

Comments on January 12, 2017 Planning Commission agenda items, received January 9-11

Items 12a/b, Granbery Property/Hearthstone Residential PUD Cancellation

From: Paul Eckberg [mailto:pauleckberg@gmail.com]
Sent: Wednesday, January 11, 2017 12:52 PM
To: Planning Commissioners
Subject: Specific Plan 2016SP-093-001

Hello. I would like my opinion noted regarding the Granbery Property Specific Plan 2016SP-093-001.

I am opposed to rezoning the property to 31 homes on site. I see that rezoning as a detriment because of the great loss of green space and potential environmental impact.

Thank you,

Paul Eckberg
525 Richmar Drive

From: Phil and Patti Fite [mailto:pfitefamily@yahoo.com]
Sent: Wednesday, January 11, 2017 7:37 AM
To: Planning Commissioners
Subject: Hill Road Property Near Granbery Elementary

Please give the community more time to hear the plans. Please listen to the community if we don't agree, and refrain from building there if we don't want our green spaces built up.

Most of all, please wait on the decision to build on this property, and give Creive Hall residents time to hear more about the plan.

Sincerely,

Patti B. Fite

From: Renee [mailto:renee7mc@comcast.net]
Sent: Tuesday, January 10, 2017 9:52 PM
To: Planning Commissioners
Subject: Hill Road Property -Turnberry proposal

Dear Commissioners:

I think it is unfair that Turnberry has suddenly changed the proposal they shared with the community in September from 13 homes to 31 for the Hill Road property adjacent to Granbery School. This will create much increased traffic for Hill Road and I'm sure many more cutting through Hearthstone Subdivision via Trousdale to get to OHB. In addition, there will be an increase in school crowding for Granbery Elementary.

We are proud of our little section of Davidson County. Please maintain our quality of life by restricting such a huge increase in the number of houses being squeezed into our neighborhood adjacent to our subdivision (Hearthstone) and our wonderful little Granbery elementary school.

Thank you for your consideration of the neighbors' concerns.

Sincerely,

S Renee McCrary
540 Hearthstone Circle

From: Leslie Mitchell [mailto:72mitchell@comcast.net]
Sent: Tuesday, January 10, 2017 9:50 PM
To: Planning Commissioners
Subject: Granbery property

Hello,

I just wanted to voice my concern for the proposed development on the property behind Granbery Elementary. As a Granbery parent to three kids, I'm concerned about the impact on the school and the surrounding neighborhood. I do hope that you will explore other options and be extremely thorough in questioning the proposed developer in your meeting Thursday.

Thanks,
Leslie Mitchell

From: bethanyandsean@gmail.com [mailto:bethanyandsean@gmail.com]
Sent: Tuesday, January 10, 2017 7:19 PM
To: Planning Commissioners
Subject: SAY NO to the Granbery Property Plan

We, as a family in this zone, STRONGLY oppose the building plan put forth by Turnberry homes. Please do not allow this plan as is to go through!!!

Sean and Bethany Neff

From: Kevin Underwood [mailto:underwood.kevin11@gmail.com]

Sent: Tuesday, January 10, 2017 1:31 PM

To: Planning Commissioners

Subject: Crieve Hall News

I am concerned with the new plans with the Granbery property... here are some of the concerns...

-Traffic/safety impact

-Runoff and environmental impact

-Impact on our district's only public park (Granbery Park)

-Property value impact

-Granbery Elementary impact

-Neighborhood Density

-Ongoing construction site impact on surrounding area

Please hear our voice and reconsider having 31 new homes!

From: Kristen Odmark [mailto:kodmark@me.com]

Sent: Tuesday, January 10, 2017 11:14 AM

To: Planning Commissioners

Subject: Say NO! to 12a. 2016SP-093-001 for the Granbery Property on Hill Rd.

Dear Planning Commission-

I am a resident on 5425 San Marcos Dr in Zone 4 and I am NOT in favor of changing the PUD for the Hill Rd Granbery property. I didn't want 13 huge houses on that land when I heard about it last fall. But I really DO NOT want 31 houses to be built. I am already concerned about the increased traffic, dangerous narrow roads, impact on environment and lack of community gathering spaces. My three boys and I walk to Granbery Elementary school with no side walks and have been very concerned for our safety for several years now. San Marcos Dr. is already a cut through and to increase traffic and density in this residential area is of major concern. I believe that there is a great deal of community confusion about further development in the neighborhood - this was obvious when 130 people showed up to hear the announcement about this deal. It was my understanding from what Councilman Swope said at that meeting, after hearing many people stand up and voice concern, that there would be more meetings held to take community input and answer questions- but they haven't held any yet. Developers have to hold meetings with the community and share proposed plans that impact the greater area- that fall meeting was NOT that. This is the biggest deal for me, it feels really fishy.

