

Comments on January 12, 2017 Planning Commission agenda items, received January 10-12

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

From: Charlotte Smith [mailto:rubycbs9@comcast.net]
Sent: Thursday, January 12, 2017 8:33 AM
To: Planning Commissioners
Subject: Proposed development behind Granbery Elementary School

To whom it may concern:

My name is Charlotte Smith and my family has lived 2 blocks from Granbery School for 21 years. I believe the proposed plan for the development behind the school has not been thought through well enough for the impact it will bring to the school and to traffic. I believe the developers are trying to pack too many houses into the space. Perhaps the developers could be required to build the houses on 1/2 acre lots.

Has the purchase by Turnberry closed? I would like to see some of this land added to the park and to the school.

I ask you not to approve this proposal.

Sincerely,

Charlotte Smith
5516 Thalman Dr.

From: Kathryn McDonald [mailto:kmcwiggs@gmail.com]
Sent: Thursday, January 12, 2017 7:57 AM
To: Planning Commissioners; Gary McDonald
Subject: Rezoning Hill Road On agenda this afternoon (Turnberry Homes)

To whom it concerns:

Please do not change zoning from approximately 13 homes to 31 homes. I live on Hill Road and traffic is a real problem. We have lost 2 brick mailboxes and a brick wall in front of our house in the last several years. You need to address regulating the speed on Hill Road before any addition of a subdivision. The addition of speed bumps at top and bottom of Hill Road between Overton Road and Trousdale. Addition of 3 way stops at Trousdale and Hill Road & Overton and Hill Road.

The 13 homes will not be a bad addition as long as they are quality homes. Turnberry does not need to come in here and build cookie cutter homes that are being built all over Nashville and not duplexes or 2 for 1 on a lot. They should build single family homes that add and maintain the value and beauty of homes in this area.

At least 4 new homes have been built on Hill Road in the last year which sit at least on acre lots. Also, several homes have been remodeled. Which maintains the quality of this community.

My husband and I are adding "slow down" signs to our landscape. We should not be investing in this but flowers and bushes etc. instead.

Also, why are we not receiving letters regarding this plan? We live less than a mile down the road from this property. It will impact us greatly.

Kathryn Wiggs McDonald
660 Hill Road
Brentwood, Tennessee 37027

PS Davidson County tax payer

From: Bmedlin46 [mailto:bmedlin46@aol.com]
Sent: Wednesday, January 11, 2017 9:15 PM
To: Planning Commissioners
Subject: Property by Granbery School

Dear Commissioners,

Development of the Cornelius property adjacent to Granbery School should be postponed until the legitimate neighborhood concerns are addressed. Several serious problems would ensue from lack of proper planning, including additional water issues, and particularly traffic and public safety issues. The number of homes on the property must be kept in line with what the property's and adjoining properties' infrastructures can reasonably handle, and going forward with the planning of this development would be a huge mistake until these concerns are taken care of.

Thank you for your consideration of these comments.

Brenda Medlin
508 Hill Road

Nashville, TN 37220

615-833-1934

From: Carolyn Woosley [mailto:cwbrashears@hotmail.com]
Sent: Wednesday, January 11, 2017 8:26 PM
To: Planning Commissioners
Subject: Crieve Hall Development Zoning Hearing

Commissioner,

I've been a residential home owner on Thalman Drive for several years. The tiny, 2 lane Hill Road is already dangerous with deep ditches off narrow shoulders and old, damaged trees that routinely fall. The elementary school congestion both morning and evening adds 15- 20 minutes to the commute to and from my office. People of this neighborhood were trapped last week when Hill Road became impassable with abandoned cars and a school bus stuck in the ice/snow near the Old Hickory Blvd entrance. The streets can't support any more vehicles and there's no way to widen it. For this reason alone the proposed development is a risky venture. We ask that our voices be heard and that the builder provide reasonable opportunity for our questions to be answered in writing.

From: Lauren Powell [mailto:powell91011@icloud.com]
Sent: Wednesday, January 11, 2017 3:11 PM
To: Planning Commissioners
Subject: Crieve Hall/Granbery development opposition

I have 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**

I would like to be more informed of how this impacts my community now, and more importantly, for the future.

Thank you for your time and consideration.

