

Comments on July 14, 2016 Planning Commission agenda items, received through July 8

Item 9, 2016Z-052PR-001

From: L.A.S. THERAPY NETWORK II - POLITICAL [mailto:las.politics@netzero.net]

Sent: Sunday, June 26, 2016 8:43 PM

To: Planning Commissioners

Cc: Council Members; Milligan, Lisa (Planning); Deus, Alex (Planning)

Subject:

Planning Commission and Staff:

Thank you for allowing District 5 oppositions presentations to specific June 23rd agenda items and considering approval/disapproval options with clarity. Continue to make fair and equitable decisions based on the health, safety, and welfare of all citizens/residents/home owners/neighbors based on guaranteed, fundamental, constitutional rights.

I look forward to the July 14th meeting.

Respectfully,

Lisa

Lisa A. Spells, Consultant

L.A.S. THERAPY NETWORK II

Political Consulting and Legal Issues Management Services

611 North Fifth Street

Nashville, TN 37207-5812

615/226-1265 Phone

From: L.A.S. THERAPY NETWORK II - POLITICAL [mailto:las.politics@netzero.net]
Sent: Thursday, June 23, 2016 12:26 PM
To: Deus, Alex (Planning); Milligan, Lisa (Planning); Planning Commissioners
Subject: JUNE 23, 2016 PLANNING COMMISSION DISTRICT 5 AMENDED OPPOSITIONS/CONCE RNS ATTACHMENT

Good afternoon!

Please note the page 2, #7 additional EMS safety concern/issue attached. Thanks.

Lisa A. Spells, Consultant

L.A.S. THERAPY NETWORK II

Political Consulting and Legal Issues Management Services

611 North Fifth Street

Nashville, TN 37207-5812

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(attachment follows)



L.A.S. THERAPY NETWORK II
POLITICAL CONSULTATION & LEGAL ISSUES MANAGEMENT SERVICES

PLANNING COMMISSION JUNE 23, 2016 AGENDA
OPPOSITIONS AND CONCERNS

Members of the Planning Commission:

I submit this document in opposition of requests by District 5 Council Member Scott Davis to rezone the following areas affording multiple structures [2 or more] attached residential dwellings for agenda line items listed below.

8. 2016Z-052PR-001

BL2016-298/Scott Davis
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

A request to rezone from CN, CS, OR20, RS10, OL, RS5 to RM40-A zoning for various properties located along Kingston Street, Queen Avenue, Duke Street, Prince Avenue, East Trinity Lane and Sultana Avenue (45.67 acres), requested by Councilmember Scott Davis, applicant; various property owners.

Staff Recommendation: Defer to the July 14, 2016, Planning Commission meeting.

15. 2016SP-047-001

LISCHEY CORNERS SP
Council District 05 (Scott Davis)
Staff Reviewer: Alex Deus

A request to rezone from CN, RS5 and SP-R to SP-MU zoning for properties located at 1224, 1225, 1227, 1229, 1231 and 1300 Lischey Avenue, approximately 210 feet northeast of Richardson Avenue (1.97 acres), to permit all uses permitted by the MUL-A district except for alternative financial services uses, requested by Councilmember Scott Davis, applicant; various property owners.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

16. 2016SP-048-001

BL2016-190/S. Davis
715 STOCKELL STREET SP
Council District 05 (Scott Davis)
Staff Reviewer: Lisa Milligan

A request to rezone from SP-R to SP-R zoning for property located at 715 Stockell Street, at the southeast corner of Stockell Street and Hancock Street (0.20 acres), to permit up to 2 attached residential dwelling units, requested by Cal-Ten Inc, applicant and owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

23. 2016Z-036PR-001

BL2016-293/S. Davis
Council District 05 (Scott Davis)
Staff Reviewer: Lisa Milligan

A request to rezone from CL, RS5, and SP-R to R6-A zoning for various properties located along Berry Street, Cleveland Street, Grace Street, Hancock Street, Lischey Avenue, Meridian Street, North 2nd Street, Stockell Street, and Treutland Avenue (53.83 acres), requested by Councilmember Scott Davis, applicant; various property owners.

Staff Recommendation: Approve with a substitute ordinance.