I would ask the Planning Commission to **delay or deny** the decision to change the zoning. At the very least, I would ask for more time, so that the community could be properly notified of the implications of the proposed development.

While I respect the owners right to sell and do not in any way mean to sabotage this opportunity, I sincerely believe that this has a greater legacy to leave than 31 homes on a dead end street, and I want to do something to support that alternative.

Thank you for your sincere consideration-

Matt and Kristen Odmark

5425 San Marcos Dr.

Nashville Tn 37220

From: Mitch Dane [mailto:mitchdane@mac.com]

Sent: Tuesday, January 10, 2017 9:35 AM

To: Planning Commissioners

Subject: concerned neighbor

To whom it may concern,

I'm writing concerning the upcoming planning commission meeting regarding the Granbery property on Hill Road.

On September 12, 2016, Councilman Robert Swope hosted a Zone 4 community meeting. During the agenda, Turnberry Homes introduced their ideas to purchase, re-zone, and develop the Granbery Property on Hill Road. In response to this initial announcement, several members of our community expressed various pressing and relevant concerns about this development, including but not limited to:

- Traffic/safety impact
- Runoff and environmental impact
- Impact on our district's only public park (Granbery Park)
- Property value impact
- Granbery Elementary impact
- Neighborhood Density
- Ongoing construction site impact on surrounding area

At the time of that meeting, Turnberry Homes offered few specific answers, but indicated, in cooperation with Councilman Swope, that future meetings would take place to gather community input and answer questions.

Instead Turnberry Homes has decided to take the plan below directly to the planning commission this Thursday, January 12th. It differs from what was shared in the September meeting (and the original PUD they are seeking to cancel), including more homes on the site, all homes being constructed at once, no through street, and more. Once approved by the planning commission, there is little that would keep

this development from becoming a reality. I believe that this would be a tremendous loss for our community if this current plan went uncontested and other options weren't considered.

I, among our neighbors, are extremely opposed to this development, and re-zoning the property.

Thank you.

Mitch Goskie

513 Woodhurst Dr.

From: Josh DeVier [mailto:joshdevier2@gmail.com]
Sent: Wednesday, January 11, 2017 10:06 AM
To: Planning Commissioners
Subject: Zone 4 Turnberry Development Proposal for Granbery Property

Planning commissioners,

The purpose of this message is to communicate concern for the proposal to develop the Granbery property on Hill Road.

As a resident of Hill Road Circle for over 10 years and now on Hill Road since May, I have seen first-hand the impact of development in our area and how it has affected traffic patterns. Additional homes will only further congest the area and create downstream issues for our neighborhood. The number proposed in this development must be scrutinized and evaluated closely.

While I do understand that the eventual development of this property is a reality, I strongly believe our neighborhood is not being treated fairly, as evidenced by the recent change in direction of the developer to move their project to approval (with more homes) and skirting the questions and concerns expressed by our community back in September (12th).

I urge you to not approve this project and allow us a voice, and more time to get direct answers from the developers and work toward a mutually beneficial plan for this land.

My wife and I purchased our home on Hill Road with the intent to stay here for 30+ more years. The traffic consequences of this development would directly impact our family, make access even more challenging around the school, and ultimately negatively impact the attractiveness of the neighborhood; thus, damaging property values.

Thank you for your consideration. I'll look forward to Thursday's hearing.

Regards,

Josh DeVier
640 Hill Road

From: Eric.Coffey@dell.com [mailto:Eric.Coffey@dell.com]
Sent: Monday, January 09, 2017 9:23 PM
To: Planning Commissioners
Subject: Fwd: Sidewalk Prioritization Concern

Please see concerns below. These concerns will increase exponentially if the Hill Road multi-home development is approved without a robust plan for traffic calming, sidewalks, etc. I am unable to attend Thursday due to business travel so I wanted to voice my concerns. I humbly ask someone on the commission to come walk alongside San Marcos Drive during the week between 7-830am or 330-530pm. It will become evident how unbelievably high traffic this street has become due to cut through preferences of modern GPS apps.

