

## Comments on July 28, 2016 Planning Commission agenda items, received through July 22

### Item 4, 2811 Wimbledon Road

From: [shelbytbailey@gmail.com](mailto: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](mailto:shelbytbailey@gmail.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 Wimbledon 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 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. 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 Wimbledon.

Sincerely,

Leighton Liles, CPA

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# Neighbors Against the Subdividing of 2811 Wimbledon Road

[Hugh Tanner United States](#)

We the undersigned residents of the neighborhood, **Woodmont to Wimbledon**, in proximity to the property located at 2811 Wimbledon Road, Nashville, Tennessee 37215 request the Metropolitan Planning Commission deny the request, 2016S-136-001, submitted by Roy Dale & Associates on behalf of Elliot Jones, non-resident owner, to subdivide the aforementioned property into three (3) new lots fronting Wimbledon Road and Hilldale Drive all being accessed via Hilldale Drive.

Our opposition is based on the non-compatibility of the proposed lots with the existing homes on Wimbledon starting at Hilldale proceeding east on Wimbledon to Woodmont Blvd. The houses facing Wimbledon would be located significantly within the existing setbacks and with less frontage than the other homes on the block. Additionally, existing infrastructure, mainly roadways, are not able to accommodate the traffic already existing, much less the new additional should the proposal be approved. Since 2013, the corner of Hilldale and Wimbledon that was once populated by 5 single family homes could potentially change to one consisting of 13 not to mention traffic generated by a private drive connecting Hilldale to Sycamore and Valley Brook Place. Hilldale Drive going south to Valley Brook Place was vacated approximately 15 years ago, at the request of the neighborhood and the previous property owners for this very reason, and now a cul-de-sac is proposed that would provide access for all 5 homes at the current 2811 Wimbledon Road address on to Hilldale. These roads are all very narrow and require cars to leave the asphalt when passing, especially hazardous to young children and older adults. This traffic does not include the additional traffic on Wimbledon at peak hours when motorists are using Wimbledon as a means to bypass the traffic signal at Woodmont and Bowling.

Thank you for your consideration of our request.

## Supporters

- Top-rated
- Most recent

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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.

**David Linley**, Nashville, TN

2 weeks ago

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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.

**Elizabeth Spurgeon**, Nashville, TN

2 weeks ago

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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.

**Laurie Howorth**, Nashville, TN

2 weeks ago

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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.

**Kent Taylor**, Nashville, TN

3 weeks ago

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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.

**Linda Koon**, Nashville, TN

3 weeks ago

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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.

**Robert Tuke**, Nashville, TN

3 weeks ago

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This development will disrupt our neighborhood identity, and the increased traffic on our narrow roads will undoubtedly create issues.

**Karen Carr**, Nashville, TN

3 weeks ago

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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.

**Anne Riegle**, Nashville, TN

3 weeks ago

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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 Hildale and Wimbledon will become malfunction junction.

Dudley Warner  
2804 Wimbledon Road

**Dudley Warner**, Nashville, TN

3 weeks ago

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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

**Gene Manning**, Nashville, TN

3 weeks ago

## **Items 10a/b, Donelson-Hermitage-Old Hickory Community Plan amendment/Binns Farms SP**

**From:** [mljenkinscpa@aol.com](mailto:mljenkinscpa@aol.com) [<mailto:mljenkinscpa@aol.com>]

**Sent:** Tuesday, July 19, 2016 7:37 PM

**To:** Planning Staff

**Cc:** Rhoten, Kevin (Council Member)

**Subject:** Rezoning 2040 Hickory Hill Lane Case 2016CP-014-002

Dear planning commissioners and staff,

I am writing on behalf of both my husband and myself regarding the proposed rezoning of 2040 Hickory Hill Lane. My husband and I recently purchased the property at 2019 Hickory Hill Lane and will, therefore, be impacted by this change. We understand the need for additional housing in/near Nashville, so we are not necessarily against the rezoning. However, we are extremely concerned about access to the new development. Hickory Hill Lane has limited traffic now, making this a nice street on which to live. This was a consideration when we purchased the home. We are not sure what the access points will be to the new development of 500 homes, but if Hickory Hill Lane is going to be a primary access road, we are concerned about the impact it could have on traffic and on the road itself (in terms of needing to be widened and lanes added). My husband and I are new to Nashville, having lived in Baltimore all our lives. As Baltimore residents, we have seen the negative impact that road widening and increased traffic can have on both the value of a home and on the enjoyment that comes from owning a home. As owners of a home on Hickory Hill Lane, we are hoping that this street will not be the primary access to the new development.

My husband and I received notice that there is a hearing on the rezoning on July 28th, but neither of us will be able to attend. We are hoping you can address our concern, a concern we would think would be shared by all of those who have homes on Hickory Hill Lane. Any additional information you can provide that will assist us in understanding the impact of this development on Hickory Hill Lane would be appreciated. Most importantly, we are hopeful this concern will be addressed in the planning and approval process.

Thank you.

Mary Lee Jenkins  
410-404-5541