

Comments on July 14, 2016 Planning Commission agenda items, received July 9-12

Items 1a/b, West Nashville Community Plan Amendment/Sky Nashville SP

From: Mary Vick Bargagliotti [mailto:marybargagliotti@gmail.com]
Sent: Monday, July 11, 2016 1:01 PM
To: Etkindall@aol.com; Planning Commissioners
Subject: APPROVE SKY NASHVILLE

We are so excited about the opportunity Sky Nashville will bring to our neighborhood! The businesses they will attract will be so much better than all of the used car lots that we have now. The answers the architects gave to the neighborhood concerns were more than adequate to ease our fears.

So please APPROVE both 2016CP-007-001 and 2016SP-004-001

Thank you for your time.

Mary Bargagliotti

3304D Felicia St

Nashville TN 37209

901-481-3143

From: Holly Chase [mailto:hollymcclure@me.com]
Sent: Sunday, July 10, 2016 11:37 AM
To: Planning Staff
Subject: Sky Nashville

To Whom it May Concern,

I am against this site citing the increase in units. The traffic on Charlotte is already compromised by the other apartments that are already being built and the units are not even occupied.

Holly Chase
615.397.5970

From: Anna Lea Dozier [<mailto:annalea.dozier@gmail.com>]
Sent: Sunday, July 10, 2016 10:07 AM
To: Planning Staff
Cc: Murphy, Kathleen (Council Member)
Subject: Sky Nashville

Dear Planning Commission,
We need time to have a community meeting with Sky Nashville and our councilwoman and district. I think the newest proposed plan is still too dense for this area and I'm very concerned about traffic and pedestrian safety on Charlotte near 35th / 37th. There are children who cross Charlotte to go to Park Elementary and many of us bus riders who have to cross at high traffic times and when it's dark. Please defer till we can have meeting with developers and district.

Anna Lea Cothron
3513 Park Ave

From: Jason Reynolds [<mailto:jasondr34@gmail.com>]
Sent: Sunday, July 10, 2016 8:20 PM
To: Planning Commissioners
Cc: etkindall@aol.com
Subject: Disapprove Sky Nashville

To Whom It May Concern,

I am writing you due to having to miss the hearing July 14th at 4pm. I took off work for the last zoning hearing and it was postponed and I am not able to take off a second time for the meeting. I disapprove of the Sky Nashville plan as of now. I am very surprised how fast this whole process has moved without anyone really know any information about it. I have a few areas of concern I would like to mention. I am really worried about the density of the project. They are wanting to triple the density. It's currently zones for 48 units to my knowledge and they are wanting 151 from what I have heard. If this is approved it will add almost 230 car to our tiny neighborhood which is still trying to make its name. We have two roads into the neighborhood one of which (35th Ave) is in terrible condition and is not wide enough in one spot to be considered a road. The other(33rd Ave) which is were I live, is very dangerous to turn left out of due to line of sight and no turn lane. Another area of concern is blasting rock. They claim they need to blast rock in order to get deep enough to anchor down to secure a 8 story building. My house is built on rock and I am concern of blasting disturbing my foundation over the duration of its existence. We bought into this house almost 2 years ago for \$505,000 knowing that the neighborhood would be

changing for the better, however I don't think the project will be good for our neighborhood. I always knew that they would build something on the proposed lot, just not 151 somethings on the proposed lot. My quality of life will be hindered with this project as well as others in this neighborhood especially those on three of the main streets(33rd Ave, Trevor & 35th) out of 4 streets in our neighborhood. I am all for development and progress but this is not the way to do it. Please take this in consideration when voting.

Disapprove: 2016CP-007-001 West Nashville Community Plan Amendment to allow a 7 story building in our neighborhood.

Disapprove: 2016SP-004-001 The Sky Nashville request to redone from R6 to SP to allow building with triple the density currently allowed.

Thanks,
Jason Reynolds

Item 3, Williams Mill SP

From: Fabian Bedne [<mailto:fabian@bedne.net>]
Sent: Monday, July 11, 2016 6:20 PM
To: Birkeland, Latisha (Planning); Leeman, Bob (Planning)
Subject: 2016SP-028-001

2016SP-028-001 WILLIAMS MILL SP Council District 04 (Robert Swope) Staff Reviewer: Latisha Birkeland
A request to rezone from AR2a to SP-R zoning for property located at 6415 and 6419 Holt Road, at the southwest corner of Nolensville Road and Holt Road, (38.96 acres), to permit up to 125 residential units, requested by Land Solutions Company, applicant; Lunette Pharr & Sara Allen, owners. Staff Recommendation: Approve with conditions and disapprove without all conditions.

Latisha and Bob

I attended a meeting for this project months ago and requested that the developer meet with me to go over the project, to date that has not happened.

This project is across the street from my District and very close to my home.

As a resident impacted by it and also a Councilmember I request that you share with the Commission my request that the request be denied based on extreme insufficient infrastructure at that location and within miles from the intersection. The road widening has not been funded yet and to assume that the additional stress on the roads can be handled without it is unsustainable.

Many of the Holt Rd neighbors are against this project as well, they have spoken against rezoning this property in the past until such time the roads can support it and I agree with them.

