

**Comments on October 13, 2016 Planning Commission agenda items,
received October 11-12**

Item 2, proposed USD expansion

(letter from CM Bill Pridemore follows)

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY



One Public Square, Suite 204
Nashville, Tennessee 37201
Email: bill.pridemore@nashville.gov

P.O. Box 388
Madison, Tennessee 37116
Home: (615) 915-1419
Office: (615) 862-6780

BILL PRIDEMORE
Councilman, District 9

October 10, 2016

Chairman Greg Adkins and Members of the Commission
Metropolitan Planning Commission
Metro Office Building
700 Second Avenue South
Nashville, Tennessee 37219-6300

RE: Case # 2016USD-001-001

Dear Chairman Adkins and Members,

As I am unable to attend today's meeting regarding the proposed expansion of the Urban Services District boundaries, I wanted to provide this letter regarding this item and District 9 in particular.

As you may be aware, District 9 is probably the most diverse districts in Nashville. Within District 9, we have rural, suburban, and urban zoning and development; we have an amazing cultural and ethnic diversity throughout the district. Given this diverse fabric within the district, I have opted not to include the entire district within the proposed expansion, but instead only portions of it.

Because District 9 is not fully included, we in District 9 have the privilege to determine the most appropriate areas that should be annexed into the USD and which should remain within the GSD. My goal between now and second reading on November 1, 2016, is to identify, through community discussions and consensus, those areas which desire to remain in the GSD and areas which could best benefit from being added to the USD. To help identify these areas that might wish to remain in the GSD and those that wish to take advantage of the additional services the USD has to offer, I will be holding a community meeting on Thursday, October 27th at 6 PM, at the Madison Police Precinct to further discuss this item and its specific impact on District 9.

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BILL PRIDEMORE
Councilman, District 9

As always, thank you for your service and your careful consideration of issues affecting all of Davidson County and District 9 in particular.

Sincerely,

A handwritten signature in black ink that reads "Bill P." followed by a long horizontal flourish.

Bill Pridemore
District 9 Councilmember

Item 5, 2811 Wimbledon

From: cleuk7@aol.com [mailto:cleuk7@aol.com]
Sent: Tuesday, October 11, 2016 11:31 PM
To: Planning Commissioners
Subject: 2811 Wimbledon Road, Nashville TN 37215

To Whom It May Concern:

I am writing to say I support the Planning Staff's decision to deny the subdivision request at 2811 Wimbledon Road , Nashville TN 37215 because it is inconsistent with the Community Character Plan and the general lot size dimensions and feel of the surrounding neighborhood.

As a member of the Woodmont to Wimbledon neighborhood group, I 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.

My 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 proposed houses facing Wimbledon would be located significantly within the existing setbacks and with less frontage than the other homes on the block.

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 homes. Additionally, existing infrastructure, mainly roadways, are not able to accommodate the traffic already existing, much less the proposed new additional homes should the proposal be approved.

There would also be an issue with 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 currently require cars to leave the asphalt when passing, which is 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 my request.

With Regards,

Cynthia Leu
3502 Scarsdale Road
Nashville, TN 37215

From: Laurel Buntin [mailto:lsb215@aol.com]
Sent: Tuesday, October 11, 2016 5:55 PM
To: Sharp, Karimeh (Planning)
Cc: Pulley, Russ (Council Member); Planning Commissioners
Subject: Development at 2811 Wimbledon

Dear Ms. Sharp,

My name is Laurel Buntin and I have lived at 3303 Wimbledon Road for 30 years. Yesterday, October 10, 2016 the home at 2811 Wimbledon was demolished with debris being removed today as well.

I have attended a meeting the developer held at the property and I am strongly opposed to his plan to subdivide the property and build 4-5 houses. I believe his plan does not provide harmonious development within our neighborhood. We are a very established neighborhood and the addition of a 'subdivision' on our street does not fit with its character.

Planning rules are in place for the good of all. Neighborhoods attract more people. Please help maintain the character of our neighborhood and consider this my opposition to the proposed development.

I am so sorry to miss the meeting Thursday. We will be out of town or we certainly would be there to speak.

All the best,
Laurel

Laurel Buntin

3303 Wimbledon Road
Nashville, TN 37215

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

Sent: Tuesday, October 11, 2016 4:47 PM

To: Planning Commissioners

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

Dear Planning Commission: I sent the above email to you all June 29. This meeting has been postponed 3 or 4 times. I have been able to be present all times except on Thursday. I have to be in Knoxville for a Supreme Court Historical Society Dinner that evening.

