

Comments on August 11, 2016 Planning Commission agenda items, received August 5-9, 2016

Item 3, Lexington Residential PUD (Periodic Review)

From: Susan McMillan [mailto:susmcm@comcast.net]

Sent: Tuesday, August 09, 2016 3:04 PM

To: Planning Commissioners

Subject: Nandi Hills Proposal

I want to express my opposition to the proposed development off of Old Hickory Blvd, referred to as the Nandi Hills Project. My husband and I have been residents of West Meade for 40+ years and enjoyed the serenity and beauty of the neighborhood, as well as the wildlife and natural surroundings. Having a waterfall nearby along with all the mature growth of trees, etc. has been such a blessing. The proposed development has the potential for ruining this wonderful setting. I ask that you vote to reject this project.

With kindest regards,

Susan McMillan

6548 Jocelyn Hollow Rd.

Nashville 37205

From: Anne Underhill [mailto:annerunderhill@gmail.com]

Sent: Tuesday, August 09, 2016 1:30 PM

To: Planning Commissioners

Subject: Nandi Hills PUD

I am very concerned about the proposed development in the hills off Old Hickory Blvd. Those of us who lived through the 2010 flood and witnessed the damage caused by the movement of earth in West Meade understand how damaging this sort of development can be. I would much prefer preserving the streams, caves, and hills. From the readings I've done on this land, it appears the hills are not suited for the development of structures on these unstable hillsides. We had friends whose house moved during the flood and whose neighbors experienced the hillside caving into their homes. Please cancel the Nandi Hills PUD and protect the land and environment with appropriate plans to preserve this natural habitat. Thank you for your consideration.

From: Alan Green [mailto:nashvillemidi@gmail.com]

Sent: Tuesday, August 09, 2016 12:53 PM

To: Planning Commissioners

Subject: Please Cancel the Nandi Hills PUD

Dear Metro Planning Commissioners,

I understand that you are scheduled to make a very important decision on the future of a 123-acre forested property known as "Nandi Hills." This property sits between Jocelyn Hollow Rd., Rodney Dr., Old Hickory Blvd., Nashville Highlands, and the West Meade Waterfall properties. This forest is a key connection for the Radnor-To-River corridor concept, it buffers many neighborhoods in West Meade, it has its very own mapped cave known as "Razor Blade Cave," it contains old trees, and has lots of steep unstable slopes.

The Nandi Hills property is part of the original Lexington Apartments development plan, which experienced significant property-damaging landslides in 2003. The current plan is to build in much the same way in the same landslide-prone areas.

With this in mind, I ask that you please support the efforts of Metro Council Members Mina Johnson and Sheri Weiner by canceling the Nandi Hills PUD.

Respectfully,

Alan Green

844 Neartop Drive

Nashville, TN 37205

From: meadorsm@gmail.com [mailto:meadorsm@gmail.com] **On Behalf Of** Susan Meador

Sent: Tuesday, August 09, 2016 12:49 PM

To: Planning Commissioners

Subject: Nandi Hills PUD

My name is Susan Meador. I have lived in this West Meade neighborhood all my life. I am not opposed to development, but I would like to go on record asking to cancel the Nandi Hills PUD as it stands and working to replace it with environmentally sensitive plans - preferably no development! At this time, there are enough dwellings and shopping districts currently under construction and we need to be good stewards of the earth and retain some untouched green space.

Please consider carefully your impact on the earth and the legacy you want to leave future generations.

Best,
Susan Meador

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Susan Meador
615-351-9948
susan@susanscatering.com
www.susanscatering.com
www.facebook.com/susanscatering

From: Kathy Baker [mailto:baker3975@yahoo.com]
Sent: Tuesday, August 09, 2016 11:50 AM
To: Planning Commissioners
Subject: Lexington Residential PUD 66-84P-001

Dear Commissioners,

I would like to voice my support for cancelling the Lexington Residential PUD on Nandi Hills. This old PUD is inconsistent with existing conservation policy and we must protect the sensitive environmental features on this wonderful piece of property.