Lauren Powell

5500 Thalman Drive

From: mark witzl [mailto:mdwitzl@hotmail.com]

Sent: Wednesday, January 11, 2017 2:54 PM

To: Planning Commissioners

Subject: Zone 4 Community Meeting - Granbery GreenSpace (Granbery Property on Hill Road))

Wednesday, January 11, 2017

Subject: Zone 4 Community Meeting (Granbery Property on Hill Road)

To Whom It May Concern:

We have owned a home and have been members of the Hill Road/Granbery Elementary School community for almost 18 years. This sneaky plan to change the previously agreed PUD, which is just coming to light for the broader public and families/people living in the area, will have a NEGATIVE effect on all of us with the exception of Turnberry Homes, the construction company.

The negative impacts include but are 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.
- Our ability to navigate conveniently in and out of our peaceful community as we have done for years.

These kinds of “backdoor” business dealings lack ethics and any thoughtfulness **or** sensitivity toward the local community. It is **clearly** all about making money in favor of the construction company, Turnberry Homes. There is no consideration for the residents of the Granbery Elementary School/Hill Road neighborhood. None!

Along with many other members of the Granbery Elementary/Hill Road community, we are absolutely and adamantly against the proposed change to the original *Planned Unit Development* (PUD) and feel there should be a reversal or non-acceptance of anything other than the original plan.

Sincerely,

Mark D. Witzl

Homeowner
428 Hill Road
Nashville, TN 37220
mdwitzl@hotmail.com

Item 18, Harpeth Village

From: john bissinger [<mailto:inspectionrequest@gmail.com>]
Sent: Thursday, January 12, 2017 11:58 AM
To: Napier, Patrick (Planning)
Subject: Fwd:

Mr. Napier

I have just received a verbal report from my professional civil engineer regarding the proposed Harpeth Village plans. He has pointed out some problems as he sees it.

Traffic

The proposed traffic plan is inadequate as it will create even more congestion in the area, especially for northbound traffic on Old Harding Pike turning left onto Poplar Creek Rd. I would propose a traffic and accident study be prepared for this area to ensure the proposed development is implementing proper design and control measures for this already congested area.

Drainage

The location of the proposed development was completely underwater during the 2010 Nashville flood. There are no elevations shown on the proposed plans, nor do the plans have adequate detail to evaluate potential impacts to the adjoining properties. Additional details should be provided, including elevations, utilities, etc. so the proposed development can be assessed as to how it will affect drainage/flood maps/insurance rates to the adjoining properties. I would recommend a flood and drainage study be performed and ample time allowed for review to determine the potential impacts to adjoining properties. Since the proposed property does have riverbank and creek frontage (Scenic Harpeth and Trace Creek) it would be prudent to do a study on the impact to these waterways.

Buffer Zones

The proposed development will add vehicular and pedestrian traffic in close proximity to parcel 11100 without providing a buffer zone. The development plans reflect the addition of a buffer zone to all of the other adjoining properties except the proposed roadway and parcel 11100 to the North. This is unacceptable as it introduces both vehicular and pedestrian traffic in direct proximity to parcel 11100 and on an existing egress easement. I would propose a buffer zone be added between the proposed roadway and parcel 11100 to reduce negative impacts/issues to the adjoining parcel 11100.

Summary

In summary, I would recommend the Planning Commission to reject this proposal until all traffic, drainage, and buffer zone issues have been adequately addressed. My engineer recommended that a revised more detailed set of plans to include elevations, utilities, drainage, and traffic studies to be provided to the community along with ample time to review and provide specific comments as to potential impacts of the adjoining properties.

Respectly

John W Bissinger

7721 Old Harding Pike

Nashville Tn 37221

[615 646 5498](tel:6156465498)

Item 25, 1245 Barnes Road

From: Sue Rosinbum [mailto:j_s_rosinbum@comcast.net]
Sent: Monday, January 09, 2017 4:44 PM
To: Birkeland, Latisha (Planning)
Cc: Planning Commissioners
Subject: 1245 Barnes Road

Hello,

My husband and I live on Paulson Way (1321 Paulson Way) in the Hunter's Branch Subdivision. My councilman told me that he mailed a letter about a meeting concerning 1245 Barnes Road back in the summer or fall of this year. We never got it. It may have been sent, but we never received it. So, we did not know about the neighborhood meeting concerning this. Therefore, we could not express our concern at that time.

Then not long ago, we got a yellow postcard from Planning Commission as well as a letter concerning a notice of a public hearing on 1/12/17. The postcard was the first that I had heard of your plans to change the area behind us. Would it even benefit us to attend the meeting?