Attached is a picture on how close I am to the site

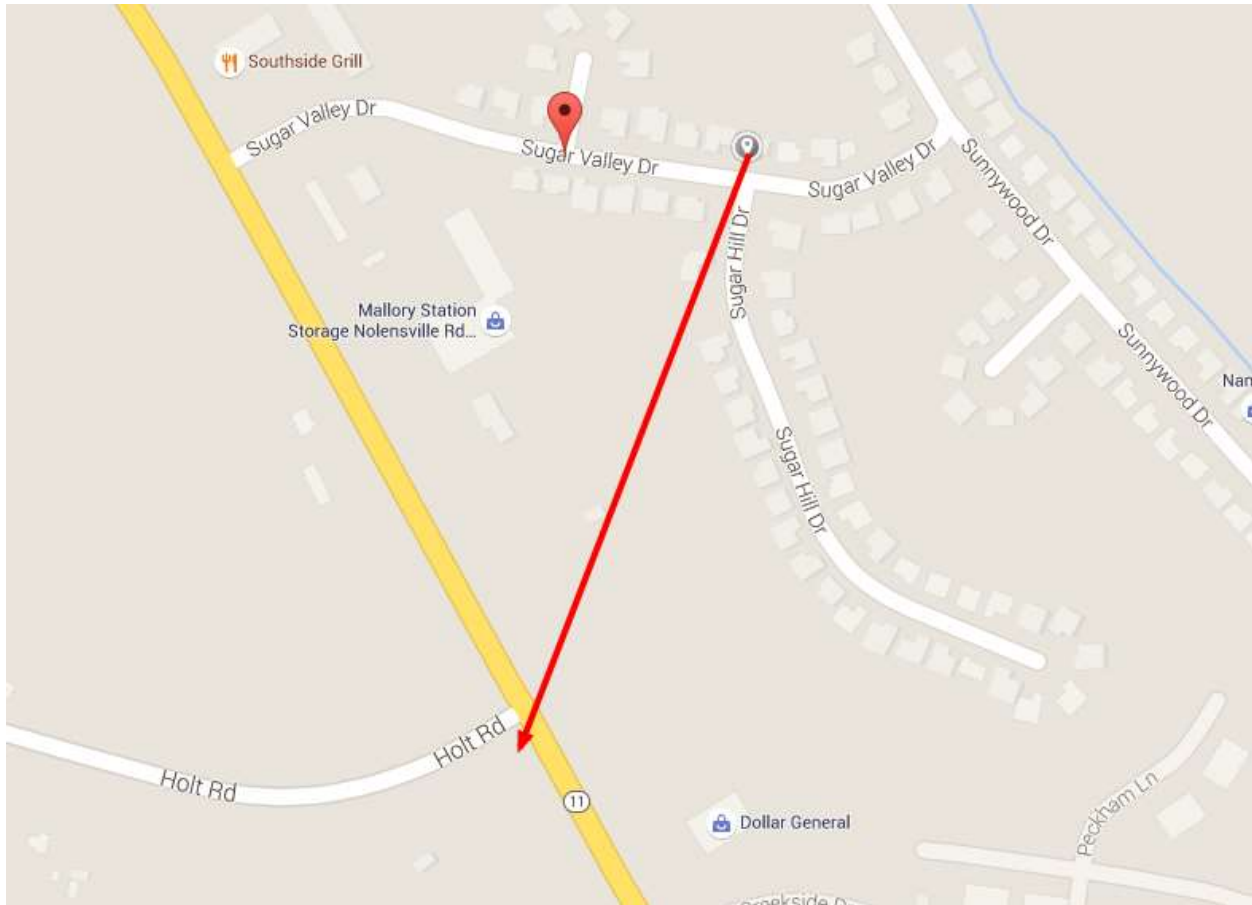
I will try to attend the meeting but just in case please share this with the commissioners

Thanks

Fabian Bedne

Metro Councilmember District 31, Metropolitan Nashville

Tel: 615.829.6226 - fbedne@gmail.com



Items 12a/b, Joelton Community Plan Amendment/Whites Creek Pike rezoning

From: Jennifer Henning [mailto:henningjennifer1@gmail.com]
Sent: Tuesday, July 12, 2016 1:22 PM
To: Planning Commissioners
Cc: Hurt, Sharon (Council Member)
Subject:

Dear Planning Commission Members:

This e-mail is in relation to the Knipfer property on the north side of I-24 Exit 35. I am a resident of District 1. I have lived here since 1986 and raised my children here. I have watched as all the properties on three corners of the interstate have been zoned commercial. Now the Knipfer family is asking to rezone the only remaining parcels on one of the four corners of the interstate. It makes sense that this parcel should be zoned commercial as well.

Joelton is a growing community, however, with the three gas stations we currently have, gas prices are higher than the other exits before and after us.

Currently, I will purchase gas when I am in Springfield or Goodlettsville since the prices are cheaper. I wait until I have to make a trip there and will purchase gas there because it is too high in Joelton. We could use the competition that a Thornton's Fuel Center would bring to the area. It is my understanding that this is a Fuel Center and NOT a truck stop according to the plans I saw at the community meeting. This property being zoned commercial would bring an increase in tax revenues for Davidson County and would help with infrastructure improvements in our area.

As a voting resident of Davidson County, I am requesting that the rezoning of the Knipfer property to Commercial be approved. Thank you for your time.