I have attended community meetings without homeowner residential community quorums or voting opportunities approving the requests, nor desires, for these rezoning efforts. Contractors, developers, and other parties who do not reside in the community, however, have expressed their concerns about diminished income if the rezoning efforts

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Disclaimer: L.A.S. Therapy Network II and/or representatives/consultants are not attorneys barred in Tennessee nor by any other state in the United States. Legal education and national/international work experience are available upon requests.

do not occur. I have recommended that Council Member Scott Davis take a more proactive approach to holistic community involvement. A simple remedy, or example, is to provide a survey to homeowners affording feedback from homeowners/residents who live in the area, or have direct interests, in the health, safety, and welfare of the community.

All neighbors are not members of the local associations, but do express concerns about the direction the community is taking. Most of the monthly community associations are froth with disorganization, confusion, bullying tactics, and general disrespect for concerns expressed by neighbors. Some examples include, but are not limited to:

1. The former treasurer for the McFerrin Neighborhood Association who placed community funds in his personal account.
2. The secretary has been observed walking around the room verses taking minutes for accuracy during some meetings.
3. The chair[s] have also not followed meeting protocols for clarity or voting procedures.
4. The association also claimed nonprofit status erroneously.

Population density has greatly increased causing parking issues with increased neighbors' agitation/frustration. Some images of current parking resulting from dense populations are attached identifying narrow streets with vehicles parked on both sides of the street reducing traffic flow to one lane. Close proximity housing has reduced safe, privacy habitat distances.

Meridian Street and Lischey Avenue are high traffic flow, main arteries that connect to Treutland, Berry, Grace, Hancock Streets south of Cleveland Street where the rezoning requests, if approved, will create unreasonable delays in traffic flow, parking issues, alleyways congestion, school bus delays, increased needs for policing crime, and other issues that arise resulting from too many people in small spaces.

Conversations with police officers and firefighters have disclosed the following:

1. Fire destruction in one unit may result in invading the premises of adjoining neighbors.
2. Dislocation of multiple families occurs from fires of attached units.
3. Increased crime and fires will produce unnecessarily increased insurance rates for residents/homeowners.
4. Vacant houses are targets for juveniles, and others, creating increases in breaking and entering offences.
5. More vehicles are at risk of vandalism, theft, etc.
6. Parking to corners creates diminished visibility for drivers of all ages, but particularly seniors and newly licensed drivers.
7. An additional concern is the potential to retard emergency medical assistance to residents/neighbors/homeowners/tenants resulting from over crowding, unit disorientation, parked vehicles, limited travel capacity from blocked lanes, intersection diminished visibility, etc.

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Growth is good for Metro Nashville, however, unreasonable endangerment to homeowners and other residents may result in increased joint and several lawsuits to the city, stress on the police and fire departments, and increased crime.

Transportation in Metro Nashville has not grown to meet the needs of our current and future dense populations. Most families have two vehicles for employment, school, entertainment, and other transportation needs/desires/mandates. Visitors, invited guests, delivery services, and others will also increase adding more stress to the neighborhoods.

Finally, I conducted an informal door-to-door, verbal survey with neighbors at 709 and 711 Stockell Street, dog walking families on Hancock between Lischey Ave and Meridian St, as well as, a police officer on North 2nd St at Berry Street who oppose the rezoning efforts at this time. Neither of the individuals reported attending community meetings. They did receive information of contacting the planning commission via the website.

Wisdom comes with research. Research is ongoing. Inspections by members of the planning commission should occur before, during, and after the workday, as well as, weekends for adequate assessments prior to approving any zoning requests.

Thank you for considering this document in your decision-making process. Feel free to contact me for additional public community meetings audio/visual support imaging documentation.

Lisa A. Spells
District 5 Resident

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

Two phone comments:

Janice Lawson of 2851 Morgan Boulevard, Joelton, said she is “greatly opposed.”

James Dugger of 7173 Bidwill Road, Joelton, said he is opposed and that “traffic on that road is horrible.”

Item 16, Hawkins Street Townhomes SP

From: Rachel Zijlstra [<mailto:rachelz@me.com>]
Sent: Tuesday, June 21, 2016 10:17 AM
To: Sharp, Karimeh (Planning)
Cc: chel; O'Connell, Freddie (Council Member)
Subject: Support of SP number: 2016SP-049-001

Good morning Karimeh,

My name is Rachel Zijlstra, and I'm the board president for the Edgehill Village Neighborhood Association. I am writing on behalf of that organization in support of SP number: 2016SP-049-001.

Earlier this spring, the Edgehill community, at the invitation of CM O'Connell, met with the owner of this property (along with 2 other owners/projects). There was overwhelming support of this project. The design and scale of the project are consistent with the desires of the community. We understand the implications of the SP, and we welcome the project to our community. We hope the Planning Commission will take our support into consideration when making recommendations for this project.