The ones who will be affected by the proposed change from Agricultural to one or two residential dwelling of this property the most will be those of us up on the hill on Paulson Way in Hunter's Branch.

I have learned that someone will be tearing down the home at the location of 1245 Barnes Road and building 2 separate houses. If that is the case, the 2nd one will be (as the crow flies) right behind our home even though there is a treed common area between. This past summer there was a tree clearing company up there clearing trees and chipping them up for several days. Once this went on to after 9:00 p.m. and this was even on a Sunday. My husband said that if it continued till 9:30, he would go up there and ask them to stop, but it did stop before 9:30.

I wish that there would only be one house built there. I do not like the idea of construction going on day and night right behind our home. We run a home based business, and I am here all day during the day. I need to rest from time to time due to recovering from illness. If there has to be construction, I do hope they will be considerate and not be starting at the crack of dawn and work way into the night.

Also, we are strongly opposed to any more of the land behind us along Barnes Road to be changed from Agricultural to multi family units, etc. This area is already so congested that any more multi family units would not be good at all. I am strongly opposed to changing any land behind us from Agricultural to one or two dwelling residential, and most definitely multi-family!

Thanks for taking the time to read this email.

Sue Rosinbum
1321 Paulson Way
Antioch, TN

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

Georgia Hobb, resident at 603 Clearview Drive, called on 1/12 to comment that she is “very much in favor” of the rezoning.

From: Alexander Swystun [mailto:a.swystun@comcast.net]
Sent: Thursday, January 12, 2017 11:15 AM
To: Planning Commissioners
Subject: Support for CM Murphy bill re downzoning of Estes,Clearview,and Crescent

Please vote yes on subject downzoning bill.

Alexander G. Swystun
3611 meadow Drive
Nashville,Tn,37215

From: Kate Rogers [mailto:katherinelee29@hotmail.com]
Sent: Thursday, January 12, 2017 10:35 AM
To: Planning Commissioners
Subject: Ref: 2017Z-005PR-001 - Vote Yes

Planning Commission:

I am writing to express my support for the zoning change (Ref: 2017Z-005PR-001) for the Clearview/Crescent/Estes streets in Green Hills.

I have owned a home on Clearview Drive for eight years. Most of the homes in our neighborhood are single family homes with a yard. The character of the neighborhood is why we bought our home, and why we invested a great deal of money to renovate our home.

In the last few years, we have seen out-of-town developers buy single family homes in this neighborhood, knock them down, and build multiple houses on the lot. It looks terrible, it lessens the value of the surrounding homes, and it adds to the already horrible traffic congestion - especially on Estes Road. I have written so many letters in the past few years to the zoning and planning commissions, in opposition to this infill construction in our neighborhood, but it seems the developers always win.

We are so pleased that Councilwoman Murphy has listened and responded to our appeals for change and is trying to work for us to help solve this issue.

We would like to preserve the character of our neighborhood and our home values. Please vote to change the zoning on Clearview/Crescent/Estes Road.

Thank you,
Hart Rogers
Katherine Cunningham
902 Clearview Drive, Nashville, TN 37205

From: Mark Stankewicz [mailto:markstankewicz@gmail.com]

Sent: Thursday, January 12, 2017 10:26 AM

To: Planning Commissioners

Cc: laurastankewicz@yahoo.com

Subject: Ref: 2017Z-005PR-001

I am writing to support the proposal by Council Member Murphy to change the zoning on Estes Road between Woodlawn and Woodmont Boulevard, and on surrounding streets.

This neighborhood has developed into what is clearly a single-home, largely owner-occupied area, with a small minority of duplex homes. The great bulk of the neighborhood conforms to what Council Member Murphy urges as appropriate zoning.

The lots are too small to support these giant homes.

This is a well maintained, well loved neighborhood. What is proposed may be technically a "change" in zoning, but in fact it is simply a recognition of the real character of the neighborhood as it has developed.

Thank you in advance

Mark A. Stankewicz, MD

3108 Woodlawn

From: Parker Abblitt [mailto:parker.abblitt@gmail.com]

Sent: Thursday, January 12, 2017 10:22 AM

To: Planning Commissioners

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

Subject: Estes Downzoning Support - Ref: 2017Z-005PR-001

Dear MPC,

Please find my letter of support for the Estes, Clearview, & Crescent downzoning (Ref: 2017Z-005PR-001) attached.