Jennifer E. Henning
2951 Union Hill Road
Joelton, TN 37080

From: Betty Henning [mailto:bettyihenning25@gmail.com]
Sent: Tuesday, July 12, 2016 1:04 PM
To: Planning Commissioners
Cc: Hurt, Sharon (Council Member)
Subject: Knipfer Property

Dear Planning Commission Members:

This e-mail is in relation to the Knipfer property on the north side of I-24 Exit 35. I am a resident of District 1. I have lived here since the 80s. The Knipfer family property is the only remaining parcels on one of the four corners of the interstate that is not zoned commercial. It makes sense that this parcel should be zoned commercial as well. Joelton is a growing community, however, with the three gas stations we currently have, gas prices are higher than the other exits before and after us. We could use the competition that a Thornton's Fuel Center would bring to the area. It is my understanding that this is a Fuel Center and NOT a truck stop. This property being zoned commercial would bring an increase in tax revenues for Davidson County and would help with infrastructure improvements in our area. As a voting resident of Davidson County, I am requesting that the rezoning of the Knipfer property to Commercial be approved. Thank you for your time.

Betty I. Henning
2951 Union Hill Road
Joelton, TN 37080

From: thomas.hennings09@comcast.net [mailto:thomas.hennings09@comcast.net]
Sent: Tuesday, July 12, 2016 12:45 PM
To: Planning Commissioners
Cc: Hurt, Sharon (Council Member)
Subject: Knipfer property

Dear Planning Commission Members:

This e-mail is in relation to the Knipfer property on the north side of I-24 Exit 35. I am a resident of District 1. I have lived here since the 80s. The Knipfer family property is the only remaining parcels on one of the four corners of the interstate that is not zoned commercial. It makes sense that this parcel should be zoned commercial as well. Joelton is a growing community, however, with the three gas stations we currently have, gas prices are higher than the other exits before and after us. We could use the competition that a Thornton's Fuel Center would bring to the area. It is my understanding that this is a Fuel Center and NOT a truck stop according to the plans I saw at the community meeting. This property being zoned commercial would bring an increase in tax revenues for Davidson County and would help with infrastructure improvements in our area.

As a voting resident of Davidson County, I am requesting that the rezoning of the Knipfer property to Commercial be approved. Thank you for your time.

Thomas F. Henning
2951 Union Hill Road
Joelton, TN 37080

From: pollyhenning@comcast.net [mailto:pollyhenning@comcast.net]

Sent: Tuesday, July 12, 2016 12:30 PM

To: Planning Commissioners

Cc: Hurt, Sharon (Council Member)

Subject: Knipfer Property Rezoning

Dear Planning Commission Members:

This e-mail is in relation to the Knipfer property on the north side of I-24 Exit 35. I am a resident of District 1. I have lived here since 1986 and raised my children here. I have watched as all the properties on three corners of the interstate have been zoned commercial. Now the Knipfer family is asking to rezone the only remaining parcels on one of the four corners of the interstate.

It makes sense that this parcel should be zoned commercial as well.

Joelton is a growing community, however, with the three gas stations we currently have, gas prices are higher than the other exits before and after us. Currently, I will purchase gas when I am in Springfield or Goodlettsville since the prices are cheaper. I wait until I have to make a trip there and will purchase gas there because it is too high in Joelton. We could use the competition that a Thornton's Fuel Center would bring to the area. It is my understanding that this is a Fuel Center and NOT a truck stop according to the plans I saw at the community meeting. This property being zoned commercial would bring an increase in tax revenues for Davidson County and would help with infrastructure improvements in our area.

As a voting resident of Davidson County, I am requesting that the rezoning of the Knipfer property to Commercial be approved. Thank you for your time.

Polly M. Henning
2951 Union Hill Road
Joelton, TN 37080

From: dbrooks191@comcast.net [mailto:dbrooks191@comcast.net]
Sent: Tuesday, July 12, 2016 12:18 PM
To: Planning Commissioners
Subject: Joelton rezoning

Danny R. Brooks

7613 Gerald Dr.

Joelton, TN 37080

dbrooks191@comcast.net

Commissioners, I am in favor of the zone change for the property on Whites Creek Pk. @ I-24. I live just across the field from this property. I have attended both community meetings and feel what has been proposed would be an asset to our area. I would appreciate your consideration.
THANK YOU

From: kar6of6@comcast.net [mailto:kar6of6@comcast.net]
Sent: Tuesday, July 12, 2016 9:42 AM
To: Planning Commissioners; Hurt, Sharon (Council Member)
Subject: Item G 12A/12B Joelton Thornton's Truck Stop

July 12, 2016

To the Metropolitan Nashville Planning Commissioners
and Councilwoman-at-Large Sharon Hurt:

As you know, a Thornton's Truck Stop has been proposed for the corner of Whites Creek Pike and I-24W at Joelton, Tennessee in an area that is currently zoned T2 Rural Neighborhood, thereby forcing a major zoning change to T3 Suburban Neighborhood. A small group of heirs who will benefit from the sale of this property is pushing this major change to Joelton's largely rural/agricultural zoning to settle an estate. However, according to NashvilleNext's long-term planning guide for this area, this proposed facility goes against the report recommendations adopted by the citizens of Joelton and the Metro Nashville Planning Commission in 2015. The plan states that "Joelton provides significant assets to Middle Tennessee. Its rural character, farmland, and environmental treasures, such as forests, streams and rivers, rolling hills, and wildlife habitat, help define the character of Middle Tennessee, sustain the diversity of places within Davidson County, add to the local food system, and clean our county's water and air." The plan goes further to add that "Joelton's rural development patterns and hilly terrains means that it also provides key natural services. It has the highest percentage of tree canopy coverage of all of Nashville's 14 community planning areas. Because of its considerable tree canopy, Joelton helps clean Nashville's air and reduce its heat island effect. Joelton's forested land also helps to soak rainwater into the ground, supporting the health of Marrowbone and Whites Creeks."