Thanks for your consideration.

Eric Coffey

----- Original message -----

From: "Coffey, Eric" <Eric_Coffey@Dell.com>

Date: 1/9/17 9:15 PM (GMT-06:00)

To: info@nashvillewalknbike.com

Cc: Julie.Herring@nashville.gov

Subject: Sidewalk Prioritization Concern

To Whom it May Concern:

I am unable to attend the meeting this Wednesday due to business travel, but wanted to express my concern over the current proposal for sidewalks in the Crieve Hall area.

I live on San Marcos Drive with my wife & 3 school age children. What was once a quiet back street is now, thanks to GPS apps, a very popular cut through for commuters. Unfortunately San Marcos does not have sidewalks, and does not get school bus service due to proximity to the school. This results in school age children & parents walking along the side of the road of a heavy traffic street during peak times.

In reviewing the plans, I noticed a small adjacent street, Bradfield Dr, slated for sidewalks, which is odd given there is almost zero traffic on Bradfield due to the nature of that street. I cannot understand how that makes any sense, frankly.

I sincerely hope there will be more consideration for sidewalks on high traffic residential streets as opposed to those without.

This is a serious safety problem & I am hopeful that the bike & sidewalk project can accomplish great things for the city including long overdue sidewalks on San Marcos Drive.

Thanks for your consideration.

CC: Julie Herring, Metro Public Works, given our current dialogue re: traffic calming on San Marcos.

Eric Coffey

Vice President, Sales

Dell EMC

615-715-2018

Item 28, Clearview Drive/Crescent Road/Estes Road/Westmont Avenue/Woodmont Circle rezoning

From: GEORGANNE HARMON [mailto:gharmon@me.com]
Sent: Wednesday, January 11, 2017 12:25 PM
To: Planning Commissioners
Subject: Ref: 2017Z-005PR-001

Dear Planning Commissioners,

Please keep our neighborhood (Woodlawn / Green Hills area, Clearview and Crescent Rds. of specific interest at this moment) residential, non-rental, and zoned in ways that keep the properties' values and integrity. Please do not let developers interested only in their business dictate the qualities that make these neighborhoods beautiful, community- minded, and engaged with all the interests of our city. They are one of the reasons people come to Nashville, buy in Nashville, and contribute to Nashville.

Thank you,

Georganne Harmon
618 Timber Lane
37215

From: Bill Hamilton [mailto:hamiltwp1@yahoo.com]
Sent: Wednesday, January 11, 2017 1:10 PM
To: Planning Commissioners
Subject: 2017Z-005PR-001

Dear Planning Commissioners-

I am writing in support of the Metro bill introduced by CM Murphy to downzone areas along Estes, Clearview & Crescent. Please support her bill, which reflects the desires of the people that live in this neighborhood, and reject the intentions of the profit-hungry developers that swoop into our neighborhoods, change the character with dense overfill and cheap construction, and then leave.

Thank you,

Bill Hamilton

923 S Wilson Blvd, 37215

From: Carolette Forbess [mailto:caroletteforbess@comcast.net]
Sent: Wednesday, January 11, 2017 12:24 PM
To: Planning Commissioners
Subject: MPC--ref 2017Z-005PR-001

Please SUPPORT the Estes, Clearview and Crescent down zoning--save our neighborhood--thank you --J.D.
And Carolette Forbess--3912 Woodmont Blvd(corner of Woodmont and Estes) 37215

From: Laura Cooper [mailto:fitzcoop@gmail.com]
Sent: Wednesday, January 11, 2017 12:20 PM
To: Planning Commissioners; Murphy, Kathleen (Council Member); John Cooper; Bell Newton; Susannah Scott-Barnes
Subject: Zone Change 2017Z-005PR-001 BL2017-555

Dear Commissioners,

Thank you for all you do to care for Nashville in this phase of booming growth. We write to ask your help in protecting our Woodlawn-Estes-Crescent-Westmont neighborhood -- one of Nashville's few remaining old, established neighborhoods -- from the destructive pressure of for-profit developers seeking to radically overbuild our quiet, residential streets.

The downzoning we request, under this legislation, would protect us from the inappropriate and out-of-character building of multiple tall and skinnies on small, residential lots, like the four **(4)** proposed for 601 Estes to replace the one small home demolished there, the last Estes lot next to Woodlawn Drive. To permit this kind of hyper-dense building in our old, established neighborhood threatens the longstanding character of our quiet, family streets.

