermitage	TN	
JAMES HILL	4209 Chesney Glen Dr	Hermitage	TN	
Joseph Criswell	3960 Bell Rd. Hermitage	Hermitage	TN	
STEVE KEEN	300 W Overhill ^{OLD} Hickory		TN	
BARRY FISLER	6304 Spring Pointe Xing ~~Hermitage~~	Hermitage	TN	
DAVID ORDONEZ	3000 Melbourne Ct Mt. Juliet		TN	
Ehren Phillips	1313 Riverbrook Dr.	Hermitage	TN	
Blake Burdett	405 Harbor Way Nashville 37214	Nash	TN	
Stacy Waddell	" " "	"	TN	
Tyler Petty	3012 Whitlaid Crossing Dr	Nash	TN	
ROBERT BASS	601 Glen Oaks Dr	Mt. Juliet	TN	
Reynolds Wehner	721 Millcreek Drive	Nashville	TN	
ANDREW BROWN	1905 WARDEN DR	NASH	TN	
Tyler Schaefer	242 Buck Run Dr.	Nash	TN	

(2)

Petition - AGAINST Metropolitan Davidson County Rezoning Case # 2020Z-069PR-001

Property Address: 4000 Andrew Jackson Pkwy, Hermitage, TN 37076

We, the Undersigned are opposed to this Rezoning. The Hermitage Golf Learning Center is one of the few family entertainment/sports venue in this area. It has served our community for three generations. There are already three gas stations within one mile of this property and many more within two to three miles. The addition of a gas station would negatively impact traffic, and lend itself to crime that we already see at establishments in this general area, while taking away clean family fun. We want to safeguard and move forward for the betterment of our community and NOT go deeper into unnecessary commercialized ruts along Old Hickory Blvd. A decision to reject this rezoning request is a NO BRAINER for anyone who cares about this community.

<u>Print Name</u>	<u>Street (include Apt # if applicable)</u>	<u>City</u>	<u>State</u>	<u>Signature</u>
James Henderson	2825 Blue Brickel ~~Kesh~~	Nashville	TN	
James Gonschman	308 Brandiwood Ct	Old Hickory	TN	
Spencer Lowe	3234 Lakeshore Drive	Old Hickory	TN	
Adam Pierce	4028 Lafayette Ave	Old Hickory	TN	
Peter Oster	632 Denver Ct	Hermitage	TN	
John C W Walker	1820 Woodland Pointe Dr.	Nashville	TN	
DICKLIN	5605 SCENIC RIDGE	Old Hickory	TN	
DICK Leif	ER			
Haleigh Painter	3217 Jonesboro DR.	Nashville	TN	
ZACH SCHODDNER	1220 ARBOR LAKE BLVD	HERMITAGE	TN	
Jeff Jenkins	5121 MAWSON DR	HERMITAGE	TN	
Dan Thompson	3629 Hogsett Ford Rd	Hermitage	TN	
Anthony Pribben	227 Bonchase Dr	Herm	TN	
BOB JARRETT	1848 Woodland Pointe	Nash	TN	
TIM WALT	6400 CENTANE BLVD	NASHVILLE	TN	
GARY CHREATHAM	609 RIVERCREST WAY	NASH	TN	
Art Burke	6001 Old Hickory Blvd	Nash	TN	
Derek Hattaway	1304 Oakwell Farms Ln	Nash	TN	
JASON WINSETT	3457 HARRIS WOOD CIR	Nash	TN	

(3)

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

Hermitage, TN 37076

Allen.Shannon@TheShannons.org

C: (615) 594-5780

From: Pam Gardiner <pgardiner11@gmail.com>

Sent: Wednesday, July 15, 2020 5:52 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com

Subject: AGAINST case #2020Z-069PR-001

This area has more than enough gas stations\convenient stores. No need to build more that will add to traffic congestion and crime.

Pam Gardiner

5181 Roxborough Dr

Hermitage 37076

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

Item 25. 2020SP-031-001 — Dogtopia

OPPOSITION

From: Charles Walker <Charles.Walker@tnmb.uscourts.gov>

Sent: Wednesday, July 15, 2020 7:45 PM

To: Pulley, Russ (Council Member) <Russ.Pulley@nashville.gov>; Mendes, Bob (Council Member) <Bob.Mendes@nashville.gov>

Cc: Elisa Heinzl <ehinzl@gmail.com>; Planning Staff <planningstaff@nashville.gov>

Subject: Zoning Request: Case 2020SP-031-001 (Dogtopia)

Good evening Mr. Pulley and Mr. Mendes, I live at 1925B Warfield Dr which borders the property at 4004 Hillsboro Pike and I will be impacted by the proposed zoning change. I would like to discuss this zoning request and voice my opposition to it. Changing the zoning from SCR to SP is totally inappropriate. The increased traffic flow that will occur on Warfield because of the location of the entrance to the shopping plaza should be considered. Since the Warfield/Kimbark area has already been highlighted as one of the Nashville neighborhoods that should have sidewalks, increasing the traffic flow in this area adds insult to injury.

Over the past 4 years, the Warfield/Kimbark neighborhood has dramatically grown and contributes more than its share to the metro budget, yet we seem to get no consideration when it comes to dramatic changes to the zoning. As a resident of Davidson County for the past 21 years, the decade of hyper-growth has dramatically reduced the quality of life, if this trend continues, the "it" city will become something that skinks and rhymes with it. Increasingly I see proposals that are short sighted and provide no benefit for the people who live in the area. There is no logical reason to alter the existing zoning and the fact that it is being considered is another example of poor city planning if allowed to go through.

I would love to hear you thoughts on this issue and I'm available to discuss at your convenience.

Chuck Walker
1925B Warfield Dr
Nashville, TN 37215
(615) 294-8373

From: Tara Bergstrom <tmdavis2@gmail.com>

Sent: Monday, June 29, 2020 8:39 AM

To: Sharp, Karimeh (Planning) <Karimeh.Sharp@nashville.gov>

Cc: Lewis, Amelia (Planning) <Amelia.Lewis@nashville.gov>

Subject: Re: Case Number 2020SP-031-001

Hi Karimeh & Amelia,

Thank you so much for your quick reply!

It looks like this dog boarding facility is trying to plant roots basically in our backyard. I am very concerned about this. I have a Master's Degree in Animal Nutrition and my husband is a Veterinarian. Therefore we are both very familiar with these types of facilities and have personally worked at them in the past.

There is definitely a reason they have to rezone an area like ours to host one of these facilities, because they know that noise comes with it. The barking never stops at a boarding facility. Dogs are taken out of their comfort zone and separated from their owners for an amount of time that causes stress. Many dogs express their stress through barking.

Item 25. 2020SP-031-001 — Dogtopia

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Others may bark through excitement or anger. Whatever the reason, we all know that many dogs bark. Dogtopia may argue that the animals will spend most of their time indoors and we may not be able to hear them, however there will constantly be dogs coming and going in the parking lot. They will also need an adequate spot to use the bathroom outside. From my professional experience, I honestly do not think there is a good spot back there for that. A boarding facility should have a very large green space for the animals. Even if they do not, any time the animals are outside there is a high probability that there will be barking.

With Vertis now behind our homes and 4004 Hillsboro Pike in between, the echoing back in that lot has been very bad. The noise reflects off of Vertis and back into our homes. Barking will only make this worse.

Being an avid animal lover and animal owner myself, I honestly hate that I have to take a stance on this. However, we thoroughly enjoy where we live and we know through experience that a boarding facility behind our home would be a major distraction and would disturb the peace in our neighborhood.

I'm sure you already know, but according to city code 8.12.010 – Keeping of animals that disturb the peace:

A. It is unlawful for any person to keep any animal, dog, bird or fowl which, by causing frequent or loud continued noise, disturbs the comfort or repose of any person in the vicinity.

B. Violation of this section shall be declared to be public nuisance which violation may be enjoined by any court of competent jurisdiction.

Rezoning the property and the issuance of a permit would clearly constitute the official sanctioning of a health hazard in a residential neighborhood, which, undeniably, violates the spirit of both state and local law.

Therefore, the city has an ethical duty to decline Dogtopia's application filing in order to abide by its laws, policies, practices, and procedures as necessary to remain in compliance with both the letter and the spirit of both state and municipal law, which clearly state that zoning regulators must think first of the public health.

In light of that, I would like for you to answer all of the following questions.

Question One:

Does your agency recognize chronic noise as a pathogen that is known to degrade physical, social, and psychological health?

Question Two:

Do you acknowledge that the sound of barking dogs being force-fed into one's home does, indeed, constitute a health hazard?

Question Three:

Is it your intention, nonetheless, to permit the boarding facility to be approved, despite the fact that you now know that they do, indeed, constitute a health hazard?

Thank you so much for your time. I look forward to your responses.

Respectfully,

Tara Bergstrom

From: Elisa Heinzl <eheinzel@gmail.com>

Sent: Monday, July 20, 2020 7:23 PM

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Zoning Request Case 2020SP-031-001 Dogtopia Green Hills

Hello, my husband and I live at 1925A Warfield Dr which borders the property at 4004 Hillsboro Pike and we will be impacted by this proposed zoning change scheduled for a public hearing 7/23. We absolutely oppose the zoning change from SCR to SP. It is totally inappropriate for our neighborhood. The increased traffic flow that will occur on Warfield because of the location of the entrance to the shopping plaza should be considered.

Since the Warfield/Kimbark area has already been highlighted as one of the Nashville neighborhoods that should have sidewalks, increasing the traffic flow in this area adds insult to injury. The volume of traffic on Warfield and the number of people who also speed makes walking (ourselves and our pets), bike riding and generally trying to get in and out of our own driveway very dangerous. Over the past 4 years, the Warfield/Kimbark neighborhood has dramatically grown and contributes more than its share to the metro budget, yet we seem to get no consideration when it comes to dramatic changes to the zoning.

We respectfully request that the Metro Planning Commission does not recommend this proposal to the Metro Council as there is no benefit for those of us who live in this area. Just the opposite

In addition to more traffic on our street we are very concerned about increased noise and negative impact to our property values and declining quality of life.

Sincerely,

Elisa and Gregg Heinzl

1925A Warfield Dr

Nashville, TN 37215

615-481-5497

Item 42. 2020Z-071PR-001 – Old Hickory Blvd.

From: Chris C Martin <Chris.Martin@fmc-na.com>

Sent: Thursday, May 21, 2020 5:10 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Planning Staff <planningstaff@nashville.gov>

Subject: Case Number 2020Z-071PR-001.

I want to voice my highest opposition to any addition multi-family housing on OHB. This already overcrowded road seems to be a hotbed for developers of apartments and the like. Each week, I travel OHB and see more and more high density housing being developed. We have enough! Lets start seeing some real homes put on these properties....where people actually invest in their homes and in the neighborhood rather than bringing in more and more transients and making developers rich.

OHB is a parking lot during the morning commute (per-Covid). Metro is often seem writing tickets as people drive down the turn-lane during rush hour making it dangerous for those of us trying to get onto OHB from the side roads. The infrastructure has obviously NOT kept up with all the building on this road.

I strongly oppose Case Number 2020Z-071PR-001 (Applicant: Zebid Tesfate).

Item 42. 2020Z-071PR-001 – Old Hickory Blvd.

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

Robert C Martin and Cheryl L. Martin
305 Dillehay Court
Nashville, TN 37211

From: kara Botteicher <karablake@hotmail.com>
Sent: Friday, May 22, 2020 10:12 AM
To: Planning Staff <planningstaff@nashville.gov>
Cc: rycocomm <rycocomm@yahoo.com>
Subject: Case 2020Z-071PR-001

Hello,

I am a resident of Summit at the Woodlands, address 1737 Boxwood Dr, 37211.

Our family and our neighborhood has pretty strong concerns and are against rezoning from R15 to RM6.

We currently have a significant amount of crime at the top of our hill:

- Cars are broken into regularly
- Cars and trucks have been stolen multiple times
- We had a thief fire 4 shots at a resident in March
- We had a gun stolen from neighbor's property in April
- Most of us had to install security cameras
- It is not uncommon for police to scan our streets with spotlights after another instance of increasingly violent theft
- It is also not uncommon for a detective to knock on our doors asking for security footage.

Our properties range from the high \$400k to high \$500k, and new development on our street will be priced in the \$600's.

Statistically, property values decrease and crime increases as more multi family dwellings are occupied. We already have enough multi-family dwellings within a 2 mile radius: the apartments at the bottom of the hill on Woodlands, new condos north of those apartments, off Old Hickory (with expansion already cleared to double their properties), and apartments at Brentwood Oaks.

And - we already have significant crime.

Please do not approve this rezone.

Regards,

The Botteicher family and residents of Summit at the Woodlands.

From: Mitch Sallee <mitchsallee23@gmail.com>
Sent: Friday, May 22, 2020 10:30 AM
To: Planning Staff <planningstaff@nashville.gov>
Subject: Case #2020z-071PR-001

I am a resident of Woodlands address 5940 woodlands ave

Our family and our neighborhood has pretty strong concerns and are against rezoning from R15 to RM6.

Item 42. 2020Z-071PR-001 – Old Hickory Blvd.

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

We currently have a significant amount of crime at the top of our hill:

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Statistically, property values decrease and crime increases as more multi family dwellings are occupied. We already have enough multi-family dwellings within a 2 mile radius: the apartments at the bottom of the hill on Woodlands, new condos north of those apartments, off Old Hickory (with expansion already cleared to double their properties), and apartments at Brentwood Oaks.

And - we already have significant crime.

Please do not approve this rezone.

Regards,

- Mitch Sallee

Cell: 479-353-1884

From: Nick Sardo <nicholassardo@hotmail.com>

Sent: Friday, May 22, 2020 10:49 AM

To: Planning Staff <planningstaff@nashville.gov>

Subject: case #2020z-071PR-001

I am a resident of Summit at the Woodlands, address 1721 Boxwood Dr, 37211.

Myself and my family have pretty strong concerns and are against rezoning from R15 to RM6.

We currently have a significant amount of crime at the top of our hill:

- Cars are broken into regularly
- Cars and trucks have been stolen multiple times
- We had a thief fire 4 shots at a resident in March
- We had a gun stolen from neighbor's property in April
- Most of us had to install security cameras
- It is not uncommon for police to scan our streets with spotlights after another instance of increasingly violent theft
- It is also not uncommon for a detective to knock on our doors asking for security footage.

Item 42. 2020Z-071PR-001 – Old Hickory Blvd.

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

Our properties range from \$400k to high \$500k, and new development on our street is rumored to be priced in the \$600's

Statistically, property values decrease and crime increases as more multi family dwellings are occupied. We already have enough multi-family dwellings within a 2 mile radius: the apartments at the bottom of the hill on Woodlands, new condos north of those apartments, off Old Hickory (with expansion already cleared to double their properties), and apartments at Brentwood Oaks.

And - we already have significant crime.

Please do not approve this rezone.

Regards,

From: john atkinson <gawfshot@aol.com>
Sent: Friday, May 22, 2020 11:16 AM
To: Planning Staff <planningstaff@nashville.gov>
Cc: Swope, Robert (Council Member) <Robert.Swope@nashville.gov>
Subject: #2020z-071PR-001

Re: #2020z-071PR-001

I am a resident of the Summit at the Woodlands. My address is 1724 Boxwood Dr, Nashville 37211.

I am writing to oppose rezoning the above referenced property from R15 to RM6.

My concerns are increasing density and traffic in an already overcrowded infrastructure along with the simultaneous increase in crime and decrease in property values that statistically accompany multi-family dwellings.

Respectfully,

John Atkinson

From: Abbie Parker <abbieparker84@gmail.com>
Sent: Friday, May 22, 2020 1:18 PM
To: Planning Staff <planningstaff@nashville.gov>
Cc: Swope, Robert (Council Member) <Robert.Swope@nashville.gov>; Derek Webb <derek@derekwebb.com>
Subject: Opposed to Rezoning [case #2020z-071PR-001]

Hello - My husband and I are residents of the Summit at Woodlands at 1756 Boxwood Dr, Nashville, TN 37211.

As new homeowners and small business owners (we are both career musicians), our home value is extremely important to us. Statistics have shown that property values decrease as multi-family dwellings are built around it. Our neighborhood is currently near several multi-family dwellings, and the re-zoning of the lot in question would only amplify the impact on home values.

Since purchasing our home 7 months ago, there have been a string of crimes in our neighborhood that have been traced to the multi-family dwellings near our neighborhood. We are concerned that the development of more such dwellings will increase the crime rate in our area. This is a particular concern for us as parents as well as homeowners.

We ask that you please do not rezone this lot in order to keep this a valuable and safe neighborhood for Nashville families.

Thank you,
Abbie Parker

Item 42. 2020Z-071PR-001 – Old Hickory Blvd.

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

(309) 370-7884

From: Patrick Sweeney <p.sweeney0@gmail.com>

Sent: Friday, May 22, 2020 9:45 PM

To: Planning Staff <planningstaff@nashville.gov>

Cc: Swope, Robert (Council Member) <Robert.Swope@nashville.gov>

Subject: Case #2020z-071PR-001

Case #2020z-071PR-001

Hi,

My name is Patrick Sweeney, I live at 1649 Boxwood Drive 37211, at the back of the Woodlands Neighborhood, separate from the Woodlands HOA. Its come to our attention there is a rezoning request for land nearby our neighborhood. I hope you will consider rejecting this proposal for a couple of reasons:

-There has been a significant increase in crime in our quiet neighborhood over the past few months (before Covid), this would bring more. The crimes range from a recent shooting, vehicle theft, breaking into vehicles, and property theft. This has lead to a significant number of us, myself included installing security cameras around our property and concerning police patrols randomly at night. Apartments bring additional crime to an area and its not something our neighborhood needs as its already worryingly increase dramatically since I've moved here a few years ago.

-Old Hickory already can not handle the amount of traffic using it in the mornings already, this will further exaggerate the problem. The traffic light at Old Hickory and Edmonson Pike backs up down Old Hickory for a mile in the morning all the way to the entrance of our neighborhood (Woodlands Ave) for cars going to I65. It can sometimes take 20-25 minutes to go that mile because of the traffic light. This makes cars use middle turn lane for that entire mile to get to the traffic light fast, some turn down Edmonson, others dangerously jump back into traffic heading to I65 at the last second or in the middle of the traffic light. There have been many mornings where I've watched cars stop inches from wrecks somehow as they swerve back into traffic, its not a good situation. There are police there once every few weeks giving tickets or simply parked in the turn lane with the lights on, but it does not stop it. More cars and density will make this dangerous situation worse.

-The area around Nippers Corner has been traditionally been residential, please keep it that way. It gives you the the neighborhood/home feel that south of town is known for. We don't have apartments or large buildings all over the place, its still a quiet suburb of Nashville. There are already a very large amount of apartments next to the commercial area of Nolensville Road and Old Hickory, several under construction, please don't let them encroach on our neighborhoods and homes. Keep this area residential, not commercial.

-Apartments bring property values down. Our portion of the neighborhoods are in the \$400K-\$500K price range. Prior to this, some in the new development were possibly near \$600K. This is bringing this whole area's property value up which enhances the area and helps Nashville grow. Apartments have the potential to stagnate that value growth and undo everything that has happened. I hope this will be considered by Nashville.

Thank you for your time for looking at this and I hope the request is rejected.

Respectfully,

Patrick Sweeney

From: Jenna Rolley <jennamrolley@gmail.com>

Sent: Sunday, May 24, 2020 10:19 PM

Item 42. 2020Z-071PR-001 – Old Hickory Blvd.

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

To: Planning Staff <planningstaff@nashville.gov>

Cc: Swope, Robert (Council Member) <Robert.Swope@nashville.gov>

Subject: BZA CASE #2020z-071PR-001

To whom it may concern,

I am a resident of Summit at the Woodlands, address 1736 Boxwood Dr, 37211.

Our family has pretty strong concerns and are against rezoning from R15 to RM6.

We currently have a significant amount of crime at the top of our hill:

- Cars are broken into regularly
- Cars and trucks have been stolen multiple times
- We had a thief fire 4 shots at a resident in March
- We had a gun stolen from neighbor's property in April
- Most of us had to install security cameras
- It is not uncommon for police to scan our streets with spotlights after another instance of increasingly violent theft
- It is also not uncommon for a detective to knock on our doors asking for security footage.

Our properties range from \$400k to high \$500k, and new development on our street is rumored to be priced in the \$600's

Statistically, property values decrease and crime increases as more multi family dwellings are occupied. We already have enough multi-family dwellings within a 2 mile radius: the apartments at the bottom of the hill on Woodlands, new condos north of those apartments, off Old Hickory (with expansion already cleared to double their properties), and apartments at Brentwood Oaks.

And - we already have significant crime.

Please do not approve this rezone.

Regards,

Jenna and Andrew Rolley

Jenna Rolley

Affiliate Broker

Synergy Realty Network, LLC

615-573-8779

From: Rob Wynkoop <robwynkoop@gmail.com>

Sent: Tuesday, May 26, 2020 11:57 AM

To: Planning Staff <planningstaff@nashville.gov>

Subject: Opposed to Rezoning #2020z-071PR-001

Hi. I am writing regarding #2020z-071PR-001.

I am OPPOSED to rezoning this land. It is important to maintain single family residences in this community.

I believe this request is motivated more by developers desire to make a cash grab than thoughtful urban planning or greater need for more multifamily housing.

Item 42. 2020Z-071PR-001 – Old Hickory Blvd.

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

I live at 5873 Woodlands Avenue Nashville Tennessee 37211.

Thank you for taking my comments into consideration.

Sincerely,

Robert Wynkoop

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

From: Jeff Harjo <jeffh@jeffharjo.com>

Sent: Tuesday, May 26, 2020 12:25 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Swope, Robert (Council Member) <Robert.Swope@nashville.gov>

Subject: Case 2020Z-071PR-001

My name is Jeff Harjo and we live at 1729 Boxwood Drive, Nashville, TN, 37211. We are writing in OPPOSITION to case 2020Z-071PR-001.

We recommend AGAINST rezoning from R15 to RM6, property located at Old Hickory Boulevard (unnumbered), approximately 960 feet southwest of Woodlands Avenue (2.54 acres), requested by Dale and Associates, applicant; Zebid Tesfaye, owner.

Our neighborhood in the Woodlands met virtually, and we have discussed this one-on-one with surrounding neighbors, including single family and multifamily apartment residents. All those who participated voiced opposition to this rezoning.

We recently moved to Nashville from another state and city, partly as a result of a similar rezoning in our prior neighborhood in that city. When we moved to Nashville we looked at all options, including condo/apartments and single family residences in both urban and suburban areas. We decided on a suburban home in an area with some mixed use but mostly single family homes. We believed the Woodlands neighborhood, while extremely congested on Old Hickory Blvd, had great appeal and even greater potential. Prior to purchasing our home we reviewed the Planning Commission's development tracker and existing zoning.

Here are our personal reasons for opposing:

1. There has been no public demand, community discussion, market need or City or other need we are aware of, calling for this rezoning. Given Covid-19, there is no responsible way for our neighborhoods to meet and discuss this. We appreciate the ability to voice our concerns virtually.
2. Owner and developer desire is not a sufficient reason for rezoning. If such requests are approved, this threatens the integrity of the zoning process and ultimately hurts our communities.
3. The benefits of this rezoning to the community must be presented and sufficient community debate should occur prior to any rezoning. Failure to do so could cause South Nashville to backslide, relative to Brentwood and other desirable areas of growth.
4. Traffic concerns on Old Hickory Boulevard for existing residents and businesses must be dealt with prior to any rezoning that could result in bigger problems and safety issues - the congestion on this road is already a deterrent.
5. Single family homes in the Woodlands and surrounding areas have become a target for crime. Safety in suburban areas was a major factor in our decision to move to the Woodlands. Prior to any rezoning, there should be a study conducted, including whether additional law enforcement in the City's budget is sufficient to mitigate the additional risk of adding hundreds of residents.

In light of Covid-19 and other 'getting back to work' concerns today, we trust the Planning Commission will consider the possibility that not all residents will be focused on zoning issues. We recommend a 'more than normal' notice period prior to any hearing, virtual or in person.

Thank you for your consideration,

Item 42. 2020Z-071PR-001 – Old Hickory Blvd.

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

Jeff and Shari Harjo

From: Phillip Bennett <philberto7@yahoo.com>

Sent: Tuesday, May 26, 2020 2:39 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>

Subject: Case Number 2020Z-071PR-001

My name is Phillip L. Bennett. My wife Judy and I want to voice our disagreement for:

Case 2020Z-071PR-001

Map 161, Parcel(s) 090

Subarea 12, Southeast (2004)

Council District 04 (Robert Swope)

A request to Rezone from R15 to RM6 zoning for property located at Old Hickory Blvd. (unnumbered), approximately 960 feet southwest of Woodlands Ave. (2.54 acres), requested by Dale and Associates, applicant; Zebid Tesfaye, owner.

R15 zoning - Low-medium density residential, requiring a minimum 15,000 square foot lot and untended for single and two- family dwellings at a density of 3.09 dwelling units per acre.

RM6 zoning - Medium density residential, intended for multi-family dwellings at 6 units per acre.

This plan to re-zone a very small lot and then build numerous multi-buildings with a dramatically increased population density is inappropriate and problematic for this area. It is absolutely NOT in keeping with the established neighborhood plan. And the plan to build these multi-units on this small parcel with no plan other than to dump the dozens and dozens of cars through the red light at Woodlands is both dangerous and reckless. Having all these extra vehicles trying to turn left out of an unmarked, signal less drive will be a disaster and high risk at best. The traffic situation in this area is already MAXED OUT and is extremely dangerous all the time.

We invested in this neighborhood for single family dwellings. We are already dealing with owners renting out their houses to tenants, and in growing numbers MULTIPLE tenants, who DO NOT care about maintaining the neighborhood.

Therefore we urge you to NOT ALLOW THIS RE-ZONING, AS IT is not in the best interest of the neighborhood.

Respectfully,

Phillip & Judy Bennett

5849 Woodlands Avenue

Nashville, TN 37211

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

CONSENT AGENDA ITEMS

Item 30. 2020HL-002-001 – 701 SOUTH 6th STREET

From: Withers, Brett (Council Member) <Brett.Withers@nashville.gov>

Sent: Monday, July 20, 2020 11:57 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Harbison, Jim (MDHA) <jharbison@nashville-mdha.org>; Matt Wiltshire <mwiltshire@Nashville-MDHA.org>

Subject: Letter of support for Item 30: Historic Landmark Overlay for MDHA HQ building

Planning Commissioners:

Thank you for all that you do to serve our county. I am writing a brief note to urge your approval of MDHA's Historic Landmark Overlay application for the Gerald Nicely building (Headquarters building) at 701 S 6th Street in Cayce Place. As you are aware, we have a large amount of exciting construction taking place on the campus as the Envision Cayce Master Plan implementation continues to move forward. Preserving this historic structure aligns not only with NashvilleNext principles but also with the goals of the Envision Cayce Master Plan, where this historic building will serve as a centerpiece for the emerging campus that was designed around the input of Cayce residents themselves.

I can think of no better way to honor Nashville's longstanding, noble goals of providing safe and affordable housing and other resources including education through which our residents can build solid futures than to preserve and showcase this historic building which was architecturally designed to lift up those of our neighbors whom our housing authority serves. To use a phrase, "they just don't build them like that anymore."

I have appreciated the Commission's thoughtful consideration of how land use and design details help our city to undertake one of the boldest social justice programs of the present era through MDHA's Envision programs. There are some key buildings that need to be preserved and this one is central to the identity of the Cayce campus both architecturally, geographically and historically. Thank you for your favorable consideration of this request.

Brett A. Withers

Metro Council, District 6

Mobile (615) 427-5946 | facebook.com/Brett A. Withers | twitter.com @brettawithers

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

ITEMS TO BE CONSIDERED

Item 35a. 2020CP-005-001 Foster Street and Item 35b. 2020SP-021-001

From: Withers, Brett (Council Member) <Brett.Withers@nashville.gov>

Sent: Tuesday, July 21, 2020 1:34 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Kim Hawkins <k.hawkins@hawkinspartners.com>; Will Marth <w.marth@hawkinspartners.com>; John Gore <jgore@bargecaution.com>; Manuel Zeitlin <manuel@mzarch.com>; Beth Ostrowski <beth.ostrowski@kci.com>; Parker, Sean (Council Member) <Sean.Parker@nashville.gov>

Subject: Letter of support for Agenda item 35a/b - Foster Street

Planning Commissioners:

I am writing to express my appreciation to the entire team that has worked with District 5 Council Member Sean Parker as well as me to gather community input into the Foster Street community plan change and Specific Plan. I have been impressed by the team's willingness to solicit ideas from community members, to defer this meeting enough times to gather additional community feedback, and to incorporate that feedback into meaningful changes that are reflected in the plan before you. I believe that where things lie now is that the development team has included a project budget for off-site traffic calming and other infrastructure improvements that will continue to be vetted by Council Member Parker, the McFerrin Park Neighborhood Association and other stakeholders as potential phase-in of construction occurs.

District 5 has certainly experienced a large number of zone changes over the last few years. Few have incorporated this much community input or promise to be this transformative to the region. In addition to the adaptive reuse of historic assets, this project increases the potential to partner with TDOT to enhance pedestrian access connecting the McFerrin Park and Maxwell Heights neighborhoods over the Ellington Parkway, alongside Frederick Douglass Park, Meigs Magnet School and transit opportunities at the corner of 8th and Main Streets.

I defer to Council Member Parker's judgement and comments but wanted to express my support for this proposal which still has opportunities for refinement as the legislative process moves to the Metro Council should you see fit to recommend approval. Thank you for your service to our county.