Sincerely,

W. Parker Abblitt

(letter follows)

Dear Nashville Planning Commission,

I am writing to you today to ask that you approve the Estes, Clearview, and Crescent downzoning (Ref: 2017Z-005PR-001).

My wife and I live at 602 Estes Road, directly on the edge of a neighborhood that underwent rezoning and the current neighborhood in question. We both attended Vanderbilt University and spent many Sunday afternoons driving through this beautiful neighborhood that we are now proud to call home. Although we only purchased our home almost three years ago, I can confidently say that there is a definitive development pattern in the neighborhood, in particular on this stretch of Estes Road, because it is the very reason we chose to put down roots here and make the Estes-Woodlawn block our home. We chose this block over so many other neighborhoods because we wanted to be surrounded by established homes that aren't on top of each other where our children will be able to play outside in the yard. This dream won't be possible for future family should developers continue to buy home with plans to replace them with up to four individually standing homes.

The demand from the single, young adult population has been growing in Nashville and the city has been making huge strides to meet this demand. However, sacrificing the establishment of classic Nashville neighborhoods is not the way for Nashville to prosper in the years to come.

I was born and raised in Atlanta, GA, a city that experienced huge growth in the 1990's. While this is an exciting time to live in Nashville, I have seen the negative impact that results from dismissing the character and integrity of a well-established neighborhood in favor of catering to developers' financially driven motives. While the zoning surrounding the areas in question does vary slightly, I think it is critical to look at the directions and future plans of surrounding areas. The stretch of Woodlawn that abuts the proposed area in question has already adjusted their zoning to reflect the pattern of the surrounding neighborhood. There is no question that the Estes, Clearview, and Crescent area under question should follow suit. If the pattern isn't obvious because it is inconvenient for developers, we will lose the integrity and aesthetic fiber of our neighborhood, at the cost of inconveniencing the current neighbors and residents who, like me and my husband, have already made both an emotional and financial investment in this area.

Unlike the developers who are already demolishing the integrity of the neighborhood, we have respect for this community and want to see it develop into the next historic district of Nashville. Rather than put excessive pressure on an aging infrastructure that was never meant to handle the population load for which it is currently destined, we should clearly rezone this community to match the current and established development pattern. That is not to say we are opposed to evolving or giving the community a facelift, but I strongly believe that we need to support smart, preservation-oriented growth.

I want to thank you all for your public service to Nashville and I hope there are many of you who can relate to my concerns. Thank you for your consideration.

Sincerely,

*W. Parker Abblitt
602 Estes Road
Nashville, Tennessee 37215
(615) 324-5079*

From: Henry Burnett [mailto:specific.gravity@icloud.com]
Sent: Thursday, January 12, 2017 10:14 AM
To: Planning Commissioners
Subject: 2017Z-005PR-001

Dear Commissioners

I am writing to ask that you APPROVE 2107z-005PR-001, our neighborhood's request to rezone from R10 and RS40 to RS10. Our neighborhood is almost hundred years old. Woodlawn is one of the most beautiful streets in the city. We are being put under a lot of pressure from developers who have little or no regard for the history and aesthetics of our neighborhood. Both Ensworth School and Montgomery Bell Academy are in our neighborhood. They cause a lot of traffic at the intersection of Woodlawn and Estes, often making it difficult to get out of our driveway, which is only a few feet from that intersection. While I recognize that density is often desirable to create more of a walking community, this is not a part of the city that will be helped by becoming more dense, quite the contrary.

Nashville is growing fast and growth will likely continue for some time. It is crucial that we do everything we can to preserve the parts of this city that are important to the city's character. I think it is appropriate to give an historic overlay to this historic district. It would be a shame to see this beautiful old park like neighborhood damaged or destroyed by people who don't see how much we have to lose.

I am most grateful for your consideration.

All good wishes

T Bone Burnett

3942 Woodlawn Dr.

Nashville, TN 37205

From: Laurie S. Cooper [mailto:lscooper1@yahoo.com]
Sent: Thursday, January 12, 2017 10:18 AM
To: Planning Commissioners
Subject: BL 2017Z-005PR-001

We apologize if this is the second request to change the zoning per BL 2017Z-005PR-001, but we cannot locate the first. I am quoting an email from another neighbor who has said it better than we probably did. We were fortunate to have had our zoning changed many years ago before the surge of the multiple homes in our neighborhoods. It was quite a bit of work, and we appreciated Jason Holleman for his support. We are grateful for Council Member Murphy for all she has done for her district.