Thank you,
Kathy Baker
6811 Fleetwood Dr.
Nashville, TN 37205

From: Lisa Hannah [mailto:lisa_hannah@comcast.net]
Sent: Tuesday, August 09, 2016 10:16 AM
To: Planning Commissioners
Subject: Cancel Nandi Hills PUD

Dear Planning Commissioners,

I support cancelling the existing Nandi Hills PUD to be replaced with smart, environmentally-sensitive plans.

Thank you for your support of this request and for your service.

Sincerely,

Lisa Hannah

From: rickey.page59 [mailto:rickey.page59@gmail.com]
Sent: Tuesday, August 09, 2016 9:55 AM

To: Planning Commissioners
Subject: Nandi hills project

Please allow this to remain environmentally protected.

Rickey Page
736 Rodney Drive
Nashville, TN 37205

From: Marna McKinney [mailto:marnamckinney@hotmail.com]
Sent: Tuesday, August 09, 2016 9:19 AM
To: Planning Commissioners
Subject: Nandi Hills

Dear Commissioners:

I greatly support cancelling the Nandi Hills PUD and replace it with smart, environmental plans of action.

This is vital and important to the future of our city and our legacy we leave for our children.

Protecting natural sources of water - such as the West Meade waterfalls is vital! If you follow the source of the Cumberland River, which is Nashville's prime water source- you will find it's beginnings in a rural, obscure area that is the natural spring which provides the source of our beautiful Cumberland River.

How the natural Spring and water of West Meade serves us all is a natural wonder we must treat with great care and diligently protect.

Do the right thing.

Thank you! Marna McKinney

From: kate tarleton [mailto:katetarleton@gmail.com]
Sent: Monday, August 08, 2016 11:53 PM
To: Planning Commissioners
Subject: Nandi Hills

I am a resident of the Hillwood area in west Nashville and want to voice my support for cancelling the Nandi Hills PUD and replacing it with a smart, environmentally-sensitive plan. This is not safe use of this property. Thank you!

Kate Meriwether
Sedberry Road 37205

From: Clinton Wilson [mailto:Clinton.Wilson@stgeorgesnashville.org]
Sent: Monday, August 08, 2016 9:15 PM

To: Planning Commissioners
Subject: Nandi Hills PUD

Dear Friends,

I support canceling the plans for the Nandi Hills PUD in support of more environmentally responsible plans. As someone who is a more recent homeowner in West Meade, it is disturbing to hear of these plans. Please fight for smart ecologically sensitive alternatives.

Sincerely,

Fr. Clint Wilson
St. George's Episcopal Church

From: Allen Salmon [mailto:allensalmon@comcast.net]
Sent: Monday, August 08, 2016 7:06 PM
To: Planning Commissioners
Subject: Cancel Nandi Hills PUB

Please cancel the Nandi Hills PUB. I am a resident of West Meade and I don't want to see any further development close by. And especially no blasting shaking my homes foundation! There is enough development happening around Nashville that this one should not be necessary. Please help us preserve our neighborhood and all the wildlife that inhabits it as well.

Thanks you,
Allen Salmon

From: Dona Tapp [mailto:donat@comcast.net]
Sent: Monday, August 08, 2016 6:57 PM
To: Planning Commissioners
Subject: Nandi Hills PUD

Please cancel Nandi Hills PUD and replace it with smart, environmentally sensitive plans.

Dona Tapp
213 Windsor Terrace Drive
Nashville, TN 37221

615-646-2761

From: rachel tatum [mailto:racheltatum@bellsouth.net]
Sent: Monday, August 08, 2016 4:11 PM
To: Planning Commissioners
Subject: Nani hills

I support cancelling the Nandi hills project and replacing it with something more environmentally safe.
Rachel Tatum

800 cammack ct 37205

From: Rob Keese [mailto:rwkeese@me.com]
Sent: Monday, August 08, 2016 3:35 PM
To: Planning Commissioners
Subject: Nandi Hills PUD

I Strongly support cancelling the Nandi Hills PUD and replacing it with smart, environmentally-sensitive plans. This proposal is opposite the direction I and others feel our neighborhood should move.