Thank you for your time.

Rachel

Rachel Tapper Zijlstra
EVNA President
619.806.0119- cell

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

Item 26, 2811 Wimbledon Road

From: Hugh Tanner [<mailto:Hugh.Tanner@RaymondJames.com>]
Sent: Thursday, July 07, 2016 5:20 PM
To: Sharp, Karimeh (Planning); Sharp, Karimeh (Planning)
Cc: Pulley, Russ (Council Member); Milligan, Lisa (Planning); Erica Garrison (Erica.Garrison@wallerlaw.com)
Subject: Petition

<https://www.change.org/p/hugh-tanner-neighbors-against-the-subdividing-of-2811-wimbledon-road>

Karimeh,

Let me begin by saying I am probably not the most adept at establishing or sending an on-line petition; however, here is my first attempt. We have had 38 people sign the petition asking that the property at 2811 Wimbledon Road not be allowed to be subdivided. I am providing a link to the petition at Change.org and I have downloaded and attached the signatures and comments. Additionally, I have asked that the website provide you with this directly but I am not sure if it will work.

Thank you again for your assistance.

Hugh Tanner

3301 Wimbledon Rd

Nashville, TN 37215

615.400.6270

(2 attachments follow)

change.org

Recipient: Metropolitan Nashville and Davidson County Planning Commission and Planning
Commision of Metropolitan Nashville and Davidson County

Letter: Greetings,

Neighbors Against the Subdividing of 2811 Wimbledon Road

Signatures

Name	Location	Date
Hugh Tanner	, United States	2016-06-28
Anne Whitaker	Nashville, TN, United States	2016-06-28
Paul Schiel	Nashville, TN, United States	2016-06-28
Marietta shipley	Nashville, TN, United States	2016-06-28
Lacey Keally	Beersheba Springs, TN, United States	2016-06-28
Ben Shields	Nashville, TN, United States	2016-06-28
Laura Strianse	Nashville, TN, United States	2016-06-28
Leighton Liles	Nashville, TN, United States	2016-06-29
Betsy Malone	Nashville, TN, United States	2016-06-29
Jeff Haithcoat	Nashville, TN, United States	2016-06-29
Charlie Howorth	Nashville, TN, United States	2016-06-29
Frances Burns	Nashville, TN, United States	2016-06-29
Beth Warner	Nashville, TN, United States	2016-06-29
Laurel Buntin	Nashville, TN, United States	2016-06-29
Frances Linley	Nashville, TN, United States	2016-06-29
Karen Moore	Nashville, TN, United States	2016-06-29
James Manning	Nashville, TN, United States	2016-06-29
Gene Manning	Nashville, TN, United States	2016-06-29
Dudley Warner	Nashville, TN, United States	2016-06-29
Connie Culpepper	Nashville, TN, United States	2016-06-29
Anne Riegle	Nashville, TN, United States	2016-06-29
Scott Riegle	Nashville, TN, United States	2016-06-29
Karen Carr	Nashville, TN, United States	2016-06-30
Robert Tuke	Nashville, TN, United States	2016-06-30
Sara Francis	Nashville, TN, United States	2016-07-01
Linda Koon	Nashville, TN, United States	2016-07-01
Holly Tucker	Nashville, TN, United States	2016-07-01
Shelby Bailey	Nashville, TN, United States	2016-07-01
Kent Taylor	Nashville, TN, United States	2016-07-01
Bridget Killian	Nashville, TN, United States	2016-07-03

Name	Location	Date
Mary Killian	Nashville, TN, United States	2016-07-03
Mike Jacobs	Nashville, TN, United States	2016-07-05
Megan Jacobs	Nashville, TN, United States	2016-07-05
Laurie Howorth	Nashville, TN, United States	2016-07-06
Patrick Killian	Nashville, TN, United States	2016-07-06
Thomas Killian	Nashville, TN, United States	2016-07-07
Elizabeth Spurgeon	Nashville, TN, United States	2016-07-07

change.org

Recipient: Metropolitan Nashville and Davidson County Planning Commission and Planning
Commision of Metropolitan Nashville and Davidson County