"We are writing to support with enthusiasm the proposal by Council Member Murphy to change the zoning on Estes Road between Woodlawn and Woodmont Boulevard, and on surrounding streets.

This neighborhood has developed from its early days as the Clearview Subdivision into what is clearly a single-home, largely owner-occupied area. If one examines the map of the area there are, admittedly, a small sprinkling of duplexes. It takes only a moment, however, to recognize that these are exceptional, and that the great bulk of the neighborhood conforms to what Council Member Murphy urges as appropriate zoning.

The neighborhood is also not one of huge lots of the sort one finds, say, in the Hillwood area. Lots tend to occupy a third to a half acre, a few more, many less. The lots, however, are large enough to provide "real yards," highly desirable for households with small children. The area also still retains enough trees so that we can justify the "Green" in Green Hills. Much of that area can no longer pretend to much "greenness" it is sad to say."

We appreciate your work, and we beg of you to make this zoning change.

Laurie and Jim Cooper

814 Wilson Blvd

From: margaretmwross@cs.com [mailto:margaretmwross@cs.com]
Sent: Thursday, January 12, 2017 10:13 AM
To: Planning Commissioners
Subject: Case 2017Z-005PR-001 pro approval of down-zoning to RS10

Greetings!

I would like to express my strong support of Councilwoman Kathleen Murphy, District 24, in the matter of down-zoning the Clearview Drive, Estes Road, Crescent Road, and Woodmont Circle properties listed in case 2017Z-005PR-001 from R10 and RS40 to RS10. I consider this an important step in protecting the property values and the character of the area. I grew up at 907 Clearview Drive, and now the home is owned by me. My family and I have had this home since about 1949. Other neighborhoods in the area have been radically changed in their character through subdividing, in-filling, and the construction of homes out of keeping with the style and nature of the surrounding homes. I deeply appreciate Councilwoman Murphy's foresight in this matter and her efforts to notify the affected homeowners of this proposal. I understand that this item is on the consent agenda for today (January 12, 2017). Thank-you for your attention to this matter, and I urge you to approve this item.

Sincerely,

Margaret Mary Ross

907 Clearview Drive

Nashville, Tennessee 37209

(615) 292-5790

From: Cathy Sullivan [mailto:CathySullivan@bsh-cpa.com]
Sent: Thursday, January 12, 2017 9:59 AM
To: Planning Commissioners
Cc: Kathleen Murphy (kdmurphy@bellsouth.net); Bell Newton (bella.bella@comcast.net); susannah@ashblue.com
Subject: Ref: 2017Z-005PR-001

Dear Members of the Metro Planning Commission:

I am in favor of the **Case 2017Z-005PR-001** that covers various properties along Clearview Drive, Crescent Road, Estes Road, Westmont Avenue and Woodmont Circle, located southwest of Wilson Boulevard and Woodlawn Drive, (approximately 39.53 acres), requested by Councilmember Kathleen Murphy, applicant.

I am in favor of the proposal and want to outline information for your favorable consideration:

1. I am a native Nashvillian (age 61) that grew up on Estes Road, and I have chosen to make this area my permanent home due to the beauty and care of the surrounding properties and neighbors who share my vision for maintaining the properties in this area;
2. I have lived in my home at 3941 Woodlawn Drive (built in 1935) for 17 years; I have continued to improve the property by spending my hard-earned dollars, spending more than \$450,000 in significant enhancements;
3. The neighbors that share my vision for maintaining the existing properties have all spent significant resources to keep their properties consistent with the design set many years ago;
4. I was an active advocate of the successful 2016 Woodlawn Drive neighborhood downzoning; I am aware that downzoning may diminish the resale value of my home for a future developer, but I chose to live here and keep the existing footprint for the benefit of all my neighbors;
5. The infrastructure of plumbing, sewer systems, roads, utilities and general services did not envision the problems that could develop as a result of overbuilding our neighborhood, and I am concerned that building multiple homes on current sites would create damage and reduced enjoyment for our current property owners;
6. The recent overbuilding that we have seen in Nashville does not seem to have a clear master plan to ensure the quiet enjoyment and beauty of our city's older neighborhoods;
7. We hope the Planning Commission recognizes that we want to preserve the original single-family development that had existed long before developers became involved with plans that diminish the character of the neighborhood; the lack of a master plan has allowed the constant cropping up of sites that detract from the original feel and charm of our neighborhood;
8. Those that seek to opt-out of this plan are not those who intend to live in our neighborhood, nor have they put the same investment in their properties to enhance their own values; we will be the ones left facing issues if multiple homes on smaller footprints continue in this surrounding area.