I was present at the May 24, 2016 meeting at Paradise Ridge Park and wrote down something that Greg Claxton of the Planning Commission stated about there being a "problem with the land". Indeed, the NashvilleNext zoning plan alludes to such problems in that "steeply sloping land is normally considered suitable only for very low intensity development, particularly in Davidson County, where such slopes are also covered by unstable soils and are often composed of fragile geological formations." There is a large creek on this property that feeds into other tributaries that lead into Sycamore and Cumberland water sheds and would be endangered with diesel fuel run-off should this station be approved. Also, as this area lies above an area known for karst formations, the potential run-off from the station into underground reservoirs could be significant, thus damaging fragile environment. The increased emissions in the area from the 210-250 diesel trucks per day that Thornton's is banking on will add to the ozone level accretion, which will negatively impact Joelton's status as "helping to clean

Nashville's air". Also, NashvilleNext plainly states that "Joelton residents want to preserve the natural features of the community that include steep slopes, winding streams and creeks, flood plains and family farms."

The NashvilleNext further states that "there are no Centers or High Capacity Transit Corridors identified in Joelton. **The community includes a number of small Rural Neighborhood Centers, but these are intended primarily to provide services for Joelton residents; they are not intended as major residential or commercial hubs.**" From the description differences between T2 Rural Neighborhood Center and T3 Suburban Neighborhood Center from Metro Planning/Codes, T2 service centers 'enhance rural neighborhoods' and fit in with 'rural character', as well as being "small-scale", while T3 service centers are more suitable for 'suburban neighborhoods' within a walkable distance and served by "well-connecting streets, sidewalks and mass transit", of which there are none in this area. In fact, the NashvilleNext zoning plan states that "**to maintain Joelton's rural character and avoid encouraging substantial residential and commercial growth, no major transportation changes are proposed in this community. Joelton's major and collector street pattern is established; providing additional collector streets would encourage the subdivision of large rural parcels and convert large areas into suburban patterns and densities.**" This statement would preclude the Thornton's plan of widening Whites Creek Pike to four lanes and add a middle turn lane from its present two-lane country state road.

Also, as both descriptions for T2 and T3 state that both centers must be "pedestrian friendly" and include "sidewalks", again the NashvilleNext plan excludes this as it states "**the dispersed settlement pattern [in Joelton] gives few opportunities for expanding the sidewalk and bicycle network.**" As a long-time resident of fifty-eight years, I can tell you that no one walks or bikes in this area as it is not the safest area for pedestrians; they go to the parks or the cemeteries.

At its proposed location right off the exit ramp from I-24, Thornton's Truck Stop will have the potential to cause a traffic nightmare as people from both Davidson and Robertson counties travel up and down Whites Creek to I-24 to work. Thornton's wants to add a traffic light just beyond the northbound exit ramp at I-24; however, this move would cause a major problem to the traffic flow in that area as people who normally flow onto Whites Creek Pike in a steady stream between 3-5PM will now be stuck waiting on a light. They will be forced to sit on the exit ramp, along with semis, thus possibly leading to a back-up of stopped traffic on I-24. As Thornton's projects an estimated semi-truck flow rate of 210-250 rigs per day, this will not only increase the traffic level in this rural area, but also raise the level of 24-hour a day noise and air pollution.

Thornton's also has plans to have at least ten semi-truck bays for drivers to park their rigs to "rest". But what constitutes this 'rest' duration was never made clear in either of the public meetings. During the May 24, 2016 community meeting at Paradise Ridge Park, a concerned resident asked for clarification on this point. I found the following answer on the NashvilleNext planning website for Joelton: **according to Codes Department, "any idle time in the vehicle (that is, not getting gas, not shopping, not stretching legs) would be in violation. This is a violation reportable to Property Standards division, but would need someone (such as an employee or neighbor) to report it. Property Standards is not available at night; the Police would need to be called."** As one can see, this answer leaves the burden of 'policing' this truck stop for violators of these 'rest periods' largely up to the citizens of Joelton, as there are no permanent police officers assigned to a station here (because **there is no police station here**).

Therefore, based on these facts, and as this truck stop that will benefit only a small number of heirs of the Knipfer/Ennis estate, commercial diesel truck drivers, and the commercial business interest, Thornton's, this truck stop should not even be considered for this parcel of land as it does not fit the Metro Nashville Planning Commission's planning recommendations for Joelton as outlined in the June 2015 NashvilleNext zoning plan. Thank you for your time.

Kathy A. Rodgers

4060 Bernard Road

Joelton, TN 37080

615-876-2858

From: ara611@comcast.net [mailto:ara611@comcast.net]
Sent: Tuesday, July 12, 2016 7:45 AM
To: Planning Commissioners
Cc: Hurt, Sharon (Council Member); Claxton, Gregory (Planning)
Subject: Case# 2016CP-001-001

Members of the Planning Commission,

I am writing in support of the rezoning for the parcels 7330,7340, 7350, 7360, and 7368 White Creek Pike to commercial property. My family has lived and been apart of the Joelton community for over 30 years and if we felt that the rezoning would be negative for the community we would not be in support. My family not only lives in Joelton, but we attend church on Whites Creek Pike, and my daughter also attends daycare in Joelton.