Letter: Greetings,

Neighbors Against the Subdividing of 2811 Wimbledon Road

Comments

Name	Location	Date	Comment
Anne Whitaker	Nashville, TN	2016-06-28	We are at limits now with storm water as per John L. Wilson PhD and additional houses would put a strain on both infrastructure and neighborhood continuity. Tired of developers destroying our neighborhoods.
Paul Schiel	Nashville, TN	2016-06-28	This has to stop!
Marietta shipley	Nashville, TN	2016-06-28	<p>Per the Nashville Next plan for Green Hills adopted in 2015, " Transition and Infill areas are generalized to represent the overall goal of accommodating additional housing on corridors and centers while preserving the interior of established neighborhoods.</p> <p>We have lived in this neighborhood for over 40 years. This is a quiet neighborhood of 4 blocks . The street is very narrow. Residents walk dogs and children all hours of day or night. We are already struggling with a new development that is totally foreign to the neighborhood. This new proposed development, adjacent to our 1.7 acre lot would bring a possible six more houses and 10 more cars. Our block now has 7 houses. The proposed and the one already done without notice or permission will bring that total to 17 houses and 34 cars. This is not what the Nashville Next Green Hills Plan envisioned per the Community Character Policy, which is T3 Suburban Neighborhood Maintenance, which states " efforts should be made to retain the existing character of the neighborhood, with low to moderate density residential development land uses. Simply because there is a large lot, does not mean it must handle five to six houses. The majority of the houses in this neighborhood have a RS designation.</p>
Hugh Tanner		2016-06-28	Please add your addresses. Mine is 3301 Wimbledon.
Lacey Keally	Beersheba Springs, TN	2016-06-28	(My phone added the wrong zip code) I am at 3507 Foxhall Road. These houses are destroying the neighborhood. It is already hard enough to get through the hilldale/Wimbledon intersection as the road is narrow. Even worse if my 4 year old is riding his bike wth cars coming in both directions. In addition, these type of houses do not fit in with the neighborhood nor are they helping with the desirability going forward. This is honestly ridiculous.
Ben Shields	Nashville, TN	2016-06-28	We do not need less trees and more traffic.
Laura Strianse	Nashville, TN	2016-06-28	This is my neighborhood, and I oppose the current plan to subdivide the property at 2811 Wimbledon Road in a manner that doesn't benefit the existing homeowners.
Leighton Liles	Nashville, TN	2016-06-29	The existing setbacks are in place for a reason, I see no reason to grant an exception so that someone who has no vested interest in our neighborhood can try to make a quick dollar.
Betsy Malone	Nashville, TN	2016-06-29	This dense housing is contrary to the existing neighborhood. Part of the Nashville Next plan is to maintain the integrity of a neighborhood, and this plan does not fit. We need to preserve what has made Nashville a great city with both urban and suburban areas.
Jeff Haithcoat	Nashville, TN	2016-06-29	While I certainly am pro-development, this proposal to subdivide the lot at 2811 is not remotely in keeping with the character of the neighborhood. In addition, we have 2 young boys who love to ride bikes on this relatively quiet street while we talk to neighbors walking by almost every evening. I fear the increasing density in our neighborhood will ruin this amazing street that I intend to live on for the rest of my life.