We still oppose the development. Today they are demolishing the original house. It still makes no sense nor follows the zoning laws nor the Green Hills Plan to allow more than two houses on such a narrow street, quiet neighborhood in a cul de sac street.

Marietta Shipley

Seek Consensus Find Solutions Get Results

The Mediation Group of Tennessee

Marietta Shipley

2809 Wimbledon Road

Nashville, Tennessee 37215

615 292-6069 (F) 615 292-7785

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

On Wed, Jun 29, 2016 at 7:51 PM, Marietta Shipley <marietta@mariettashipley.com> wrote:

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)

October 11, 2016

Karimeh Sharp

Metro Planning Commission

Karimeh.sharp@nashville.gov

Dear Ms. Sharp,

My name is Shelby Bailey and my address is [3604 Sycamore Lane, Nashville, TN 37215](#), a property whose driveway is across the street from the proposed development at [2811 Wimbledon Rd.](#) I am also adjacent to the development in progress at 3609 and 3611 Hilldale. One of those two new homes touches my backyard, and three more are in progress down my back hill. My family and I are lifelong Green Hills residents, so we have had front row seats for all the neighborhood's growth and change. Much of that has been very positive; however, these latest projects have been extremely unfortunate. They are noisy, unattractive, and congested. I have had trash and trucks blocking my driveway, not to mention enduring hideous construction hours for weeks at a time, which were outside what I now know to be Metro's legal parameters (for weekends and early mornings). The once quiet streets of Wimbledon and Hilldale, which are barely wider than a single car, have been blocked so frequently that I am now forced to enter and exit my own home from another direction.

We have reached a saturation point as a neighborhood and as a community. We are dealing daily with traffic on our small neighborhood streets that they were never designed to manage, flooding and runoff from a storm water infrastructure that was not built to withstand the density, and other increasingly unsolved growing pains. We risk losing our neighborly, quiet, pedestrian way of life forever in these moments of planning and decision. You, the Planning Commission, have the power to stop it.

I was prepared for what is now the [Oct. 13](#) hearing on, I believe, four separate occasions: I asked to be off work each time, attended meetings with Russ Pulley and other neighbors in between, and tried to educate myself and be prepared, only to have the developer postpone it time and again until this latest date (when I am unfortunately out of town.) I am truly sorry not to be present to speak, answer questions, or just bear witness to the fact that all we want is what we were promised: 2 houses on a lot designed for 2 houses, and no more. Please stop this development in its current form and help us curb the overdevelopment of land in this neighborhood before it is too late.

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

Please do not hesitate to call me at [615-804-9461](tel:615-804-9461) or email at shelbytbailey@gmail.com if I can be of any help to you.

Thank you,

Shelby Bailey

Cc: Russ Pulley, russ.pulley@nashville.gov, Planning.commissioners@nashville.gov

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

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.

Ms. Moukaddem:

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.

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.

Thank you in advance,

Hugh Tanner

3301 Wimbledon Rd.

Nashville, TN 37215

615-400-6270

Item 7, Glen Echo Subdivision Resub of Lot 26

From: LeAnne Péters [mailto:leanne.peters55@gmail.com]
Sent: Tuesday, October 11, 2016 8:11 PM
To: Planning Commissioners
Subject: No to Glen Echo

I live on Graybar , which is assuming too much density as it is.
No one lot to three to six houses!

LeAnne
37215

From: Baird, Lindi [mailto:lindi.baird@Vanderbilt.Edu]
Sent: Tuesday, October 11, 2016 8:25 AM
To: Planning Commissioners
Subject: 1732 Glen Echo Road

Dear Planning Commission,

Please do not consider the possibility of more than one house being built on 1732 Glen Echo Road. The infill in Green Hills is over the top (if any of you lived here would be aware of) and the traffic is beyond mentioning. I hope you take your jobs seriously, and **plan** and **consider the neighborhoods** in a wise manner. As they say on other streets, 'build like you live next door'.

Lindi Baird

15 year resident of 1501 Clairmont Place, Nashville

From: Elizabeth O'Shea [mailto:emoshea624@gmail.com]

Sent: Tuesday, October 11, 2016 9:56 AM

To: Planning Commissioners

Subject: Subdivision on Glen Echo

Dear Planning Commissioners,

Please note that as more subdivisions of lots are approved, street parking and street traffic increase concomitantly. Whether traffic blockage is caused by a landscaping crew, a construction crew, a football watching party or school car pools, very dangerous situations are happening across the city's neighborhoods due to street congestion.