Surely Nashville does not need every neighborhood to become like Green Hills? Please consider our neighborhood's interests, and our residents' long and deep commitment to our home streets, and vote yes for the downzoning that will protect us.

Thank you again for your care and attention,

Laura and John Cooper

3925 Woodlawn Drive

Nashville, TN

From: Jim Beavers [mailto:jimbeavers@me.com]

Sent: Wednesday, January 11, 2017 11:38 AM

To: Planning Commissioners

Subject: Ref: 2017Z-005PR-001

As a resident of Green Hills / Whitland I support the above-referenced down-zoning.

Jim Beavers

From: Glenn Jones [mailto:dglennjones@bellsouth.net]

Sent: Wednesday, January 11, 2017 11:11 AM

To: Planning Commissioners

Subject: Ref: 2017Z-005PR-001

Dear Council Members:

I live at 3943 Woodlawn and have for nearly 27 years. Please support the above referenced downzoning. I cannot see how increased density will not make it less safe for all of the families with school aged children and their parents to be driving a more heavily traveled Woodlawn. Adding 100s of drivers to an already over-taxed road is imprudent. Thank you for your consideration.

Glenn Jones

From: Esther Cohn [mailto:estco123@aol.com]
Sent: Wednesday, January 11, 2017 11:10 AM
To: Planning Commissioners
Subject: Support Downzoning!

Please support the Estes, Clearview and Crescent downzoning. Please preserve the integrity of our neighborhood!

Esther Cohn
37215

From: Bell Newton [mailto:bella.bella@comcast.net]
Sent: Wednesday, January 11, 2017 10:41 AM
To: Planning Commissioners
Cc: Murphy, Kathleen (Council Member)
Subject: Zone Change 2017Z-005PR-001 BL2017-555

Dear Commissioners,

First of all, I want to thank you for all that you do, and I mean that sincerely.

Secondly, I am writing to ask you to support the above bill, a downzoning of various properties. The very fabric, character and integrity of our neighborhood is constantly being challenged and we desperately need bills like the above to protect our investments and quality of life.

I ditto what others have said on this matter in support of the downzone.

I beg you to vote yes. It will be a vote for the neighborhood.

Thank you.

Bell Lowe Newton
3950 Woodlawn Dr.
Nashville, TN. 37205

From: Stef Phone [mailto:sdred3@gmail.com]
Sent: Wednesday, January 11, 2017 10:37 AM
To: Planning Commissioners; Kathleen Murphy
Subject: Ref: 2017z-005pr-001

To whom it may concern,

My family lives at 613 Lynnbrook Road, and has since 1992. We are writing to express our utmost support for the DOWNZONING of the Estes, Clearview and Crescent neighborhood. What these developers are being allowed to do to this cities neighborhoods is disgraceful. Not this neighborhood. Please support the neighborhoods effort in saving itself.

Stefanie and Jason Brown

Josephine S. Dean

From: Laura Rodriguez [mailto:lwrod6@gmail.com]
Sent: Wednesday, January 11, 2017 10:23 AM
To: Planning Commissioners
Subject: Estes zoning

Please support the downzoning proposal for Estes. Increases in population density will have a huge affect on our neighborhood. There is no comparison of the way a house looks and can be used when you compare a single house on a lot and several houses. Estes is also a street that has too much traffic as it is. It is a small street that cannot be widened. More houses means more cars. This is especially worrisome when those cars are trying to enter and exit the already heavy flow on Estes.

Thank you for considering this proposal.

Laura Rodriguez

3903 Kimpalong Dr.

From: LUCY HARRINGTON [mailto:lmharrington1@gmail.com]

Sent: Wednesday, January 11, 2017 10:20 AM

To: menie.bell@nashville.gov; samuel.champion@nashville.gov; Cantrell, Rose (STC); Fletcher, Richard (Juvenile Court); aaron.kaalberg@nashville.gov; ben.mosley@nashville.gov; ann.nielson@nashville.gov; cyril.stewart@nashville.gov; brian.tibbs@nashville.gov; Planning Commissioners

Subject: Metro Council Bill #BL2017-555, and MPC Case #2017Z-005PR-001

Dear Metro Council members and Planning Commissioners,

PLEASE VOTE YES! Vote YES to rezone from R10 and RS40 to RS10 for the properties listed on Clearview, Crescent, Estes and Woodmont Circle.