Name	Location	Date	Comment
Charlie Howorth	Nashville, TN	2016-06-29	The proposed development is not in keeping with the present ordinances, would not meet setback restrictions on either Hilldale or Wimbledon, along with the proposed development across Wimbledon will create run-off and drainage problems and create traffic congestion that the present infrastructure cannot handle and which would be dangerous to any pedestrian traffic.
Frances Burns	Nashville, TN	2016-06-29	I don't think the subdivision is a good match for Wimbledon.
Laurel Buntin	Nashville, TN	2016-06-29	I am against the proposed development at 2811 Wimbledon.
Karen Moore	Nashville, TN	2016-06-29	I prefer the consistency of our neighborhood as it is. We do not need more traffic. It is already difficult to get out onto Woodmont from our streets that have no access to any other main thoroughfare.
James Manning	Nashville, TN	2016-06-29	The development proposed is ridiculous - it will destroy the character of our neighborhood. Let's Remember , we have narrow streets - NO Sidewalks - children & adults who walk & enjoy the outdoors. Change the "set-backs" , totally absurd. JP Manning
Gene Manning	Nashville, TN	2016-06-29	Wimbledon and Hilldale cannot accommodate the increased traffic this proposed development would generate. I am against the plan submitted to the Planning Commission for 2811 Wimbledon Road
Dudley Warner	Nashville, TN	2016-06-29	The proposed subdivision will negatively affect the character & compatibility of the neighborhood and indisputably increase traffic on already very narrow streets. Soon one of Nashville's most desirable neighborhoods will become significantly less desirable. The corner of Hilldale and Wimbledon will become malfunction junction. Dudley Warner 2804 Wimbledon Road
Anne Riegle	Nashville, TN	2016-06-29	This development is not in keeping with the current character of the neighborhood. Traffic, narrow streets, various "set-backs," and drainage issues will disrupt the consistency and integrity of our neighborhood.
Karen Carr	Nashville, TN	2016-06-30	This development will disrupt our neighborhood identity, and the increased traffic on our narrow roads will undoubtedly create issues.
Robert Tuke	Nashville, TN	2016-06-30	This proposed development is not consistent with existing lot sizes and densities of homes in our neighborhood, and it will most certainly create traffic problems that will pose a danger to the many children that live in the neighborhood.
Linda Koon	Nashville, TN	2016-07-01	This development is out of character with our neighborhood and will be a detriment to the existing properties on the street because our infrastructure is not designed to support multiple houses on existing lots.
Kent Taylor	Nashville, TN	2016-07-01	We moved to this neighborhood to enjoy a quite, conventional setting. Adding 4, 5, or 6 houses on what is now a single family lot is changing our neighborhood.
Laurie Howorth	Nashville, TN	2016-07-06	As an adjoining neighbor the addition of the proposed 5 houses would strain existing infrastructure, would not be compatible with existing zoning regulations, would create additional traffic congestion and danger in an already tenuous corridor/intersection and is inconsistent with the Nashville Next Plan for Green Hills 2015.. I understand that under existing zoning the property can only support 2 houses. The Planning Commission should enforce the existing zoning and the Nashville Next Plan. We do not want to sacrifice the character of our neighborhood solely for a developer's profit.

Name	Location	Date	Comment
Elizabeth Spurgeon	Nashville, TN	2016-07-07	Hilldale Drive is too narrow for the traffic we have now -- it is very dangerous to pull out of our driveway as it is. Already impossible for two cars to pass without going into the grass.
David Linley	Nashville, TN	2016-07-07	I am strongly opposed to the increased density involved in this development, specifically the traffic flow from cars. Our area has no through-traffic and lots of children (including mine) playing on the streets and in front yards. All the additional cars are stressing the narrow streets and endangering my children with their sheer numbers.

From: Rodan, Mike [mailto:Mike.Rodan@am.jll.com]
Sent: Friday, July 08, 2016 12:49 PM
To: Sharp, Karimeh (Planning); Pulley, Russ (Council Member); Planning Commissioners
Subject: 2811 Wimbledon

Dear Ms. Sharp,

My name is Mike Rodan and I live at 3712 Wimbledon Rd. Over the past few months, I've seen the plans progress for the property referenced herein. It appears the current proposal is to remove the house at 2811 Wimbledon and replace it with five or more homes all accessing Wimbledon off of Hilldale Drive. As a resident of the neighborhood I am concerned by the ever increasing amount of traffic on a network of streets not designed for such use. In particular, there is a concentration of families/homes with children approaching the age in which the kids play outside – across yards, commuting from house to house to play. While I don't believe anyone will purposely drive recklessly, the increase in volume only increases the probability that a negative outcome can occur. Not only will the additional homes generate significant more traffic, Wimbledon has become an avenue for bypassing the traffic signal at the intersection of Woodmont and Bowling.

Please accept this email as evidence of my opposition to the proposed development at 2811 Wimbledon.

Sincerely,

Mike Rodan

From: David Linley [mailto:davidaklinley@gmail.com]
Sent: Thursday, July 07, 2016 3:23 PM
To: Sharp, Karimeh (Planning)
Cc: Planning Commissioners; Pulley, Russ (Council Member)
Subject: Case 2016S-136-001

Dear Ms. Sharp,

My name is David Linley and I live at 3401 Wimbledon Road, Nashville, Tennessee, 37215. In recent days I have learned of a proposal to remove the house at 2811 Wimbledon and replace it with 5 or more homes all accessing Wimbledon off of Hilldale Drive. As a resident of the neighborhood I am concerned by the ever increasing amount of traffic on a network of streets not designed for such use. Not only will the additional homes generate significant more traffic, Wimbledon has become an avenue for bypassing the traffic signal at the intersection of Woodmont and Bowling. The network of streets, forming what we call Woodmont to Wimbledon, are all too narrow for cars to pass safely and remain on the pavement, thus endangering pedestrians especially children and older adults.

Please accept this email as evidence of my opposition to the proposed development at 2811 Wimbledon.

