

Comments on November 10, 2016 Planning Commission agenda items, assembled November 9

Item 9, Wingrove and Byrum Multi-Family

From: Ryan B. Case [mailto:ryanbcase@hotmail.com]

Sent: Sunday, November 06, 2016 12:45 PM

To: Planning Commissioners

Subject: Neighbor Comment: Wingrove/Byrum SP2016-080-001

To Metro Planning Commission,

I am writing to voice my opposition to the proposed redevelopment of 2.28 acres on the corner of Wingrove and Byrum, also known as SP 2016-080-001. Simply put, I believe that 91 units is too much density for these small neighborhood streets. I live directly across the street at 432 Wingrove Street and think that the SP in its current form is not consistent with the character of the neighborhood, would create traffic issues beyond what is already experienced, and present traffic and pedestrian safety issues for current and future residents alike.

Commuters already treat the smaller local street of Wingrove as a cut through to avoid traffic on Nolensville, 8th Avenue, and Wedgewood as they go to and from I-440 and other highway access points. Wingrove is situated on a steep hill. Cars speed up the street and views are limited. The plan only calls for one entrance/exit for the proposed 91 studio, one- and two-bedroom unit development. I believe this is a traffic nightmare in the making.

In addition, the proposed number of units per acre is significantly higher than the units per acre that have been approved for other residential SP's in the Wedgewood-Houston neighborhood. Furthermore, most of those SP's were located on larger neighborhood corridors. I believe the proposed project in its current form would increase the number of people living on the streets to an unsustainable level that would negatively affect both current and also future residents. Wingrove and Byrum are small neighborhood roads that are not suitable for density on this scale.

I recognize the evolving nature of the Wedgewood-Houston neighborhood, as well as Nashville and Middle Tennessee area in general. I am not opposed to efforts to enhance the urban core of Nashville and provide a diversity of housing options to our increasing population. I recognize that density will increase on this property, considering it is currently empty. However, I do not believe this project in its current form is right for this small amount of residential acreage on two small residential streets. I look forward to working with the developers and neighbors on finding a solution that meets everyone's needs.

Respectfully,

Ryan B. Case
432 Wingrove St.
Nashville, TN
37203

Item 15, Monte Carlo Estates

From: WEBSTER, BILL [mailto:BILL_WEBSTER@NASHINTL.com]

Sent: Thursday, November 03, 2016 11:00 AM

To: Birkeland, Latisha (Planning)

Subject: RE: Case 2016S-094-001

The following are my concerns about Case 2016S-094-001

1. This parcel was planned for 3 lots when the Monte Carlo Estates subdivision was built in the 1970s. It was never developed due to its topography and being below the level of the main sewer line.

Current plans call for grinder pumps to force sewage uphill. Who is responsible for maintaining these pumps?

2. The current plan shows 4 lots with 16' shared easements for driveways. No other house in Monte Carlo Estates shares a driveway. Our neighborhood is seeing a big increase in the amount of street parking.

If the plan is reduced to 3 lots, driveways would not have to be shared and more room would be available for parking in the rear of each residence hopefully. Otherwise it will be difficult to even get in or out of the new Monte Carlo Ct.

3. The plans do not specify the size of the new houses or if they will conform to the existing homes. (garages in the rear, brick, etc.)

4. Sidewalks are specified on the plans. It will be sidewalks to nowhere since there are no other sidewalks in Monte Carlo Estates.

5. Many large trees are going to be lost due to this development.

6. What happens if the developer fails to complete this project?

Thank you,

Charles W. Webster (Bill)

612 Monte Carlo Dr.

Antioch, TN 37013