The current zoning for the property is residential, which is mind blowing because it is the only corner of the I-24 and Whites Creek Pike intersection that is not commercial. I appreciate all the time and effort you spent creating the community plan and Nashville Next, but after carefully reviewing it I concluded that the plan is dynamic and not static because of unforeseen circumstances due to growth changes in an area. Nashville Next is a plan on how future development should occur, but it doesn't acknowledge that there are times when the plan must be amended and I believe this is an example.

At the last community meeting, joined by Greg Claxton of the planning commission and Council Lady Sharon Hurt, there were an overwhelming number of people who voted in support of the

rezoning this property to commercial. Council Lady Hurt, took her own notes and wrote down these numbers and I am sure she would be happy to share those with you. There were approximately 90+ people in attendance and only 2 people raised their hand that they were against the rezoning to commercial. The majority of the residents of Joelton/District 1 are in favor of the rezoning to commercial and I hope that you will consider and approve this rezoning. It will only benefit Joelton and Davidson County to rezone this property allow future growth.

Thank you so much for your service to Joelton and Davidson County and I look forward to meeting you Thursday night.

Ashley Anderson

From: jtomlinson1618@gmail.com [mailto:jtomlinson1618@gmail.com]
Sent: Monday, July 11, 2016 4:37 PM
To: Planning Commissioners; Hurt, Sharon (Council Member)
Subject: Zoning change consideration request for Knipfer/Ennis property in District 1

Currently the Knipfer/Ennis property in District 1 is up for consideration by the Planning Commission for re-zoning. As a resident of District 1, I am in support for re-zoning this property to commercial. The three parcel properties along Whites Creek Pike, that run parallel to Interstate 24 in Joelton, are all currently zoned commercial. The Knipfer/Ennis property should also be zoned as commercial for continuity and flow. This classification change would also allow for small commercial growth, while keeping this growth in the area that is appropriate, along the I-24 corridor. Business growth would bring competitive fuel pricing (which Joelton needs), improved tax revenue, and increased customer traffic for area businesses in the Joelton community. To decline a zoning change would be a disservice to both the property owners and especially the community.

I would appreciate your consideration in approving this zoning change request. Significant community support was seen at the Paradise Ridge zoning meeting on 07/07/2016, as witnessed by Council member Sharon Hurt. A strong majority of those in attendance were in support of this zoning change. It is my hope the Planning Commission would strongly consider the will of the District 1 residents, as seen at this meeting. All property owners should receive a fair and equal opportunity. Considering the aforementioned properties along I-24 and Whites Creek Pike in Joelton are already zoned commercial, it is appropriate and reasonable that this property should be zoned commercial as well.

Jeremy Tomlinson

From: BJ.Anderson@hcahealthcare.com [mailto:BJ.Anderson@hcahealthcare.com]
Sent: Monday, July 11, 2016 4:03 PM
To: Planning Commissioners
Cc: Hurt, Sharon (Council Member)
Subject: Whites Creek Pike Rezoning Property

I strongly think the land on Whites Creek Pike should be zoned Commercial. There are 4 Quadrants of land separated by I24. Three out of the four are already zoned commercial. There is not a precedent anywhere in the County where 3 out of 4 quadrants are zoned commercial, all 4 are commercial or none are commercial.

Thank you for your time,

Betty Anderson

From: Smith, Ronald (NFD)
Sent: Monday, July 11, 2016 1:55 PM
To: Planning Commissioners
Cc: Smith, Ronald (NFD)
Subject: Zoning change

Distinguished members,

In reference to the zoning change request from the Knipfer/Ennis estates located at 7330,7340,7350,7360 and 7368 Whites Creek Pike located at the northeast corner of Whites Creek Pike and I24W off ramp Exit 35. I support this zoning change and respectfully request approval by the Commission. I support the change based off these factors:

- 1) Other 3 corners of this exchange already zoned CL
- 2) This property has lost all residential appeal due to its location, the highway and the easement created by the interchange.
- 3) This will allow for additional services and convenience for the community and it's future growth as Davidson County continues to grow out toward the County lines.
- 4) Additional revenue for Davidson County via commercial vs residential property tax, sales and fuel taxes generated by new business (majority of traffic exits right and goes on to Robertson County for these purchases) and new sales on fuel to commercial trucks as there are no fuel centers on this end of Davidson County.

- 5) The community meeting held on 7/7/2016 in reference to this zoning change was attended by approximately 100 citizens who voted overwhelmingly in favor of this change after debating all issues for and against. The vote was taken by Councilperson Sharon Hurt.

As per the recommendation to disapprove this zoning change submitted by Mr. Claxton who was in attendance of this meeting leaves me somewhat puzzled (so much for democracy).

Mr. Claxton witnessed the vote as well as the interactions of the participants. Mr. Claxton was approached after the meeting and asked what needed to be done to stop this by a person opposed due to business competition. This same identity has bombed social media with a petition misleading signees by portraying this as a full functioning truck stop with a picture which reflects a large TA or a Loves type facility, it was made very clear this is not what is being requested. As per Mr. Claxton's reference on environmental issues with this property I believe Kimley-Horn & associates addressed these. I have full confidence in our codes (Metro Codes) department to see that all issues would be compliant.

I personally was unaware of NashvilleNext being community active until it was brought up at these meetings. I don't feel I live life with my head in the sand but I sure missed out on this. I have property in Dist 1, Dist 3 and Dist 11 which I receive property tax statements, I do not recall receiving a mailing about a NashvilleNext meeting involving my districts. I do thank those who were aware and attended such meetings and for their input, but I do not believe that this number (18,500 over three years) would reflect the majority of property owners in Davidson County. After learning of NashvilleNext and viewing I feel this guideline is dynamic in nature and requires adjusting with demographics and not something chiseled in stone.