Brett A. Withers

Metro Council, District 6

Mobile (615) 427-5946 | facebook.com/Brett A. Withers | twitter.com @brettawithers

SUPPORT

From: Joe Cain <jcain@Nashville-MDHA.org>

Sent: Monday, July 20, 2020 11:20 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Bill Barkley (bbarkley@citydevelopmentco.com) <bbarkley@citydevelopmentco.com>

Subject: Case 2020SP-021-001

Please see letter attached regarding Foster Street Partners Project

*Item 35a. 2020CP-005-001 Foster Street
and Item 35b. 2020SP-021-001*

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

Joseph B. Cain

Director of Urban Development

Metropolitan Development and Housing Agency

35 Peabody Street, Suite 301

Nashville, TN 37210

e-mail: jcain@nashville-mdha.org

phone: (615) 252-8404

fax: (615) 252-8559

cell: (615) 692-2396

SEE ATTACHMENT ON FOLLOWING PAGE

Metropolitan Development and Housing Agency

URBAN DEVELOPMENT OFFICE
35 PEABODY STREET * SUITE 301 * NASHVILLE, TENNESSEE * TELEPHONE (615) 252-8504
MAILING ADDRESS : P.O. BOX 846 NASHVILLE, TENNESSEE 37202
TELEPHONE DEVICE FOR THE DEAF (615) 252-8599
TELECOPIER (615) 252-8559

Joseph B. Cain
Director of Urban Development

Direct Dial: (615) 252-8404
Facsimile: (615) 252-8559

July 20, 2020

Ms. Lucy Kempf
Metropolitan Planning Commissioners
Metropolitan Planning Commission
800 Second Avenue South
P.O. Box 19630
Nashville, TN 37219-6300

Via-E-mail
Case 2020SP-021-001

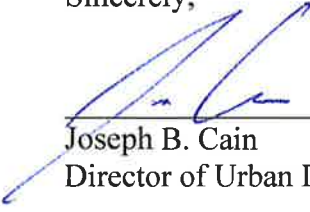
Dear Ms. Kempf and
Members of the Metropolitan Planning Commission:

Foster Street Partners, LLC approached the Metropolitan Development and Housing Agency very early in their planning process to redevelop the industrial property located adjacent Sam Levy Homes on Foster Street. We believe their mixed use project will be a benefit to the MDHA community and have taken action in furtherance of the development by providing a vehicular access easement to the north side of the project adjacent the pedestrian bridge.

The development team have made presentations to our residents and continue to keep us informed of the project during this predevelopment phase.

Thank you for your ongoing support of Nashville's growth.

Sincerely,



Joseph B. Cain
Director of Urban Development

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

OPPOSITION

From: Sarah Olson <saraholson77@hotmail.com>

Sent: Friday, July 3, 2020 9:50 AM

To: k.hawkins@hawkinspartners.com; bbarkley@citydevelopmentco.com; Parker, Sean (Council Member) <Sean.Parker@nashville.gov>

Cc: Grider, Anna (Planning) <Anna.Grider@nashville.gov>; ingrid campbell <iasoup03@gmail.com>; Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Foster St Dev and Lischey Ave traffic impact case #2020SP-021-001-2003P-015-003/2020CP-005-001

To Whom It May Concern,

This is a follow up regarding the 7/2 virtual community meeting for McFerrin Park and the discussion around traffic improvements associated with the proposed Foster Street Development.

Per project review, the anticipated increased traffic flow will significantly impact Lischey Avenue between Marina St and Cleveland St as drivers access the site from Ellington Parkway.

No traffic calming on Lischey **between Marina and Cleveland** has been proposed by the developers. We asked them why in the virtual town hall on May 26 and received no response. On June 16, we emailed Parker Hawkins and directly requested the inclusion of Lischey Avenue, and again received no response.

The proposed pedestrian crossing improvements at Marina/Lischey does not address these issues, nor do the proposed improvements to Grace Street. (And while Grace Street will certainly benefit from improvement, it is not expected to absorb the bulk of traffic impact from this proposed development.)

Along with our neighbors, we again request that the developers amend their proposal to directly address and improve to Lischey Avenue as part of their proposed project. (Or create an alternative ingress/egress route.)

These improvements to Lischey might include speed cushions, additional stop signs, changes to one way streets, and/or improved street markings. Ideally, the plan would include all the above.

It is not clear to us that any real plan is in place to address the impact of the additional traffic that would be caused in the neighborhood other than a statement in the zoning meeting that the traffic will take care of itself since a backup on one street will cause traffic to funnel down another street.

Without the acknowledgement of traffic impact to Lischey and clear commitment to addressing this impact, we will continue to oppose this development along with our immediate neighbors.

Sincerely,

Sarah Olson and Michael Kershaw
818 Lischey Avenue
Nashville, TN 37207

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

Item 36. 2020SP-023-001 – 7335 OLD CHARLOTTE PIKE

From: S Hoover <ResidentsinDistrict22MetroNash@comcast.net>

Sent: Friday, July 17, 2020 6:24 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: gloria@nashville.gov; 'Gloria Hausser' <gloriahausser22@gmail.com>

Subject: 7335 Old Charlotte Pike 2020SP-023-001 Against

This is in regard to a comment I sent in about 2 weeks ago regarding the Zoning Appeal request for zoning change at 7335 Old Charlotte Pike 2020SP-023-001 against it. Since mine is not there, It concerns me as to who else's comments may not have made it.

I just pulled up the Agenda and recommendations on this on the Planning Commission Agenda for July 23, 2020. I also looked for my 6 page letter comments regarding it and it is not there. I got an email acknowledging receipt of it. I also see that Joren Davenport is the reviewer and he recommends passing it with conditions.

I would

- A. Like to know what the unspecified conditions for approval are.
- B. I would like to see the SP which I have been unable to locate.
- C. Like to know what happened to my six page comment?
- D. Like to ensure that all comments were received and posted.

As specified in my letter, this property did not even have a zoning appeal sign on it until the day AFTER the zoning appeal meeting which took place May 14th. Gloria Hausser, our council person was able to pull it from the consent agenda with only a couple of hours to spare. Since it was the weekend after the meeting before the sign appeared it was hand written and back dated. We have photographs and videos dated/location/time stamped. I also am attaching a photo of the sign and the property.

After it was brought to the attention of a council person concerning the sign that was backdated, the sign suddenly disappeared. We have driven by the site several time since, and the sign never re-appeared. At the least, that shows bad faith.

This is a very narrow road with no shoulder. It is very near a busy intersection/intersections with a blind stop sign where one cannot even see from the direction from which these townhomes are proposed on Old Charlotte Pike. There are actually five different directions one can turn right there together. According to the state traffic station right near there, over 500 cars travel through there a day and that is before we even made it to Phase 3 during the Co-vid epidemic.

I would like to ask you to at least defer this vote until we can ascertain if all public comments have made it to you.

I will now send you the letter again that I sent two weeks ago.

Thank you for your consideration to the matter.

Sincerely,

Sharon Hoover

114 Forrest Valley Ct.

Nashville, TN 37209

Item 36. 2020SP-023-001 – 7335 OLD CHARLOTTE PIKE

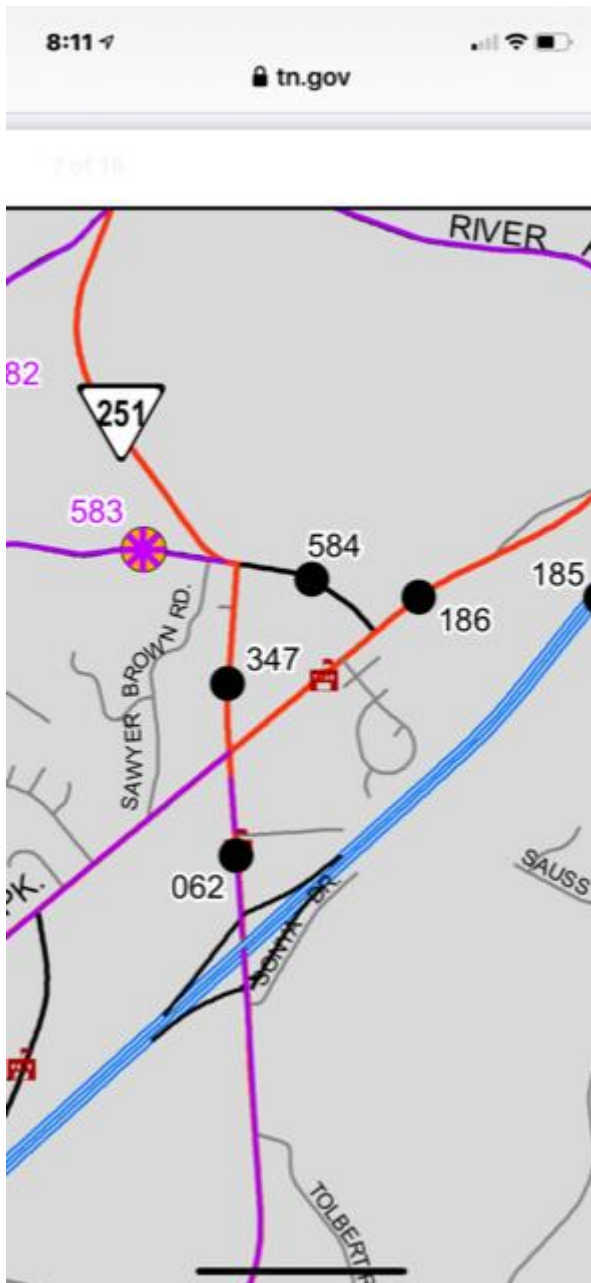
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This is in regards to 7335 Old Charlotte Pike

2020SP-023-001 District 22

We are asking you to deny the appeal for zoning change from R15 to SP

First, please be cognizant of the date for which the zoning appeal was filed, since if a zoning appeal is not voted on before the end of 60 days (unless certain agreements have been met,) it automatically gets passed.

WHY You Should Deny the Appeal:

V. THE PROCESS WAS FLAWED

Zoning Appeals should not have even been decided during the coronavirus pandemic because it is blatant discrimination to people of lower socio-economic status, to people who are not computer savvy, to people who are focused on social distancing and doing the “right thing,” and to people less educated. If Metro did not choose to continue education classes for public schools online because of people who had no computers, couldn’t afford to buy one and/or be able to use them, how is this any different? It took 18 minutes for the Zoning Board of Appeals to even get the members all together on the phone for the May 14, 2020 meeting. Because of this, zoning appeal changes that are passed are legally

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actionable. The meetings were only online. No one could personally attend to make their voice heard except those who seek the change.

It is reprehensible that developers are not only taking advantage of the public but of the Zoning Appeal Board members, because of the pandemic and the tornado tragedy, to try and slip zoning changes by unnoticed.

At the property on Old Charlotte Pike on which they are wanting to put more town homes did not even have a sign notifying residents in the area of the zoning appeal meeting until after the May 14th, 2020. When it was noticed by a resident, a backdated written zoning appeal sign appeared to announce a “next day meeting.” When complaints appeared, the sign was removed, not to be seen since. Yet photos of it remain.

VI. OBJECTIONS TO ITS LOCATION.

- Hundreds of feet from this plot of land, there is a blind roadway as well a church, and a total of six different ways to be able to turn. What makes it worse, is that they aren’t even right together; just far enough apart to be confusing. I have lived in this area for 24 years and I almost had a motor vehicle accident the other day.
- Most of the land is rural around there and what is being built doesn’t fit into the area.

See attached photos.

VII. TRAFFIC STUDIES ARE INACCURATE & MISLEADING AT BEST

- They are paid for by the developer and they choose who they use. Why would they pay someone to tell them anything other than what they want to hear?
- Studies are based on projected travel patterns that are or even *have been* occurring and do not take into account regional growth.
- Traffic Studies are based on daily counts of complete intersection turning movement then used to “try” and create a snapshot for the analyses.
- Traffic Studies are also based on Trip Generation using a national ITE average which does not take into account local variations or rapidly occurring changes in a booming area.
- High and low outliers are ignored.
- The data set for traffic studies use is very limited and is only a national basis for some land use.
- Modal split is often ignored.

VIII. CHARLOTTE PIKE & OLD HICKORY BLVD. ARE AT NEAR CAPACITY WHEN TRAFFIC IS NORMAL

According to Traffic Stations in the area, 584 was the average number of cars a day that pass through Old Charlotte Pike and Old Hickory Blvd approximately 500 feet away last week. This number is BEFORE Phase 3 opened today. Old Charlotte Pike is a narrow road with no shoulder.

Old Hickory Blvd between Charlotte Pike and I-40 had an average of 14,817 cars a day, again last week before Phase 3 opened.

The state indicates that in this area, there are no plans to do any work on Charlotte Pike for at least two years and probably even longer than that for it to even to begin due to the state budget; it didn’t look good for it to happen then.

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Because it is a state highway, getting changes is extremely difficult. It took years to get the state to allow a stoplight at Charlotte and Sawyer Brown Rd. Someone had to die there. They were hit by a dump truck.

IX. ECONOMIC EFFECTS

- Natural Open space increases property values and thus property tax revenue, while developed land, decreases property values with the resultant decrease in property tax revenue for the city and the homeowner.
- Not all open space is of the same value. Developed open space decreases property values, while natural open space increases property values. Even when the impervious surface is less than 20% of the property.
- The current way that government values property does not take into account hedonic values and thus presents an inaccurate picture of property values due to vicinity of natural open space.
- If more homes increased property tax revenues why has the fact that there are many homes built where there was single homes, yet property tax revenues are not enough in Metro Nashville?
- The following study raises the advisability of mixed use development and discusses the impact of Open Space on property values and the long range effects of not considering the value of Natural Open Space

Take for example, what has happened to where the Old Bellevue Mall was located. It is now basically a strip mall with a huge blacktop parking lot, a lot of apartments crammed on one side and no green space. Even the trees that were there near Hwy 70 South were cut down so people could see the store signs.

The following quotes are from The Economic Impact of Open Space on Residential Property Values in Tennessee by The Howard H. Baker, Jr. Center for Public Policy, prepared by the Tennessee Advisory Commission on Intergovernmental Relations by Charles Sims, Ph.D., Bongkyun Kim, Graduate Research Assistant, and Matthew N. Murray, Ph.D. in association with The University of Tennessee Knoxville. September 2, 2016.

“A one acre decrease in shrub land in each census block in Nashville and Clarksville MSAs (Metropolitan Statistical Areas) decreases home values by \$179,000,000.00 in these areas. This results in a 1.7 million dollar decrease in property tax revenues.” So developers’ arguments that increase in homes INCREASES tax dollars is inaccurate.

“These results only indicate the impact of open space on home values and do not capture other impacts of open space such as tourism revenues and employment, recreational opportunities for state residents, increase physical and mental health, wildlife habitat, and scenic views. A lack of data on municipal parks and greenways prevents a full accounting of impacts of these open spaces on housing values.”

“Open space (public parks, farmland, forestland) in Tennessee provides a range of benefits to residents and visitors.”

“Unlike the economic activity generated by the construction of new homes and businesses, the values associated with many open space benefits are not reflected in markets. For example, there is no market for scenic view and many parks do not charge or otherwise restrict access. As a result, there is not direct mechanism to determine how individuals value such as amenities. The inability of markets to capture the valid economic values associated with open space complicates local and state level policy and planning decisions about zoning, restrictions and preferences on land use, government purchases of open space for preservations or other uses, and budget allocations for management and maintenance of municipal, state and federal parks.”

“The excessive spatial growth of cities is, in part, a failure of local governments to account for the social value of open space when land is converted to urban use. The need to value open space is of growing importance for two reasons: First, the state’s urban and suburban population growth increases economic incentives to convert open space to other

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uses in the areas where open space is typically most valued.....Pressure to develop open space builds as residents in these fast growing cities spill further into suburban areas...”

“Valuing open space in Tennessee is also of increasing importance due to the maintenance backlog at many state and municipal parks. Open space protected by the state of Tennessee is one of the state’s most precious assets....”

The report continues with explanation of open space in Tennessee, then “details the various values associated with open space and describes the HEDONIC PRICING METHOD this study uses to estimate open space values....Open space is any piece of public or private land that is undeveloped (has no buildings or other built structures)....Open space can be categorized along two key dimensions: Cover type and Ownership.”

“Cover type refers to the vegetation and land uses that describe a piece of open space...Ownership refers to the balance of public versus private open space ownership. The vast majority of open space in the state (approximately 96%) is privately-owned with no form of protection from development. Less than 1% of this privately-owned open space has been protected from future development...”

“This report focuses on benefits from Tennessee’s open space that are not traded in markets...One category of non-market open space benefit is called USE VALUE. Use values are related to seeing or using the open space and include having a scenic view, experiencing improve water quality, or viewing wildlife. In contrast, NONUSE VALUES arise from simply knowing that open space exists. Residents of Nashville may derive nonuse value from simply knowing that farms on the periphery of the city have been there for generations even if they never plan to visit these farms.”

“Economists have developed a number of approaches to value non-market open space amenities. These approaches can be grouped into two categories: STATED PREFERENCE APPROACHES, and REVEALED PREFERENCE APPROACHES. Stated preference approaches make use of surveys that ask individuals directly about their preferences or willingness to pay for the preservation of a particular type of open space...In contrast, revealed preference approaches utilize information on behavior in markets associated with open space to infer the value of that open space...The most popular revealed preference approach to valuing open space is HEDONIC PRICING MODELS. This is the methodology employed in this study.”

“Hedonic pricing models are based on the notion that a differentiated product can be viewed as a bundle of characteristics...The use of hedonic pricing model when valuing open space focuses on a specific differentiated product – houses and environmental amenities. Housing markets determine the amount of certain types of housing and the transaction prices for a house in a specific location conveys the value people hold for the structural characteristics, neighborhood characteristics, and environmental amenities in the area. If Tennessee residents value open space, they should be willing to pay more for homes near open space. Thus, the value that Tennessee residents have for open space is revealed through their choice of house.”

“Estimation of a hedonic price model is predicated on three assumptions. First, the housing market is in equilibrium. If market forces are causing changes in prices and consumers have not yet fully adjusted to those changes, the housing price data may provide a misleading picture about the value of particular amenities. Second, homebuyers have accurate expectations of future amenity levels. Since a house’s price should reflect expectations about future amenity levels, present levels of an amenity might give an inaccurate picture of the value of that amenity, if homebuyers expected the future amenity levels to increase or decrease. This can be a particular problem for privately owned open space since this land may be developed in the future. It is difficult to know how homebuyers form expectations of the likelihood of future development. Third, a full range of houses with varying attributes is available for consumer(s) to choose from. In

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many markets the range of choices is limited and consumers may be forced to settle for a house that does not accurately reflect the value they hold for the houses attributes.”

“A recent meta-analysis of 12 hedonic studies uncovers a general trend in the hedonic pricing model literature: housing prices increased 0.137% when located 10 meters closer to open space....Early hedonic pricing studies consistently find that house prices decrease the closer they are to a busy neighborhood park. Subsequent studies have expanded the definition of open space to consider golf courses, greenbelts, forest areas, and wetlands. These studies find that proximity to certain types of open space generally increases a home’s value while proximity to other types can decrease a home’s value.”

“Several studies have looked at trade-offs between public open space and private backyards. Peiser and Schwann look specifically at greenbelts. They find that an additional square foot of private backyard space was worth \$384 (1985 dollars (!)), but that the value of an additional foot of public open space between homes was worth less than \$4.”

“The simple concept underlying hedonic price model is that individuals should be willing to pay more to live closer to open space if they value open space....the effect of open space becomes more negative the further you go FROM the open space.”

“...These estimates are needed given the rapid population growth in the Nashville, and Clarksville METROPOLITAN STATISTICAL AREAS (MSA)....we redefine the remaining 10 Categories: developed open space, forest, shrub, agriculture (sum of grassland, pasture, cultivated crops), and wetlands.”

“to account for the potential endogeneity of open space variables. Private open space that is not currently protected from development is endogenous in the hedonic pricing equation. When open space is privately held and developable, land parcels considered open space are part of the land market and thus affected by the same thing that affect a location’s residential value. This is not true with privately held open space that is protected from development and public open space. Identifying the relationship between house value and private open space that can be developed becomes more difficult. For example, a housing shortage in an area will cause home prices to rise on average but will encourage more open space to be developed for housing. A hedonic analysis using equation (2) would incorrectly conclude that the value of open space has declined in this area.

The coefficient associated with developed open space is NEGATIVE AND SIGNIFICANT at the 5% level...This suggests that DEVELOPED OPEN SPACE detracts from home values and this negative effect is present in both urban and rural areas and in all parts of the state. In particular, a 1% increase in developed open space area DECREASES HOME VALUE BY 0.03% in rural areas and in all MSAs in the state. (Metro Statistical Areas.)...Because of regional differences in median home values across the state, this 1% increase manifests as a \$43.05 decline rural areas to a \$56.84 DECLINE in home values in Middle Tennessee MSA’s.’

It is important to remember that the developed open space cover types of aggregates all areas with IMPERVIOUS SURFACES are present but account for less than 20% of total cover. This result only indicates that the overall effect of this type of open space on home value IS NEGATIVE.”

“...Specifically, adding an additional acre of shrub land increases home values in these MSA’s by \$224.82....proximity to state protected areas on net add value to homes in Middle Tennessee MSA’s. Specifically, a home located one kilometer closer to state protected open spaces in Clarksville and Nashville MSAs increase home values by \$1,061.47.”

“Discussions and Concluding Remarks: An economic approach to land use weighs the benefits and costs of open space when converting open space to other uses such as residential, commercial and industrial properties. Cost-effective land use policies should strive to prevent development of open space when the costs of this development outweighs the benefits.”

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“The costs associated with open space development are far harder to estimate since many benefits open space provides are not captured by markets...Houses located close to private open space in Tennessee may be more valuable due to wildlife viewing and aesthetic views that open space provides.”

“This study finds that permanently protected open space in MSAs adds the largest value to nearby homes....Based on this analysis, this privately protected open space is the most valuable in the state of Tennessee.”

“This study also uncovers two important general findings concerning open space in the state of Tennessee. First, Tennessee residents do not value all types of open space equally. Residents tend to prefer agricultural lands to developed open spaces such as golf courses and cemeteries. When averaging values across the state, an additional acre of DEVELOPED open space is associated with an average decrease in home values of \$13.69....It also calls into question the common assertions that forested industrial parks and golf courses are substitutes for natural forests and grasslands.”

“Developed open space reduces property tax revenues by reducing nearby property values. Agricultural land increases property tax revenues by increasing nearby home values.”

“A second area for additional research is a finer scale analysis of the state’s major metropolitan statistical areas. Our analysis indicates that open space in these areas generates the largest impact on home values....A hedonic pricing study uses housing prices at the parcel level instead of the CBG would be a better approach to capture these fine scale impacts. A parcel level analysis would also allow for valuing open space fragmentation by comparing open space area and open space density. Fragmentation can be important for certain types of open space benefits such as wildlife habitat.”

“When open space is privately held and developable, land parcels considered open space are part of the land market and thus affected by the same things that affect a location’s residential value. Thus, an increase in housing prices creates an incentive to develop unprotected open space. Because housing prices tend to rise, failure to account for endogenous effect has a tendency to underestimate the impact of open space on housing values.”

Please vote NO to this zoning appeal change.

Sincerely,

Sharon Hoover

Thousand Oaks Estates Home Owners Association

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Item 37. 2020RAS-001-001

SUPPORT

From: Annette <annette@brandywinetravel.com>
Sent: Friday, July 17, 2020 1:59 PM
To: Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>
Cc: Hagar, Larry (Council Member) <Larry.Hagar@nashville.gov>
Subject: regarding my vote for the

Hello Lisa,

In response to the webinar discussion held last night, please accept the following comment and request:

This residential accessory structure overlay, would be in keeping with the covenants originally formulated for this subdivision, given this, I would appreciate you passing this bill.

Thank you for your time and consideration.

Annette Cagle (Sarah A Hentsch)

318 Rising Sun Lane

Old Hickory, TN 37138

From: Linda Brown <dogbyrdy@gmail.com>
Sent: Thursday, July 16, 2020 7:47 PM
To: Hagar, Larry (Council Member) <Larry.Hagar@nashville.gov>
Subject: Yes, I agree with the proposal to limit accessory buildings in Brandywine Farms

I left the meeting at 7 but want to let you know that I approve of the proposal to limit accessory buildings in Brandywine Farms.

From: Craig Williams <ecraigw@aol.com>
Sent: Thursday, July 16, 2020 7:06 PM
To: Hagar, Larry (Council Member) <Larry.Hagar@nashville.gov>
Subject: Meeting

I couldn't log on. 205 Montchanin and my Father in law at 303 Rising Sun Lane We support your bill. That's Carnes Flatt and Eddie Williams

From: Bruce Hite <hite07@att.net>
Sent: Friday, July 17, 2020 5:04 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: BL2020-316

I am in favor of the rezoning overlay for Brandywine Farms.

Bruce Hite

From: Rodney & Carole <english326@aol.com>
Sent: Friday, July 17, 2020 5:14 PM

Received through July 22, 2020

Subject: Hagar RASO Petition

Please see attached. ~ce

Petition in Support of BL2020-316

To establish a Residential Accessory Structure Overlay for the Brandywine Farms Neighborhood

The Residential Accessory Structure Overlay (RASO) district provides appropriate design standards within neighborhoods necessary to maintain and reinforce an established form or character for accessory structures. The design standards established through the RASO include specific standards regarding location, building height, gross floor area, and materials. The design standards are established by the overlay and cannot be modified when applying the overlay.

RASO Standards:

Number. A maximum of two accessory structures may be constructed on a lot.

Location. Accessory structures cannot be erected in any setback and must be located to the rear of the principle structure.

Size. The combined gross floor area of all accessory structures on a lot shall be no more than 30% of the total gross floor area of the house or 1,200 square feet, whichever is less.

Height. Accessory structures shall not exceed one story or sixteen feet in height, whichever is less. The top elevation of an accessory structure shall not exceed the top elevation of the principal structure.

Materials. Accessory structures larger than 150 square feet in gross floor area must be constructed in with the same roof style and building materials as the house. Metal, plastic, vinyl, and concrete masonry units are prohibited as primary siding materials for accessory structures greater than 150 square feet in gross floor area except where the material is the primary material on the principal structure.

1.	Carole English	205 Montchanin Terrace	Old Hickory 37138
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From: Richard Medley <drmedley@comcast.net>

Sent: Friday, July 17, 2020 5:46 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>

Subject: Brandywine Farms: Support for BL2020-316

Hello-

I'm sending this email to voice my family's support for BL2020-316 for the Brandywine Farms overlay.

Thanks!

Donald Richard Medley Jr.

Regina B. Medley

305 Brandywine Dr.

Old Hickory, TN 37138

615-306-0538

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From: Regina Medley <rbmedley@comcast.net>
Sent: Friday, July 17, 2020 5:52 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: drmedley@comcast.net
Subject: In Favor Brandywine Farms Overlay

To Whom It May Concern,

My husband and I are MOST DEFINITELY IN FAVOR of the proposed overlay for Brandywine Farms. We do not want our neighborhood to look like an industrial area or an agricultural complex. We want to preserve our property values and the beautiful look of the neighborhood we have lived in for 17 years.

Thank you for your attention to this matter.

Sincerely,

Donald Richard Medley, Jr. and Regina B. Medley

305 Brandywine Dr. Old Hickory, TN 37138

From: wes hutcheson <weshutcheson@hotmail.com>
Sent: Friday, July 17, 2020 6:24 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Bill 2020-316

This is to advise that I am in favor of Bill 2020-316.

Albert Hutcheson

436 Rolling Mill Rd.

Old Hickory TN

From: Tim Artist <detour@comcast.net>
Sent: Friday, July 17, 2020 6:28 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: BL2020-316.

To whom it may concern,

We are both in favor of applying the overlay bill BL2020-316 to Brandywine Farms.

We have lived at our address for almost 31 years and do not want any more monstrosities such as the metal-clad pole barns that have popped recently on our street, Rising Sun Ln.

Signed petition in support of the bill is attached to this email.

Thank you.

Tim Artist & Jane Bacon

212 Rising Sun Ln

Old Hickory, TN 38138

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Petition in Support of BL2020-316

To establish a Residential Accessory Structure Overlay for the Brandywine Farms Neighborhood

The Residential Accessory Structure Overlay (RASO) district provides appropriate design standards within neighborhoods necessary to maintain and reinforce an established form or character for accessory structures. The design standards established through the RASO include specific standards regarding location, building height, gross floor area, and materials. The design standards are established by the overlay and cannot be modified when applying the overlay.

RASO Standards:

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Height. Accessory structures shall not exceed one story or sixteen feet in height, whichever is less. The top elevation of an accessory structure shall not exceed the top elevation of the principal structure.

Materials. Accessory structures larger than 150 square feet in gross floor area must be constructed in with the same roof style and building materials as the house. Metal, plastic, vinyl, and concrete masonry units are prohibited as primary siding materials for accessory structures greater than 150 square feet in gross floor area except where the material is the primary material on the principal structure.



	Name	Address	City/Zip
1.	Tom Artist	212 Rising Sun Ln	Old Hickory, 37139
2.	Jane Bacon	212 Rising Sun Ln	Old Hickory 37138

From: David L <dclewis212@gmail.com>

Sent: Friday, July 17, 2020 6:56 PM

To: Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Hagar, Larry (Council Member) <Larry.Hagar@nashville.gov>

Subject: Re: Petition for Brandywine Farms Overlay

Deemed Signed. **In Favor.**

David Lewis

212 Kennett Rd.

Old Hickory, TN 37138

From: Debbie Locke <dslocke@comcast.net>

Sent: Friday, July 17, 2020 8:12 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Milligan, Lisa (Planning)

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<Lisa.Milligan@nashville.gov>

Subject: BL2020-316

I vote in favor of the Bill BL2020-316

From: Mike Locke <locke.mike@comcast.net>

Sent: Friday, July 17, 2020 8:14 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Milligan, Lisa (Planning)

<Lisa.Milligan@nashville.gov>

Subject: BL2020-316

I vote in favor of BL2020-316.

Mike Locke

352 Willow Bough Lane

Old Hickory, TN 37138

From: Louise Cox <louisemcox@att.net>

Sent: Friday, July 17, 2020 9:03 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: bill BL2020-316

As a resident of the Brandywine Farms subdivision, I am in favor of bill BL2020-316.

Thank you,

Louise Cox

From: annstubblefield@comcast.net <annstubblefield@comcast.net>

Sent: Friday, July 17, 2020 9:17 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Petition for Brandywine Farms Overlay

In favor of BL2020-316

Marjorie Stubblefield

210 Rolling Mill Rd

Old Hickory, TN 37138

From: RACHAEL MIMMS <ractur@comcast.net>

Sent: Friday, July 17, 2020 11:51 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Brandywine resident

I am in Support of bill BL2020-316!