Rob Keese
A & E Risk and Loss Control Services
615-497-0502

From: Marti Margrave [mailto:mmargrave316@gmail.com]
Sent: Monday, August 08, 2016 2:50 PM
To: Planning Commissioners
Cc: Johnson, Mina (Council Member); RTB RTB
Subject: Landslide in West Meade

Having experienced a landslide which took out approximately 100 trees and deposited them at the back wall of our home at 6500 Cornwall Drive during the storm of Sunday, May 2, 2010, I am astonished to find that there is ANY talk of allowing development of the 123-acre forested property known as "Nandi Hills," which sits between Jocelyn Hollow Rd, Rodney Dr, Old Hickory Blvd, Nashville Highlands, and the West Meade Waterfall properties.

I can not be at the meeting this Thursday evening due to my elderly parents' needs; however, I would beg of this commission, please, please do not let this proceed any further.

In the process of obtaining the required building permit to repair our home (Obtained December 22, 2010...7 months after the storm!), countless hours were spent by various experts examining and ultimately ensuring the stability of the area so that reconstruction of our home could begin. The large majority of the trees that fell, along with the approximately 8 feet of mud, was not from our property. The trees and the mud came from the adjoining property, which is undeveloped. The current owner of that property had no responsibility for the resulting landslide, nor did he offer any assistance; to this day the scars remain in the form of a deforested hillside.

Again, I implore the Planning Commission to give serious consideration to the geological, as well as ecological, ramifications of construction in this area.

Sincerely,
Martha Margrave
6500 Cornwall Drive
615-356-8529 (h)
615-418-3736 (c)

From: jword02 [mailto:jword02@comcast.net]
Sent: Monday, August 08, 2016 1:58 PM
To: Planning Commissioners
Subject: Nandi Hills PUD

I live in this area, and I ask you to cancel the old PUD to replace it with wiser, more environmentally sound plans. We want to protect Bellevue's hills and hillsides for the good of all concerned.

Thank you,
Jane Word
145 Holly Forest
Nashville TN 37221

From: Chytil, Anna [mailto:anna.chytil@Vanderbilt.Edu]
Sent: Monday, August 08, 2016 9:37 AM
To: Planning Commissioners
Subject: Nandi Hills

Dear Planning Commissioners,

I beg you all to cancel the Nandi Hills PUD and replacing it with smart, environmentally-sensitive plans. This is a beautiful area of Davidson county with wild life and incredible vegetation. Please do not destroy our beautiful neighborhood.

Thank you,

Anna Chytil
Sr. Research Specialist
Rathmell Laboratory
648 PRB
Division of Hematology/Oncology
Vanderbilt University
Nashville TN 37232

Phone 615-936-3320
Fax 615-936-5939

anna.chytil@vanderbilt.edu

From: Donlon, Ruth E [mailto:ruth.e.donlon@Vanderbilt.Edu]

Sent: Monday, August 08, 2016 9:35 AM

To: Planning Commissioners

Subject: I support cancelling the Nandi Hills PUD and replacing it with smart, environmentally-sensitive plans.

To whom it may concern:

I support cancelling the Nandi Hills PUD and replacing it with smart, environmentally-sensitive plans.

This land needs to be protected. It would be devastating to our community to develop this property as it serves as a key connection for the Radnor-To-River corridor concept, it buffers many neighborhoods in West Meade, it has its very own mapped cave, known as "Razor Blade Cave," it contains old trees, and has lots of steep unstable slopes.

Development of this property would disrupt the beauty of the neighborhood as well and the ecological environment that is crucial for the birds and other animals.