Sincerely,

David Linley

From: shelbytbailey@gmail.com [<mailto:shelbytbailey@gmail.com>]
Sent: Friday, July 01, 2016 9:09 AM
To: Sharp, Karimeh (Planning)
Cc: Pulley, Russ (Council Member); Planning Commissioners
Subject: 2811 Wimbledon Rd.

Dear Ms. Sharp,

My name is Shelby Bailey and I live at 3604 Sycamore Lane. In recent days I have learned of a proposal to remove the house at 2811 Wimbledon Rd and replace it with 5 or more homes all accessing Wimbledon off Hilldale Dr.

As a resident of the neighborhood, I am gravely concerned about the ever-increasing amount of traffic on a network of streets not designed for such use.

Not only will the additional houses generate significantly more traffic, Wimbledon has become an avenue for bypassing the traffic signal at the intersection of Woodmont and Bowling. This is a network of streets which is too narrow for cars to pass safely and remain on the pavement, thus endangering pedestrians-- particularly the elderly and children.

Please accept this email as evidence of my opposition to the proposed development at 2811 Wimbledon Rd.

Sincerely,
Shelby Bailey
Shelbytbailey@gmail.com

From: Karen Carr [<mailto:karencarr3@gmail.com>]

Sent: Thursday, June 30, 2016 1:32 PM

To: Sharp, Karimeh (Planning); Pulley, Russ (Council Member); Planning Commissioners

Subject: stop or limit development at 2811 Wimbledon

Dear Ms. Sharp,

My name is Karen Carr, and I live at 3497 Scarsdale Rd. In recent days I have learned of a proposal to remove the house at 2811 Wimbledon and replace it with 5 or more homes all accessing Wimbledon off of Hilldale Drive. As a resident of the neighborhood I am concerned by the ever increasing amount of traffic on a network of streets not designed for such use. Not only will the additional homes generate significant more traffic, Wimbledon has become an avenue for bypassing the traffic signal at the intersection of Woodmont and Bowling. The network of streets, forming what we call Woodmont to Wimbledon, are all too narrow for cars to pass safely and remain on the pavement, thus endangering pedestrians especially children and older adults.

Please accept this email as evidence of my opposition to the proposed development at 2811 Wimbledon.

Sincerely,

Karen Carr

From: Scott Riegle [<mailto:scott.riegle@ascistus.com>]

Sent: Wednesday, June 29, 2016 2:06 PM

To: Sharp, Karimeh (Planning)

Cc: Pulley, Russ (Council Member); Planning Commissioners

Subject: Neighbors Against the Subdividing of 2811 Wimbledon Road

Dear Ms. Sharp,

My name is Scott Riegle and I live at 3507 Scarsdale Road. In recent days I have learned of a proposal to remove the house at 2811 Wimbledon and replace it with 5 or more homes all accessing Wimbledon off of Hilldale Drive. As a resident of the neighborhood I am concerned by the ever increasing amount of traffic on a network of streets not designed for such use. Not only will the additional homes generate significant more traffic, Wimbledon has become an avenue for bypassing the traffic signal at the intersection of Woodmont and Bowling. The network of streets, forming what we call Woodmont to Wimbledon, are all too narrow for cars to pass safely and remain on the pavement, thus endangering pedestrians especially children and older adults.

Please accept this email as evidence of my opposition to the proposed development at 2811 Wimbledon.

Sincerely,

Scott Riegle

Scott Riegle

615-610-1177 (O)

615-438-7383 (C)

scott.riegle@ascistus.com

www.ascistus.com

From: Marietta Shipley [mailto:marietta@mariettashipley.com]

Sent: Wednesday, June 29, 2016 7:51 PM

To: Planning Commissioners

Subject: Case 2016S-136-001 Opposition to proposed development at 2811 Wimbledon Road.

My name is Marietta Shipley. My husband's name is Dr. David McMillan. We live at 2809 Wimbledon Road, directly adjacent to Dr. Jones house at 2811 Wimbledon Road. We are zoned RS40. We are aware we are zoned for a single family home. We added the RS designation.

Per the Nashville Next Plan for Green Hills in 2015, "transition and infill areas are generalized to represent the overall goal of accommodating additional housing on corridors and centers while preserving the interior of established neighborhoods." The Green Hills Plan is 85 pages long and gives special attention to the commercial areas, enclosing them in a UDO Boundary with much discussion of the other aspects of Green Hills and the Midtown area. There is a major difference in how the commercial areas are treated, how housing is designated on the corridors and how housing is characterized in long-time residential areas. Our area is designated as T3, per the Community Character Policy. The T3 Suburban Neighborhood Maintenance, states "when buildings are expanded or replaced, efforts should be made to retain the existing character of the neighborhood, with low to moderate density residential development (and institutional) land uses."