Rachael Mimms

306 Louviers Lane

Old hickory, TN 37138

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From: Becky Lovelace <llaceh20@comcast.net>

Sent: Saturday, July 18, 2020 6:04 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Favor of house bill BL2020-316

Support of bill BL2020-316

My husband and I are in support of House Bill BL2020-316

Rebecca and Larry Lovelace

201 Rolling Mill Rd

Old Hickory, TN. 37138

From: Joy Lamberson-McNaughten <askjoy@comcast.net>

Sent: Saturday, July 18, 2020 7:21 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: BL2020-316

I am Joy Lamberson McNaughten and live at 109 rising Sun Court and I am in favor of the overlay plan from Brandywine Farms Thank you!

Joy

From: Hollie Graham <imageis@comcast.net>

Sent: Saturday, July 18, 2020 8:43 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Milligan, Lisa (Planning)

<Lisa.Milligan@nashville.gov>

Subject: Petition BL2020-316

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I am writing to you to confirm my support for adopting the residential accessory structure overlay for Brandywine Farms. Recently several structures have been built that clearly are not consistent with the historical norms of our residents, historical norms that underpin the appeal of our neighborhood, and consequentially the value of our homes. As a 32 year resident of Brandywine Farms I can attest that left unregulated there will be a significant degradation of the neighborhood and property values. It seems intuitive to me that any new structure should comply with these requirements for the benefit of all residents.

Thank you for consideration ,

Sincerely,

Richard Geyer

113 Cherry Branch Ln.

From: Gary Greenstein <gary.a.greenstein@gmail.com>

Sent: Sunday, July 19, 2020 3:05 PM

To: Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>; planningcommissioners@nashville.gov

Subject: Signature to support BL-2020-316

Attached is my signed form.

Gary Greenstein

615-838-9007

Name	Address	City/Zip
1. <u>Gary Greenstein</u> <u>Gary Greenstein</u>	<u>310 Brandywine Dr</u>	<u>Old Hickory, TN</u> <u>37138</u>

From: FLORETTA ANDERSON <fhanderson@comcast.net>

Sent: Saturday, July 18, 2020 9:55 AM

To: Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>

Cc: Hagar, Larry (Council Member) <Larry.Hagar@nashville.gov>

Subject: Council Bill 2020-316 Case 2020RAS-001-001

Hello Lisa,

In response to the webinar discussion held on the 16th, please accept the following comment and request:

This residential accessory structure overlay, would be in keeping with the covenants originally formulated for this subdivision, given this, I would appreciate you passing this bill.

Thank you for your time and consideration.

Sincerely,

Floretta Anderson

304 Brandywine Drive

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Old Hickory, TN 37138

From: Peach McComb <peach.mccomb@gmail.com>

Sent: Friday, July 17, 2020 5:13 PM

To: Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>

Subject: Council Bill 2020-316 Case 2020RAS-001-001

Hi Lisa,

In response to the webinar discussion held last night, please accept the following comment and request:

This residential accessory structure overlay, would be in keeping with the covenants originally formulated for this subdivision, given this, I would appreciate you passing this bill.

Thank you for your time and consideration.

p

Peach McComb

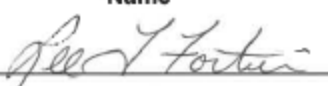
Art with Attitude

From: Lee Fortier <lfortier@fortiersafety.com>

Sent: Monday, July 20, 2020 8:38 AM

To: Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Attached Petition

	Name	Address	City/Zip
1.		215 KENNETH RD	OLD HICKORY 37138

From: JOHN <john.cushenberry08@comcast.net>

Sent: Saturday, July 18, 2020 10:29 AM

To: Wanda Fuqua <wanda@brokerheadquarters.com>

Subject: Re: Petition for Brandywine Farms Overlay due in before the end of day, Tuesday, July 21, 2020

John and Ruth Cushenberry of 332 Willow bough lane are in favor of the overlay bill to restrict the size and materials of structures built in the Brandy Wine Subdivision in the future.

From: Jackson Brown <tennelaskan@comcast.net>

Sent: Sunday, July 19, 2020 4:07 PM

To: planning.commissioners@nashville.gov <planning.commissioners@nashville.gov>; lisa.milligan@nashville.gov <lisa.milligan@nashville.gov>

Cc: Wanda Fuqua <wanda@brokerheadquarters.com>; dogbyrddy@gmail.com <dogbyrddy@gmail.com>

Subject: Bill BL2020-316

I am in favor of Bill BL2020-316.

Contact Information:

Jackson Brown

Item 37. 2020RAS-001-001

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

205 Rolling Mill Road

Old Hickory, Tennessee 37138

Telephone: 615-847-4695

E-mail: tennelaskan@comcast.net

From: JOHN GALLOWAY <john.galloway@me.com>

Sent: Monday, July 20, 2020 4:38 AM

To: Metro Planning Commissioners <lisa.milligan@nashville.gov>; Metro Planning Commissioners <planning.commissioners@nashville.gov>

Cc: Wanda Fuqua <wanda@brokerheadquarters.com>; Larry Hagar <larry.hagar@nashville.gov>

Subject: Petition-FOR: BL2020-316

Please find our attached signed petition in FAVOR of Metro Bill BL2020-316. We are currently out of state and unable to attend.

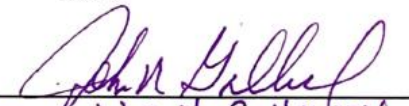
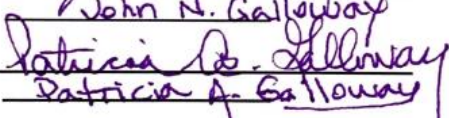
Best Regards,

John & Patricia Galloway

101 Kennett Rd

Old Hickory, TN 37138

601-550-1260

	Name	Address	City/Zip
1.	 John N. Galloway	101 Kennett Rd	Old Hickory, TN 37138
2.	 Patricia A. Galloway	101 Kennett Rd	✓ ✓

From: Donnie Foutch <dfoutch@gmail.com>

Sent: Monday, July 20, 2020 11:03 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>

Cc: Hagar, Larry (Council Member) <Larry.Hagar@nashville.gov>

Subject: BL2020-316

Metro Planning Commission:

My wife and I moved into our home at 402 Rolling Mill Road in October 1975. It is a beautiful family oriented neighborhood with large lots and wide streets that accommodate walkers and bikers. The community has been one in which neighbors speak to each other and have respected the integrity of other's property. Recently this has not been the case. One very very large barn structure has been erected. Others have moved in and placed metal storage buildings on their yards in clear view of the streets. This needs to be stopped to protect our community and our property values.

We are asking that BL2020-316 please be approved by you to maintain the beauty and integrity of our neighborhood.

Item 37. 2020RAS-001-001

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

Sincerely,

Donnie and Jeanne Foutch

From: Victor Van Cleave <vhvancleave@yahoo.com>

Sent: Sunday, July 19, 2020 7:19 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>

Subject: Brandywine Farms Overlay Petition - BL2020-316

Please see the attached petition in favor of the proposed Residential Accessory Structure Overlay for Brandywine Farms Neighborhood.

Victor Van Cleave (304 Louviers Lane)

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

Petition in Support of BL2020-316

To establish a Residential Accessory Structure Overlay for the Brandywine Farms Neighborhood

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	Name	Address	City/Zip
1.	Victor H Van Cleave	304 Louviers Lane	O.H. - 37138
2.	Victor Van Cleave	304 Louviers Lane	OH 37138
3.	Keith Pipes	302 Louviers Lane	OH - 37138
4.	Carol J. Pipes	302 Louviers Lane	OH 37138
5.	Sam Hanna	305 LOUVIERS LANE	OH 37138
6.	Sam Hanna	305 LOUVIERS LANE	OH 37138
7.	Elizabeth Mills	301 Rollinghill Rd	OH 37138
8.			

From: Willard <wdbrink002@comcast.net>

Sent: Monday, July 20, 2020 12:47 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Bill: BL2020-316

Please accept the following signatures For this petition: BL2020-316 George Brinkman Darlene Brinkman

Thank you.

From: Joyce <joycewalid@comcast.net>

Sent: Monday, July 20, 2020 8:45 PM

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: BL2020-316

My husband and I live at 302 Rolling Mill Rd, Old Hickory, TN 37138.

We both support the proposed bill BL2020-316.

Thank,

Joyce & Walid Al-Nimri

615-838-2234

From: jeff mimms <jeffmimms@gmail.com>

Sent: Monday, July 20, 2020 8:29:04 PM

To: Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>

Subject: bill BL2020-316.

I live at 306 Louviers LN, Old Hickory, TN 37138. I am in favor of BillBL2020-316. Thanks you,

Jeff Mimms

Jeff Mimms

615-519-7781

jeffmimms@gmail.com

From: Gary Henrich <grrhenrich@comcast.net>

Sent: Tuesday, July 21, 2020 8:13 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: BL2020-316

We are Gary and Nancy Henrich and we are in favor of Bill BL2020-316.

From: Deborah Johnson <johd50@comcast.net>

Sent: Tuesday, July 21, 2020 4:10 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Overlay

I vote for overlay plan.

Whitaker

111 Rising Sun Circle

From: FLORA FANN <florafann@comcast.net>

Sent: Tuesday, July 21, 2020 4:10 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: BL2020-316

Please consider this my vote in favor of BL2020-316. I have lived in Brandywine Farms for over 26 years, residing at 207 Montchanin Drive.

Thanks, Flora Fann

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

From: Ronnie Fann <ronniefann@comcast.net>

Sent: Tuesday, July 21, 2020 4:18 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>

Subject: BL2020-316

This is my official yes vote for this overlay. As a 26 year resident of this neighborhood, 207 Montchanin Drive, I feel this is needed. Thank you, Ronnie Fann

From: OATH TEAM <dsmithupg@aol.com>

Sent: Tuesday, July 21, 2020 4:56 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Brandywine Farms Structural Overlay

I live at 116 Rising Sun Court in Brandywine Farms. I am very much in favor of the new structural limitations.

Thank you,

Darrell Smith

From: Roniupg <roniupg@aol.com>

Sent: Tuesday, July 21, 2020 5:10 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>

Subject: Petition in Support of BL2020-316

I am in support of the Hagar RASO petition of BL2020-316.

Ronalda Smith

116 Rising Sun Court

Old Hickory, TN 37138

615-305-1071

From: Kenneth <kennethkisinger@yahoo.com>

Sent: Tuesday, July 21, 2020 7:41 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Bill No. 2020-316 / Case 2020RAS-001-001

Hi,

I am sending this in for my mother and father in law (who Do not have email addresses).

They are in support of the the proposed overlay For the Brandywine subdivision.

Their names are Nem Khan and Ny Thok and they reside at 105 Rising Sun Court within Brandywine.

Thx

Kenneth

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

From: Wilkinson, Matthew (Council Office) <Matthew.Wilkinson@nashville.gov>

Sent: Tuesday, July 21, 2020 3:13 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>; Hagar, Larry (Council Member) <Larry.Hagar@nashville.gov>

Subject: RE: Attached Image

Commissioners-

Please find attached a revised version with the pages rotated.

Thanks

Matthew Wilkinson

Planning & Codes Liaison

SEE ATTACHMENT ON FOLLOWING PAGES

Sent: Wednesday, July 22, 2020 10:24 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>; Hagar, Larry (Council Member) <Larry.Hagar@nashville.gov>

Subject: Brandywine Residential Accessory Structure Overlay Support Petition (2020RAS-001-001)

Planning Commissioners-

Please find attached additional signatures for the petition in support of the proposed Residential Accessory Structure Overlay for the Brandywine Farms neighborhood to add to the signatures submitted yesterday. Additionally, Councilman Hagar has included two photos of an oversized accessory structure in the neighborhood to show how such structures are out of scale with the rest of the neighborhood.

Thank you

Matthew Wilkinson

Planning & Codes Liaison

Metro Council Office

From: Jim McKinley

<Jim.McKinley@outfittersatellite.com>

Sent: Wednesday, July 22, 2020 12:16 PM

To: Planning Commissioners

<Planning.Commissioners@nashville.gov>

Cc: Milligan, Lisa (Planning)

<Lisa.Milligan@nashville.gov>

Subject: BL2020-316

To whom it may concern:

I am for BL2020-316



Petition in Support of BL2020-316

To establish a Residential Accessory Structure Overlay for the Brandywine Farms Neighborhood

The Residential Accessory Structure Overlay (RASO) district provides appropriate design standards within neighborhoods necessary to maintain and reinforce an established form or character for accessory structures. The design standards established through the RASO include specific standards regarding location, building height, gross floor area, and materials. The design standards are established by the overlay and cannot be modified when applying the overlay.

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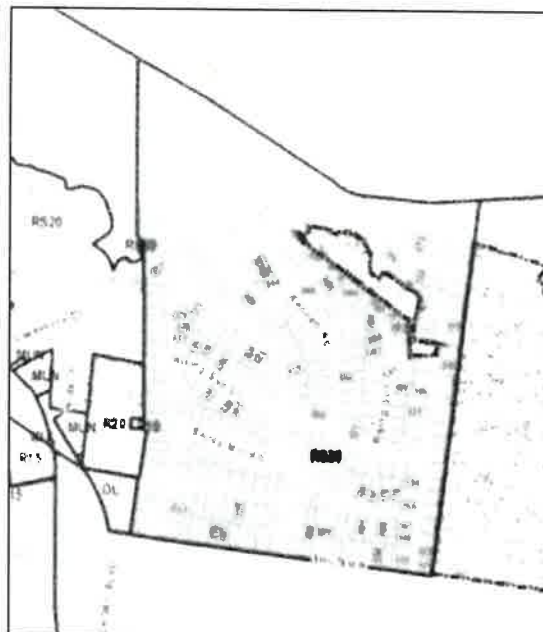
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1. Mike Michalek	392 Willow Bough Ln	Old Hickory 37138
2. P. Allen Herald	336 Willow Bough Ln	Old Hickory 37138
3. Roxie Cowherd	207 MONTCHANDLER TER	OLD HICKORY, 37138
4. Robert A. Peruggia	328 Rising Sun Ln	Old Hickory, TN 37138
5. Jena Beck	329 Willow Bough Ln	Old Hickory, TN 37138
6. Carol Thomas	215 Montchandler	Old Hickory 37138
7. Ben Thomas	215 Montchandler Dr	Old Hickory, TN 37138
8. Springer Turner	300 Rolling Mill	Old Hickory 37138
9. [Signature]	306 Rising Sun Ln	" "
10. Dennis C. Luebke	213 Rising Sun Ter	Old Hickory 37138
11. Diane P. Luebke	213 Rising Sun Ter	Old Hickory 37138
12. Mary Ann Williams	209 Rising Sun Terrace	Old Hickory 37138
13. [Signature]	" "	" "
14. [Signature]	206 Rising Sun Terrace	Old Hickory, TN 37138
15. [Signature]	206 Rising Sun Terrace	Old Hickory, TN 37138
16. [Signature]	206 Rising Sun Terrace	Old Hickory, TN 37138
17. [Signature]	202 Rising Sun Terrace	Old Hickory, TN 37138
18. [Signature]	203 Rising Sun Terrace	Old Hickory, TN 37138
19. [Signature]	203 " " "	" " TN 37138
20. [Signature]	205 Rising Sun Terr	Old Hickory, TN 37138
21. [Signature]	205 Rising Sun Terr	Old Hickory, TN 37138
22. [Signature]	217 RISING SUN TOR	OLD HICKORY 37138
23. [Signature]	377 WILLOW BOUGH LN.	OLD HICKORY 37138
24. [Signature]	337 Willow Bough Lane	Old Hickory, TN 37138
25. [Signature]	337 Willow Bough Ln	" " "
26. [Signature]		

Petition in Support of BL2020-316

To establish a Residential Accessory Structure Overlay for the Brandywine Farms Neighborhood

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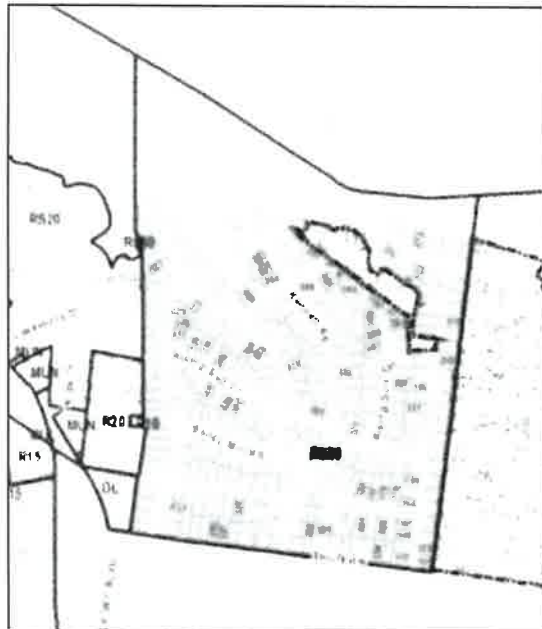
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Name	Address	City/Zip
1. Brian & Heather Hook	301 Brandywine Dr	Old Hickory 37138
2. Jeanne Stodd Hook	"	" 37138
3. Judy Fisher Klein	203 Rising Sun Ln.	Old Hickory 37138
4. Chip Allen	" " "	" " "
5. Mary A. Azee	206 Rolling Mill Rd	Old Hickory TN 37138
6. Mickey A. Azee	206 Rolling Mill Rd	Old Hickory TN 37138
7. Adam & Holly, Son	101 Rising Sun Lane	Old Hickory 37138
8. Sam Helms	125 Cherry Branch Ln	Old Hickory
9. Deborah B. Helms	125 Cherry Branch Ln.	Old Hickory
10. Richard Helms	210 Rising Sun Ln	Old Hickory
11. [Signature]	212 Rising Sun Ln	Old Hickory 37138
12. Gene Bacon	212 Rising Sun Ln	Old Hickory 37138
13. Rob Carr	215 Rising Sun Ln	Old Hickory 37138
14. Kelly Clark	215 Rising Sun Ln	Old Hickory 37138
15. David Atkins	209 Barclay Mill Rd.	Old Hickory 37138
16. Mark Habash	214 Rising Sun Ln.	Old Hickory 37138
17. [Signature] & Son	211 Barclay Mill Rd	Old Hickory 37138
18. [Signature]	207 Barclay Mill Rd	" 37138
19. Ray Hornell	213 Rising Sun Ln	Old Hickory 37138
20. [Signature]	213 Rising Sun Ln	Old Hickory 37138
21. Liz Cordova	217 Rising Sun Lane	" " "
22. Frank Cardon	217 Rising Sun Lane	Old Hickory, TN
23. WOLF HOFFMANN	221 Rising Sun Ln	Old Hickory TN
24. Esome Park	204 Rising Sun Terr.	O.H. 37138
25. Ron Ray	204 Rising Sun Terr.	" "
26. Cathy Rendelt	206 Kennel	Old Hickory-37138

Petition in Support of BL2020-316

To establish a Residential Accessory Structure Overlay for the Brandywine Farms Neighborhood

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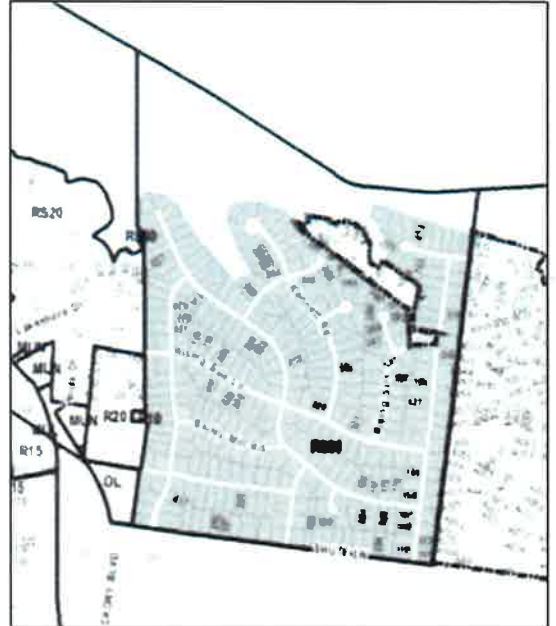
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Name

Address

City/Zip

- | | | |
|--------------------------|------------------------|-------------------|
| 1. Charles S. Runkle Jr. | 217 Montchanin Dr | Old Hickory 37138 |
| 2. David S. Runkle | 217 Montchanin Dr | Old Hickory 37138 |
| 3. John S. Runkle, MD | 217 Montchanin Dr | Old Hickory 37138 |
| 4. John S. Runkle | 206 Montchanin Terr | Old Hickory 37138 |
| 5. John S. Runkle | 206 Montchanin Terrace | Old Hickory 37138 |
| 6. Barbara J. Hopper | 506 Brandywine Dr. | Old Hickory 37138 |
| 7. John S. Runkle | 317 Rolling Mill Rd | Old Hickory 37138 |
| 8. John S. Runkle | 317 Rolling Mill Rd | Old Hickory 37138 |
| 9. KT Fortner | 217 Barclay Mill Rd. | Old Hickory 37138 |
| 10. Ron Runkle | 211 Montchanin Dr. | Old Hickory 37138 |
| 11. Michelle Whitehead | 209 Montchanin Drive | Old Hickory 37138 |
| 12. Michelle Whitehead | 209 Montchanin Drive | Old Hickory 37138 |
| 13. Shirley Randolph | 500 Brandywine Dr | Old Hickory 37138 |
| 14. Carol Fleet | 363 Rising Sun Ln | Old Hickory 37138 |
| 15. Linda Saulkner | 502 BRANDYWINE DR | Old Hickory 37138 |
| 16. Harold Ekman | 501 BRANDYWINE DR | Old Hickory 37138 |
| 17. [Signature] | 108 Chynbrook Lane | Old Hickory 37138 |
| 18. [Signature] | 108 Chynbrook Lane | Old Hickory 37138 |
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Petition in Support of BL2020-316

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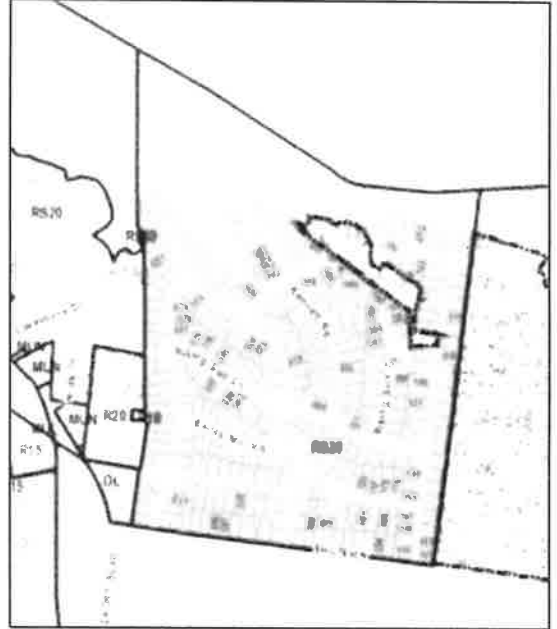
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1. Sarah L. Oliver	214 Montchanin Dr.	D.H. 37138
2. Amy Vanatta	212 Montchanin Rd	Old Hickory 37138
3. Amy Vanatta	212 Montchanin DR	Old Hickory 37138
4. Bruce L. Hite	208 Montchanin Dr.	Old Hickory 37138
5. H. Hite	213 Montchanin Dr	Old Hickory 37138
6. Susan Hite	213 Montchanin Dr.	Old Hickory 37138
7. Ronald B. Rains	216 Barley Mill	Old Hickory 37138
8. Tommy D. Rains	218 Barley Mill Rd	Old Hickory 37138
9. Patricia A. McBride	210 Barley Mill Rd	Old Hickory 37138
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Petition in Support of BL2020-316

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1.	Deborah Bankston Hays	125 Cherry Branch Ln	O.H 37138
2.	Richard J. Meyer	113 Cherry Branch Ln.	O.H. 37138
3.	Shana Biddle	112 Cherry Branch Ln	O.H. 37138
4.	Josh Biddle	112 Cherry Branch Ln	O.H. 37138
5.	Mary H Glasgow	211 Rising Sun Ln	O.H 37138
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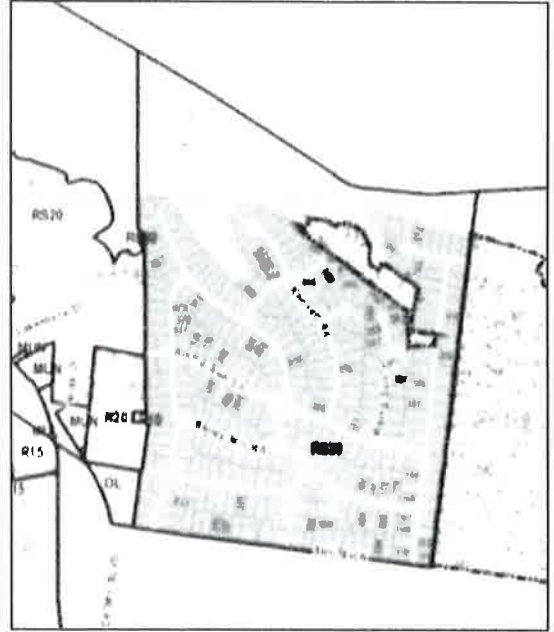
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Name

Address

City/Zip

1.	Susan Spritt Deyer	113 Cherry Branch Ln.	Old Hickory / 37138
2.	Aracelis R. McComb	206 RISING SUN LANE	"
3.	Allison Dees Ryder-Jones	307 Brandywine Drive	"
4.	Vigil R. Rose Jr.	202 RISING SUN LN.	"
5.	Hegina B. Medley	305 Brandywine Dr.	"
6.	Donald R. Medley Jr.	305 BRANDYWINE DR	"
7.	Jeannette Foutch	402 Rolling Mill Rd.	"
8.	J-R Foutch	402 Rolling Mill Rd.	"
9.	Bruce Jackson	215 Barley Mill Rd	"
10.	Joseph Sopronko	206 Barley Mill Rd	"
11.	Patricia Sopronko	206 Barley Mill Rd	"
12.	Dyanita Lewis	417 Rolling Mill Rd.	"
13.	Bob & Ann	406 Rolling Mill Rd	"
14.	Erica Kragan	406 Rolling Mill Rd.	"
15.			"
16.			"
17.			"
18.			111

Petition in Support of BL2020-316

To establish a Residential Accessory Structure Overlay for the Brandywine Farms Neighborhood

The Residential Accessory Structure Overlay (RASO) district provides appropriate design standards within neighborhoods necessary to maintain and reinforce an established form or character for accessory structures. The design standards established through the RASO include specific standards regarding location, building height, gross floor area, and materials. The design standards are established by the overlay and cannot be modified when applying the overlay.

RASO Standards:

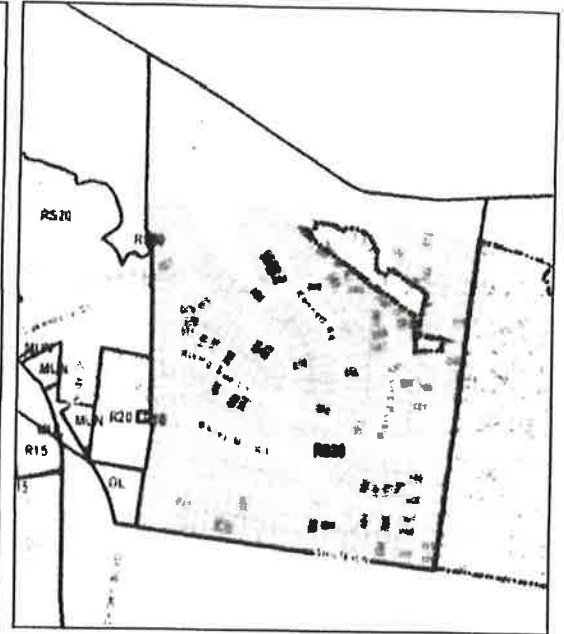
Number. A maximum of two accessory structures may be constructed on a lot.

Location. Accessory structures cannot be erected in any setback and must be located to the rear of the principle structure.

Size. The combined gross floor area of all accessory structures on a lot shall be no more than 30% of the total gross floor area of the house or 1,200 square feet, whichever is less.

Height. Accessory structures shall not exceed one story or sixteen feet in height, whichever is less. The top elevation of an accessory structure shall not exceed the top elevation of the principal structure.

Materials. Accessory structures larger than 150 square feet in gross floor area must be constructed in with the same roof style and building materials as the house. Metal, plastic, vinyl, and concrete masonry units are prohibited as primary siding materials for accessory structures greater than 150 square feet in gross floor area except where the material is the primary material on the principal structure.



Name

Address

City/Zip

1.	Teresa Freeman	100 Rising Sun Ln	37138
2.	Pauline Kennedy	300 BRANDYWINE Dr	37138
3.	Sandra H. Brumby	300 Brandywine Dr.	37138
4.	Florella Anderson	304 Brandywine Dr	37138
5.	Peggy H. McMonis	303 Brandywine Dr.	37138
6.	John R. M. Thomas	303 Brandywine Dr.	37138
7.	Jessie M. McIntosh	403 Brandywine	37138
8.	Carolyn Bearden	405 Brandywine	37138
9.	CAROL J. LaDoy	404 BRANDYWINE	37138
10.	Sarah A. Hentoch	308 Rising Sun Lane	37138
11.	Janice Carruth	203 Rolling Mill Rd	37138
12.	Barbara Hopper	506 Brandywine Dr.	37138
13.	John W. Dugger	308 Rolling Mill Rd.	37138
14.	Mary Hasey	310 Rolling Mill Rd	37138
15.	Ben Caspell	401 Rolling Mill Rd.	37138
16.	Ben Caspell	401 Rolling Mill Rd	37138
17.	John Stark	117 Cherry Branch Ln	37138
18.	Marilyn J. Stark	117 Cherry Branch Ln	37138

Petition in Support of BL2020-316

To establish a Residential Accessory Structure Overlay for the Brandywine Farms Neighborhood

The Residential Accessory Structure Overlay (RASO) district provides appropriate design standards within neighborhoods necessary to maintain and reinforce an established form or character for accessory structures. The design standards established through the RASO include specific standards regarding location, building height, gross floor area, and materials. The design standards are established by the overlay and cannot be modified when applying the overlay.