My name is Lucy Harrington. I reside on Kimpalong Drive. I support the above referenced cases, supporting the continued integrity of my Green Hills neighborhood of single family homes.

I want to protect the past for future generations, and for that reason, I urge you to vote YES!

Sincerely,

Lucy M. Harrington

From: IVenick@aol.com [mailto:IVenick@aol.com]

Sent: Wednesday, January 11, 2017 10:14 AM

To: Planning Commissioners

Cc: Murphy, Kathleen (Council Member)

Subject: Please vote in favor of 2017Z-005PR-001

Members of the Metropolitan Planning Commission,

I am a 35 year residence of Kimpalong Avenue.

I am support of the proposed downzoning of Estes, Crescent and Clearview that will help preserve the character of our neighborhood.

Irwin Venick
3916 Kimpalong Avenue

Nashville, Tennessee 37205
615-292-4028

From: Kathy Anderson [mailto:ka@andersondesignstudio.com]
Sent: Wednesday, January 11, 2017 10:03 AM
To: Planning Commissioners
Cc: David Malloy
Subject: Metro Planning Commission 2017Z-005PR-001

Dear Metro Planning Commission,

As an interior designer, I am very respectful of the good work that the Metro Planning Commission does to keep our city safe and in design guidelines.

I wanted to let you know that I am in support of the Estes, Clearview and Crescent Downsizing. I have been a resident on Kimpalong Drive for over 20 years which is in the Woodlawn Drive area.

It is my investment in my future. If it is allowed to have tall and skinny houses built in my neighborhood, it will devalue the quality of my neighborhood and my investment.

Thank you for being active in protecting our neighborhood.

Kathy Anderson

Kathy S. Anderson IIDA

Anderson Design Studio

217 2nd Avenue North | Nashville, TN 37201

☎: 615.255.0022 | 🌐: www.AndersonDesignStudio.com

From: Waddey, Alex [mailto:awaddey@naiglobal.com]
Sent: Wednesday, January 11, 2017 10:00 AM
To: Planning Commissioners
Subject: Ref: 2017Z-005PR-001

I am sending this email in support of the Estes, Clearview and Crescent downzoning. I am a resident at 703 Lynnbrook Rd. and have been a resident of the neighborhood for the past 15 years (and am a native

Nashvillian). As our great city has continued to grow, it is important to maintain the character of the neighborhoods that helped make Nashville such a wonderful place to live. The over-development of these neighborhoods only adds to the traffic congestion that plagues our city and disrupts the true character of the neighborhood. To protect our neighborhoods, please vote in favor of the downsizing. Thanks

Alex Waddey

Senior Managing Director
Capital Markets
awaddey@naiglobal.com



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From: Jay Schaudies [mailto:j.schaudies@13management.com]
Sent: Wednesday, January 11, 2017 9:58 AM
To: Planning Commissioners
Subject: Support for Murphy downzoning bill - Reference: 2017Z-005PR-001

We write to express our strong support for Council Member Kathleen Murphy's bill in favor of the Estes, Clearview & Crescent downzoning.

We live in this neighborhood and bought here because of the wonderful and strong neighborhood presence. Please do not diminish or take that away by over building.

Jesse and Elizabeth Schaudies

410 S Wilson Blvd.

Nashville 37205.

Jay Schaudies

13 Management

Office - 615.590.4050

From: Elizabeth Schaudies [mailto:pollyinparis@icloud.com]

Sent: Wednesday, January 11, 2017 9:54 AM

To: Planning Commissioners

Subject: Estes

Hello,

As a resident of the Woodlawn neighborhood, I just want to express my desire in keeping the neighborhood's character by preventing the proliferation of multiple skinny homes being built on lots on Estes and other adjoining streets. We have only lived in Nashville for four years but chose this area because of the older, established feel that this neighborhood has.

Thank you for your consideration and help,

Polly Schaudies

410 S. Wilson Blvd.

From: shannon wilson beisel [mailto:sbeiselinteriors@comcast.net]

Sent: Wednesday, January 11, 2017 9:49 AM

To: Planning Commissioners

Cc: fitzcoop@gmail.com; bella.bella@comcast.net; irwin venick; Murphy, Kathleen (Council Member)

Subject:

PLEASE keep tall and skinny multiple housing developments out of our neighborhood.
estes / woodlawn / clearview / wilson / kimpalong

such a shame to see what is happening to green hills.

shannon beisel

509 south wilson boulevard

nashville tennessee 37205