Keep West Meade intact!!

Ruth Donlon, RN | Care Coordinator | Center for Health Promotion and Disease Management
Vanderbilt University Medical Center | 3841 Green Hills Village Drive | Suite 300, #3025
Phone 615-936-3064 | Fax 615-936-6102

From: Marc and Ruth Ann Rowland [mailto:marcruthann@comcast.net]

Sent: Sunday, August 07, 2016 7:15 PM

To: Planning Commissioners

Subject: Nandi Hills property

Good evening,

My name is Ruth Ann Rowland, and I live at 6670 Jocelyn Hollow Road. Our property directly abuts the property owned by Nandi Hills. It has come to my attention that there is to be a meeting and discussion about allowing this PUD to expand even further up the hillside.

I hope that the members of the Planning Commission will vote "no" on this proposal and cancel the PUD expansion. This is an extraordinarily steep hillside, which is prone to landslides. In

addition to the horrible environmental impact such an expansion would cause, there are the practical issues related to blasting which would cause untold damages to the homes along the ridge and beyond. Those of us who live in West Meade already have suffered foundation and wall cracks, etc., related to the blasting from construction along Charlotte Pike as well as from the Vulcan Quarry. To have such an expansion literally going on in our backyards would be horrific from the kind of damage it could cause to the homes that are a short distance away.

Finally, there are beautiful, natural elements in this area that would be significantly impacted by the Nandi Hills expansion, including Razor Blade Cave and the West Meade Waterfall. Drainage, which is already an issue as evidenced by the aforementioned landslides, would become even more problematic.

For the sake and safety of those us living in West Meade, as well as the beautiful natural elements that make this area so special, I hope and pray that the Planning Commission will cancel this PUD expansion.

Sincerely,

Ruth Ann Rowland

Ruth Ann Rowland
615-352-5512

From: Julian Tune [mailto:capttwiga@comcast.net]
Sent: Saturday, August 06, 2016 4:03 PM
To: Planning Commissioners
Subject: Nandi Hills PUD

We strongly support the canceling of the Nandi Hills PUD.

Thank you,

Beth and Julian Tune
215 Brook Hollow Rd.

From: phyllis rose [mailto:phyllis@828marketing.com]
Sent: Saturday, August 06, 2016 3:01 PM
To: Planning Commissioners
Subject: Nandi Hills

I support cancelling the Nandi Hills PUD and replacing it with smart, environmentally sensitive plans.

Phyllis Rose
629 Harpeth Trace Drive
Nashville, TN 37221

From: randb@comcast.net [mailto:randb@comcast.net]
Sent: Saturday, August 06, 2016 1:26 PM
To: Planning Commissioners
Subject: Nandi Hills PUD

Planning Commissioners,

We support cancelling the Nandi Hills PUD and replacing it with a smart and environmentally sensitive plan.

Ronald and Beverly Rossini
6420 Jocelyn Hollow Rd.
Nashville, TN 37205

From: Pat Post [mailto:postpa@gmail.com]
Sent: Saturday, August 06, 2016 10:54 AM
To: Planning Commissioners
Cc: Johnson, Mina (Council Member)
Subject: Please DO NOT re-activate the Nandi Hills PUD

To Members of the Metro Planning Commission:

RE: 66-84P-001 LEXINGTON RESIDENTIAL PUD (PERIODIC REVIEW) Public Hearing: Open Council District 22 (Sheri Weiner); 23 (Mina Johnson) Staff Reviewer: Lisa Milligan A request for a periodic review for a portion of the Lexington Residential Planned Unit Development Overlay District located at Old Hickory Boulevard (unnumbered), approximately 1,045 feet south of Ridgelake Parkway, zoned RM4 and R20 (123.01 acres), requested by Councilmember Mina Johnson, applicant; Nandi Hill Associates, owner. Staff Recommendation: Find the PUD to be inactive and advise Council to cancel the PUD, and rezone to SP.