RASO Standards:

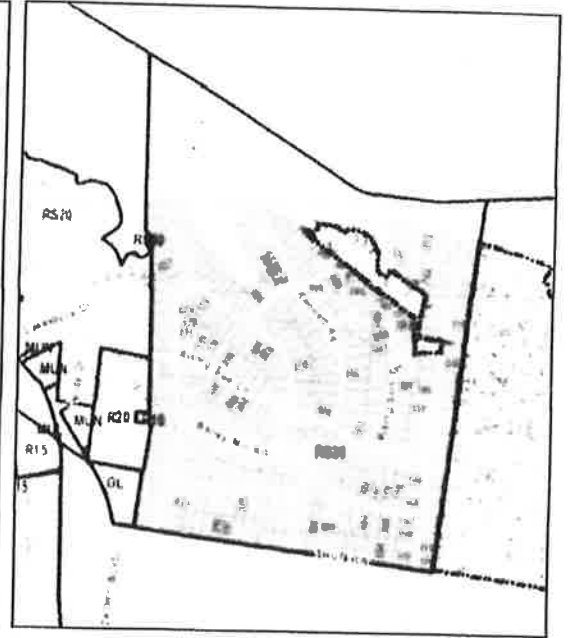
Number. A maximum of two accessory structures may be constructed on a lot.

Location. Accessory structures cannot be erected in any setback and must be located to the rear of the principle structure.

Size. The combined gross floor area of all accessory structures on a lot shall be no more than 30% of the total gross floor area of the house or 1,200 square feet, whichever is less.

Height. Accessory structures shall not exceed one story or sixteen feet in height, whichever is less. The top elevation of an accessory structure shall not exceed the top elevation of the principal structure.

Materials. Accessory structures larger than 150 square feet in gross floor area must be constructed in with the same roof style and building materials as the house. Metal, plastic, vinyl, and concrete masonry units are prohibited as primary siding materials for accessory structures greater than 150 square feet in gross floor area except where the material is the primary material on the principal structure.



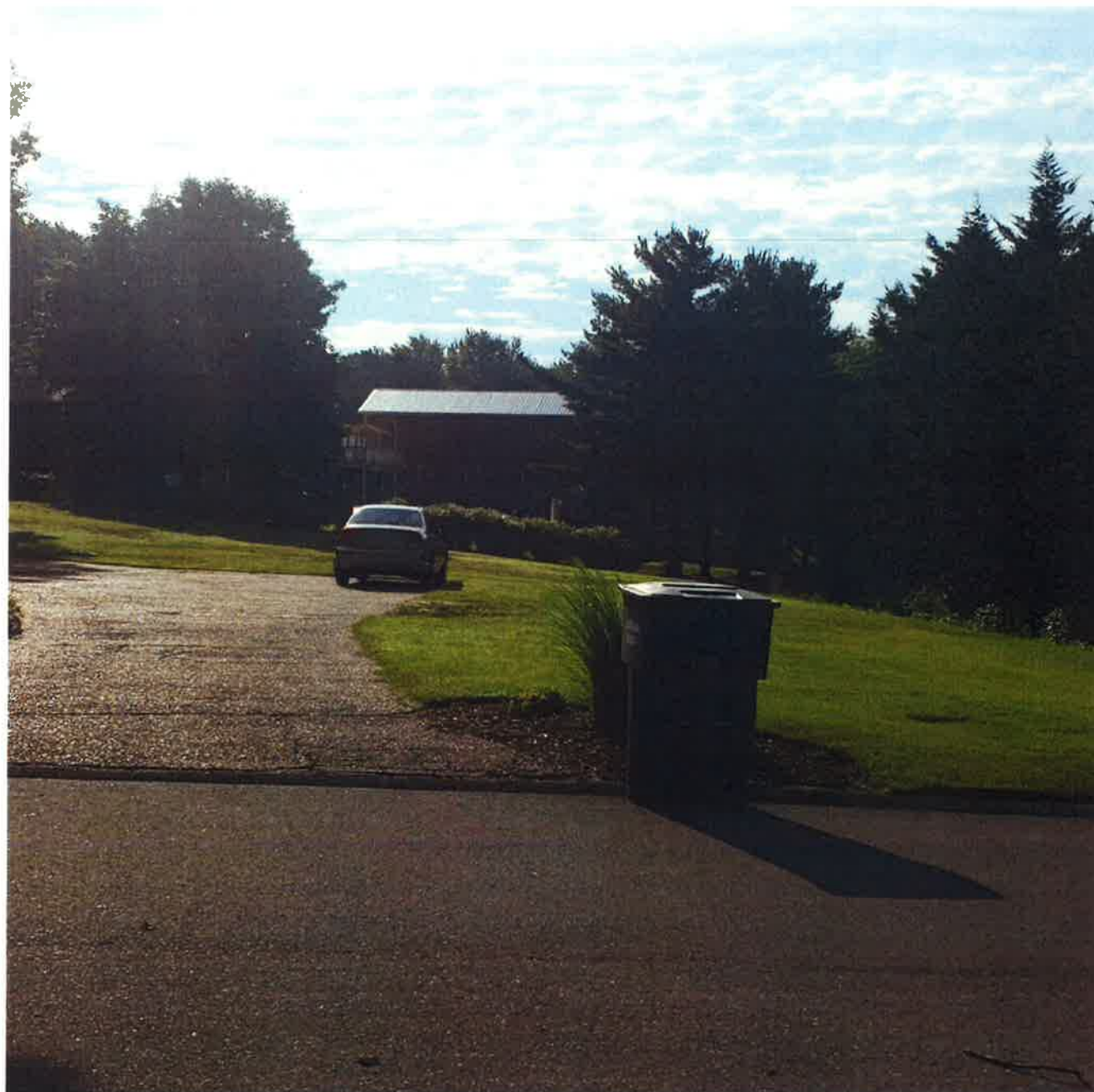
Name

Address

City/Zip

- | Name | Address | City/Zip |
|----------------------|----------------|----------|
| 1. Darlene Tilsworth | 112 Kennett Rd | 39138 |
| 2. Rick Tilsworth | 112 KENNETT RD | 39138 |
| 3. | | |
| 4. | | |
| 5. | | |
| 6. | | |
| 7. | | |
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| 18. | | |





Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

Sincerely,

--

Jim McKinley

129 Cherry Branch Lane

Old Hickory, TN 37138

Mobile: 615-482-1987

From: Pauline Kennedy <mpkcats@gmail.com>

Sent: Wednesday, July 22, 2020 12:23 PM

To: Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>

Subject: BL2020-316

I am for BL2020-316.

Pauline Kennedy

300 Brandywine Dr.

Old Hickory, TN 37138

From: Craig Williams <ecraigw@aol.com>

Sent: Wednesday, July 22, 2020 12:29 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: I AM FOR BL2020-316

I AM FOR BL2020-316

Eddie and Rita Williams

205 Montchanin Dr

Old Hickory, TN 37138

From: Ginger Friedlob <jvslbeau@hotmail.com>

Sent: Wednesday, July 22, 2020 12:34 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: BL 2020-316

I am for this bill.

GINGER AND JIM FRIEDLOB

324 RISING SUN LANE

OLD HICKORY, TN 37138

From: Allen Herald <fopallen@aol.com>

Sent: Wednesday, July 22, 2020 12:41 PM

To: Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>

Subject: I AM FOR BL2020-316

Item 37. 2020RAS-001-001

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

I am for this legislation to restrict the size of these buildings that are being built in our neighborhood. I live at 336 Willow Bough Lane Old Hickory TN 37138

P. Allen Herald

615-870-8017

From: paulewalsh@att.net <paulewalsh@att.net>

Sent: Wednesday, July 22, 2020 12:52 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>

Subject: I AM FOR BL2020-316

Good afternoon,

Please note that WE are FOR BL2020-316.

Paul & Susan Walsh

315 Rolling Mill Road

Old Hickory, TN 37138

From: soros14 <soros14@comcast.net>

Sent: Wednesday, July 22, 2020 12:53 PM

To: 'Wanda Fuqua' <wanda@brokerheadquarters.com>; 'Brandywine Farms 301-350' <brandywinefarms301-350@NETORGFT4200446.onmicrosoft.com>; Planning Commissioners <Planning.Commissioners@nashville.gov>; Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>

Cc: 'Joy McNaughten' <joy@brokerheadquarters.com>; larryhhagar@msn.com

Subject: RE: Brandywine Farm Neighbors If you are FOR BL2020-316 TODAY IS THE LAST DAY TO VOTE!

We are for BL2020-316

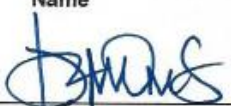
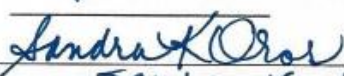
Please see attached.

James M. & Sandra K. Oros

408 Rolling Mill Rd.

Brandywine Farms

Old Hickory, TN 37138

	Name	Address	City/Zip
1.	 James M. Oros "Mickey"	408 Rolling Mill Rd.	Old Hickory TN. 37138
2.	 Sandra K. Oros	408 Rolling Mill Rd.	Old Hickory TN 37138
3.			

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

OPPOSITION

From: TJ Jones <tjcjones@lawyer.com>

Sent: Friday, July 17, 2020 7:48 PM

To: Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>

Cc: planning.commissioners@nashville.gov; shawn.jones@tradebe.com

Subject: Brandywine Farms Overlay

My family and others are against this bill. Metro already had restrictions in place the did not need to be updated. The BL2020-151 was simply introduced by Larry Hagar to now push this Overlay in a small division in Davidson County that he lives in.

We should not live in a neighborhood without an HOA and now have Codes be used as a pit bull for a few who want to tell others what to do with their property. The planning commission should not be part of making a pseudo HOA enforced by codes.

Further, if you go through with it all properties should be grandfathered in and this not apply to them. Instead as I understand the meeting you are only grandfathered in if you've already built. Anyone who bought property prior to this should be excluded regardless if they have built yet. They bought property without restrictions and now restrictions are being forced on their deeds.

Setting out this neighborhood to be the only residences with this property right restrictions seems like a taking of property by a city. Not to mention unjustly applied to only a few of the hundreds of thousands of property owners in Davidson County. The commission should not be creating ordinances for what people like or dislike. That is what HOA subdivisions pay for, and all for this could move right nextdoor where they could dictate all of this. We are NOT a historic district. The intent says it is to keep "like" houses in the overlay. However, we have stucco, siding, wood, brick, steel/glass, modern, one story, two story, and other types of houses. We are already not all alike.

Also, no one has answered who in Codes will be assigned to enforce this Overlay. There is already someone calling about children's playhouses being detached residential buildings and codes has to come check it out. Who will have the Common Sense button to say enough is enough!

I

Also, why should anyone be allowed to make a code only for one small subdivision. Who stops the fact that you could build 50% of your sq. footage in bldg. Now it's no more that 1200 sq feet period. So tomorrow when someone says lower to 500 sq. feet who stops that notion?

The previous codes restrictions have applied for years and it was just fine. BL2020-151 should be appealed too. It was snuck in just to set up this overlay without any public hearings or notice.

Thanks,
TJ

From: BRIAN DAVIS <brianwdavis@icloud.com>

Sent: Monday, July 20, 2020 8:48 PM

To: Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>; Planning Commissioners

Item 37. 2020RAS-001-001

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

<Planning.Commissioners@nashville.gov>

Cc: Hagar, Larry (Council Member) <Larry.Hagar@nashville.gov>; jenn_davis@me.com

Subject: Opposition to Bill No. 2020-316 / Case 2020RAS-001-001

To whom it may concern:

Our names are Brian Davis and Jennifer Davis and we live at 204 Barley Mill Road in Brandywine Farms. I am writing in opposition to 2020RAS-001-001 / Bill BL2020-316 currently under consideration.

We purchased this house in Brandywine Farms in August 2017 with plans to renovate the home built in 1971, as well as eventually add a detached two story 2 car garage at the end of our driveway. Many other neighbors had done this in the past including the house directly across the street and when we purchased the house we knew the neighborhood did not have any restrictive covenants which would prevent this plan. Since the home itself needed major cosmetic renovations we focused on the inside and outside of the house and are nearing the end of those renovations including exterior updates such as painting the brick and siding white, new windows, new gutters, new shutters, outdoor lighting and upgrading the garage doors.

Before:

After:

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020



Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020



Ariel
View:
Map:

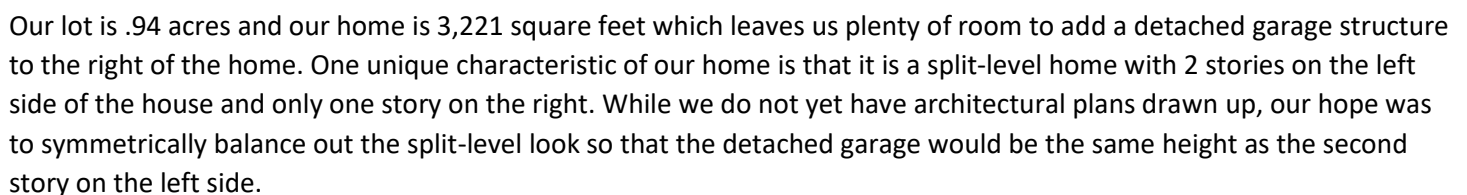
Plot

Comments on July 23, 2020 MPC Agenda Items

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Received through July 22, 2020



Item 37. 2020RAS-001-001

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

reconsidered to allow more flexibility to homeowners who purchased property in this beautiful neighborhood with plans to increase the value of their property with aesthetically appropriate additions. We have made significant investments in this home and It is unfair to apply these restrictions now (with such little notice) when individuals like us, purchased homes here specifically with the intentions of adding a structure and knowing there were no restrictive covenants preventing such addition.

Respectfully,

Brian and Jennifer Davis (615) 347-8213

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

Item 38. 2020S-110-001 – Lakeshore Drive

Support (of the plan as presented)

From: slowe721@gmail.com <slowe721@gmail.com>

Sent: Thursday, May 28, 2020 4:28 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Rickoff, Abbie (Planning) <Abbie.Rickoff@nashville.gov>

Subject: Case No. 2020S-110-001

Dear Metro Planning Commission,

I am a concerned neighbor of Lakeshore Subdivision Case No. 2020S-110-001. I live at 3234 Lakeshore Drive. I am in favor of the subdivision layout as it is currently proposed to you (without the road connection). It is my understanding that Castleridge Home Builders has designed a project that includes 10 homes that branch off of Lakeshore Drive and 3 homesites connected to the termination of Rising Sun Road.

As a local resident, we are excited that the concept that Castleridge Home Builders has designed includes two cul-de-sacs and not a road connecting Lakeshore Drive to Rising Sun Road. While they are not proposing a road connection they are providing some connectivity by providing a pedestrian and bike connection. The consideration for myself and my neighbors shows that this builder is trying to do the right thing by not creating a "cut through" for increased traffic. We do not want a road that goes all the way through and we hope that as you review this proposed project you will consider the neighbors that this would impact with a requirement for a road connection.

While I am familiar with the concept that connects the two neighborhoods with a road all the way through, as a local resident, I do not support that version of development for this property located at 3233 Lakeshore Drive. I ask that you approve the proposed concept that is being presented as it best represents the desires of this community.

Sincerely,

-Spencer Lowe

From: Peach McComb <peach.mccomb@gmail.com>

Sent: Thursday, May 28, 2020 4:53 PM

To: Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>

Subject: Brandywine Farms - Rising Sun Lane Property Proposal

Good After Ms. Milligan,

I live on Rising Sun Lane. I was told that there are plans to develop some land that is at the end of Rising Sun Lane. My understanding is that there will be a cul de sac with some houses, which would be lovely. I was also told that there may be plans to build a cut through street, which is not a great idea. We already have enough problems with people using Montchanin Lane to avoid traffic on Shute Lane and to cut through the neighborhood to get on Old Hickory Blvd.

From: Jean Poulsen <jeanpoulsen2@gmail.com>

Sent: Wednesday, May 27, 2020 4:35:59 PM

To: Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>

Subject: Case No. 2020S

To: Lisa Milligan

From: Terry & Jean Poulsen, 208 Brandywine Dr., Old Hickory, TN 37138 (615-847-0278)

Item 38. 2020S-110-001 – Lakeshore Drive

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

Re: Cluster Lot Subdivision Concept Plan, 3323 Lakeshore Dr., Old Hickory, TN 37138, Case No. 2020S

It has been brought to our attention that the developers of this subdivision propose to change the original plan for this new community. This original plan calls for ten lots to be accessed from a new road fronting on Lakeshore Dr. and three lots to be accessed from Rising Sun Lane in Brandywine Farms Subdivision. We have no issue with this plan.

However, we are adamantly opposed to the newly proposed plan. Our understanding is that this plan would have a new road running from Lakeshore Dr. through the new subdivision onto Rising Sun Lane into the Brandywine Farms subdivision. This proposed road would allow for considerable through traffic from Lakeshore Dr., onto Rising Sun Lane and then onto Willoughbough over to Shute Lane.

Brandywine Farms already gets an excessive amount of through traffic from Old Hickory Blvd. onto Montchanin and then onto Shute Lane. There have been many accidents on the corner of Montchanin and Brandywine Dr. from traffic coming from Old Hickory Blvd. that fails to stop at the sign before crossing Brandywine Dr.

We have spoken with our councilman, Larry Hagar, about this problem. He is in agreement with our thoughts on this proposal and suggested that we contact you. Can you please inform us as to how we as residents of Brandywine Farms can present our objections to the zoning commission or to whomever will make the final decision on this matter.

Thank you so much for your attention to this issue.

Terry L. Poulsen and Jean M. Poulsen

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

From: Lorette Geyer <lorette.geyer@gmail.com>
Sent: Friday, June 19, 2020 10:58:22 AM
To: Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>
Cc: Hagar, Larry (Council Member) <Larry.Hagar@nashville.gov>
Subject: Council Bill No. 2020-316 Case 2020RAS-001-001

Hello Lucy,

This proposal is greatly appreciated. This would be in compliance with the original plans of the subdivision and would be helpful to maintain those plans.

Thank you for your consideration in passing this Bill.

Lorette Geyer

President of Brandywine Farms Homeowners' Association

From: Adam Sonn <asonn@goodpasture.org>
Sent: Monday, June 29, 2020 12:23 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Rickoff, Abbie (Planning) <Abbie.Rickoff@nashville.gov>
Subject: Old Hickory Lakeshore Case

To Whom It May Concern,

I am a concerned neighbor of Lakeshore Subdivision Case No. 2020S-110-001. I am in favor of the subdivision layout as it is currently proposed to you (without the road connection). It is my understanding that Castleridge Home Builders has designed a project that includes 10 homes that branch off of Lakeshore Drive and 3 homesites connected to the termination of Rising Sun Lane.

As a local resident (101 Rising Sun Lane), we are pleased that the concept that Castleridge Home Builders has designed includes two cul-de-sacs and not a road connecting Lakeshore Drive to Rising Sun Lane. While they are not proposing a road connection, they are providing some connectivity by having a pedestrian/bike connection. The consideration for myself and my neighbors shows that this builder is trying to do the right thing by not creating a "cut through" for increased traffic. We do not want a road that goes all the way through, and we hope that you will consider the neighbors that this would impact.

While I am familiar with the concept that connects the two neighborhoods with a road all the way through, as a local resident, I do not support that version of development for this property located at 3233 Lakeshore Drive. I ask that you approve the proposed concept that is being presented as it best represents the desires of this community.

Sincerely,

Adam Sonn
Head Coach - Boys' Basketball
615-868-2600

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

Item 40. 308-84P-001 ROBIN HOOD CONDOMINIUMS PHASE 2 (CANCELLATION)

From: Alisa Walling <awalling908@gmail.com>

Sent: Tuesday, May 26, 2020 10:25 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: 308-84P-001 Robin Hood Condominiums Phase 2

I am the owner of 410 Lanier Drive. Lanier Drive is a quiet, nice road consisting of affordable single family homes. Many families have been there for a very long time. I would like to understand the following:

- If the PUD is removed, what are the developer's intentions with the property?
- What would hold the developer to doing what they are stating for this case given the PUD and all oversight would be removed?
- How can we as residents be assured this will enhance the Madison area for single families rather than bringing an undesirable element in?
- What is the developer willing to do for those of us with adjoining properties to ensure our values stay up and quality of life on Lanier improves or at least remains the same and does not go down? (ie. build an attractive, well landscaped noise reducing fence/barrier between their property and ours that would also eliminate foot traffic between the properties to ensure safety, etc.)

Thank you,

Alisa Walling

From: C D WILLIAMS <chiefswill@bellsouth.net>

Sent: Tuesday, May 26, 2020 8:30 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Planning Commission case 308-84P-001

We own a Condo in the Robinhood Condominium complex adjacent to the property in the above case number. We are requesting that it not to be on the consent agenda scheduled for 5/28/20. It is vital to our properties to know the detailed plans for this property. We would like to have a public hearing to discuss this matter.

Thanks

Carla Williams

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

Letter Received 5/26/2020

5/25/20

METRO Planning Commission
800 Second Ave South
P.O. Box 196300
Nashville, TN 37219-6300

To whom it may concern:

I Request that Case 308-84P-001,
Robin Hill Condominiums Phase 2, MAP
043-13-0-4 Parcel 0089-142, 901
Subarea 04, Madison (2009) which is set
to be heard on May 28, 2020 be
Removed from the Consent Agenda.

I would like to attend a public
hearing in order to understand
exactly what is going on.

Thank You

Nancy Stein
Owner Robin Hood
Condo # 3-8

Nancy Stein
323 Forest Park Rd
3-8
Madison, TN 37115

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

Item 41. 2020Z-027PR-001 – 720 Lena Street

SUPPORT

From: Jacqueline Sims <jackiepaulsims@gmail.com>

Sent: Tuesday, July 21, 2020 1:46 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Item#41

Attention Planning Commissioner's,

My name is Jackie Paul I am a resident in district 21 and I have lived here for a little over ten years.

I have served this community as an advocate for affordable housing and continue to do so as a lead organizer for PATHE (People's Alliance on Transit Affordable Housing and Employment). I am very sensitive to the need for affordable housing in my district. Far too many people who look like me are finding themselves in precarious housing situations. I personally know what that feels like. The home I am living in I can no longer purchase because the purchase price has gone from 200k to an offer of 400k to build something out of my price range. Fortunately for me the owner has removed it from the market temporarily.

Density is important for those who are struggling to remain in the city corridors.

I hope you will seriously consider approving case 2020Z-027PR-001 I am concerned that many of the newer residents who have moved to the district in the much more expensive housing really cannot relate to others who have been there much longer than me and want to see more affordable housing constructed.

Thank you,

Jackie Paul Sims

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

OPPOSITION

From: Rachel Solava <rsolava189@gmail.com>

Sent: Wednesday, May 6, 2020 12:22 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Taylor, Brandon (Council Member) <Brandon.Taylor@nashville.gov>

Subject: Case 2020Z-027PR-001

I oppose the request to rezone 720 Lena Street from RS5 to R6A.

I believe this property should remain a single-family dwelling. Our neighborhood continues to change, and in many instances, developers are obtaining zoning changes in order to increase density and their profits, without regard for the negative effects on the surrounding properties, homeowners and long-term residents.

Please deny the request to rezone 720 Lena Street to help maintain the historic nature and integrity of our neighborhood.

Thank you,
Rachel Solava
2721 Herman Street
309-531-3870

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

Item 43. 2020S-126-001 – Ivy Drive

SUPPORT

From: Clint Camp <clint.camp@c2eservices.com>

Sent: Tuesday, July 21, 2020 12:29 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>

Subject: 2020S-126-001 - Support

Good afternoon,

Please allow me to recognize my support for 2020S-126-001 at 3905 Ivy Drive.

It is my opinion that the density of the project is reasonable and appropriate for the neighborhood; the increase to traffic is nominal and the expansion of the City's tax base is markedly increased. Our schools have capacity and the proximity to the Cumberland River should prove beneficial for the stormwater conveyance.

Thanks,

Clint Camp

1212 Sunnymeade Drive

615-516-3574

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

OPPOSITION

From: Margaret Littman <margaret@littmanwrites.com>

Sent: Sunday, July 19, 2020 6:19 PM

To: Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Concerns with Concept Plan 2020S-126-001 From a Neighborhood Resident

Dear Metro Planning Commissioners:

I am sad to have to write you this email regarding my concerns about Concept Plan 2020S-126-001, which seeks to build 8 homes at 3905 Ivy Drive, a property that currently supports 1 home.

I appreciate your previous examinations of this property and the adjacent property at 3901 Ivy Drive.

In the past we have discussed how this is a property with severe grading change, a stream that cuts through it, and many mature trees. I've told you how one of the current owners affixes his trash can to his car bumper and tows the trash can to the top of the hill on trash day.

The current proposal calls for significant changes to the topography and infill to address the grading issues raised by the previous developer; up to 15 ft. in some places. I have concerns about this. And you should, too.

This infill might solve the problem on paper: It reduces the percentage grade of the slope. But, remember Pascal's principle: Water seeks its own level. Infill at 3905 may make flooding worse at the adjacent 3901 and 3097 Ivy Drive properties. It may affect the watershed along Shadow Drive, Moss Rose Drive, Fremont and Ivy Drive.

This plan will remove the mature tree canopy on this lot. Truly, isn't this exactly what the opposite of what the [Metro Urban Forestry and Master Plan](#) calls for?

Cluster lot developments are supposed to support "the preservation of natural features." This is truly the opposite of what is happening on Ivy Drive. This is not "harmonious development." This is not in keeping with the [Community Character Manual](#).

In addition to the grading, infill and flooding issues, and the removal of the tree canopy, this general location does not have the infrastructure to support this kind of density. We don't have sidewalks or bike lanes and we know the Metro budget doesn't exist to install them. Our closest Greenway entrance—Cooper Creek—doesn't have parking. We are one of the neighborhoods that lost our closest bus stop/route during the WeGo cuts last year. This location is 1.5 miles from the nearest commercial development and 2 miles from the nearest grocery store. All of this means that more people will be walking and driving on these streets, and the streets are not prepared for it.

The Planning Commission should stand up for a Nashville that supports green spaces. That honors its watershed. That is thoughtful about development. That puts density where it can help its citizens, not harm them. The Planning Commission should deny this plan.

Thank you for supporting a livable Nashville.

Margaret Littman
Writer and Editor

From: Zelda Sheldon <zeldasheldon@gmail.com>

Sent: Sunday, July 19, 2020 6:42 PM

Item 43. 2020S-126-001 – Ivy Drive

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Zelda Sheldon <zeldasheldon@gmail.com>
Subject: Opposing Development Proposal for 3905 Ivy Drive - Case # 2020S-126-001

Dear Planning Commission

I am writing to voice strong opposition to the proposed development of
3905 Ivy Drive - Case # 2020S-126-001 for the following reasons:

1) 3905 is a critical natural watershed basin for 5 streets

<https://www.google.com/maps/d/viewer?mid=1cIJ4X9OPcMVMObE1c-QNQKuDf54&ll=36.21018895485584%2C-86.70428155939602&z=16>

Are not natural watershed basins protected from development? This area is marked on all city maps as a Conservation area with a blue line marked along the natural drainage channel. It is not a stream but a watershed line. This plan diverts a working natural watershed on an old streambed. Water has been flowing this way for hundreds of years. This seems like a recipe for terrible environmental damage.

2) This dramatic change in topography will certainly affect our flooding issues upstream and downstream. There will be a large highly elevated mound filled in on top of our natural watershed basin. Milton, Freemont, Ivy, Moss Rose and Shadow Lane storm water currently flows through 3905 Ivy Drive and its neighbor 3901 which completes the watershed on the way to the Cumberland River.

3) This will ruin the adjoining property 3901 Ivy which forms the rest of the basin. There would be a manmade 15 foot hill running through the watershed nearly to the edge of 3901 if this were approved. It will wreck the watershed for both properties.

4) Filling in this feature clearly violates the purpose of the cluster lot ordinance which states it is used "for the preservation of natural features"

Cluster lots are supposed to create open space and there is no open space. Just a large road and a required retention area.

5) This is an attempt to force RS5 (5000sf) zoning onto RS10 property without a proper hearing. An RS10 subdivision would allow for 4 or maybe 5 homes, not 8. As Logan Elliot stated "Cluster Lots do not allow for more density than would be allowed with a regular subdivision." But this is exactly what Mr Drimmer is attempting, he is doubling the density that he could build on a regular RS10 subdivision on this lot. It is a long and unusually shaped lot with a watershed.

6) As stated in Nashville.gov manuals, Cluster Lots belong near major thoroughways near shops and public transportation, not in sleepy, hidden streets, deep in the heart of Inglewood on the bluff with unique and beautiful watershed and environmental features.

7) Neighborhood action group of which I am a part of feel this land is unsuitable for development because it is a working watershed basin with unique topography and steep slopes. Its preservation is critical to local drainage and flooding issues here on the bluff. The proposed road crossed slopes that reach 20%. This lot cannot be developed with severe grading which will ruin its unique environmental and geographic features and a substantial amount of mature canopy.

"Subregs_2017 3-3 1. *Suitability of the Land* Land which the Planning Commission finds to be unsuitable for subdivision or development due to ..steep slopes,,,[and] adverse earth formations or topography."

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8) This development has no benefit to our neighborhood. This subdivision is not "harmonious" in any way. In fact, it is a hostile act to fill in one of our most treasured landscapes. In addition, this plan presents several drainage hazards and destroys a rare environmental feature important to the culture of this area. In addition it will severely affect the adjoining property at 3901 Ivy Drive.

Higher density developments of this nature in this area are unpopular with the majority of homeowner neighbors. I appeal to you to consider OPPOSING this development and keep the integrity of the land and the neighborhood which is what the neighborhood requests.

-- Zelda Sheldon

Inglewood Resident, 37216

Tennessee USA

From: Kathy Moyer <kmoyer52@yahoo.com>

Sent: Monday, July 20, 2020 11:13 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Case #2020S-126-001

Dear honorable planning commissioner members. Thank you for allowing citizens to address concerns regarding development in our neighborhood. We appreciate it very much.

I (and the other members of this community) are extremely concerned regarding these plans. Following are just a few of our concerns.