I will not be able to attend to Commission hearing on 7/14/2016 due to my shift working that day at the Nashville Fire Department and unable to get off. I do respectfully ask that the Commission consider my input and vote to support this zoning change.

Respectively Submitted,

Ronald Smith.

From: Christa Elliott [mailto:christa@lifecu.org]
Sent: Monday, July 11, 2016 12:03 PM
To: Planning Commissioners; Claxton, Gregory (Planning)
Subject: Whites Creek Pike/I-24 Rezoning

Metro Nashville Planning Commission and Mr. Claxton:

The above mentioned property will be discussed before the planning commission this Thursday. I would like to ask that you consider **APPROVING** the rezoning of this property to commercial status, as it is the only suitable use for this property.

A portion of this land was purchased many decades ago by the Knipfer family when Joelton was an extremely rural town. After the purchase of the property, the interstate came through and preparation for that took a large portion of their property for the widening of Whites Creek Pike. Once the interstate came through, the rural character of this property was forever changed. Of the four corners of the interchange, this is the **ONLY** corner zoned residential. No one will ever purchase this property for residential use, it is in no way suited for that.

During the last community meeting, Councilwoman Hurt asked for a show of hands and took various votes. One vote was specifically for who was opposed to the rezoning of this piece of land. Two, maybe three hands out of the entire room were raised in opposition to the rezoning to commercial status, which is what this community meeting was about-rezoning only. It is also important to know that the majority of supporters were **NOT** family members. They are members of the Joelton community. They live there, have children in school there, worship and shop there. They all have a vested interest in the community.

While a petition has been created online for those in opposition, it is important to know that the facts are being misrepresented! The opposition are business owners, not residents of the community, who are against competition. They are luring people to sign the petition to not allow a Truck Stop/Travel Center knowing full well this is not a truck stop, thus allowing them to promote their own personal agenda.

The recommendation of staff was to deny the request for rezoning. However, rezoning of this property would create healthy competition which benefits local consumers. In addition, this would allow the entire city to earn tax revenues that are currently being lost to surrounding counties. The rezoning of this property alone could help with some of the budget cuts that Metro Nashville faces each year.

Lastly, please consider what a devastating financial loss for the family when the overlay was placed over their property **WITHOUT** their knowledge or input!

Regards,

Christa Knipfer-Elliott

From: Shaun Hurley [mailto:sundance011@yahoo.com]
Sent: Monday, July 11, 2016 10:55 AM
To: Planning Commissioners
Subject: Joelton rezoning

I wanted to email you to let it be known that I think the land owners at the corner of I-24 and Whites Creek Pike SHOULD be allowed to have their property rezoned to match the other 3 quadrants. That land is no longer suitable for residences and the rezoning will allow for inevitable growth to the area.

Thank you
Shaun Hurley
8196 Jackman Rd
Joelton, Tn.

From: Tiffany Tomlinson [mailto:ttomlinson@goodpasture.org]
Sent: Monday, July 11, 2016 10:10 AM
To: Planning Commissioners
Cc: Hurt, Sharon (Council Member)
Subject: Zoning request for Knipfer/Ennis properties in District 1

Currently the Knipfer/Ennis property in District 1 is up for consideration by the Planning Commission for re-zoning. As a resident of District 1, I am in support for re-zoning this property to commercial. The three

parcel properties along Whites Creek Pike, that run parallel to Interstate 24, are all currently zoned commercial. The Knipfer/Ennis property should also be zoned as commercial for continuity and flow. This classification change would also allow for small commercial growth, while keeping this growth in the area that is appropriate, along the I-24 corridor. Business growth would bring competitive fuel pricing (which Joelton needs), improved tax revenue, and increased customer traffic for area businesses in the Joelton community. To decline a zoning change would be a disservice to both the property owners, and especially the community.

I would appreciate your consideration in approving this zoning change request. Significant community support was seen at the Paradise Ridge zoning meeting on 07/07/2016, as witnessed by Council member Sharon Hurt. A strong majority of those in attendance were in support of this zoning change. It is my hope the Planning Commission would strongly consider the will and voice of the District 1 residents. All property owners should receive a fair and equal opportunity. Considering the aforementioned properties along I-24 and Whites Creek Pike are already zoned commercial, it is appropriate and reasonable that this property should be zoned commercial as well.

Respectfully,

Tiffany Tomlinson

[615-268-3150](tel:615-268-3150)

Sent from my iPhone

From: Eunice Horner [mailto:ehorner1970@gmail.com]

Sent: Monday, July 11, 2016 8:51 AM

To: Planning Commissioners

Subject: Rezoning

Hi my name is Eunice Glover and I support the rezoning of the property in Whites Creek Pike and I24 in Jolton Tn to commercial

From: James Barnes [mailto:James.Barnes@icta-us.com]

Sent: Monday, July 11, 2016 8:41 AM

To: Planning Commissioners

Cc: Hurt, Sharon (Council Member)

Subject: Proposed Zoning Change

Dear Planning Commissioners,

I am sending this email to confirm that I support the proposed zoning change from residential to commercial for the property at the intersection of I-24 and Whites Creek Pike in Joelton. As a neighbor and fellow property owner I cannot see any detrimental effects of this proposed zoning change and actually have identified many positive effects that could result from this change.

My contact information is below and I would welcome any questions or discussion about my decision.