I support cancelling the Nandi Hills PUD and replacing it with smart, environmentally sensitive plans.

Background:

Next week (August 11, 2016), the Metro Planning Commission (MPC) is scheduled to make a very important decision on the future of a 123-acre forested property known as "Nandi Hills" — whether or not to deem this development "inactive." If the MPC finds that it is inactive, that will allow the plans to be brought up to modern environmental standards.

The Nandi Hills property is part of the original Lexington Apartments development plan, which experienced significant property-damaging landslides in 2003, and the current plan is to build in

much the same way in the same landslide-prone areas. This property sits between Jocelyn Hollow Rd, Rodney Dr, Old Hickory Blvd, Nashville Highlands, and the West Meade Waterfall properties. This forest is a key connection for the Radnor-To-River corridor concept; it buffers many neighborhoods in West Meade, has its very own mapped cave known as “Razor Blade Cave,” contains old trees, and has lots of steep unstable slopes. (See <https://radnor2river.files.wordpress.com/2016/05/nandi-hills-info-2.pdf> for more information about this property.)

It seems quite clear that the Nandi Hills development is in fact “inactive” under the regulatory standards, and I hope that the MPC will rule as such.

Please cancel the Nandi Hills PUD (i.e., deem it "inactive") as my Metro Councilmember, Mina Johnson, has proposed, so that environmentally sensitive plans for this property can be made.

Thank you very much for considering this request.

Sincerely,

Patricia Post
6511 Grayson Ct.
Nashville, TN 37205-3033
615.356.9511
postpa@gmail.com

From: Gwen Griffith [mailto:gwengriffith@gmail.com]
Sent: Friday, August 05, 2016 4:55 PM
To: Planning Commissioners
Cc: Mina Johnson
Subject: Nandi Hills Parcel for Aug 11th Planning Commission

Dear Metro Planning Commissioner,

As a resident of the Hillwood neighborhood I am writing to request that you find the lingering Nandi Hills - Lexington Apartments PUD to be inactive. It is important to prevent any inappropriate development on that parcel by requiring development there to meet modern environmental design standards.

This parcel deserves special attention and protection given its topography, unstable soils, history of landslides, and the importance of its role in the connectivity of the Radnor to River biological corridor. I appreciate your foresight in safe guarding this critical area for the future in our rapidly urbanizing region. These biological refuges of forest cover, waterfalls, caves, and wildlife grow ever more important with each passing year.

Thank you for your service to our community!

Sincerely,

Gwen Griffith
836 West Hillwood Drive
Nashville, TN 37205
gwengriffith@gmail.com

Item 21, Apache Trail Commercial

From: adel hauter [<mailto:hauter888@yahoo.com>]

Sent: Tuesday, August 09, 2016 3:06 PM

To: Napier, Patrick (Planning)

Subject: Letter of Opposition PUD#80-72P-001

Hi Patrick ,This is Letter of Opposition PUD#80-72P-001
we have a zoning meeting in Aug/11/2016.
This is an update signatures of property and business owners

Thank you

(attachment follows)

July 13, 2016

Letter of Opposition

PUD#80-72P-001

TO: Planning Commission

Metro Nashville, TN.

Staff Members

Metro Running DEPT.

Jason Potts

Metro Councilman.

From: Business and Property Owners, Haywood LN and apache TR.

PUD# 80-72P.001

Project: Removal Addition

3901 Apache TR Nashville, TN. 37013

PUD#80-72P-001

Corner of Haywood LN and apache TR.

Near I-24 Haywood LN, EXIT.

This Letter is to verify that we are opposed to the project as proposed for many reasons.

First, the property owners have, not to date, installed the signs are given proper notice as required by this schedule, per PUD Application, also the site plans shows the addition as a storage, the application says food market.