The area where this development is to take place has been designated as a natural watershed, and has steep 20% slopes. It also contains an environmental feature called Lindell Soil, which is the mark of a former stream bed. According to the USDA soil survey, this soil is very limited in use for excavation, building dwellings and building roads. 3905 is a critical watershed for 5 surrounding neighborhood streets!

Are not natural watershed basins protected from development? The area of concerns is marked on all city maps as a conservation area with a blue line. It is a watershed line. The dramatic change in topography will attempt to divert this working natural watershed. This seems more a plan for what NOT to do in a protected neighborhood system. It is a recipe for disaster. Would you want to be residing in one of the surrounding, downstream homes?

There will be an elevated filled in area ON TOP of our natural watershed basin. Milton, Fremont, Ivy, Moss Rose, and Shadow Lane run-off water flows through 3905 and 3901. These collective properties ARE the watershed to the Cumberland. Mr. Drimmer's plans propose a 15 foot hill through the watershed, almost to the edge of the 3901. If you approve these plans, it will demolish the watershed for both properties, and destroy the uphill view of the 3901 residents.

The dramatic change to topography will affect the entire neighborhood. Much of the overhead canopy will be destroyed. A wildlife habitat area will be eliminated. A 14 foot retaining wall on topography with steep slopes seems like an extremely bad idea. Do I understand that the current water collection basin is being filled in, and/or is being relocated to the highest elevation of the property? Ummm? What is wrong with this picture? My understanding may be incorrect, but if this is true, this developer is asking for trouble. The retaining wall will be supporting a very wide road, which in itself will not allow for water absorption, and promote run-off water (along with the densely packed homes). It seems logical that those uphill and downhill of that shored-up wall will be the recipients of a mudslide style disaster when that wall fails.

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These cluster style homes violate the purpose of the cluster lot ordinance (to be used for the PRESERVATION of natural features). Not the destruction of them. They are supposed to create open space, and there is no open space, just a large road and required water retention area. Cluster homes are supposed to be located near major thoroughways near shops and public transportation. Not in the heart of a quiet and slow-moving little community on a bluff with unique watershed/wildlife/environmental features. Mr. Drimmer is attempting to side-step the RS10 zoning. An RS10 development would allow for 4 homes (5 on the outside). This development will not promote the harmonious element in our neighborhood at all, and will permanently damage the areas both within and outside the property lines. The negative effects of this development will have a long reach within our neighborhood.

Please vote to deny this development. It is an affront to us all, and has the potential to create damage beyond the property borders.

Thank you,

Kathy A Moyer

4111 Moss Rose Drive

Nashville, TN 37216

kmoyer52@yahoo.com

From: JACKIE ROGERS <jackierogers2@bellsouth.net>

Sent: Monday, July 20, 2020 3:43 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Case# 20205-126-001 at 3905 Ivy Drive

RE: Case # 20205-126-001 at 3905 Ivy Drive

From: William Chest, 3815 Moss Rose Dr., Nashville, TN 37216

Dear Commissioners,

The proposed plans to develop this fragile undevelopable property have gone from greedy and outrageous, to greedy and absurd.

There's good reason that no roads or houses have ever been built on this natural watershed basin with steep 20 degree slopes. This pristine historical area contains underground springs, and unstable Lindell Soil, which the USDA soil survey states is of very limited use for excavation, or the building of roads or dwellings.

The proposed plan is reckless and slapdash, and would undoubtedly cause flooding and environmental disaster.

As a homeowner of 13 years on Moss Rose Drive (the creek which flows downhill from the Ivy Drive property runs through our backyard) I can state with certainty that there is already a flooding problem with the runoff from that area. The creek has many times overflowed to create standing water in our backyard, and I have seen our neighbor's basement at Cooper Lane and Moss Rose Drive flooded at least half a dozen times.

As one of the Commissioners wisely stated during the previous failed plan hearing, "Water keeps flowing where it is used to flowing".

We, along with all our neighbors downstream from this property, should not have to suffer our backyards turned into swamps just so one developer can irresponsibly maximize his profits.

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We've had over 160 neighborhood residents voice their opposition to any cluster-house development of this property. Our neighborhood has a sea of yard signs opposing this. At this point hasn't everyone had enough of the wealthy few becoming richer at the expense of everyone else?

Everyone in this neighborhood recognizes the unique historical beauty of this property. We wish to preserve it, and would raise money to buy it, and keep it as it is, or help the city turn it into a park, as it's so close to the river, and to the Shelby Bottoms Greenway, if we could have some breathing room from having to defend it from developers who can't see the beautiful tree canopy for the dollar signs in their eyes.

I'm 69 years old and have grown up in this neighborhood. It has always been a quiet secluded area. Building cluster-houses in this neighborhood is wildly inappropriate, which anyone who'd take the time to drive to this neighborhood would readily see. There aren't any other cluster-houses, no other non-brick houses on small lots anywhere near this peaceful neighborhood.

Nashville.gov manuals state that cluster lots belong near major throughways, near shops and public transportation. That statement in no way describes this quiet settled neighborhood which is far removed from any street that even has a single traffic light.

I, as well as many others, are more than baffled as to on what basis Logan Elliot recommends approval of this plan (as well as the previous rejected plan for that matter) as the radical property alterations of this proposed ill-tested plan would surely be a leap into unknown environmental consequences.

We sincerely ask the Commissioners to use their government stated authority to deny this plan, based in part upon:

Subregs_2017 3-31 "Suitability of the Land — this property is unsuitable due to steep slopes and adverse earth formations and topography."

Municipal Code 17.08.020, Section A "Natural conservation is applied to areas unsuitable for urban scale development due to severe environmental constraints, such as steep topography, potentially unstable soils, or a propensity to flood". These characteristics, listed as "intolerant of development of significant intensity", precisely describe the Ivy Drive property.

This development plan is of no benefit, but rather a hostile intrusion to our settled and peaceful neighborhood.

Sincerely, William Chest

From: Matt Gambatese - Meg <matt@meglanguages.com>
Sent: Monday, July 20, 2020 4:34 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: No new houses at 3901 Ivy Drive

Hello,

I am a resident of the Inglewood neighborhood at 1237 Riverwood Dr. I am writing to ask that you do everything in your power to halt the development plans at 3901 Ivy Dr.

Thank you.

Matt Gambatese

From: Heather Lose <heather@heatherlose.com>
Sent: Monday, July 20, 2020 4:40 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Benedict, Emily (Council Member)

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<Emily.Benedict@nashville.gov>

Subject: Case # 2020S-126-001 at 3905 Ivy Drive.

Greetings.

I am writing to urge the Planning Commission to deny approval of this plan. At first blush, it may seem like an improvement over the previous concept. Yes, eight homes may feel more doable than 32, but the parcel of land previously brought before the Commission has been split in two.

The current proposal with eight houses is in no way an improvement over the previous plan—it is actually pretty consistent with the previous concept. The adjacent lot at 3901 Ivy is still up for sale, and neighborhood homeowners like myself are on tenterhooks because we feel that what happens at 3905 will naturally help determine what will be allowed next door.

Essentially, were this plan to move forward, the developer would strip all the beautiful mature trees from this property, and then he would have to fill practically the whole length of the lot with dirt—on top of soil that is unstable since this piece of land is a watershed for the neighborhood. The proposed plan includes a wall of infill that reaches 14+ feet high in places. The drainage pipe that the developer wants my neighbors to depend upon to clear water from their backyards would run for 125 feet underneath all this new infill.

Would you want to be living at 3907 Ivy, next to the pipe that is supposed to handle all the water that runs down through this watershed property on its way to the Cumberland River? I would not. I would also not want to be the owner of 3901 Ivy should this plan succeed.

This is a massive grade and fill project, that runs counter to the purpose of the cluster lot ordinance, which is supposed to be used "for the preservation of natural features," and are meant to create open space. There is no open space here, and absolutely ZERO preservation whatsoever. This plan will ruin the property's unique environmental and geographic features and a substantial amount of mature canopy.

As stated, this property is a watershed basin for five streets, as seen here:

<https://www.google.com/maps/d/viewer?mid=1cIJ4X9OPcMVMObE1c-QNQKuDf54&ll=36.21018895485584%2C-86.70428155939602&z=16>

This feature is marked on city maps as a conservation area, with a blue line marked along the natural drainage channel. Water has been flowing through 3905 Ivy for hundreds of years. Milton, Freemont, Ivy, Moss Rose and Shadow Lane stormwater currently flows through this property and its neighbor 3901 which completes the watershed as it runs down to the Cumberland.

If this plan succeeds, there will be a large mound of fill dumped on top of our natural watershed basin with a pipe underneath that may or may not handle all the water that runs through this property when it rains. How will this dramatic change in topography affect our flooding issues upstream and downstream? Honestly, we do not want to find out.

I also feel like this is an attempt to force RS5 (5000sf) zoning onto RS10 property, with greed as the motivating factor. An RS10 subdivision would allow for four or five homes, not eight. Cluster lots should not allow for more density than would be allowed in a regular subdivision, but this is exactly what Mr. Drimmer is planning. As stated in Nashville.gov manuals, cluster lots belong near major thoroughways near shops and public transportation—not on sleepy, hidden streets that are so small they don't even have lines painted on them.

Municipal code 17.08.020 describes this property perfectly in Section A: "Natural conservation policy is applied to those areas of the county which are unsuitable for urban scale development due to severe environmental constraints." This

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section continues: "Furthermore, some areas of very steep topography, potentially unstable soils or a propensity to flood are intolerant of development of significant intensity."

This planned development shows no benefit to our neighborhood. Instead, it depends upon the destruction of one of our most treasured landscapes and seems likely to put several neighboring households at greater risk of flooding.

Please, commissioners, do the right thing again for this beautiful area and the homeowners who could be so adversely affected should it move forward. Vote to deny approval of this plan. Let the developer go back to the drawing board and conceive a plan that is more in touch with the natural conditions of this watershed property.

Respectfully,

Heather Lose

From: A.J. Busé <ajbuse.aaf@gmail.com>

Sent: Monday, July 20, 2020 5:23 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: 3905 Ivy Drive comment

Re: Case # 2020S-126-001 (3905 Ivy Drive)

Please do NOT approve this horrendous development. I fully support growth and improvement, but it must be done wisely. This proposed development is foolish, unsafe and a detriment to the entire neighborhood. Nothing positive can come from the proposal except increased greed from the developer.

Thank you for NOT approving this planning request.

A.J. Busé

1344 Greenland Ave

37216

From: Carey Rogers <careyrogers@comcast.net>

Sent: Monday, July 20, 2020 8:48 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: 2020S-126-001

Commissioners,

I write to oppose the second iteration of this project. Even though smaller it presents some of the same problems and to a certain extent even greater ones.

This one requires massive infill that will totally transform the area and present new problems with runoff. It most certainly does not preserve the current landscape.

This plan destroys the existing drainage pattern in the watershed and threatens existing home owners who already deal with problems during heavy rains.

This plan has as many negative features as the last one even with fewer homes.

Please reject this application.

Carey Rogers

1310 Howard Avenue 37216

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From: Khughes918 <khughes918@aol.com>

Sent: Monday, July 20, 2020 9:41 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Case #2020S-126-001

To the members of the Metropolitan Nashville Planning Commission

I am writing regarding a proposed development at 3905 Ivy Dr. in Inglewood. This egregious proposal would destroy our neighborhood and decimate property values in the area. It would destroy our quiet, peaceful, and very unique neighborhood.

The property is a critical natural watershed basin for 5 streets which is protected from development. In fact, marked on all city maps as a Conservation area with a blue line marked along the natural drainage channel. It is not a stream but a watershed line. We must be environmentally conscious to protect our precious resources. The proposed plan diverts a working natural watershed on an old streambed. Water has been flowing this way for hundreds of years. This is a recipe for terrible environmental damage. I believe this land is unsuitable for development because it is a working watershed basin with unique topography and steep slopes. Its preservation is critical to local drainage and flooding issues here on the bluff.

This dramatic change in topography will affect our flooding issues upstream and downstream. There will be a large highly elevated mound filled in on top of our natural watershed basin. Milton, Freemont, Ivy, Moss Rose, and Shadow Lane stormwater currently flows through 3905 Ivy Drive and its neighbor 3901 which completes the watershed on the way to the Cumberland. We lived here when the flood occurred in May of 2010. We had rapid flowing whitewater that was 5' across and deep enough to raft in for over 24 hours that flowed, as intended to this very watershed. Had it not, our pool and property would have suffered serious damage.

The developer is proposing a cluster lot of homes This is an attempt to force RS5 (5000sf) zoning onto RS10 property without a proper hearing. An RS10 subdivision would allow for 4 or maybe 5 homes, NOT 8. As Logan Elliot stated "Cluster Lots do not allow for more density than would be allowed with a regular subdivision. " But this is exactly what Mr. Drimmer is attempting, he is doubling the density that he could build on a regular RS10 subdivision on this lot. It is a long and unusually shaped lot with a watershed. As stated in Nashville.gov manuals, Cluster Lots belong near major thoroughways near shops and public transportation, not in sleepy, hidden streets, deep in the heart of Inglewood on the bluff with unique and beautiful watershed and environmental features. This lot cannot be developed with severe grading which will ruin its unique environmental and geographic features and a substantial amount of mature canopy.

Municipal code 17.08.020 describes this property perfectly when it states in section A:

"Natural conservation policy is applied to those areas of the county which are unsuitable for urban scale development due to severe environmental constraints. " This section continues "furthermore, some areas of very steep topography, potentially unstable soils or a propensity to flood are intolerant of development of significant intensity".

In conclusion, the proposed development threatens not only the conservation of this area and the environment it also negatively impacts the quality of life currently enjoyed by the hundreds of families around it. We respectfully request that the plan is turned down.

Thanks,

Ken & Deborah Hughes

3909 Ivy Drive

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From: Amanda Healan <amanda.healan@gmail.com>

Sent: Monday, July 20, 2020 10:30 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Case #2020S-126-001

Hello,

I am writing related to a request for a cluster lot development -- I believe it is one of the same lots that was just hard-fought for on Ivy Drive. The same area that caused neighbors to reply in earnest to protect against development just recently.

To convert a few lots to so many without rezoning is quite extreme to me.

The proposed development feels purely economically motivated, with little regard or for its overall impact on natural systems.

I understand this is not formally zoned as such, but this area serves as a wildlife corridor and key natural area next to the Cumberland. It is the last remaining refuge in the area north of Shelby Bottoms.

The proposed development, from my understanding, would divide the parcel into smaller pieces than neighboring developments, squeezing the maximum amount of revenue while fragmenting a precious and rare safe haven for our flora and fauna.

My primary concerns are related to the significant disruption to the natural systems that Ivy Drive is unavoidably central to. My understanding is the proposed development will not only eliminate mature, irreplaceable canopy but will also move water drainage from a natural system to an underground pipe. Together, the loss of these trees and drainage rerouting would be an unacceptable scar on our watershed. An elevated street, if included, would further disrupt natural water flow in this area. I am concerned about significant flooding hazards by allowing this area to be developed. These concerns are not limited to this development, but any development which would cause such disruption to the lots' natural systems -- particularly waterflow.

At the least, the proposed development should be required to retain mature canopy (current renderings take a "clear cut" approach) through careful consultation with our Tree Council, Nashville Tree Conservation Corps, or similar, vetted and approved agency. I am certain Mr. Drimmer plans to replant trees on the land once developed. This is a convenient approach, but preserving existing growth is essential here instead. He advertises as a "cottage opportunity" and should be willing and able to develop in and around natural, mature growth trees -- even those directly adjacent to proposed structures. Tagging and preserving specific specimens on each lot, AND their root systems to prevent mortality, is essential.

We have conservation policies in place to protect our most vulnerable lots and natural areas from development. These policies are designed to keep our natural drainage basin and watershed intact.

Please keep this area free of further development.

Thank you,
Amanda Healan

From: Katie Parker <parker.katie@gmail.com>

Sent: Monday, July 20, 2020 11:01 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Ivy Drive/case # 2020s-126-001

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Hello,

I am writing to let you know that I strongly oppose the cluster lot development for 3905 Ivy Drive by developer Robbie Drimmer in this form. Case number 2020S-126-001.

Here is why: The development is way too dense for this land. The cluster lot ordinances for Nashville are intended to be used "for the preservation of natural resources." This development would create an elevated area where the drainage channel for this area currently runs. Erosion and flooding hazards abound on both sides of this proposed development. I'm not opposed to something being developed here, but we have to acknowledge how to protect homes currently in the area, the natural drainage basin, and watershed, as well as the abundance of wildlife that live here: Deer, red foxes, owls, turkeys, warblers. This is an established neighborhood with large lots and a mature tree canopy - this development seems to go against any documents for the city's regulations and ordinances regarding community planning with regard to cluster lots.

Please help us find a better solution. This is not it.

Warm regards,

Katherine Parker

3605 Brush Hill Rd, Nashville, TN 37216

347-731-4152

From: Jackie Rogers <jackierogers033@gmail.com>

Sent: Monday, July 20, 2020 11:49 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Case # 2020S-126-001 at 3905 Ivy Drive

RE: Case # 2020S-126-001 at 3905 Ivy Drive

From: Jackie Rogers, 3815 Moss Rose Dr., Nashville, TN 37216

This proposed cluster house plan for 3905 Ivy Drive is so deranged, in so many ways, that it's difficult to know where to start.

The entire grandiose idea to fill in a critical natural watershed basin with 15 feet of dirt, create a six foot elevated mesa (again, atop the natural watershed basin) and to build a massive 14 foot high retaining wall along the adjoining property at 3901 Ivy Drive, thereby destroying the natural watershed for both the properties, is difficult to fathom.

The plan calls for something like 125 feet of drainage pipe to be buried under the 15 feet of dirt, thus relying on this untested idea to replace the natural watershed basin which has served five streets: Ivy Drive, Milton, Freemont, Shadow Lane, and Moss Rose Drive. The drainage pipe, if successful, only addresses the runoff from the Ivy Drive side. This is a recipe for environmental disaster and flooding, in an area which has existing problems with flooding.

As a longtime homeowner who lives downstream from this property, I can attest that whenever there's two or three days of springtime rain, the banks of the creek overflow into my backyard even now.

This plan also calls for a large 46 foot wide road (elevated 14 feet above the existing land) to be built atop of unstable Lindell soil (as indicated on USDA soil survey maps, indicating a former streambed, and deemed to be of very limited use for excavation, or road or dwelling building). This road would cross over filled in slopes which reach a 20 degree drop off.

This area is marked on all city maps as a conservation area with a blue line indicating a natural drainage channel.

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This plan diverts a working watershed on an old streambed with a fragile topography. It's preservation is critical to local drainage and flooding issues. Water has flowed this way for thousands of years, and will continue to do so.

This plan calls for severe grading and alteration, thus destroying the unique environmental and geographic features of this historic property, as well as leveling a substantial amount of mature tree canopy. losing this much tree canopy would be devastating to the abundant deer, wild turkey, owls, and songbirds who have long made this their home.

This property is so unique and appealing I'm sure many people would like to buy the existing home, and keep the stunning surroundings just as they are. This property is not suitable for more development. Any sane society would cherish and preserve this charming and historic site.

This irresponsible plan, if approved, would break the heart of this serene neighborhood.

Sincerely, Jackie Rogers

From: Betsy <betsyboyleragland@msn.com>

Sent: Tuesday, July 21, 2020 8:48 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>

Subject: Case#2020S-126-001 at 3905 Ivy Drive

Dear Commissioners,

There are many reasons that this development plan for 3905 Ivy Drive should not be approved.

The proposed plan would destroy the natural watershed of this area, and would present several potential draining and flooding hazards, especially to all the homes downstream like mine, at 3817 Moss Rose Drive.

This is an environmentally fragile area with steep slopes and unstable soil, marked on city maps as a conservation area. It is not suitable for this kind of intense development.

Cluster homes are not in any way appropriate here. There are no other cluster houses anywhere near this area. There are no other small RS5 lots, or small non-brick houses anywhere near here.

Our city's own "Nashville Next Neighborhood Plan" states that a new development should fit the character of the existing neighborhood. This development would in no way fit the character of the existing neighborhood.

Nashville.gov manuals say cluster houses belong near major highways and public transportation. This is not near any major highway, or near any bus line. Ivy Drive is a small quiet street, surrounded by other small quiet streets, deep in the heart of the settled, peaceful neighborhood, where old and young, safe from heavy car traffic, can enjoy a walk with their dog, or ride their bicycle to the nearby Shelby bottoms Greenway. One would have to drive several miles from here to even reach the street that has a traffic light.

Even if cluster houses were appropriate here (which they certainly are not) this plan would still fail to meet the city's own guidelines for that. As Logan Elliott states, "Cluster lots are used for the preservation of natural features" This plan obliterates the natural features of this pristine property. Cluster lots are supposed to create open space. This plan does not. It only creates a large road and a required retention space.

Our entire neighborhood (roughly 200 members), as well as our council person, Emily Benedict, stands in opposition to this plan. Nearly every house here has a yard sign saying so. Anyone who views this beautiful historic property will instantly understand how devastating it's ruin would be to the serene character of our neighborhood. I myself cannot state often and loud enough how much I oppose this plan.

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We asked the commissioners to please deny this inappropriate plan.

Sincerely,

Betsy Boyle Ragland

3817 Moss Road Drive

From: Catt Henson <catt42@gmail.com>

Sent: Tuesday, July 21, 2020 9:04 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Case Number: 2020S-126-001

Case Number: 2020S-126-001

Name: Catherine Henson

Address: 3907 Ivy Drive, Nashville, TN 37216

I want to go on record as being against this project being approved. I really love my backyard and would hate to see it become a swamp. Also the proposed development will destroy the paths currently used by our local deer population. Please do not approve this development.

Thank you

Catherine Henson

From: caitlin doyle <curly10@me.com>

Sent: Tuesday, July 21, 2020 9:13 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Case #2020S-126-001

Hi,

My name is Caitlin Doyle and I own the home at 3947 Moss Rose Dr. The first street slightly northeast of Ivy drive. I LOVE LOVE LOVE our neighborhood. I might have a different take on the situation. I moved her from L.A., 8 years ago and I understand that I am a "part of the problem" to many in my neighborhood and in Nashville. It would be totally hypocritical of me to say, "I can live here but no more transplants!". I have NO problem with a few more homes being built on 3905 Ivy Dr. I understand that the city is growing and we are in need of more places for people to live. I don't even have a problem with the traffic, I don't have kids running around and I love people and crowds. I love big cities and a faster paced life. However, there are many problems with the current plan for 3905 Ivy Dr. In our research as a committee we have learned so much more about this piece of land. We have realized that due to the natural watershed that has existed for eons; geographically, there is just no way to safely build on that property. Far too much flooding would occur. Even NOW water backs up onto Ivy Drive. Filling in the watershed and building 8 cluster lots with 6 RS5 5000sf lots on that property is just a recipe for disaster. Other residents that have had major developments built in their neighborhood have had to deal with the obvious nuisance's that come along with construction like, noise pollution, flat tires from nails, construction trucks dropping gravel and dirt, etc. But when it's all done they have new neighbors to welcome and increased property values. They DO NOT have to worry about their homes flooding.....again like they did only 10 years ago. There WILL be another flood. That is inevitable.

Let's not fill up a watershed to build more homes and cross our fingers that they won't flood long after the developer has left with a pocket full of money and a mess for us to clean up.

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Please consider that this is just not the typical Old Nashville V.S. New Nashville fight that I'm sure you are so tired of dealing with. Every resident old and new in the neighborhood will be subjected to their homes being flooded and that potentially happening during a national recession.

Thank you for your time.

Caitlin Doyle

From: Jake Epley <jake.epley@gmail.com>

Sent: Tuesday, July 21, 2020 9:18 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Immediate Attention - Case # 2020S-126-001

Dear Commissioners,

First of all, thank you again for your patience and thoughtful attention to our many comments regarding the previous attempt to force cluster homes on 3905 & 3901 Ivy Drive. I hope that you will agree that this new plan to put 8 cluster lots on 3905 Ivy Drive is very similar to the previous plan, and it violates 2 of the 3 main goals of the cluster lot option, to preserve natural features and to create open space. In addition, it also creating a precipitous elevated road and sidewalk while destroying our watershed with up to 15 feet of fill.

I have several points to share with you today and I have made an interactive graphic which illustrates these issues. I am also attaching the grading workup I did that shows the dramatic difference in elevation between this plan and the current natural topography. The graphic link also covers the extreme loss of mature canopy this plan would bring, the problematic soil for building on 3905 Ivy, the steep slopes under the proposed elevated road and lot 1, and the Conservation Policy map which clearly marks this natural drainage channel and its buffer area for protection.

<https://www.openprocessing.org/sketch/934298>

3905 is part of a **critical watershed and natural drainage basin** for this area of the Inglewood bluff. This watershed drains 5 streets. During the 2010 flood, there was a 1 foot deep creek swiftly flowing across 3905 Ivy, overflowing the banks of the natural drainage channel. It is not marked on the 2010 flood maps because nothing was built there at that time, so there was no damage. Robbie Drimmer plans to reroute this natural channel and replace it with a seemingly inaccessible 125+' length of pipe as much as 15' underground. Another underground pipe would carry storm water upstream to the retention area which is currently uphill. He will have to do additional severe excavation in that area for this to work and there is no other space to put the retention area downhill where it would seem to belong.

Cluster lots are used to create open space and preserve natural features

First, there is no open space on this plan. It is forced RS5 zoning and increases density by at least 3 lots from what could be built with an RS10 subdivision. The only unbuilt space is the large storm water retention area squeezed on top of the hill just south of the road. Nearly every natural feature of this gorgeous watershed property will be graded or filled with this plan. The substantial mature tree canopy will be destroyed and the beautiful watershed will become an elevated flat mesa.

Elevated street and steep retaining wall on problematic soil In addition to filling the watershed, this plan creates a hazardous 14 foot elevated road and sidewalk supported by a retaining wall. This drops 16 feet to the neighboring property at 3901 at the most dramatic point in the center. I cannot imagine how dangerous this structure would be for pedestrian, bike and car traffic. The fact that it would be anchored in problematic soil ill suited for new streets, much less elevated streets and retaining walls is frightening and it abuts 3901 Ivy.

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Storm Water and Erosion Concerns We regularly have storm water runoff unable to fit through the large culvert down at Cooper lane where it smashes into the culvert walls and floods the yards and homes. We are concerned that this enormous underground pipe will get clogged from fill and debris and that water will back up into the neighboring backyards while also eroding the new elevated mesa and roadway.

Problematic Soil for building, excavation and roads

The problematic Lindell soil which runs under this property near Ivy Drive is created in floodplains (from USDA WebSurvey Data). That says a lot. If you explore that part of my graphic you will see that it runs under much of lot #1 and under the elevated road and its precipitous retention wall near Ivy Drive. The Maury soil on the rest of this parcel is also rated unsuitable for road construction. This already looks to be a dangerous elevated structure, even more so being built on soil unsuited for excavation and streets, not to mention elevated streets with retaining walls.

In addition, this fill, retention wall and street will be built over a 20% grade near Ivy Drive. This seems like a recipe for disaster.

Suitability of the Land

After studying this property for several months now, we believe that this is the real problem: this land is not suitable for dense development. Someone in Nashville Government knew this a long time ago and designated it Conservation Policy on the parcel map. The same features that are so valued by our community make it very challenging to develop. This developer has to flatten out and grade the natural features off of this land to make it work. He has to build a dramatic and dangerous elevated road to make it work, while filling in our watershed and destroying our canopy at great detriment to our neighborhood and community.

I urge you to disapprove this Concept Plan and I urge you to consider designating this property as Unsuitable Land for development.

Thanks very much for your time and consideration,

Jake Epley

From: John Reed <john.reed2011@comcast.net>

Sent: Tuesday, July 21, 2020 9:24 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Case #2020S-126-001

Greetings.

I am writing to urge the Planning Commission to deny approval of this plan. At first blush, it may seem like an improvement over the previous concept. Yes, eight homes may feel more doable than 32, but the parcel of land previously brought before the Commission has been split in two.

The current proposal with eight houses is in no way an improvement over the previous plan—it is actually pretty consistent with the previous concept. The adjacent lot at 3901 Ivy is still up for sale, and neighborhood homeowners like myself are on tenterhooks because we feel that what happens at 3905 will naturally help determine what will be allowed next door.

Essentially, if this plan were to move forward, the developer would strip all the beautiful mature trees from this property, and then he would have to fill practically the whole length of the lot with dirt—on top of soil that is unstable since this piece of land is a watershed for the neighborhood. The proposed plan includes a wall of infill that reaches 14+

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feet high in places. The drainage pipe that the developer wants my neighbors to depend upon to clear water from their backyards would run for 125 feet underneath all this new infill.

Would you want to be living at 3907 Ivy, next to the pipe that is supposed to handle all the water that runs down through this watershed property on its way to the Cumberland River? I would not. I would also not want to be the owner of 3901 Ivy should this plan succeed.

This is a massive grade and fill project, that runs counter to the purpose of the cluster lot ordinance, which is supposed to be used "for the preservation of natural features," and are meant to create open space. There is no open space here, and absolutely ZERO preservation whatsoever. This plan will ruin the property's unique environmental and geographic features and a substantial amount of mature canopy.

As stated, this property is a watershed basin for five streets, as seen here:

<https://www.google.com/maps/d/viewer?mid=1cIJ4X9OPcMVMObE1c-QNQKuDf54&ll=36.21018895485584%2C-86.70428155939602&z=16>

This feature is marked on city maps as a conservation area, with a blue line marked along the natural drainage channel. Water has been flowing through 3905 Ivy for hundreds of years. Milton, Freemont, Ivy, Moss Rose and Shadow Lane stormwater currently flows through this property and its neighbor 3901 which completes the watershed as it runs down to the Cumberland.

If this plan succeeds, there will be a large mound of fill dumped on top of our natural watershed basin with a pipe underneath that may or may not handle all the water that runs through this property when it rains. How will this dramatic change in topography affect our flooding issues upstream and downstream? Honestly, we do not want to find out.

I also feel like this is an attempt to force RS5 (5000sf) zoning onto RS10 property, with greed as the motivating factor. An RS10 subdivision would allow for four or five homes, not eight. Cluster lots should not allow for more density than would be allowed in a regular subdivision, but this is exactly what Mr. Drimmer is planning. As stated in Nashville.gov manuals, cluster lots belong near major thoroughways near shops and public transportation—not on sleepy, hidden streets that are so small they don't even have lines painted on them.