Regards,

Jim Barnes

3084 Union Hill Rd.

Joelton, TN 37080

james.barnes@icta-us.com

From: Trenton West [mailto:trentonwest29@yahoo.com]

Sent: Monday, July 11, 2016 8:16 AM

To: Planning Commissioners

Subject: Rezoning

My name is Trenton west and I support the rezoning of the property in whites creek pike and i24 in joelton, tn.

Sent from my iPhone

From: Joshua Benard [mailto:benard1995@yahoo.com]

Sent: Monday, July 11, 2016 7:40 AM

To: Planning Commissioners

Subject: Zoning

My name is Joshua Benard and I support the rezoning of the property in whites creek pike & i24 in joelton tn to commercial.

From: Knipfer, Joseph (NFD)

Sent: Saturday, July 09, 2016 9:47 AM

To: Claxton, Gregory (Planning); Planning Staff; Planning Commissioners

Cc: Hurt, Sharon (Council Member)

Subject: letter of support for rezoning of parcels at I-24 and Whites Creek Pike interchange

Re: Metro Planning Commission Case Number 2016CP-001-001

Members of the Planning Commission,

I am writing in support of rezoning the parcels at 7330, 7340, 7350, 7360, and 7368 Whites Creek Pike from residential to commercial property. My family has been members of the Joelton community for three generations, and can assure you that nobody cares more about the community than we do. I have numerous family and friends who reside within a couple miles of this property who are also in strong support of the rezoning. If we felt this rezoning would be negative or detrimental to the community in any way, we would not be in favor.

Looking at the current zoning of this intersection, this is the ONLY quadrant that is not zoned commercial. Precedence has already been set by placing commercial property north of I-24 on the property directly across from these parcels. Rezoning this property commercial will not place commercial property farther north on Whites Creek Pike than already exists. In order to maintain the consistency of your zoning at the I-24 and Whites Creek Pike interchange, this property should be rezoned commercial. Looking across Davidson County, you would be hard pressed to find a property with these same characteristics that is not zoned commercial.

The characteristics of the property fall more within guidelines of being commercial property, rather than residential. The homes on the land were built before the interstate system, which is why they are there. Nobody would be willing to build or buy a home with an interstate off ramp running through its back yard. Two of the property borders are an interstate and a major state highway. To me, it is obvious that a zoning of residential nature here is not viable. Due to Nashville's unprecedented growth, along with the unique characteristics of this property, I believe that a commercial rezoning is inevitable and recognize that Joelton is not immune from Davidson County's growth. Rezoning this property to commercial will not change the spirit of the neighborhood, nor infringe on a neighboring property owner's rights, use, or enjoyment of their own land.

After carefully reviewing your community plan and Nashville Next, I truly appreciate the hard work and effort that was put into preparing this plan. In reading this plan, one can conclude that this plan is dynamic and not static because unforeseen circumstances due to growth and changes in an area. This is a plan and a guide on how future development should occur, but does acknowledge that there are times when this plan must be amended. Looking at the physical characteristics of these parcels and their immediate proximity to the interstate, the zoning of the other quadrants, and after reviewing the community plan, I feel that this rezoning is completely in order. It is clearly stated in the community plan that,

“The community seeks to maintain its unique, rural character by concentrating growth into very specific locations near the I-24/Whites Creek Pike interchange and in downtown Joelton.”

Reading this statement, one can conclude that:

1. The community plan acknowledges that there will be future growth.
2. It wants to concentrate that growth to locations NEAR the I-24/Whites Creek Pike interchange.

This is not near the interchange, this is the EXACT location the community stated in Nashville Next it wanted future growth to occur.

3. The policy states that it wanted to concentrate growth into very specific locations near the I-24/Whites Creek Pike interchange AND in downtown Joelton. This acknowledges that the interchange and downtown areas are two separate locations that the community wants growth to occur. How could you look at this interchange and deny only one quadrant the zoning that the other three already possess?

At the community meeting, there were an overwhelming number of people who voted in support of rezoning this property to commercial. I am confident you will take into consideration the vote, characteristics of the property, zoning of the intersection in which this property is located, possible tax revenue, possible jobs, and the benefits that a commercial zoning will bring not only to the Joelton community, but the entire county. Without a competitive retail environment in our communities and efficient delivery of goods and services, the economic health and local flavor of our communities will be jeopardized. A commercial rezoning will allow the positive growth that Joelton needs and residents wish to have.

I am respectfully requesting you to rezone the parcels to commercial, because I do not feel the current zoning supports this land's best use.

Thank you for your service to Joelton and the Metropolitan Government of Nashville and Davidson County.

Respectfully,

Joseph Knipfer

From: Makenzie Elliott [mailto:makenzieelliott25@yahoo.com]
Sent: Monday, July 11, 2016 7:28 AM
To: Planning Commissioners
Subject:

I am in support of the rezoning of the property on Whites Creek Pike and I 24 in Joelton TN to commercial.
Thank you.
Sent from my iPhone

From: Jerry Tomlinson [mailto:jerrytnfd@gmail.com]
Sent: Sunday, July 10, 2016 10:11 PM
To: Planning Commissioners
Cc: Hurt, Sharon (Council Member)
Subject: Property Re-zoning Knipfer/Ennis property @ I-24 in Joelton, District 1

Currently the Knipfer/Ennis property in District 1 is up for consideration by the Planning Commission for re-zoning. As a resident of District 1, I am in support for re-zoning this property to commercial. The three parcel properties along Whites Creek Pike, that run parallel to Interstate 24, are all currently zoned commercial. The Knipfer/Ennis property should also be zoned as commercial for continuity and flow. This classification change would also allow for small commercial growth, while keeping this growth in the area that is appropriate, along the I-24 corridor. Business growth would bring competitive fuel pricing (which Joelton needs), improved tax revenue, and increased customer traffic for area businesses in the Joelton community. To decline a zoning change would be a disservice to both the property owners and especially the community.