As a caregiver for two disabled family members, my immediate concern regards access for emergency vehicles. As a mother, grandmother, and teacher I worry about children walking and playing near the streets. As one who enjoys exercise, I am concerned about our pedestrians and cyclists.

Please take these safety concerns into consideration as you approve any further lot subdivisions in the Green Hills area and any other part of town. Most of our neighborhood streets are to wide enough to accommodate the congestion infill is creating.

Regards,

Beth O'Shea

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Beth O'Shea

Emoshea624@gmail.com

From: Berrysyrup [<mailto:berrysyrup@aol.com>]

Sent: Tuesday, October 11, 2016 8:55 AM

To: Napier, Patrick (Planning)

Cc: Pulley, Russ (Council Member)

Subject: scanned 1732 letter

Patrick:

Here is a scanned file of letter.

Pat

(attachment follows)

October 9, 2016

TO: Planning Commission

RE: 2016S-171-001 (1732 Glen Echo)

Hearing Date: 10-13-16

As owners of the property located directly behind the property which is subject of hearing , we wish to express opposition to the proposed split. The Staff report of record for the October 13 meeting at which the proposed split is to be considered recognizes that the sought after subdivision “may be too intense for this site given the requirements for access along a collector street.” (Staff report - Page 63 of 175)

However, we recognize that the conditions listed in the Staff report that Builder must meet for approval are positive but do not get directly at the issue of the number of possible structures on the property. As a property owner directly impacted by such a requested lot division, having the possibility of 6 structures located directly behind where there is/was but one structure now is not a welcome thought.

Regardless of what transpires, an additional condition should be put forward, that being that if the subdivision is approved and Builder persists in building multiple units (duplex), under zoning category R10, then the building permit department should be notified to flag lot such that building plans indicate that a height of structure cannot exceed 1.5 times the width of the façade of the individual structure. The height of a structure is measured from the GROUND to the TOP OF THE ROOF not from the ground to the eaves of a structure. (Infill Subdivision Regulations: specifically 3-5 Infill Subdivisions; Metro Code, Chapter 17-note 4 under Table 17.12.020A)

Finally, though one would dispute the definition for “duplex”, because of the density that would be possible based on a 3 lot split it would appear overall “zoning” would be tantamount to RM6. Six structures are allowed on a 1 acre lot under RM6; Six structures would be able to be built on the divided **less than 1 acre** lot.... Six is six regardless of how one looks at the a particular number designation as to zoning category. Spot zoning? (See NOTE)

Density for R-10 is designated from low to “medium”. Again, based on structures currently in place along the Glen Echo corridor next to, across from and behind the subject property, escalating to the density created by the proposed lot subdivision would be too intense.

Thank you for your attention to the issue at hand.

Sincerely,

Harold and Patricia Runsvold
1755 Hillmont Drive
Nashville, TN 37215
615 585 5599

NOTE:

Per Zoning definitions :

R-10 (**low-medium density** residential, requiring a minimum 10,000 square foot lot and intended for single and *two-family dwellings*)

RM6 (**medium density** residential, intended for multi-family (*two-family is multi family ?*) dwellings at 6 units per acre

Cc: Russ Pulley, Councilman

Item 17, Historic B&B Homestay Overlay District at 712 Neely's Bend Road

(letter from CM Bill Pridemore follows)

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY



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BILL PRIDEMORE

Councilman, District 9

October 10, 2016

Chairman Greg Adkins and Members of the Commission
Metropolitan Planning Commission
Metro Office Building
700 Second Avenue South
Nashville, Tennessee 37219-6300

RE: Case # 2016HL-003-001; Ordinance # BL2016-446

Dear Chairman Adkins and Members,

As I am unable to attend this Thursday's Planning Commission meeting, please accept this letter of support for Case # 2016HL-003-001, a request to cancel the existing Bed and Breakfast Overlay District and apply a Historic Bed and Breakfast Overlay District for property located in my district at 712 Neely's Bend Road.

As noted in the staff report, the proposed Overlay will replace the existing obsolete Bed and Breakfast Overlay District, which was actually removed from the Zoning Code in 1998, while continuing to enable the historic Robert Chadwell House to be preserved. As the staff report also notes, the Metro Historic Zoning Commission recommended approval of this request at its September 21, 2016, meeting.

I ask that you please follow the staff's recommendation and recommend approval of the requested Historic Bed and Breakfast Overlay District. Thank you for your consideration and your service to the City.

Sincerely,

A handwritten signature in cursive script that reads "Bill Pridemore".

Bill Pridemore
District 9 Councilmember