Municipal code 17.08.020 describes this property perfectly in Section A: "Natural conservation policy is applied to those areas of the county which are unsuitable for urban scale development due to severe environmental constraints." This section continues: "Furthermore, some areas of very steep topography, potentially unstable soils or a propensity to flood are intolerant of development of significant intensity."

This planned development shows no benefit to our neighborhood. Instead, it depends upon the destruction of one of our most treasured landscapes and seems likely to put several neighboring households at greater risk of flooding.

Please, commissioners, do the right thing again for this beautiful area and the homeowners who could be so adversely affected should it move forward. Vote to deny approval of this plan. Let the developer go back to the drawing board and conceive a plan that is more in touch with the natural conditions of this watershed property.

Respectfully,

John Reed

3819 Moss Rose dr.

40 year resident of Inglewood 37216

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From: Dewayne Henson <dewaynehenson@att.net>

Sent: Tuesday, July 21, 2020 9:26 AM

To: Jaclyn Mothupi <jaclyn.mothupi@tn.gov>

Cc: Robbie Lynn Hunsinger <info@saveivydrive.org>; Planning Commissioners

<Planning.Commissioners@nashville.gov>; Ellermann, Nathan (WS) <Nathan.Ellermann@nashville.gov>; Knauf,

Jennifer (WS) <jennifer.knauf@nashville.gov>; Mishu, Steve (WS) <Steve.Mishu@nashville.gov>; Congressman Jim

Cooper <rep.jim.cooper@mail.house.gov>

Subject: Stormwater diversion/blockage in Nashville by proposed development (case 2020S-126-001)

Hello,

I am writing about a planned development in the Inglewood neighborhood of Nashville.

The address in question is 3905 Ivy Drive and the can number in front of the planning commission is 2020S-126-001.

This proposed development will fill in the channel used for the flow of stormwater for the entirety of Ivy Drive. They propose adding fill varying from four to fifteen feet across what's basically an arroyo, resulting in a four foot embankment along the property line. During the storms of 2010, water flowed into the edge of this property in excess of a foot deep at the maximum depth and over ten feet across .

Please see the linked graphic for the amount of fill and grading.

Is there anything that can be done to stop this? I reside adjacent to the property on the uphill side and fear that this impediment to the free flow of storm water runoff will flood my home.

Please see this link for the proposed grading changes: [Ivy Drive Soil, Slope and Conservation Issues - OpenProcessing](#)

The Planning Commission public hearing for the proposal is tomorrow (7/22/2020), and I'm sure that any input from your department would be welcomed in the spirit of the planning commission making the best possible decision.

Thank you for taking the time to read this email, and any advice or assistance would be greatly appreciated.

Dewayne Henson

3907 Ivy Drive

Nashville, TN 37216

From: lou vargo <l_vargo@yahoo.com>

Sent: Tuesday, July 21, 2020 9:44 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: #2020S-126-001 Ivy Drive development

From: Lou Vargo

516 Riverwood Circle, Nashville 37216

Resident of this address since 2009

Writing to request to DENY PROPOSAL FOR IVY DRIVE DEVELOPMENT

First, thank you for your time and consideration in this important issue.

I am requesting you DENY this proposal for the following reasons:

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- This location is a critical watershed and drainage location for the surrounding neighborhood. I can only imagine what kind of enhanced damage this will cause for the area should we experience another flood.
- There is NO open space planned for this development, which is a violation of the zoning law as I understand it.
- The 14 foot elevated road will be dangerous for pedestrians, bikes and cars. And imagine what it will do to the access for the residents should we face another flood.
- The land, neighborhood and vibe of the area is not suitable for the changes this will bring to the street and the neighborhood.
- The additional traffic will pose a danger for kids playing and regular walkers and runners down the street.
- Be on the Right Side of History!! I am blessed to have traveled to many parts of the this country and world in my life. It's my humble opinion that Nashville is becoming a great American city and has the opportunity in the next several decades to be a great city of the world if we do it right. If we, as a city, begin to take away great neighborhoods by robbing their soul in the name of "progress", Nashville will suffer a form of death by a thousand cuts. I ask you to be on the right side of history. Allow this development to happen in an area where it is appropriate and safe for the community.

Thank you again for your time and consideration.

Lou Vargo

From: Julia Grissett <jgrissett@gilmc.com>

Sent: Tuesday, July 21, 2020 10:11 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: 3905 Ivy Drive - MPC July 21

Hello Commissioners,

I'm writing you about the proposed concept plan to subdivide 3905 Ivy Drive into an 8-lot cluster subdivision. I am a homeowner on Ivy Drive, and I have a few concerns about the way this development is currently being envisioned.

As you are aware, this lot is a catchment point for the drainage for Ivy Drive, the adjacent block of Moss Rose, and parts of Shadow Land and Milton Drive as well. It drains into an existing protected stream on the lot next door, but is the beginning of the catchment zone into the stream.

The proposed concept grading shows this catchment area infilled to build the new road up to an acceptable slope, up to 14' fill depth in some areas. I understand they will have to provide a drainage pipe to replace the existing stream flow line they will be infilling, but to direct water to that point, they are showing the infill draining back on to the neighboring Ivy Drive lot. I don't believe it is allowed to propose directing water against natural grade onto a neighboring lot, and this particular area of infill will have a lot of impact on that neighbor.

The concept grading also shows a proposed retaining pond area for treatment, but if you look at the grade lines, most of the sheet flow down the road and across the lot is not directed towards this pond. There will be a significant amount of sheet drainage in the current plan directed straight down the road onto the neighboring lots on Shadow Lane. Again, this is an issue because this lot collects water draining from uphill on Ivy Drive and Moss Rose, so there will be a lot more water to worry about than just what naturally falls onto the lot. It also does not seem to be in compliance with Stormwater's requirements that the lot catch and treat the rainwater displaced from the development.

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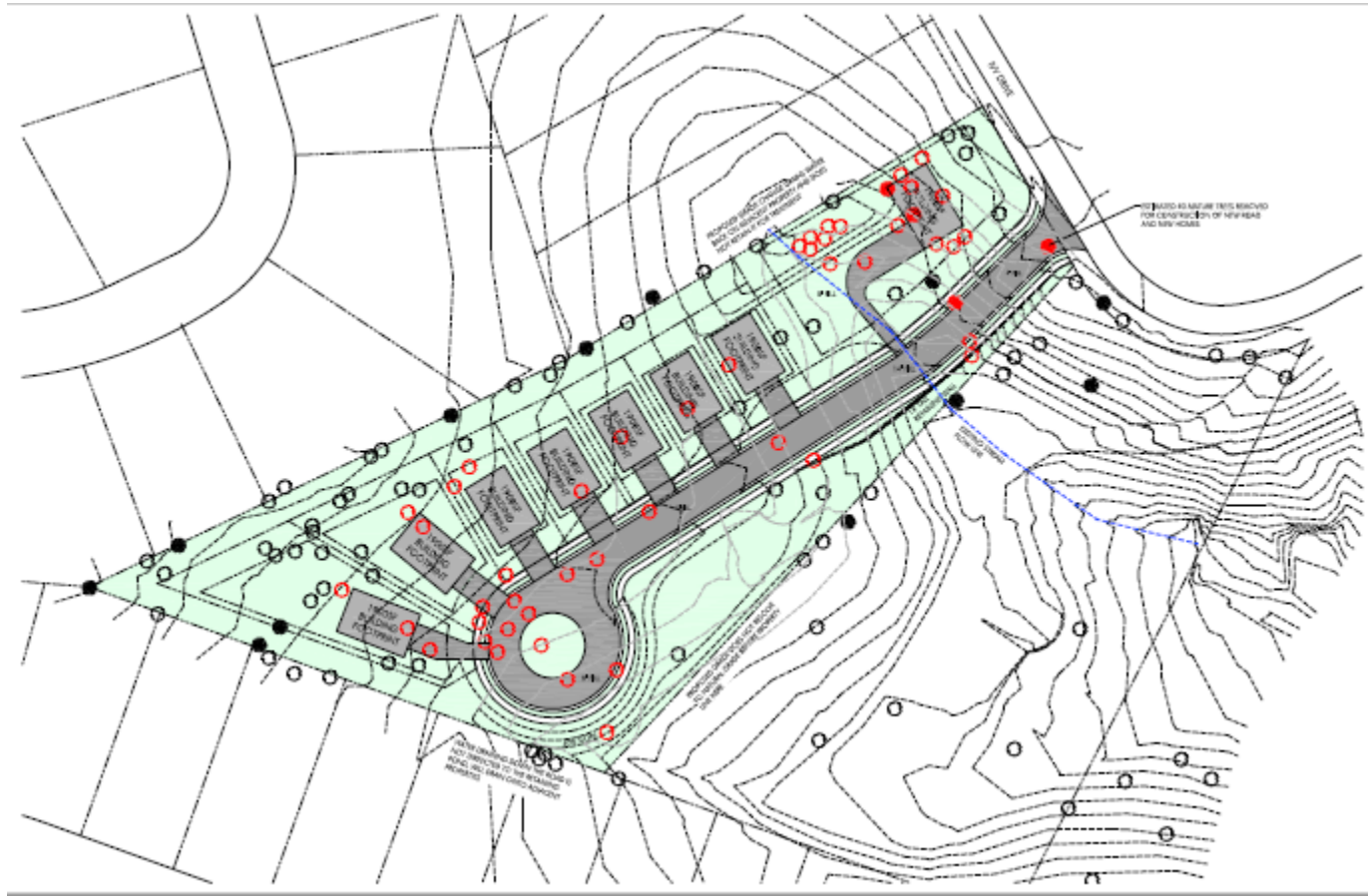
I think mitigating these two concerns and bringing the concept plan into compliance with Metro's stormwater requirements will have a significant impact on the design of the road and the rear lots. I would expect the retainage pond area to relocate towards the rear of the lot, or for a secondary retainage pond to be located at the rear of the cul de sac, which would clearly have an impact on the lot layouts. I hope you will consider these factors in your review and commentary of the concept plan.

Attached is a PDF where I have illustrated these concerns, as well as noted some key points of site fill and areas where retaining walls would be required in the current layout.

Thank you for your consideration,

Julia Grissett AIA

3919 Ivy Drive



From: Amanda Frick <frick.amanda@gmail.com>

Sent: Tuesday, July 21, 2020 10:15 AM

To: Shepard, Shawn (Planning) <Shawn.Shepard@nashville.gov>; Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; Leeman, Bob (Planning) <Bob.Leeman@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: info@saveivydrive.org; Dave Keiser <dave.keiser74@gmail.com>; Elliott, Logan (Planning) <Logan.Elliott@nashville.gov>; Cathey, Eben (Planning) <Eben.Cathey@nashville.gov>; Emily Benedict <emilyb@emilyfor7.com>; Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>

Subject: Vote AGAINST Case # 2020S-126-001

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Hello Planning Commission,

I am again asking you to vote against the Concept Plan for 3905 Ivy Drive (Case # 2020S-126-001) as it does not meet Metro/planning guidelines and would negatively impact my neighborhood.

First, **I still have grave concerns about approving a cluster plan in any iteration in this neighborhood.** The entire surrounding community is RS-10. We bought our house (just doors up from this parcel) largely due to the beauty and harmony of the surrounding neighborhood - large lots, brick homes, lots of trees, a hilly topography. **There are no other cluster lots in our community. The Nashville.gov manual itself states that cluster lots belong near major thoroughways, not in a neighborhood like ours.** I have no issue with development at 3905 Ivy Drive IF it doesn't change the character of the neighborhood I love, and if it complies with current RS-10 zoning in truth (not through a cluster loophole).

Second, the entire point of the cluster development loophole is to create/preserve open space and natural features while still allowing for responsible development. This concept plan will require SIGNIFICANT grading and tree removal, will add a dangerous retaining wall, and require significant infill work. **The commission should not approve this plan as it causes significant environmental damage and destroys existing open space and natural features rather than creating or maintaining open space and natural features. Therefore it does not meet the planning department's own qualifications to be an approved cluster plan.**

Finally, many years ago this parcel was designated "Conservation Policy" by Metro. Your predecessors understood that this parcel is a critical watershed and natural drainage basin for the Inglewood bluff. They understood that the soil types on the lot (Lindell and Maury) both indicate the area's importance as a drainage basin (these soils are created in floodplains) and are unstable and unsuitable for road construction. As you can see in the concept plan and as I discussed above, significant topography changes, tree removal, grading and infrastructure will be required to facilitate the proposed dense development on this parcel. **In short, this land is not suitable for dense development and Metro has already recognized that fact.**

I am attaching a document here showing all of the Metro Codes that will be violated if this concept plan is approved by the Planning Commission. There are **more than 200 community members who understand that this plan will not be good for our neighborhood** AND that it does not meet Metro standards. Please do what's right for Nashville. Don't set a dangerous precedent that future developers can point to. Help ensure that the cluster development loophole can't be abused in the future by other developers. **If this is approved, I guarantee you will see more abuses of the cluster development loophole in the future; unscrupulous and greedy developers will point to the approval of this plan as an example of why cluster developments should be approved anywhere and everywhere.**

Thank you in advance for your time, consideration and thoughtfulness.

Amanda Frick Keiser

3911 Ivy Drive

SEE ATTACHMENT ON FOLLOWING PAGES

From: Tiffany Cathey <thecleanteamnashville@yahoo.com>

Sent: Tuesday, July 21, 2020 10:15 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: 3905 Ivy Drive please disapprove Proposal-case#2020S-126-001

From: Tiffany Vargo

Item 43. 2020S-126-001 – Ivy Drive

Subdivision Regulations 2017

Planning Commission MISSION STATEMENT

The Planning Commission guides growth and development as Nashville and Davidson County evolve into a more socially, economically and environmentally sustainable community, with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.

Introduction p 5

While the Zoning Code controls land use, the Subdivision Regulations control the pattern of development. Dividing land also defines traffic circulation patterns and access, dedicates rights-of

way, and reserves tracts of land to protect environmental resources (floodplains, wetlands, forested areas).

Applying the Community Transect

T3- Suburban. Primarily lower density, single-family residential uses, with some higher density mixed-housing developments and commercial uses, the suburban category is the bridge between rural and urban transect areas and should incorporate open space and natural features into site design while beginning to make buildings more prominent.

T4- Urban. Medium to higher density housing with a mixture of housing types with compatibly scaled commercial and civic uses located in centers or commercial corridors; served by highly-connected street systems with sidewalks, bikeways and facilities for mass transit.

This property is one house away from a large T3 transect which much more accurately reflects the "open space and natural features" of this parcel. There is no "dense housing" here nor is there a "commercial corridor: served by highly-connected street systems with sidewalks" nor are there "facilities for mass transit" as are described for a T4 intersect. We feel that t4 is not an accurate description of this property.

1-3 Purpose

1. *Purpose.* These regulations are intended to "provide for the harmonious development of the municipality and its environs, for the coordination of streets within subdivisions with other existing or planned streets or with the plan of the municipality or of the region in which the municipality is located, for adequate open spaces for traffic, recreation, light and air, and for a distribution of population and traffic which will tend to create conditions favorable to health, safety, convenience and prosperity." (Section 13-4-303, [Tennessee Code Annotated](#))

I leave this to you to describe how unharmonious this plan is for the Ivy Drive

3-3 Suitability of the Land

- 1. *Suitability of the Land.* Land which the Planning Commission finds to be unsuitable for subdivision or development due to flooding* as shown on FEMA maps or identified in local studies confirmed by the Stormwater Division of Metro Water Services (Stormwater Division), steep slopes as shown on Metro's topographical maps, rock formations, problem soils,

sinkholes, other adverse earth formations or topography, utility easements, or other features which may be harmful to the safety, health, and general welfare of inhabitants of the land and surrounding areas shall not be subdivided or developed unless adequate methods to solve the problems created by the unsuitable land conditions are formulated by the developer and approved by the Planning Commission. Land containing a designated Cedar Glade environment shall not be subdivided without demonstrated compliance with Section 17.28.060 of the Zoning Code. Additional technical evaluation, plans, and analysis of a proposed subdivision by a professional engineer specializing in geotechnical, soils, hydrology, and/or structures may be required.

- *This Concept Plan includes a new 46' wide elevated road and a 15 foot retaining wall to be built on Lindell soil which has "Limited use" for excavation, building homes or constructing roadways, much less retaining walls supporting elevated streets as described in the USDA Soil Survey. Lindell Soil is shown in a wide swath along former streambed area and beyond both sides of 3905 Ivy.*
- *This website will be live by tonight. Feel free to include it in your emails.*
<https://www.openprocessing.org/sketch/934298>
- **this natural drainage channel/basin flooded out during the 2010 flood but it was not listed on the FEMA map because no property existed there at that time. There was a foot deep creek flowing through the property adjoining this parcel upstream and the reinforced drainage channel on 3905 flooded deep and wide. 2010 flood storm water flowed above and beyond this channel as can be seen in the 2010 aerial photographs. This location is where Robbie Drimmer plans to fill with as much as 15 feet of dirt and build an elevated road. Also we had clear fast moving creeks that rose up through the saturated aquifer running all along Ivy during the 2010 flood.*
- *The elevated road will be built on 20% slopes and it will create a precipitous 15 foot drop off very close to the property line of 3901 Ivy.*
- *There are also large rocks embedded in this land and an underground stream which breaks the surface at 3901 Ivy. Our aquifer is at risk with this huge excavation and grading project. Unsuitable Lindell Soil runs below the most dramatic elevated portion of the roadway.*

6. Grade Changing. If grade changing is required in any subdivision, contour grading techniques shall be used, where practicable, to provide a natural- appearing transition between grades. The angle of any graded slope shall be gradually transitioned to the angle of the natural terrain. Slopes of 33 percent or less may contain turf but, wherever practicable, vegetation other than turf that increases the natural appearance shall be used. All vegetated embankments shall have a check swale at the top. No reinforced embankment shall exceed 66 percent.

7. Grade Changing Devices. Where development of the land requires grade- changing devices such as retaining walls, they shall be designated on the preliminary grading study and a description, including illustrations, of each device shall be included. For interlocking walls, vines and groundcover to provide a more natural finish to coarse walls is encouraged. Grade changing devices shall:

- Avoid creating precipitous grade changes, including through the use of retaining walls, that could result in safety hazard(s) to occupants of the development or to the general public.
- Generally limit the height retaining walls in or abutting residential development. Excessive grade changes shall be managed with terraces formed by a series of low retaining walls or by a combination of contoured slopes and low retaining wall(s).

Chapter 3. Requirements for Improvements, Reservations, and Design 3

3-4 Lot Requirements

- 1. Lot Arrangement. The lot arrangement shall be such that there shall be no foreseeable difficulties, for reasons of topography, flood hazards, or other conditions in providing a building site and yard area. Lots proposed for creation on steep slopes, or with limited acceptable soil for private sewage disposal system (if applicable), shall be designated on the face of the plat as critical lots in accordance with the provisions of Section 3-3.2 - 3-3.5.
- 5. Lot Drainage. Lots shall be arranged in a manner to permit coordination of lot drainage with the general storm drainage system for the area, including subsurface drainage.

3-7 Improvements

4. Street Construction and Related Requirements:

- a. Grading and Improvement Plan. Street plans shall conform to the standards required by this Section and shall be approved as to design and specification by Public Works Department.
- d. Arrangement of Streets:
 - 3. Minor local streets shall be laid out to conform as much as possible to the topography, to provide for the efficient dispersal of internal traffic while discouraging high volumes of through traffic, and to permit efficient drainage and accommodate utility systems.
 - 5. The use of curvilinear streets shall be encouraged where conformance with existing topography shall minimize the volume of cut and fill.

From Municipal Code

17.12.090 - Cluster lot option.

In order to provide for flexibility of design, the creation of common open space, the preservation of natural features or unique or significant vegetation, subdivisions in the R/R-A and RS/RS-A districts may cluster lots subject to the following restrictions:

This Concept Plan fails to meet two out of the three primary purposes of the cluster lot option. No open space is created, our tree canopy will be destroyed and the plan to grade and fill the beautiful slopes and working watershed for this area and divert the natural drainage channel.

Municipal code 17.08.020 describes this property perfectly when it states in section A,

"Natural conservation policy is applied to those areas of the county which are unsuitable for urban scale development due to severe environmental constraints." This section continues "furthermore, some areas of very steep topography, potentially unstable soils or a propensity to flood are intolerant of development of significant intensity".

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[516 Riverwood Circle, Nashville 37216](#)

Resident of this address since 2012

Writing to request to DENY PROPOSAL FOR IVY DRIVE DEVELOPMENT

First, thank you for your time and consideration in this important issue.

I am requesting you DENY this proposal for the following reasons:

- This location is a critical watershed and drainage location for the surrounding neighborhood. I can only imagine what kind of enhanced damage this will cause for the area should we experience another flood.
- . There is NO open space planned for this development, which is a violation of the zoning law as I understand it. This cluster lot proposal does not create open space or preserve natural features.
- . The [14 foot elevated road](#) will be dangerous for pedestrians, bikes and cars. And imagine what it will do to the access for the residents should we face another flood. This plan also gives cause for erosion concerns.
- . The land, and soil is not suitable for the changes this will bring to the street and the neighborhood. The Lindell and Maury soil is rated unsuitable for road construction.
- . The additional traffic will pose a danger for kids playing and regular walkers and runners down the street.

For those of you who have never driven down this sleepy, winding, narrow road, navigating through the area on a normal trash day is already a challenge.

-. Allow this development to happen in an area where it is appropriate and safe for the community, not in a tucked away neighborhood deep in the heart of Inglewood. Somewhere where the land doesn't have to be filled in, watershed and drainage basin to be altered and where mature tree canopy doesn't have to be cleared. Please deny this proposal.

Thank you again for your time and consideration.

Tiffany Vargo

From: Gunderman, Jennifer Marie <jen.gunderman@Vanderbilt.Edu>

Sent: Tuesday, July 21, 2020 10:29 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>

Subject: Case #2020S-126-001 On Consent: No 3905 IVY DRIVE

Dear Commissioners,

My husband and I have lived at 4014 Moss Rose Drive, Nashville 37216 for 10 years, and we are not in favor of the proposed development referenced above. Please vote no. There are other neighbors who have provided you details about how the plan will affect water drainage and completely alter the landscape of the (very beautiful) area, and we share their concerns. We have lived here long enough to remember the 2010 flood, which inundated the neighborhood. Storm water runoff is already a problem here, and we feel that building new houses in this basin near the river and floodplain is not a good idea.

Thank you for your consideration,

Jen Gunderman

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From: Siegel,Meredith,BRENTWOOD,NUSA SLS Sales SGC Value <Meredith.Siegel@us.nestle.com>

Sent: Tuesday, July 21, 2020 10:40 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Case 2020S-126-001

Dear Commissioners,

I live at 2306 Shadow Lane and am writing in to voice my concern for the development on Ivy Drive.

This area faced flooding in the 2010 flood with some homes condemned. When we have major stores there are a few lots that retain large amounts of water on them already. With this development they are filling in and building on the natural water shed which helps with drainage. Without the natural water shed I am afraid we would face increased water issues and possible flooding. If we end up with water issues then the whole neighborhood would lose value and also face possible home abandonment as not all of us are currently in a flood plain so we do not have flood insurance.

One of the reason I bought my house is that this neighborhood is well established with great trees, wildlife, and is relatively quiet. We also have amazing wild life living on the property up for developments. It is common to hear coyotes (I haven't seen them but many others have), there are tons of deer that roam the area, a couple of owls. It's a beautiful oasis in the city. If this lot is developed it will displace these animals. If the coyotes lose their home they will be more likely to come into the neighborhood and could kill our pets as they search for nee food sources. Worse would be an injury to a human.

I am not anti-development, Nashville is a growing and changing city. There are areas where this type of development makes since. However, it is not right for this neighborhood and the negatives outweigh the positives. Please stick to current zoning requirements and do not allow my Nashville paradise to be destroyed.

Thank you,

Meredith Siegel

From: Jeremy Lehmann <jeremylehmann@gmail.com>

Sent: Tuesday, July 21, 2020 11:17 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>

Subject: Case # 2020S-126-001

I am writing to urge the Planning Commission to deny approval of this plan. As has been noted previously, this development plan appears to be an attempt to force RS5 (5000sf) zoning onto RS10 property, increasing density beyond what is typical throughout the rest of the neighborhood.

As stated in Nashville.gov manuals, cluster lots belong near major thoroughways near shops and public transportation—not on sleepy, hidden streets that are so small they don't even have lines painted on them.

Municipal code 17.08.020 describes this property perfectly in Section A: "Natural conservation policy is applied to those areas of the county which are unsuitable for urban scale development due to severe environmental constraints." This section continues: "Furthermore, some areas of very steep topography, potentially unstable soils or a propensity to flood are intolerant of development of significant intensity."

It has been pointed out previously that this property is a watershed basin for five streets, as seen here:

<https://www.google.com/maps/d/viewer...>

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This feature is marked on city maps as a conservation area, with a blue line marked along the natural drainage channel. Water has been flowing through 3905 Ivy for hundreds of years. Milton, Freemont, Ivy, Moss Rose and Shadow Lane stormwater currently flows through this property and its neighbor 3901 which completes the watershed as it runs down to the Cumberland.

I urge the commissioners to reject this development plan. This planned development shows no benefit to our neighborhood. Instead, it depends upon the destruction of one of our most treasured landscapes and seems likely to put several neighboring households at greater risk of flooding. Furthermore, it is completely insensitive to the needs and wishes of the people who call this neighborhood home and are actually invested in this community. It ignores the existing limitations of our neighborhood's infrastructure and is ultimately an act of vandalism against our neighborhood for financial gain.

Respectfully,
Jeremy Lehmann

From: JoCarol Cohen <jocarol.cohen@gmail.com>
Sent: Tuesday, July 21, 2020 11:50 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Case Number: 2020S-126-001

Greetings,

I am writing to urge the Planning Commission to **deny the approval** of this Case Number: 2020S-126-000. At first blush, it may seem like an improvement over the previous concept. Yes, eight homes may feel more doable than 32, but the parcel of land previously brought before the Commission has been split in two.

The current proposal with eight houses is in no way an improvement over the previous plan—it is actually pretty consistent with the previous concept. The adjacent lot at 3901 Ivy is still up for sale, and neighborhood homeowners like myself are on tenterhooks because we feel that what happens at 3905 will naturally help determine what will be allowed next door.

Essentially, if this plan were to move forward, the developer would strip all the beautiful mature trees from this property, and then he would have to fill practically the whole length of the lot with dirt—on top of soil that is unstable since this piece of land is a watershed for the neighborhood. The proposed plan includes a wall of infill that reaches 14+ feet high in places. The drainage pipe that the developer wants my neighbors to depend upon to clear water from their backyards would run for 125 feet underneath all this new infill.

Would you want to be living at 3907 Ivy, next to the pipe that is supposed to handle all the water that runs down through this watershed property on its way to the Cumberland River? I would not. I would also not want to be the owner of 3901 Ivy should this plan succeed.

This is a massive grade and fill project, that runs counter to the purpose of the cluster lot ordinance, which is supposed to be used "for the preservation of natural features," and is meant to create open space. There is no open space here, and absolutely ZERO preservation whatsoever. This plan will ruin the property's unique environmental and geographic features and a substantial amount of mature canopy.

As stated, this property is a watershed basin for five streets, as seen here: <https://www.google.com/maps/d/viewer?mid=1cIJ4X9OPcMVMObE1c-QNQKuDf54&ll=36.21018895485584%2C-86.70428155939602&z=16>

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This feature is marked on city maps as a conservation area, with a blue line marked along the natural drainage channel. Water has been flowing through 3905 Ivy for hundreds of years. Milton, Freemont, Ivy, Moss Rose, and Shadow Lane stormwater currently flows through this property and its neighbor 3901 which completes the watershed as it runs down to the Cumberland.

If this plan succeeds, there will be a large mound of fill dumped on top of our natural watershed basin with a pipe underneath that may or may not handle all the water that runs through this property when it rains. How will this dramatic change in topography affect our flooding issues upstream and downstream? Honestly, we do not want to find out.

I also feel like this is an attempt to force RS5 (5000sf) zoning onto RS10 property, with greed as the motivating factor. An RS10 subdivision would allow for four or five homes, not eight. Cluster lots should not allow for more density than would be allowed in a regular subdivision, but this is exactly what Mr. Drimmer is planning. **As stated in [Nashville.gov](https://www.nashville.gov/manuals) manuals, cluster lots belong near major thoroughways near shops and public transportation—not on sleepy, hidden streets that are so small, they don't even have lines painted on them.**

Municipal code 17.08.020 describes this property perfectly in Section A: "Natural conservation policy is applied to those areas of the county which are unsuitable for urban scale development due to severe environmental constraints." This section continues: "Furthermore, some areas of very steep topography, potentially unstable soils or a propensity to flood are intolerant of development of significant intensity."

This planned development shows no benefit to our neighborhood. Instead, it depends upon the destruction of one of our most treasured landscapes and seems likely to put several neighboring households at greater risk of flooding.

Please, commissioners, do the right thing again for this beautiful area and the homeowners who could be so adversely affected should it move forward. **Vote to deny approval of this plan.** Let the developer go back to the drawing board and conceive a plan that is more in touch with the natural conditions of this watershed property.

-JoCarol Cohen

3908 Ivy Dr

Nashville, TN 37216

From: Greg O'Loughlin <oloughlin@gmail.com>
Sent: Tuesday, July 21, 2020 12:15 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>
Subject: Disapprove Case # 2020S-126-001 - No to development on Ivy Drive

Hello,

I am writing to urge you to vote no on Case # 2020S-126-001.

This plan attempts to force RS5 (5000sf) zoning onto RS10 property without a proper hearing. An RS10 subdivision would allow for 4 or maybe 5 homes, not 8. As Logan Elliot stated in a previous hearing for a similar proposal "Cluster Lots do not allow for more density than would be allowed with a regular subdivision." But this is exactly what Mr Drimmer is attempting, his proposal doubles the density that he could build on a regular RS10 subdivision on this lot. It is a long and unusually shaped lot with a watershed.

Natural watershed basins need to be protected from development. This area is marked on all city maps as a Conservation area with a blue line marked along the natural drainage channel. It is not a stream but a watershed line.