I would appreciate your consideration in approving this zoning change request. Significant community support was seen at the Paradise Ridge zoning meeting on 07/07/2016, as witnessed by Council member Sharon Hurt. A strong majority of those in attendance were in support of this zoning change. It is my hope the Planning Commission would strongly consider the will of the District 1 constituency. All property owners should receive a fair and equal opportunity. Considering the aforementioned

properties along I-24 and Whites Creek Pike are already zoned commercial, it is appropriate and reasonable that this property should be zoned commercial as well.

Respectfully,
Jerry J Tomlinson
615-456-2004

From: Kim Anderson [mailto:kba1707@icloud.com]
Sent: Saturday, July 09, 2016 12:14 PM
To: Planning Commissioners
Subject: Property in Joelton

The property in Joelton on the corner of Whites Creek Pike and the off ramp of I-24 needs to be zoned commercial. All the other properties that touch the off and on ramp is zoned commercial. It is 2016 and it is time for some growth in Joelton.

Sent from my iPhone

From: BJ Anderson [mailto:bj9495@comcast.net]
Sent: Saturday, July 09, 2016 11:33 AM
To: Planning Commissioners
Subject: Rezoning property in Joelton

Please vote YES to rezone the property on Whites Creek Pike to commercial. This is the only property touching I24 not zoned commercial. All 3 other properties are already commercial. Thank You!!!!
BJ Anderson 30 year Joelton community member whose property is behind the land to be rezoned.
Sent from my iPhone

Phone message

Brenda Clifton of Bernard Road, Joelton: "I am opposed to a truck stop being put in Joelton."

From: Mason Rawls [mailto:mrawls22@hotmail.com]
Sent: Wednesday, July 13, 2016 2:45 PM
To: Planning Commissioners
Subject: Rezoning property

My name is Mason Rawls and I support the rezoning of the property in whites creek pike & i24 in joelton tn to commercial.

From: Taylor Ethridge [mailto:slashisrock_gh3@yahoo.com]
Sent: Monday, July 11, 2016 9:51 AM
To: Planning Commissioners
Subject:

My name is Taylor Ethridge and I support the rezoning of the property in Whites Creek Pike & I-24 in Joelton TN to commercial.

From: Jeremy Glover [mailto:gloveman1970@gmail.com]
Sent: Monday, July 11, 2016 8:56 AM
To: Planning Commissioners
Subject: Rezoning

Hello my name is Jeremy Glover and I support the rezoning of the property in Whites Creek Pike and I24 in Joelton TN to commercial

From: Mason Rawls [mailto:mrawls22@hotmail.com]
Sent: Monday, July 11, 2016 7:29 AM
To: Planning Commissioners
Subject: Rezoning property

My name is Mason Rawls and I support the rezoning of the property in whites creek pike & i24 in joelton tn to commercial.

Item 24, Richland Realty Co. West Lawn Subdivision Replat of Part of Lot 353

From: LeAnn Stephenson [mailto:lswrite2@comcast.net]

Sent: Sunday, July 10, 2016 2:21 PM **To:** Milligan, Lisa (Planning); Planning Staff

Cc: Murphy, Kathleen (Council Member)

Subject: Case 2016S-126-001

Ms. Milligan,

I am writing in opposition to the proposal to subdivide the lots at 4022 and 4024 Westlawn Drive to create three lots. These two lots are zoned RS7.5 and should remain two lots with single-family dwellings. These lots are not deep; allowing for a buffer from the creek that runs across the back of them, there simply is not room to build three homes with ample off-street parking for at least six vehicles and have any sort of lawn at all. Most of the houses on this end of Westlawn are small; I can't imagine they plan to build anything that is within the scale of nearby homes or that resemble the cottages and bungalows that at one time made up most of the homes in Sylvan Park. This is a busy cut-through street; we do not need more density which creates more parking and safety issues.

I am also concerned about the lack of communication to nearby neighbors regarding this request. There is no signage about the meeting on July 14; I recently spoke to another neighbor only four houses down and across the street from these properties and she had no knowledge of the plans.

Your staff analysis of this report mentions sidewalks; there are NO sidewalks on this end of Westlawn and allowing room for them would make the lots even more shallow for building and parking. I've included a couple of photos so you can see the actual properties, as well as the parking issues we already have to deal with on this stretch of Westlawn. I'm not opposed to two new homes being built here, as long as they are in context with the neighborhood. I understand the difference between "old" and "historic" and know it is sometimes more prudent to start from scratch than to renovate and expand. Having read your staff's analysis of this request, and considering a construction bin is already parked in the driveway at 4022 Westlawn, my opposition will probably go unheeded but I feel it important to express. If approved, you may see it as only one more house on Westlawn; however, I see a dangerous precedent being set for another development planned just down the street.

Thank you for your consideration.

LeAnn Stephenson

Marketing Strategy & Communications

properties along I-24 and Whites Creek Pike are already zoned commercial, it is appropriate and reasonable that this property should be zoned commercial as well.

Respectfully,
Jerry J Tomlinson
615-456-2004

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