Second, a market on that side of Apache TR is not appropriate for store/market use, that side of this street has been since 1974, Office, Daycare, Hair salon, Animal Hospital, and Real estate office. We are not opposed to these types of uses, but not Store/Market on that side of Apache Trail, in fact, we don't need another Market/Beer, Cigarettes Store at all in the neighborhood, already has 3 stores.

July 13, 2016

Letter of Opposition

PUD#80-72P-001

Third, Traffic at that intersection is difficult because the ramp is too close to the intersection, backed up traffic doesn't allow to turn left out of the site. any increase in traffic should not be allowed.

Forth, Parking site plans show to double the square footage, with only 3 additional parking spaces calling the additional storage is only a trick to meet the parking requirement.

In concern, as a group of Business and Property Owners, we feel this project should not be allowed for reasons stated, and should be rejected,

Thanks for understanding.

Sincerely, Adel Hauter

615-707-6099

Hauter888@yahoo.com

July 14, 2016

Letter of Opposition
PUD#80-72P-001

Business or Property owners, Please Sign and Print Name and Address.

Owner Name	Signature	Address
Walter Cuevas		660 Bell Rd Antioch
Lorena Flores		4501 Packard dr. Nashville
Alon Cra Solis	Alonra Solis	1608 Arapaho Ct. Antioch
Salvador Solis		4501 Packard Apt. L-14
Alberca Flores	Alberca Flores	
Carina Montes		4070 Navatto Tr
Miguel Henriquez		716 Myshcage Ave. CT
Jaime Montes		4020 Navatto Tr
Gerson Suarez		4106 Packard drive
DAVID HOPKINS RCD		5319 NOLES VILLAGE PK
LINSEY HUDSON	Linsy Hudson	4538 Packard dr
Chris Thompson		4928 ACCORDIA TERR
Pranji Patel		615 294 4006
Omar		875 549 - cedars -
Cresencia Ramirez		4960 Edmonson PK
Milcar Galvez		220 Jarwood Ct Nashville TN
Vanessa Torres	Vanessa Torres	3940 Apache Trl

Thank You for your support to oppose the proposed project.

July 14, 2016

Letter of Opposition
PUD#80-72P-001

Business or Property owners, Please Sign and Print Name and Address.

Owner Name	Signature	Address
VANGELIA	[Signature]	3939 Apache trail L
Matthew Lambert	[Signature]	3939 Apache trail A-6
Erynayl Holley	Erynayl Holley	615-689-7085 EOH
Jacoba Corbina	Jacoba Corbina	139 Brand Lane 3912 Bradley Ct Antioch
Francu Hostetter	Francu Hostetter	129 Tusculm Rd
Vito Goman	Vito Goman	4501 Packard
Crispina Peria	[Signature]	11450 CIR 4513 Antioch
CARLOS Ruiz	[Signature]	4707 N Polk DR
Jaime Reyes	[Signature]	3939 Apache trail Antioch
VICTOR ORTEL	VICTOR ORTEL	4825 GILLESPIE DR
Ricobello	Ricobello	5099 Linbark DR
Ovidio A Bonilla	Ovidio A Bonilla	5021 McLendon Dr Antioch
Juan Hernandez	[Signature]	4712 Packard DR Nashville
Samuel Delgado	[Signature]	232 Chapel of Nashville 31
Marcela Pina	Marcela Pina	4905 Cimarron Way Antioch
Denia Valleillo	[Signature]	4705 Colemont Pl Antioch TN
Tiffany Green	[Signature]	4918 Cimarron Way Antioch
Kelly Figueroa	Kelly Figueroa	174 Sheila DR Antioch TN
SIDRONIO VALLADARES	SN A	3939 Apache trail V-6
Icelia Gomez	Icelia Gomez	4501 Packard DR 237
Jon Alex Ortiz	[Signature]	37215. 5015 Packard R
Carmen Bonagos	Carmen Bonagos	4601 Packard dr
Josefina Sosa	Josefina Sosa	6600 Bell Rd Antioch TN

Thank You for your support to oppose the proposed project.