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This plan diverts a working natural watershed on an old streambed. Water has been flowing this way for hundreds of years. This plan seems like a recipe for terrible environmental damage.

This plan clearly violates the purpose of the cluster lot ordinance which states it is used "for the preservation of natural features". Cluster lots are supposed to create open space and there is no open space in this plan - just a large road and a required retention area.

This proposed dramatic change in topography would affect our flooding issues upstream and downstream. There will be a large highly elevated mound filled in on top of our natural watershed basin. Milton, Freemont, Ivy, Moss Rose and Shadow Land storm water currently flows through 3905 Ivy Drive and it's neighbor 3901 which completes the watershed on the way to the Cumberland River.

This will ruin the adjoining property 3901 Ivy which forms the rest of the basin. There would be a manmade 15 foot hill running through the watershed nearly to the edge of 3901 if this were approved. It will wreck the watershed for both properties.

Thank you for your time and attention to this matter. Please do not allow this development.

Sincerely,

Greg O'Loughlin

1410 Hemlock Ave

Nashville, TN 37216

615-887-7547

From: Jeffrey Miller <jeff@jjmillerlaw.com>

Sent: Tuesday, July 21, 2020 12:36 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>

Subject: 2020S-126-001/3905 Ivy Drive

Please see the attached correspondence in opposition to the above-referenced proposed cluster lot subdivision. For the reasons stated therein, we urge you to decline to approve this proposal.

Jeffrey J. & Jiyaporn R. Miller

4216 Brush Hill Rd.

Nashville, Tennessee 37216

615-533-3957

SEE ATTACHMENT ON FOLLOWING PAGE

From: Dave Keiser <dave.keiser74@gmail.com>

Sent: Tuesday, July 21, 2020 12:38 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Benedict, Emily (Council Member)

<Emily.Benedict@nashville.gov>; Cathey, Eben (Planning) <Eben.Cathey@nashville.gov>; Elliott, Logan (Planning)

<Logan.Elliott@nashville.gov>; Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>; Shepard, Shawn (Planning)

<Shawn.Shepard@nashville.gov>; McCullough, Stephanie (Planning) <Stephanie.McCullough@nashville.gov>

Cc: Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; Leeman, Bob (Planning) <Bob.Leeman@nashville.gov>;

Item 43. 2020S-126-001 – Ivy Drive

JEFFREY J. MILLER

Attorney at Law

Office Address:

1504 17th Ave. So.
Nashville, Tennessee 37212

Mailing Address:

Post Office Box 22216
Nashville, Tennessee 37202

July 21, 2020

VIA ELECTRONIC MAIL ONLY

Metropolitan Nashville Planning Comm'n
800 Second Ave. So.
Nashville, TN 37219
Email: planning.commissioners@nashville.gov

Re: 2020S-126-001
3905 Ivy Drive

Dear Commissioners:

My family resides at 4216 Brush Hill Road, approximately 1.4mi. from the above-referenced proposed development. We are again writing you to urge your vote to disapprove a proposal to stuff more residences on lots to which they are not suited. We were before you a few months ago concerning the same parcels, and now another developer is coming before you to propose approximately a third of the number of homes on a third of the land. Indeed, for many of the same reasons that arose in the earlier consideration for 32 homes on the entire 9+ acre parcel this proposal should be disapproved as well.

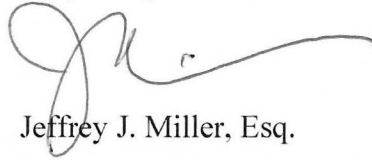
In order to put more homes than would otherwise be permitted in the current RS10 zone, we note that the proposed development wishes to utilize the cluster lot option provided by Section 17.12.090 of the Metro Zoning Code. However, the proposed development does not even remotely meet the base criteria to be permitted to use such option. First, the cluster lot option is to create "common space, [and] the preservation of natural features or unique or significant vegetation." Yet due to the site's unique and substantial topography (the property slopes down a 20% grade from the street to a valley – with a stream – and then back uphill to the existing structure and the rear lot line), the proposal expressly calls for significant slope grading and adding tons of fill dirt in order to manufacture 8 buildable lots on the site. The stream will be paved over with a road supported by no less than a 14' retaining wall. We submit that paving over streams, bringing in substantial infill soil, and adding a 14' retaining wall is *not* "the preservation of natural features" but rather the man-made erasure of the same.

This is the second attempt to try and shoehorn in multiple residences on lots that simply are not suitable for such construction. The Commission noted those very same concerns before. The land has not changed since then, and the only difference now is using less of the land for less structures, but bringing in bulldozers and excavators, together with tons and tons of fill dirt in order to make it suitable for a use for which it just is not appropriate.

Telephone: 615-434-2092
Mobile: 615-533-3957
Facsimile: 615-285-2082
Email: jeff@jjmillerlaw.com

We, therefore, request that you deny the application. Thank you.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'J. Miller', with a long, sweeping horizontal line extending to the right.

Jeffrey J. Miller, Esq.

cc: Ms. Emily Benedict (via email)

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Amanda Frick <frick.amanda@gmail.com>

Subject: Against Concept Plan 2020S-126-001

First of all, thank you again for your patience and thoughtful attention to our neighborhood's comments regarding the previous attempt to force cluster homes on 3905 & 3901 Ivy Drive...and NOT ALLOWING IT TO HAPPEN!

My name is Dave Keiser, and I live two doors down at 3911 Ivy Drive. I am fervently against this development. It's the same thing as the one pitched earlier this spring by practically the same group of developers, who don't give two flips about the neighborhood. They only care about making money. This cluster development doesn't fit the neighborhood and who is to say that these developers won't use that argument for their benefit on the neighboring property once you approve this. It's sneaky and down right evil. It's 1.5 miles away from anything commercial. This type of development doesn't belong here and the amount of infil they plan to bring in to level this property is either crazy (the amount of trucks coming through are going to tear up the roads and impede pedestrians for some time) or it's a complete lie as they get their proverbial foot in the door and come back to you for the second property (3901 Ivy Dr.) and say, "Well, why can't we do another cluster development? There's already one planned and approved at 3905 Ivy." See how this is going? Do you think the owner of 3901 Ivy is excited about looking at a 15' retaining wall? That owner doesn't care because they're in on it. The fact that they aren't upset is confirmation to me that this is all a front to get the 3901 Ivy Drive project developed and we end up with 32 or 24 houses next to us that don't fit the neighborhood context....and there's no retaining wall. LOL!

This is a trojan horse. Please don't let this happen!

Here are some finer points to consider.

Suitability of the Land

After studying this property for several months now, we believe that this is the real problem: this land is not suitable for dense development. Someone in Nashville Government knew this a long time ago and designated it Conservation Policy on the parcel map. The same features that are so valued by our community make it very challenging to develop. This developer has to flatten out and grade the natural features off of this land to make it work. He has to build a dramatic and dangerous elevated road to make it work, while filling in our watershed and destroying our canopy at great detriment to our neighborhood and community.

Problematic Soil for building, excavation and roads

The problematic Lindell soil which runs under this property near Ivy Drive is created in floodplains (from USDA WebSurvey Data). That says a lot. If you explore that part of my graphic you will see that it runs under much of lot #1 and under the elevated road and its precipitous retention wall near Ivy Drive. The Maury soil on the rest of this parcel is also rated unsuitable for road construction. This already looks to be a dangerous elevated structure, even more so being built on soil unsuited for excavation and streets, not to mention elevated streets with retaining walls.

In addition, this fill, retention wall and street will be built over a 20% grade near Ivy Drive. This seems like a recipe for disaster.

Storm Water and Erosion Concerns We regularly have storm water runoff unable to fit through the large culvert down at Cooper lane where it smashes into the culvert walls and floods the yards and homes. We are concerned that this enormous underground pipe will get clogged from fill and debris and that water will back up into the neighboring backyards while also eroding the new elevated mesa and roadway.

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Elevated street and steep retaining wall on problematic soil In addition to filling the watershed, this plan creates a hazardous 14 foot elevated road and sidewalk supported by a retaining wall. This drops 16 feet to the neighboring property at 3901 at the most dramatic point in the center. I cannot imagine how dangerous this structure would be for pedestrian, bike and car traffic. The fact that it would be anchored in problematic soil ill suited for new streets, much less elevated streets and retaining walls is frightening and it abuts 3901 Ivy.

Cluster lots are used to create open space and preserve natural features

First, there is no open space on this plan. It is forced RS5 zoning and increases density by at least 3 lots from what could be built with an RS10 subdivision. The only unbuilt space is the large storm water retention area squeezed on top of the hill just south of the road. Nearly every natural feature of this gorgeous watershed property will be graded or filled with this plan. The substantial mature tree canopy will be destroyed and the beautiful watershed will become an elevated flat mesa.

So, do you want to make a couple of people happy or lose 200 neighbors? I hope you disapprove of this greedy plan. I also hope you get rid of this cluster development loophole and honor your own planning documents!

I am attaching a document here showing all of the Metro Codes that will be violated if this concept plan is approved by the Planning Commission. There are **more than 200 community members who understand that this plan will not be good for our neighborhood** AND that it does not meet Metro standards. Please do what's right for Nashville. Don't set a dangerous precedent that future developers can point to. Help ensure that the cluster development loophole can't be abused in the future by other developers. **If this is approved, I guarantee you will see more abuses of the cluster development loophole in the future; unscrupulous and greedy developers will point to the approval of this plan as an example of why cluster developments should be approved anywhere and everywhere.**

Opposed to 2020S-126-001,

Dave Keiser

3911 Ivy Drive

Nashville, TN 37216

From: Bryan Owings <Bryanowings@bellsouth.net>

Sent: Tuesday, July 21, 2020 12:50 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>; Sylvia Giannitrapani <sylviagrealtor@gmail.com>

Subject: 2020S-126-001 3905 Ivy Dr...

Dear Planning Commission,

Thanks for taking the time to read my letter...this letter pertains to case #2020S-126-001 3905 Ivy Dr....I am writing to ask that you STRONGLY DENY APPROVAL of this project...as I understand this current project is going to completely change the character of this property and more importantly the character of this beautiful 60 plus year old neighborhood so the developer can cash in at the neighbors expense....it seems that his plan will include some of the following :::

- 1..loss of most of the trees due to serious excavation and grading
- 2..serious amount of fill dirt on top of Lindell and Maury soil which is unsuitable for building safely

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3..building a 46 wide street on top of that soil that will sit on top of fill dirt on top of a retaining wall..(a recipe for disaster)

4..adding a 125 ft drainage pipe (that will surely become clogged over time causing major backup)under 15 feet of fill dirt

years ago someone wisely designated this property as a Conservation Policy...they knew it was unsuitable for a big development...for many reasons...right now most of the 3.37 acres are permeable surface...gravel driveway and grass...if asphalt and concrete roads and driveways are added it will be a major drainage issue for the houses in the neighborhood and really bad for the houses down below on Moss Rose...and adjoining properties on Ivy Dr....in closing I'd like to add a piece of advice from you the Metro Planning Commission..

Municipal code 17.08.020 describes this property perfectly in Section A: "Natural conservation policy is applied to those areas of the county which are unsuitable for urban scale development due to severe environmental constraints." This section continues: "Furthermore, some areas of very steep topography, potentially unstable soils or a propensity to flood are intolerant of development of significant intensity."

thanks for your time...please DENY this development..

Sincerely,Bryan Owings

From: Anne McCue <annemccueink@gmail.com>

Sent: Tuesday, July 21, 2020 12:51 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>

Subject: Please Say no to Ivy Drive Overdevelopment Case # 2020S-126-001

I am writing to register my disgust at the plan of overdevelopment of 3905 Ivy Drive Case # 2020S-126-001.

I can't even believe this was approved by Mr. Elliott and have to wonder what his motives are.

the new plan involves decimating the natural land shape and water flow on this property and crams too many houses into a small space. It is no better than the last concept design that was NOT approved by council.

The beautiful contours of this property will be greatly altered over nearly the entire plot. Why doesn't Robbie build this somewhere flat instead of wrecking this beautiful watershed property with fill?

His plan includes burying something like 125' length of drainage pipe under as much as 15 feet of dirt to supposedly keep the natural drainage channel and watershed functional.

Please say no to this!

Thank you

Anne McCue

Fernwood Drive 37216

From: Jessy Yancey <jessyyancey@gmail.com>

Sent: Tuesday, July 21, 2020 12:54 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Elliott, Logan (Planning) <Logan.Elliott@nashville.gov>

Cc: Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>

Subject: Case # 2020S-126-001

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Dear Commissioners,

First of all, thank you again for your patience and thoughtful attention to our many comments regarding the previous attempt to force cluster homes on 3905 & 3901 Ivy Drive. I hope that you will agree that this new plan to put 8 cluster lots on 3905 Ivy Drive is very similar to the previous plan, and it violates 2 of the 3 main goals of the cluster lot option, to preserve natural features and to create open space. In addition, it also creates a precipitous elevated road and sidewalk while destroying the watershed with up to 15 feet of fill.

My friend and neighbor created the following interactive graphic to illustrate these issues. The graphic link also covers the extreme loss of mature canopy this plan would bring, the problematic soil for building on 3905 Ivy, the steep slopes under the proposed elevated road and lot 1, and the Conservation Policy map which clearly marks this natural drainage channel and its buffer area for protection.

<https://www.openprocessing.org/sketch/934298>

3905 is part of a **critical watershed and natural drainage basin** for this area of the Inglewood bluff. This watershed drains 5 streets. During the 2010 flood, there was a 1 foot deep creek swiftly flowing across 3905 Ivy, overflowing the banks of the natural drainage channel. It is not marked on the 2010 flood maps because nothing was built there at that time, so there was no damage. Robbie Drimmer plans to reroute this natural channel and replace it with a seemingly inaccessible 125+' length of pipe as much as 15' underground. Another underground pipe would carry storm water upstream to the retention area which is currently uphill. He will have to do additional severe excavation in that area for this to work and there is no other space to put the retention area downhill where it would seem to belong.

Cluster lots are used to create open space and preserve natural features

First, there is no open space on this plan. It is forced RS5 zoning and increases density by at least 3 lots from what could be built with an RS10 subdivision. The only unbuilt space is the large storm water retention area squeezed on top of the hill just south of the road. Nearly every natural feature of this gorgeous watershed property will be graded or filled with this plan. The substantial mature tree canopy will be destroyed and the beautiful watershed will become an elevated flat mesa.

Elevated street and steep retaining wall on problematic soil In addition to filling the watershed, this plan creates a hazardous 14 foot elevated road and sidewalk supported by a retaining wall. This drops 16 feet to the neighboring property at 3901 at the most dramatic point in the center. I cannot imagine how dangerous this structure would be for pedestrian, bike and car traffic. The fact that it would be anchored in problematic soil ill suited for new streets, much less elevated streets and retaining walls is frightening and it abuts 3901 Ivy.

Storm Water and Erosion Concerns We regularly have storm water runoff unable to fit through the large culvert down at Cooper lane where it smashes into the culvert walls and floods the yards and homes. We are concerned that this enormous underground pipe will get clogged from fill and debris and that water will back up into the neighboring backyards while also eroding the new elevated mesa and roadway.

Problematic Soil for building, excavation and roads

The problematic Lindell soil which runs under this property near Ivy Drive is created in floodplains (from USDA WebSury Data). That says a lot. If you explore that part of my graphic you will see that it runs under much of lot #1 and under the elevated road and its precipitous retention wall near Ivy Drive. The Maury soil on the rest of this parcel is also rated unsuitable for road construction. This already looks to be a dangerous elevated structure, even more so being built on soil unsuited for excavation and streets, not to mention elevated streets with retaining walls.

In addition, this fill, retention wall and street will be built over a 20% grade near Ivy Drive. This seems like a recipe for disaster.

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Suitability of the Land

After studying this property for several months now, we believe that this is the real problem: this land is not suitable for dense development. Someone in Nashville Government knew this a long time ago and designated it Conservation Policy on the parcel map. The same features that are so valued by our community make it very challenging to develop. This developer has to flatten out and grade the natural features off of this land to make it work. He has to build a dramatic and dangerous elevated road to make it work, while filling in our watershed and destroying our canopy at great detriment to our neighborhood and community.

I urge you to disapprove this Concept Plan and I urge you to consider designating this property as Unsuitable Land for development.

Thanks very much for your time and consideration,

Jessy Yancey
2709 Sandy Dr., 37216

From: Laura Yankee <mrs.laurayanke@gmail.com>

Sent: Tuesday, July 21, 2020 12:59 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Case # 2020S-126-001 / 3905 Ivy Drive

Dear Commissioners,

My Ivy Drive neighbors, my husband and I, and our larger Inglewood community, find ourselves again asking for your time and careful consideration of another cluster development plan being proposed on 3905 Ivy Drive in the land that espouses the natural watershed for our neighborhood. This plan is extremely similar to the plan from Michael Kenner that was denied only a few short weeks ago.

There are several damning elements of the proposed development. First, it literally violates the very purpose of what cluster lot developments are designed to do, which is to conserve natural features and create greenspace. This plan will without a doubt destroy the watershed on this lot. By filling in the lot with 14 feet of dirt, the water runoff will bring harmful flooding to the neighboring properties even with an underground pipe - but especially an underground pipe that is 125 feet long and 15 feet deep. The potential for backup and overflow is a certainty!

Additionally, the natural features of the lot including the stream and the beautiful tree canopy will be destroyed by this dense development. If done, this damage would be irreversible.

Another issue with this lot is the soil itself. It is unsuitable for building per our own USDA guidelines and soil map. Filling in a lot that is on over a 20% grade with 14 feet of additional soil to build a road with a retaining wall seems like a recipe for failure, causing major shifting over time in the infrastructure that is built and again causing flooding and erosion concerns - not just for the neighbors down the hill, but for the homes that are being proposed.

This land has already been designated for conservation by our own metropolitan government years ago, and the reasons for doing this remain to this day. The land is a watershed area for five streets in our neighborhood. It is not suitable for this type of density - that much is clear.

I strongly urge you to deny this plan as it is assured to cause a myriad of problems! Thank you for your time and commitment to ensuring the safety of our neighbors and Inglewood residents.

Sincerely,

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Laura Yankee

615-482-7118

3931 Ivy Drive

Nashville, TN 37216

From: s o m u c h f i r e <somuchfire@gmail.com>

Sent: Tuesday, July 21, 2020 1:14 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; logan.elloitt@nashville.gov

Subject: Case 2020S-126x001 3905 Ivy Drive

Re: Case 2020S-126-001

Dear Commissioners,

I am writing to you to voice my disapproval of the proposed development at 3905 Ivy Dr. in Inglewood. A previous proposal at this site was disapproved by the planning commission and this new proposal does not alleviate any of our previous concerns. This proposal contains cluster lots which are not appropriate for our neighborhood. There are serious concerns with storm drainage and the suitability of the soil for development. Plus, this proposal would destroy most of the trees that currently thrive on this land.

I am respectfully requesting that this proposal be denied by the planning commission. Developing on this beautiful piece of property would be a tragedy. Please do not allow it to happen.

Thank you,

Mason Hall

3918 Ivy Drive

Nashville, TN 37216

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From: Robbie Lynn Hunsinger <>

Sent: Monday, July 20, 2020 9:26 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Public Comment 2020S-126-001, 3905 Ivy Drive

Dear Commissioners,

First of all, thank you again for your patience and thoughtful attention to our many comments regarding the previous attempt to force cluster homes on 3905 & 3901 Ivy Drive. We hope that you will agree that this new plan to put 8 cluster lots on 3905 Ivy Drive is very similar to the previous plan, and it violates 2 of the 3 main goals of the cluster lot option, to preserve natural features and to create open space. In addition, it also creating a precipitous elevated road and sidewalk while destroying our watershed with up to 15 feet of fill. You may not be aware, but this developer, Robbie Drimmer (aka Hayden Lane LLC) was the selling agent for the 32 cluster lot plan for Ivy Drive that we successfully fought earlier this year.

I have several points to share with you today and I have made an interactive graphic which illustrates these issues. I am also attaching the grading workup I did that shows the dramatic difference in elevation between this plan and the current natural topography. The graphic link also covers the extreme loss of mature canopy this plan would bring, the problematic soil for building on 3905 Ivy, the steep slopes under the proposed elevated road and lot 1, and the Conservation Policy map which clearly marks this natural drainage channel and its buffer area for protection.

<https://www.openprocessing.org/sketch/934298>

3905 is part of a **critical watershed and natural drainage basin** for this area of the Inglewood bluff. This watershed drains 5 streets. During the 2010 flood, there was a 1 foot deep creek swiftly flowing across 3905 Ivy, overflowing the banks of the natural drainage channel. It is not marked on the 2010 flood maps because nothing was built there at that time, so there was no damage. Robbie Drimmer plans to reroute this natural channel and replace it with a seemingly inaccessible 125+' length of pipe as much as 15' underground. Another underground pipe would carry storm water upstream to the retention area which is currently uphill. He will have to do additional severe excavation in that area for this to work and there is no other space to put the retention area downhill where it would seem to belong.

Cluster lots are used to create open space and preserve natural features

First, there is no open space on this plan. It is forced RS5 zoning and increases density by at least 3 lots from what could be built with an RS10 subdivision. The only unbuilt space is the large storm water retention area squeezed on top of the hill just south of the road. Nearly every natural feature of this gorgeous watershed property will be graded or filled with this plan. The substantial mature tree canopy will be destroyed and the beautiful watershed will become an elevated flat mesa.

Elevated street and steep retaining wall on problematic soil In addition to filling the watershed, this plan creates a hazardous 14 foot elevated road and sidewalk supported by a retaining wall. This drops 16 feet to the neighboring property at 3901 at the most dramatic point in the center. I cannot imagine how dangerous this structure would be for pedestrian, bike and car traffic. The fact that it would be anchored in problematic soil ill suited for new streets, much less elevated streets and retaining walls is frightening and it abuts 3901 Ivy.

Storm Water and Erosion Concerns We regularly have storm water runoff unable to fit through the large culvert down at Cooper lane where it smashes into the culvert walls and floods the yards and homes. We are concerned that this enormous underground pipe will get clogged from fill and debris and that water will back up into the neighboring backyards while also eroding the new elevated mesa and roadway.

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Problematic Soil for building, excavation and roads

The problematic Lindell soil which runs under this property near Ivy Drive is created in floodplains (from USDA WebSurvey Data). That says a lot. If you explore that part of my graphic you will see that it runs under much of lot #1 and under the elevated road and its precipitous retention wall near Ivy Drive. The Maury soil on the rest of this parcel is also rated unsuitable for road construction. This already looks to be a dangerous elevated structure, even more so being built on soil unsuited for excavation and streets, not to mention elevated streets with retaining walls.

In addition, this fill, retention wall and street will be built over a 20% grade near Ivy Drive. This seems like a recipe for disaster.

Suitability of the Land

After studying this property for several months now, we believe that this is the real problem: this land is not suitable for dense development. Someone in Nashville Government knew this a long time ago and designated it Conservation Policy on the parcel map. The same features that are so valued by our community make it very challenging to develop. This developer has to flatten out and grade the natural features off of this land to make it work. He has to build a dramatic and dangerous elevated road to make it work, while filling in our watershed and destroying our canopy at great detriment to our neighborhood and community.

I urge you to disapprove this Concept Plan and I urge you to consider designating this property as Unsuitable Land for development.

I have attached my code citations to support my arguments above.

Thanks very much for your time and consideration,

Robbie Lynn Hunsinger
4021 Ivy Drive

SEE ATTACHMENT ON FOLLOWING PAGES

From Municipal Code
17.12.090 - Cluster lot option.

In order to provide for flexibility of design, the creation of common open space, the preservation of natural features or unique or significant vegetation, subdivisions in the R/R-A and RS/RS-A districts may cluster lots subject to the following restrictions:

17.08.020 describes this property perfectly when it states *in section A*,

"Natural conservation policy is applied to those areas of the county which are unsuitable for urban scale development due to severe environmental constraints. " This sections continues "furthermore, some areas of very steep topography, potentially unstable soils or a propensity to flood are intolerant of development of significant intensity".

Subdivision Regulations 2017
Planning Commission MISSION STATEMENT

The Planning Commission guides growth and development as Nashville and Davidson County evolve into a more socially, economically and environmentally sustainable community, with a commitment to preservation of important assets...

Introduction p 5

While the Zoning Code controls land use, the Subdivision Regulations control the pattern of development. Dividing land also defines traffic circulation patterns and access, dedicates rights-of way, and reserves tracts of land to protect environmental resources (floodplains, wetlands, forested areas)..

1-3 Purpose

1. *Purpose.* These regulations are intended to "provide for the harmonious development of the municipality and its environs,

3-3 Suitability of the Land

- 1. *Suitability of the Land.* Land which the Planning Commission finds to be unsuitable for subdivision or development due to flooding* as shown on FEMA maps or identified in local studies confirmed by the Stormwater Division of Metro Water Services (Stormwater Division), steep slopes as shown on Metro's topographical maps, rock formations, problem soils, sinkholes, other adverse earth formations or topography,
- 7. Grade Changing Devices. Where development of the land requires grade- changing devices such as retaining walls, **they shall be designated on the preliminary grading study and a description, including illustrations, of each device shall be included.** For interlocking walls, vines and groundcover to provide a more natural finish to coarse walls is encouraged. Grade changing devices shall:
 - **Avoid creating precipitous grade changes, including through the use of retaining walls,** that could result in safety hazard(s) to occupants of the development or to the general public.
 - Generally limit the height retaining walls in **or abutting residential development.** Excessive grade changes shall be managed with terraces formed by a series of low retaining walls or by a combination of contoured slopes and low retaining wall(s).

3-4 Lot Requirements

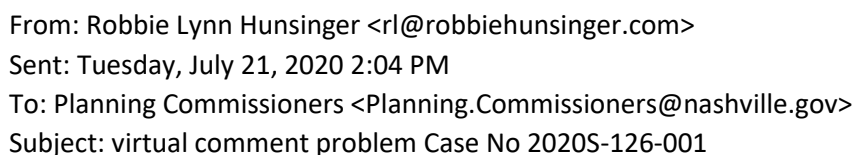
- 1. Lot Arrangement. The lot arrangement shall be such that there shall be **no foreseeable difficulties, for reasons of topography, flood hazards**, or other conditions in providing a building site and yard area. Lots proposed for creation on steep slopes, or with limited acceptable soil for private sewage disposal system (if applicable), shall be designated on the face of the plat as critical lots in accordance with the provisions of Section 3-3.2 - 3-3.5.
- 5. *Lot Drainage*. Lots shall be arranged in a manner to **permit coordination of lot drainage with the general storm drainage system for the area, including subsurface drainage**.

3-7 Improvements

4. Street Construction and Related Requirements:

- a. *Grading and Improvement Plan*. Street plans shall conform to the standards required by this Section and shall be approved as to design and specification by Public Works Department.
- d. *Arrangement of Streets*:
 - 3. Minor local streets shall be laid out to conform as much as possible to the topography, to provide for the efficient dispersal of internal traffic while discouraging high volumes of through traffic, **and to permit efficient drainage** and accommodate utility systems.
 - 5. The use of curvilinear streets shall be encouraged where conformance with existing topography shall minimize the volume of cut and fill.

Received through July 22, 2020



I apologize for this second email but I have learned, just hours before our comment deadline, that the voicemail option is no longer available for this hearing.

We thought the voicemail option was available. We have not seen anywhere that it was not available and we used it just a few weeks ago for our last hearing. I see no notices about this on the website.

One of our members tried to check about it and got back with me with a working number several days ago. Several people mentioned to me that they had had issues with the voicemail but I didn't think much of it and they were going to try again. Today, the deadline for comments, a member confirmed that no, voicemails are no longer being accepted as comments.

Comments on July 23, 2020 MPC Agenda Items

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I can understand you not wanting to take up valuable meeting time playing the calls live, but cutting out this form of commentary discriminates against our members who are not tech savvy, those who do not have smart devices or computers, and those without internet.

I know of several members of our group that fit in this category, and I don't know how many more people were planning to call in today before the deadline, as we were able to do just several weeks ago.

There was no notice that the protocol was different and that voicemails had been eliminated from virtual comments.

Without a public option and now no voicemail option, certain members will now be unable to voice their opinion on this critical issue for Ivy Drive and Inglewood and I find this disturbing. It is too late now to write letters.

I can't imagine what a challenging time this is for you and your staff, but I wanted to alert you to this situation.

I feel that this could have been handled better, and it clearly will keep some of our citizens from expressing their views on this matter.

Thanks for your time and for your service to your community,

Robbie Lynn Hunsinger

From: Nate <natwal728@gmail.com>

Sent: Tuesday, July 21, 2020 2:12 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Opposition to case # 2020S-126-001

Dear Commissioners,

The following letter is in regard to case # 2020S-126-001

.Initially I would like to thank you for your diligence and careful consideration regarding the previous, ill-conceived attempt to turn 3901-3905 Ivy Dr into cluster lots. I believe that you will find that the current proposal for 8 cluster lots on roughly 1/4 of the land is equally ill-conceived (and literally the same density).

As you may be aware, 3905 is part of a critical watershed and natural drainage basin. The plan proposes to fill in this watershed and replace it with a massive retaining wall. A pipe over 125' long and as much as 15' underground has been proposed to replace the natural drainage channel but it is unclear where the access points will be. Furthermore, an additional underground pipe will be needed to carry stormwater upstream to the retention area which is currently uphill. Excessive excavation will be needed in order to accomplish this in an area which contains solely Lindell and Maury soil types, neither of which are suitable for such excavation or road construction. This leads me to my next point.

The USDA has deemed both Maury and Lindell soil types to be unsuitable for road construction. They both have excellent drainage characteristics but, as a result, aren't great for road construction. Building a paved road on this plot would be akin to building a road on mud which is essentially what is under the topsoil. It is an environmental disaster waiting to happen.

As I previously mentioned, the plan not only fills the watershed but proposes a massive retaining wall which will support a hazardous 14 foot elevated road and sidewalk. This drops 16 feet to the neighboring property at 3901 at the most dramatic point in the center. This could be potentially disastrous for bicycle, pedestrian and automobile traffic. A fall from this height could result in destruction of property, serious injury or even death.