We live directly next to Dr. Jones property. We have lived in two houses on this street for a combined forty years. In fact we are adding geothermal energy to our house at the moment. Wimbledon is a quiet four block street which exits to Woodmont and ends in a cul de sac. The street is very narrow. To pass another car, one must move over onto someone's lawn. Residents walk dogs and children at all hours of the day and night. We are already struggling with a newly envisioned development (across the street from the Jones property), which is foreign to character of the neighborhood. A long time resident sold that property to another developer who intends to place four houses on an acre lot, where there was one. He plans to put up a wall, to shield the back of the houses facing Wimbledon, when there are no sidewalks or other walls on the street. The entry for those four houses flows directly into Hilldale and all runoff flows directly in the the neighbor's house across the street if is not captured by some sort of runoff pond. The owner and the developer unfortunately did not need permission of the Planning Commission.

This new proposed development, adjacent to our 1.7 acre lot would bring potentially six more houses and at least 10 more cars again to Hilldale. Our block now has 7 houses (12 cars) from Woodmont to Hilldale with all driveways feeding into Hilldale. The proposed development (six houses possible) and the new four house development , will bring that total to 17 houses and 32 cars.” Simply because there is a large lot in a desirable part of town , does not mean it must handle five to six houses in the name of infill.

We ask you to disapprove this development plan.

Marietta Shipley and David McMillan

Seek Consensus Find Solutions Get Results

The Mediation Group of Tennessee

Marietta Shipley

2809 Wimbledon Road

Nashville, Tennessee 37215

[615 292-6069](tel:6152926069) (F) [615 292-7785](tel:6152927785)

[*www.mariettashipley.com*](http://www.mariettashipley.com)

From: Leighton Liles [<mailto:leighton@thinksano.com>]
Sent: Tuesday, June 28, 2016 7:59 PM
To: Sharp, Karimeh (Planning)
Cc: Pulley, Russ (Council Member); Planning Commissioners
Subject: 2811 Wimbleton Rd

Dear Ms. Sharp,

My name is Leighton Liles and my wife, Melissa and I live at 3500 Foxhall Rd, 37215. In recent days I have learned of a proposal to remove the house at 2811 Wimbleton and replace it with 5 or more homes all accessing Wimbleton off of Hilldale Drive. As a resident of the neighborhood I am concerned by the ever increasing amount of traffic on a network of streets not designed for such use. Not only will the additional homes generate significant more traffic, Wimbleton has become an avenue for bypassing the traffic signal at the intersection of Woodmont and Bowling. The network of streets, forming what we call Woodmont to Wimbleton, are all too narrow for cars to pass safely and remain on the pavement, thus endangering pedestrians especially children and older adults. Our neighborhood is predominantly comprised of families with young children and elderly residents and is not conducive to increasing density. The City has not done a very good job protecting the character of neighborhoods in West Nashville. Increasing density is one thing, but setbacks were put in place for a reason and I fail to see why the City is so quick to grant changes to setbacks to developers who have no vested interest in the neighborhood other than to blow in, make a quick buck, and blow out.

Please accept this email as evidence of my opposition to the proposed development at 2811 Wimbleton.

Sincerely,

Leighton Liles, CPA

Sano Informed Prescribing

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www.thinksano.com

From: Jeff Haithcoat [<mailto:jeffhaithcoat@hotmail.com>]
Sent: Tuesday, June 28, 2016 7:16 PM
To: Sharp, Karimeh (Planning)
Cc: Pulley, Russ (Council Member); Cooper, John (Council Member)
Subject: 2811 Wimbledon subdivide

Ms. Sharp,

As a resident of Wimbledon Road, I have recently been made aware of a plan to sub-divide the lot at 2811 Wimbledon Road to allow for 5 houses to replace the current single family home in this location.

I have lived on Wimbledon Road for 9 years (the longest I have ever lived in one location). A few years ago my wife and I actually considered moving to a larger house in Nashville but after looking around, we decided we lived on absolutely the best street in this city. Now I'm sure that others would counter that they also love their streets but we truly have a "Mayberry" feel to our neighborhood.

We have 7 and 4.5 yr old boys who love riding their bikes up and down the street in front of our house while we chat with the multiple families passing by walking with their children and puppies every evening.