It is clear that the environmental impact of the initial infrastructure to even make this plan feasible is potentially disastrous. Furthermore, it directly violates cluster lot ordinances in place which stipulate that green space be created

Item 43. 2020S-126-001 – Ivy Drive

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and natural features preserved. Obviously, natural features will be completely altered and destroyed while there is literally no room for greenspace. It is forced by RS5 zoning and increases density by at least 3 lots from what could be built with an RS10 subdivision. The only unbuilt space is the large stormwater retention area squeezed on top of the hill just south of the road. Nearly every natural feature of this gorgeous watershed property will be graded or filled with this plan. The substantial mature tree canopy will be destroyed and the beautiful watershed will become an elevated flat mesa.

My final point I would like to bring up is the fact that the destruction of these natural features and the construction of an enormous retaining wall will destroy the natural thoroughfare that exists there. Almost every species that is present in Tennessee, including the federally protected American Wild Turkey, depend on this land to survive and thrive. If this plan is allowed to go ahead the natural beauty and integrity of this land will be irreparably altered and potentially lead to environmental disaster due to aforementioned points. I strongly urge you to reject this plan in order to avoid further destruction of the ecosystem and quality of life for both human residents and wildlife.

I humbly thank you for your consideration.

Sincerely,

Nathan Walls

2310 Milton Dr.

From: Matt Kirkegaard <mattkirk4@gmail.com>

Sent: Tuesday, July 21, 2020 2:18 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Please disapprove this plan

Hello. My name is Matt. I live in Inglewood and have invested heavily in this neighborhood. Inglewood holds an incredible history and so much of the draw to this side of East Nashville is the larger lots and land available here. I understand change happens, and I can even get behind some development... but there is a lot of development that does more harm than good and is nothing more than a tragedy in such a special Neighborhood.

This case is one I would urge you disapprove of. I think there are options here to expand and benefit the neighborhood, but I don't believe the plan as is does that. I don't believe it fits the current neighborhood nor does it better it. Please disapprove.

Case Number: 2020S-126-001

Matt

From: Maggie Gigandet <maggie.gigandet@gmail.com>

Sent: Tuesday, July 21, 2020 2:40 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Letter of Opposition to Proposed Development - # 2020S-126-001

Dear Planning Commissioners:

We are writing to urge you to deny approval of the newest proposed development at 3905 Ivy Drive in East Nashville (case number 2020S-126-001.) With this plan, the developer will have to create a mesa by ripping out the mature tree canopy and dumping up to 15 feet of fill on a steep watershed so he can shoehorn in 8 houses, construct a 46 foot wide road, and prop up this bad idea with a 14 foot retaining wall. **The very fact that the developer is going to these lengths to build these homes on this plot of land proves the point that this land is unsuitable for this development; it is so**

Item 43. 2020S-126-001 – Ivy Drive

Comments on July 23, 2020 MPC Agenda Items

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unsuitable that he must try to create from scratch the conditions that this project actually needs to succeed. This plan fails to satisfy these conditions.

We highlight three reasons why the Commission should deny this plan: 1) this plan only adds additional concerns of erosion and drainage issues, 2) according to the Municipal Code, this development is inappropriate, and 3) this cluster lot development is inappropriate for our neighborhood.

First, this new plan to fill in this watershed and create a mesa in the middle of Inglewood only compounds the community's concerns. We have always been concerned about drainage issues because this is a watershed area that currently drains water from 5 roads: Milton, Freemont, Ivy, Moss Rose, and Shadow Lane. Neighbors can tell you they already experience flooding during a rain. This problem will only worsen after the developer rips out trees and paves this area and blocks the water's natural path with his mesa. One pipeline buried under this fill draining from Ivy is not sufficient to control the drainage and is susceptible to debris clogging it up.

Also, water will go where it has always gone. It's a recipe for disaster to ignore the inevitable erosion and reconstruct this land. A portion of this land is Lindell-Urban Soil which is prone to flooding, and Maury Soil is present as well. Both are rated as "very limited" for building purposes. This was a concern for the past development plans, and this developer proposes a more dangerous plan by planning to dump up to 15 feet of fill on slopes with a 20% grade. Stacking homes on top of fill which is resting on these steep slopes and is only comprised of "very limited" soil in some areas all while ignoring the currents of water that have always run into this watershed is asking for trouble. The Commission should prevent the developer from building this house of cards.

Second, the Municipal Code itself indicates that this land is not suited to this development. This land is designated as a conservation policy. Municipal Code 17.08.020(A) on agricultural districts is instructive. It states

Natural conservation policy is applied to those areas of the county which are unsuitable for urban scale development due to severe environmental constraints... Furthermore, some areas of very steep topography, potentially unstable soils or a propensity to flood are intolerant of development of significant intensity and are appropriate for agricultural zoning.

While the land at issue here is not zoned as an agricultural district, this speaks to the purpose of the conservation policy – to prevent "urban scale" or higher density development because of "severe environmental constraints." It is noteworthy that this land meets all three conditions listed above which make it "intolerant of development of significant intensity." This land met these conditions when the plan focused on cluster home development, and these conditions are only more troubling now that total reconstruction of the land is on the table as well.

Third, cluster lot development is inappropriate for our neighborhood. This land is deep in an old neighborhood of single-family homes with no through traffic, no sidewalks, no major roads, no businesses, no transportation, and not even any painted lines separating lanes. Our neighborhood cannot sustain the increased traffic this plan will bring. Far from preserving the neighborhood, cluster lot development will be a blight on our community.

The Ivy Drive neighborhood has vehemently opposed this cluster lot development from the start, and we have grown to include over 200 people. Please listen to our concerns, and deny approval of this plan and designate this land as unsuitable for this type of development.

Thank you for your time and consideration.

Sincerely,

Maggie Gigandet

Daniel Sulbaran

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

2403 Claypool Street

Nashville, TN

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

From: Sylvia Giannitrapani <sylviagrealtor@gmail.com>

Sent: Tuesday, July 21, 2020 2:12 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>

Subject: Case# 2020S-126-001 3905 IVY DRIVE- please Vote NO (For July 23rd meeting, public comments)

Dear Planning commission,

Please do not approve the Case# 2020S-126-001 3905 IVY DRIVE plan to build 8 houses in the steep bend on Ivy Drive.

I appreciate the thoughtful questions you asked about the larger version of this project at the 4/23 meeting to build 32 houses on this and 3 adjoining lots. I also appreciate your listening for hours as our community voiced its concerns. I felt that you were picking up on the nuances of the land on this property that would deem it an unsuitable match to this plan. I still beg, that if you haven't driven past this property, that you do so before you make a decision.

This new plan for 8 houses on 3.37 acres of the original 9 acre project is unsuitable for most of the same reasons. Please vote NO.

I have been soaking in all of the reasons why this plan is not a good use for this property and not good for the health and well being of the neighborhood, I think it all boils down to the unique nature of this very specific piece of land. It has steep grading, a large swath of Lindell and Maury soil, unsuitable for building and is in a location that catches water from the street above and distributes water to properties below that already have flooding issues.

On paper, in 2 dimensions, so much of the plan could look like it is doable.

No, this is not a level lot. And, it is the catch basin for the water flowing from the street, Ivy, above and then sending that water to properties below.

No, this has a large swath of Lindell and Maury soil under proposed houses, massive drive and water retention areas. Lindell soil, created from being in a flood plain, according to the USDA, is not suitable soil for building sites.

No, the additional loss of permeable surfaces from the houses themselves and the large drives will add to the already apparent water issues in this area.

No, the loss of the mature canopy of trees is going to add more to the water issues, especially in the areas of steep grading.

No, the large and steep retaining wall being built on Lindell and Maury soils and the massive regrading planned will create new water and settling issues for this and surrounding properties for years to come.

No, a cluster option makes no sense here changing zoning from rs10 to rs5 and cramming more houses in this space. This area is nowhere near amenities, a major corridor or anywhere where higher density is called for.

No, a cluster option makes no sense here changing zoning from rs10 to rs5 as with this plan there is no creation of common open space or the preservation of natural features (especially with all of the regrading and the loss of the tree canopy). Municipal code 17.12.090- Cluster Lot Option says "....the creation of common open space, the preservation of natural features...." Basically if this plan were developed, there would be the 8 houses crammed in at a density at least twice that of the rest of the neighborhood, the large drive and a retaining pond. No room for common spaces. Not the intent of a cluster option even if this were closer to a major corridor or an area in need of higher density.

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No, the long narrow shape of this lot and the watershed channel severely constrain how many lots can actually be built, as opposed to what might look fine on paper. The math equation for subdivision lots is greatly inflated from what someone could actually build here.

No, the fear is that the proposed new water drainage system would not be adequate for this land's position as a catch basin for the neighborhood and the flooding issues and damage that would result would be felt by neighbors for years to come, long after the developer is gone.

No, how is the 125+' length of drainage pipe that will be buried under as much as 15' underground be kept from clogging and flooding the neighbors? It appears that another pipe would actually carry water. upstream to the retention area which is currently uphill. This plan feels like an M.C. Escher print.

No, navigating the construction trucks on this curved road nestled in a quiet residential neighborhood will be quite destructive to the harmony of the neighborhood...for how many years? How long will the soil need to sit after regrading to really be safe to build the 8 houses. Remember this is Lindell and Maury soil....are they planning on bringing in new soil for the regrading? Turning this quiet street in to a major construction zone for years sounds like a nightmare.

This specific soil, land and location is not suitable for a build of this size

I would refer you to Robbie Lynn Hunsinger's letter to you of 7/20/2020 for specific details, references to codes and the overlay maps that clearly show how problematic this build would be on that soil with inherent and new grading issues.

Please visit the property and VOTE NO!

Thanks for your time and attention

Cheers!

Sylvia Giannitrapani

of 3920 Ivy Drive and 1327 Riverwood Drive....both impacted!

From: Sylvia Giannitrapani <sylviagrealtor@gmail.com>

Sent: Tuesday, July 21, 2020 2:47 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>

Subject: Case# 2020S-126-001 3905 IVY DRIVE-and procedures for public comment (For July 23rd meeting, public comments)

Dear Commissioners,

It has come to my attention that some of my neighbors will be unable to participate in public comments on Case# 2020S-126-001 3905 IVY DRIVE as it appears that procedures for public comments have changed. Not all of our neighbors have email and or internet and yet have been deeply invested in the neighborhood for decades and would like to have their voices heard. They thought they would have been able to leave a voicemail instead of an email to leave their comments, but it looks like that option has been discontinued. We have neighbors who may not have internet access and therefore will not be able to follow the virtual stream to know at what point our case number comes up.

Are they supposed to call in and stay on hold for 3 hours on Thursday?

Comments on July 23, 2020 MPC Agenda Items

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So much of our transition to virtual meetings with Covid-19 has been positive. But this glitch doesn't work for all of our citizens.

Please get back to us before Thursday's meeting to have some options available to these neighbors

Also, on a related note of better communication needed. just found out that map graphics that our neighborhood leader has provided you can't be shown within the technology of the virtual meeting Thursday. What do we need to do to make the viewing of the graphics during the meeting a possibility as they would bring our comments to life? They clearly show the issues we are having with the proposed plan

For your reference....from Planning website...if Voicemail is an option for some public comment, why not for our case?

Provide Comments Virtually

Some public meetings have agenda items that are open for public comment. You can find this info for the meeting you are interested by reviewing the meeting agenda at boards.nashville.gov. If there are agenda items that are open for public comment, there are four possible ways for you to give feedback on agenda items from your home:

- Call and leave a recorded voicemail
- Send an email
- Join the meeting electronically from a digital device that's connected to the Internet
- Call in live from your phone

Thanks in advance for your time and consideration

Cheers!

Sylvia

From: Marshall Albritton <malbritton@plcslaw.com>

Sent: Tuesday, July 21, 2020 1:14 PM

To: Elliott, Logan (Planning) <Logan.Elliott@nashville.gov>

Cc: rl@robbiehunsinger.com

Subject: Metro Planning Commission 072120.pdf

Mr. Elliott:

I have attached our letter objecting to the development proposal which is objected to by over 200 neighborhood opponents.

Thank you.

L. Marshall Albritton

PARKER LAWRENCE

201 Fourth Avenue North, Suite 1700

Nashville, TN 37219

SEE ATTACHMENT ON FOLLOWING PAGE

July 21, 2020

VIA EMAIL: logan.elliott@nashville.gov

Metro Planning Commission
Metropolitan Nashville and Davidson County
Planning Department
800 2nd Avenue South
Nashville, TN 37219

Re: Concept Plan 2020S-126-001
3905 Ivy Drive
PLCS No. 23.20010

Dear Commission Members:

We have been retained to represent over 200 residents of Metro who are neighbors to the above referenced development. They are all opposed to this development.

History and Previous Failed Development Attempt

This proposal is a second attempt at developing this property after the first attempt failed. The original proposal also involved an adjacent parcel.

The first time around the Planning Commission expressed concerns about the grading necessary for development, and whether the cluster lot option preserved the natural features of the land or created common open space.

After requesting a deferral, the developer withdrew the development.

This time around a new developer also has tried to employ the cluster lot option, but his development suffers from the same problems that plagued the first attempt.

Objection to Virtual Meeting

As with the previous application, we object to this hearing on the grounds that it does not afford a meaningful opportunity to be heard. In that regard, I repeat portions of our previous argument:

"The Metro Planning Department staff has done what it can to provide a hearing under the circumstances, but the problem is that the circumstances simply do not afford a meaningful opportunity. People will not be present at the hearing. The Commission will not be assembled together, only electronically. And people will not be able to make the same kind of presentation that only live presence permits. This is why we do not have jury trials and other important tribunals electronically."

Also, we understand that participating in this hearing is more restrictive than the last hearing. People opposed to the development cannot call in and leave voice messages. Now they must have smart phones or computer internet access to participate, or even learn how to participate.

This application seeks to build 8 homes on the 3.38 acre parcel. The land, which is very close to the Cumberland River, is currently pastoral and a sanctuary for animals, and is a drainage basin.

Given what is at stake, and the high level of public opposition to this project, we request that the hearing be continued to the next available date when a live, in person, public hearing can occur.

The Project Does Not Comply with the Standards for Cluster Lot Subdivisions

The developer proposes to build according to the Cluster Lot option, but the proposal does not meet Metro's Cluster Lot subdivisions standards.

1. Failure to Create Common Open Space

The Cluster Lot option exists "to provide for ... the creation of common open space ..." Metro Zoning Ordinance, 17.12.090.

"Utilization of alternative minimum lot sizes shall result in the creation of common open space." Metro Zoning Ordinance 17.12.090D.

"Common open space" means land and/or an area of water within the site designed and intended for the use or enjoyment of the occupants, which may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the occupants of the development." Metro Zoning Ordinance 17.04.060B.

This cluster lot design fails to create any common open space that would not exist by using a non-cluster lot design.

The only area that might be considered open space is the detention pond and surrounding area on the side of the road opposite the homes. That space would exist regardless of lot size on the other side of the road. Using the cluster lot option has not enlarged that area.

2. Failure to Preserve Natural Features

The Cluster Lot option exists "to provide for ... the preservation of natural features ..." Metro Zoning Ordinance, 17.12.090.

The natural features of this 3.38 acre lot include steep topography and a drainage swale. Neither of these are preserved by the proposed development.

Alteration of Topography

The developer proposes to build a 150 foot retaining wall ranging 10 to 14 feet high that is parallel to and close to the adjoining property. The developer also proposes a significant amount of grading to build the wall. Neither of these activities is consistent with preserving the natural features of the property.

Plus, the adjoining owner will be staring at a 10 to 14 foot all along the side of his property.

The developer has also not provided details regarding the retaining wall which is required by Metro's Subdivision regulations.

Filling the Drainage Swale and Redirecting Drainage

The developer proposes to capture stormwater runoff from neighboring property at the property boundary in two large diameter pipes covered with several feet of fill. The runoff currently flows naturally across the property in a drainage swale and not in pipes.

The proposal also redirects some of the stormwater runoff to a pond 100 feet away from its natural course in the swale. The plan does not show how water leaves the pond.

3. Increase in Density

The cluster lot option is not supposed to allow more density than would be allowed under the existing zoning for the property, the RS10 zoning district. We have attached a copy of the Planning Staff slide from the previous presentation which states this point. Exhibit 1.

The plan submitted, however, shows that the cluster lot option increases the density in this case. If the cluster lots were not used here, the lots would be larger and there would be fewer lots.

The purpose of the cluster lot option is to allow smaller lots so that the homes can be located closer together, in exchange for the creation of open space. Larger lots spread the homes apart and take up more space which results in less open space.

In this case, the shape of the tract and the "shotgun" style layout thwarts the intent of the cluster lot option with a perverse result.

Goal of Cluster Lots -	Same or fewer lots/more open space.
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Result here -	More lots/no creation of open space.
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Summary and Additional Information from Neighbors

In addition to what we have provided above, we understand that neighbors have submitted written comments with additional concerns, including matters related to Metro's Subdivision regulations. We concur with those concerns.

In summary, on behalf of the neighbors, we respectfully oppose the proposed development.

Thank you for your service and consideration.

Very Truly Yours,

A handwritten signature in cursive script, reading "Marshall Albritton". The signature is written in dark ink and is positioned above the printed name.

L. Marshall Albritton

See Exhibit 1 Attached

Cluster Lot Subdivisions

- Proposal is for Cluster Lot Subdivision. No rezoning is proposed.
- Does not allow more density than what would be allowed under RS10 zoning district.
- Allows a reduction in lot size to work with



2:58.45 / 7:06.22

Scroll for details



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Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

Item 45. 2020Z-079PR-001 —1924 9th Ave

SUPPORT

From: Rob Thomson <robthmsn@gmail.com>
Sent: Friday, July 17, 2020 12:11 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Support of zoning at 1924 9th Ave. N.

My name is Rob Thomson and I live at 1829 16th Ave. N.

I am speaking in SUPPORT for the zoning of 1924 9th Ave N. .

This neighborhood is in desperate need of development and positive change and growth, which is exactly what I believe we will be doing if we allow for the proposed zoning to pass. My neighbors and I would absolutely love a beautiful neighborhood business to assemble, enjoy the area, and support new jobs and economic growth in our neighborhood. This will bring positive light in an area that we feel may have been neglected and under represented for years. Thank you for hearing my support of this important zoning issue.

Regards,

Rob Thomson

From: Matt Crum <mattscottcrum@gmail.com>
Sent: Friday, July 17, 2020 12:26 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: 1924 9th Ave N Zoning

Hi friends- I wanted to write in to voice my support for the zoning change at 1924 9th Ave N.

With Nashville growing in population, I want to be an empathetic neighbor and support additional density, especially the adding of more places for people to call home.

Matt Crum

Resident of District 21

1825A 16th Ave N, Nashville TN 37208

From: Brittney McClafferty <bmcclafferty@gmail.com>
Sent: Friday, July 17, 2020 1:42 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: 1924 9th Ave N rezoning

I am writing to voice my support for the planned development and rezoning of 1924 9th Ave N. I am a resident of this area and I believe developments like this are beneficial to the area and much needed. It would be nice to have more housing for the growing population as well as local retail that residents in this area would be able to walk to.

Thank you,

Brittney McClafferty

District 21 resident, 1912B 16th Ave N

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

From: Zach Short <zswc413@gmail.com>

Sent: Friday, July 17, 2020 2:45 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: 1924 9th Ave N. Rezoning Proposal

Hello Planning Commission,

My name is Zachary Short and I live at 1923B 16th Avenue North. I am speaking out in support of the 1924 9th Ave N. rezoning proposal. I am in support of developers trying to provide affordable housing to our area in North Nashville, for which I hope this group can tap into the city's funds set aside for that matter. Separately, it seems like empty lots in this neighborhood are mainly serving to be breeding grounds for crime and illegal dumping so the more that responsible development can come through, with respect to the community, hopefully a natural side-effect will be a decrease in crime activity.

Thanks,

Zach

From: M. Simone Boyd <msimoneboyd@gmail.com>

Sent: Monday, July 20, 2020 11:09 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Swaggart, Jason (Planning) <Jason.Swaggart@nashville.gov>; Taylor, Brandon (Council Member)

<Brandon.Taylor@nashville.gov>

Subject: 2020Z-079PR-001: North Nashville 9th & Clay

Dear Planning Commissioners,

We are writing to express support for the proposed zoning change (2020Z-079PR-001). **We ask that the Planning Commission approve the request** to change the existing zoning from R6 to CS. We raise three points for consideration.

First, **approving this change will allow the applicant to build additional work-force units on the property, rather than two additional high-priced units.** This meets our goal of helping our neighborhood remain economically inclusive. Because the property in question is adjacent to four lots that are currently zoned commercial services and are owned by the applicant.

Second, the applicant met with the community on December 10, 2019 to present renderings, discuss the proposed plan and answer questions. Approximately 60 neighbors attended. At that meeting, no opposition was expressed. **In exchange for the requested zoning, the applicant pledged to make several infrastructure improvements:**

- add crosswalks
- complete the sidewalk
- add additional stop signs
- and improve the bus stop with trees and seating

These improvements meet our goal of improving walkability and increasing public safety. These commitments also represent a positive shift in development working to meet community needs, rather than simply extracting resources.

Third, **one of the current buildings allows for the sale of liquor and is one block from John Early Middle School. The development would remove that allowance and not include short-term rentals.** At the December meeting, the

Item 45. 2020Z-079PR-001 — 1924 9th Ave

Comments on July 23, 2020 MPC Agenda Items

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applicant expressed concern for the sale of liquor and its impact on public safety (due to its experience with a similar property on Jefferson Street.) In addition, the applicant explained it is pursuing financing through the Housing Incentive Pilot Program of HUD and that the program does not allow for short term rentals.

For these reasons, we welcome this development to our neighborhood.

Sincerely,

Phillip & M. Simone Boyd

(Cephast Street, Nashville, TN 37208)

CC: Jason Swaggart, Planning and CM Brandon Taylor

SEE ATTACHMENT ON FOLLOWING PAGE

Phillip & M. Simone Boyd

Cephas Street
Nashville, TN 37208
[571.243.6694](tel:571.243.6694)
boyd551@gmail.com

17 JULY 2020

Planning Commissioners

P.O. Box 196300
Nashville, TN 37219-6300

Dear Planning Commissioners,

We are writing to express support for the proposed zoning change (2020Z-079PR-001). **We ask that the Planning Commission approve the request** to change the existing zoning from R6 to CS. We raise three points for consideration.

First, **approving this change will allow the applicant to build additional work-force units on the property, rather than two additional high-priced units.** This meets our goal of helping our neighborhood remain economically inclusive. Because the property in question is adjacent to four lots that are currently zoned commercial services and are owned by the applicant.

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For these reasons, we welcome this development to our neighborhood.

Sincerely,

Phillip & M. Simone Boyd

CC: Jason Swaggart, Planning and CM Brandon Taylor

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

Item 46. 2020Z-080PR-001

SUPPORT

From: Linda Edgens <lindae06@comcast.net>
Sent: Monday, July 20, 2020 10:24 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Case 2020Z-080PR-001 - Proposed Hill Rd. Area Rezoning, Subarea 12

Hello,

My name is Linda Edgens.

I live at 5529 Granberry Heights Drive, Brentwood, TN 37027.

I am commenting in support of Case 2020Z-080PR-001, Map Various, Parcel(s) Various, Subarea 12, Southeast (2004).

Councilman District 04 (Robert Swope), and Councilman District 26 (Courtney Johnston), organized a Rezoning Meeting for our communities on March 10th this year after residents in our area had voiced to them increased opposition to multiple homes being developed on single lots. I am so thankful to have been made aware of this situation, and of the current zoning that allows it. **I strongly support the zoning change from R to RS for the various parcels included in this request.**

My family has lived in the Granberry Heights area for 28 years and we have found it to be a perfect neighborhood--just the way it is with one home per lot. The single family homes are very nice, apparently more than adequate for the lifestyle of people who have moved here. Lots are mature with wonderful trees, and allow adequate private space to enjoy being outdoors--not too close to one's neighbors. The lot sizes also offer homeowners the option of enlarging their homes somewhat as their needs change. The community has changed very little in appearance during the time we have lived here--the homes are mostly one level and are generally very well maintained. What has changed is the age of homeowners--a great number of young families have moved in and given added vitality to the area. This is a natural and desired progression for a community over time. What is **NOT NATURAL AND DESIRABLE** for a stable and vibrant community is for greedy developers to buy property, tear down an exiting home that is compatible with its surroundings, and build two multi-storied homes on one lot that are totally out of character with their surroundings.

Please vote in favor of this rezoning request to protect our neighborhoods from the encroachment of developers who are only interested in making money, and care nothing about the neighborhoods we love. I believe most residents of the areas involved are in favor of this rezoning to protect our current lifestyle. We do not desire to become Green Hills! We are not looking to become more upscale! We are very content with our place in Nashville.

PLEASE VOTE YES TO THIS REZONING REQUEST.

Thank you,

Linda Edgens

From: Donna Harris <doharris55@gmail.com>
Sent: Monday, July 20, 2020 10:52 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Fully support Agenda item #46 -2020Z-080PR-001

46. 2020Z-080PR-001

Item 46. 2020Z-080PR-001

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

On Consent: No BL2020-376/Robert Swope Public Hearing: Open Council District 04 (Robert Swope); 26 (Courtney Johnston) Staff Reviewer: Jason Swaggart

A request to rezone from R15, R20, and R40 to RS15, RS20 and RS40 zoning for various properties located along Broadwell Drive, Woodhurst Drive, Bradfield Court, Bradfield Drive, Granberry Heights Drive, Heather Lane, Heather Springs, Hill Road, Hill Road Circle, San Marcos Drive, Thalman Drive and Wakefield Drive (126.33 acres), requested by Councilmember Robert Swope, applicant; various owners. Staff Recommendation: Approve with a substitute ordinance.

As a resident of 31 years at 5521 Granberry Heights Drive, I fully support the abovementioned request to rezone from R15, R20, and R40 to RS15, RS20, and, RS40 on the location of properties listed above.

Thank you,

Donna Harris

From: Sherie Eubanks <sherie.eubanks@lipscomb.edu>

Sent: Monday, July 20, 2020 10:53 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Case 2020Z-080PT-001

We have lived in the Crieve Hall area for over 30 years and we love the quaint neighborhood that has been built.

We support the zone change from R to RS to protect Granberry Heights Drive and Crieve Hall from being divided into multi family lots.

Case 2020Z-080PR-001

Map Various, Parcel(s) Subarea 12, Southeast (2004)

Council District 04 (Robert Swope); 26 (Courtney Johnston)

Sherie Eubanks

Lipscomb University Athletics

Compliance/Academics

Cheer Coach

615.966.6080 – Telephone

From: Heidi Garner <heidigarneris@gmail.com>

Sent: Monday, July 20, 2020 11:05 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: RS request

I am requesting that the Granberry Heights - Crieve Hall areas be zoned as RS

Witnessing houses being demolished and two homes put on one property is a detriment to the neighborhood.

Thank you,

Heidi Garner

615 938 8008

From: Kristin Milam <kmamilam@gmail.com>

Sent: Monday, July 20, 2020 11:08 AM

Item 46. 2020Z-080PR-001

Comments on July 23, 2020 MPC Agenda Items

Received through July 22, 2020

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Case 2020Z-080PR-001

We support changing the zoning for the Granberry Heights area neighborhood from R to RS.

Thanks so much.

Kristin Pacula

Case 2020Z-080PR-001

Map Various, Parcel(s)

Subarea 12, Southeast (2004)

Council District 04(Robert Swope); 26 (Courtney Johnston)

From: Steve Harris <sharris5521@gmail.com>

Sent: Monday, July 20, 2020 11:13 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Fully support Agenda item #46 2020Z-080PR-001

46. 2020Z-080PR-001

On Consent: No BL2020-376/Robert Swope Public Hearing: Open Council District 04 (Robert Swope); 26 (Courtney Johnston) Staff Reviewer: Jason Swaggart

A request to rezone from R15, R20, and R40 to RS15, RS20 and RS40 zoning for various properties located along Broadwell Drive, Woodhurst Drive, Bradfield Court, Bradfield Drive, Granberry Heights Drive, Heather Lane, Heather Springs, Hill Road, Hill Road Circle, San Marcos Drive, Thalman Drive and Wakefield Drive (126.33 acres), requested by Councilmember Robert Swope, applicant; various owners. Staff Recommendation: Approve with a substitute ordinance.

As a resident of 31 years at 5521 Granberry Heights Drive, I fully support the abovementioned request to rezone from R15, R20, and R40 to RS15, RS20, and, RS40 on the location of properties listed above.

Steven H. Harris

From: GERALD SWICK <g.d.swick@comcast.net>

Sent: Tuesday, July 21, 2020 1:08 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Bill BL2020-376, Proposal No. 2020Z-080PR-001

My name is Gerald Swick, and I live at 5332 Trousdale Drive. I strongly support Bill BL2020-376, Proposal No. 2020Z-080PR-001, introduced by councilmembers Robert Swope and Courtney Johnston. I live within a block of Broadwell and frequently drive many of the other streets covered by this bill. Changing zoning codes from R to RS will assure that these green and peaceful residential neighborhoods will not be overrun with out-of-control development that would change their look and character and would add traffic to streets not designed to handle it. Increased traffic would increase danger for students at Granberry Elementary and for the residents who enjoy walking these streets, many of whom are elderly or who walk with their children and/or dogs. I urge the Planning Commission to pass to pass this bill. Thank you.

Hardwicke, Laura (Planning)

From: Sharp, Karimeh (Planning)
Sent: Wednesday, July 22, 2020 1:19 PM
To: Planning Commissioners
Subject: FW: MPC Case No. 2020Z-080PR-001

From: JANET MARTIN <janet.martin2010@comcast.net>
Sent: Wednesday, July 22, 2020 9:26 AM
To: Planning Staff <planningstaff@nashville.gov>
Subject: MPC Case No. 2020Z-080PR-001

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

To the staff of the Metropolitan Planning Commission,

RE: your Correspondence RE: zone change proposal Case No. 2020Z-080PR-001

We wish to register our support for the proposed zone change, as well as for Council Bill No. BL2020-376, as introduced by Council Members Swope and Johnston. We appreciate your efforts on our behalf.

Sincerely,

Thomas G. and Janet D. Martin, owners
5504 Granberry Heights Drive
Brentwood, TN. 37027-4408