I am very pro-development. I got very engaged in the last mayor's race solely because I was concerned that the dialogue in some campaigns was questioning if we should keep our proverbial foot on the gas of economic development in Nashville.

And we have already had some additional subdividing in our general 6-8 block radius. But at some point the density of adding 3 or 5 houses on lots where a single family home currently sits will destroy the slow pace of life on our street (and the culture of our wonderful city).

I understand the business model of the developers operating in our city. They have to strike while the iron is hot in this real estate market. But then they go home to the neighborhood they love and are not forced to deal with the density they create by crowding houses into lots meant for sole homes.

Please carefully consider the decision you make in this and other petitions. I would urge you to deny the request to sub-divide on this specific property.

Thanks for your time.

Jeff Haithcoat
3603 Wimbledon Road
Nashville, TN 37215
615-445-9514

From: Louie Buntin [mailto:lpb215@aol.com]
Sent: Tuesday, June 28, 2016 12:17 PM
To: karimeth.sharp@nashville.gov
Cc: russ Pulley planning.commissioners@nashville.gov; Planning Commissioners
Subject: 2811 Wimbledon Road

Dear Ms. Sharp,

My name is Louie Buntin and I have lived at 3303 Wimbledon Road for over 30 years. My wife, Laurel, and I moved to Wimbledon Road because we loved the quiet street in an established neighborhood. Two years ago, a developer bought the house directly behind us and began construction of 5 homes on that lot. As a result, we no longer have a quiet street.

In recent days have learned of a proposal to remove the house at 2811 Wimbledon Road and replace it with 5 or more homes all accessing Wimbledon off of Hilldale Drive. As a resident of the neighborhood I am concerned by the ever increasing amount of traffic on a network of streets not designed for such use. Not only will the additional homes generate significant more traffic, Wimbledon has become an avenue for bypassing the signal at the intersection of Bowling Ave and Woodmont. The network of streets we call Woodmont to Wimbledon, are all too narrow for cars to pass safely and remain on the payment, thus endangering pedestrians especially children and older adults.

I am also concerned about the character of what is being proposed, that being changing the current setbacks for that block. The developer across the street from this property is planning 4 homes with the backyards of two of them facing Wimbledon.

Please accept this email as evidence of my opposition to the proposed development 2811 Wimbledon.

Louie Buntin

3303 Wimbledon Road

Nashville, TN 37215

(615)714-2013

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>> From: Hugh Tanner [mailto:Hugh.Tanner@RaymondJames.com]

>> Sent: Thursday, June 23, 2016 2:21 PM

>> To: Sharp, Karimeh (Planning)

>> Cc: Pulley, Russ (Council Member)

>> Subject: Case 2016S-136-001

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>> TO ENSURE A STAFF RESPONSE, PLEASE PROVIDE YOUR NAME AND ADDRESS AT END OF YOUR E-MAIL. E-MAILS LACKING THIS INFORMATION WILL NOT RECEIVE A RESPONSE. THANK YOU.

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>> Ms. Moukaddem:

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>> I have been informed of the concept plan that has been submitted for your review at 2811 Wimbledon Rd. While it is somewhat difficult to see online, it appears that all five of the driveways would access public streets via Hilldale. Hilldale is a very small narrow street at that point and is already a very busy street as it also connects via a private drive to Sycamore and numerous vehicles access Wimbledon via Hilldale.

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>> As I live at 3301 Wimbledon I am concerned by the ever increasing amount of traffic on a network of streets not designed for such use. Please note that I am as is the majority of the neighborhood opposed to this subdivision and that we have shared our thoughts and views with Councilman Pulley.

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>> Thank you in advance,

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>> Hugh Tanner

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>> 3301 Wimbledon Rd.

>>

>> Nashville, TN 37215

>>

>> 615-400-6270

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From: Pulley, Russ (Council Member)

Sent: Friday, June 24, 2016 8:49 AM

To: Sharp, Karimeh (Planning)

Cc: Hugh Tanner

Subject: Re: Case 2016S-136-001

Karimeh,

I have had several meetings with neighbors and separate meetings with the developers of this property. My most recent meeting was with two of the property developers who outlined their plan for five houses feeding it in to a common cul-de-sac on Hilldale.

I just wanted to inform you that I do not support the plan for five homes, which as I understand it would require an exception through the planning commission. I have informed the developer that unless they are able to garner significant support from the neighbors, I would not support their plan.

I just wanted to make you aware of my position. Thanks for all you do.

Russ Pulley
Metro Council
District 25
615-308-4972