I urge the members of the Planning Commission to approve **2017Z-005PR-001** for the sake of the Estes/Woodlawn neighborhood and the greater good of the city I love.

Respectfully submitted,

Catherine Cate Sullivan, CPA

3941 Woodlawn Drive | Nashville, TN 37205

Main 615-292-0709 | Fax 615-279-0709

From: Bunny Porter-Shirley [mailto:bunnyps@icloud.com]
Sent: Thursday, January 12, 2017 9:56 AM
To: Planning Commissioners
Subject: Fef: 2017Z-005PR-001

I would make the effort to attend your meeting today if I had not had a total new hip replacement on 1/3!!! I have been a resident of Nashville and lived in Green Hills for almost 30 years. One of the reasons i moved to Lynnbrook Road almost 30 years ago was because of the stability of the area and the charm of living in a part of the city that is attempting to preserve the historic architecture of the area. It is sad to know how many areas of Nashville have not preserved their piece in the history of our city. Please do not grant permits to allow for in the infill of housing on Estes. We need the protection of the downzoning of the Estes, Clearview and Crescent area ...

If one travels to cities such as Chicago, Brooklyn, areas of Atlanta one notes the most interesting communities w/ in these cities are the ones where the neighborhoods have been preserved. Please help us to protect our neighborhood pockets of architectural interest.

Sincerely,
Bunny Porter-Shirley

From: Roger Cohn [mailto:rwcbear@aol.com]
Sent: Thursday, January 12, 2017 9:55 AM
To: Planning Commissioners
Subject: Down zoning

I support the down zoning of the Estes, Crescent, Clearview area.
Please help preserve the quality of our neighborhood.
Thank you
Roger Cohn
37215

From: diane may [mailto:dianecmay@gmail.com]
Sent: Thursday, January 12, 2017 9:30 AM
To: Planning Commissioners
Subject: Ref: 2017Z-005PR-001

To who it may concern:

I support Ref: **2017Z-005PR-001** - Estes, Clearview & Crescent downzoning. I am not in favor of tearing down houses and replacing them with duplexes that are not sensitive to the character and scale of the existing homes.

Nashville needs a comprehensive growth plan that can both accommodate the need for additional housing and maintain the character of our neighborhoods. More neighborhoods need to enact such legislation to effectively slow development while we as a city figure out what we want to look like.

Thank you,

Diane

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website: www.dianecmay.com

www.facebook.com/DianeMayStudio

Diane May Studio

Nashville, TN 37205

From: Michael Trupin [mailto:mchltrupin@gmail.com]

Sent: Thursday, January 12, 2017 8:16 AM

To: Planning Commissioners

Subject: Ref: 2017Z-005PR-001

Dear Planning Commission,

As a neighbor, at 3704 Woodmont Blvd., who has long enjoyed and had friends in the Woodmont Circle Kenner Ave area, and who has been appalled by the overbuilding and traffic increases of the past few years, I urge you to support the downsizing bill. I'm sorry I won't be able to attend the meeting.

Sincerely,

Michael Trupin

From: emmcook@comcast.net [mailto:emmcook@comcast.net]

Sent: Thursday, January 12, 2017 8:14 AM

To: Planning Commissioners

Cc: Murphy, Kathleen (Council Member)

Subject: 2017Z-005PR-001

I'm in support of the downzoning effort - **2017Z-005PR-001**. The character of my neighborhood is eroding with the building of the 'tall and skinny' structures. Please help us save our neighborhood.

Matt Cook

904 Estes Rd

From: lynette towns [mailto:lynettetowns@gmail.com]

Sent: Thursday, January 12, 2017 8:08 AM

To: Planning Commissioners

Subject: Ref 20172-PR-001

My husband and I live at 3939 Woodlawn Drive. Recently the house at 601 Estes Road, next door to us, was torn down and we have been told as many as 4 houses may replace the 1 house that was there. Four houses on the small lot would look totally inappropriate and really harm the appearance of our neighborhood.

I ask that you please please consider rezoning this area to RS10.

Thank you,

Lynette Towns

From: Jennie Bowman [mailto:jb3614@gmail.com]
Sent: Thursday, January 12, 2017 8:06 AM
To: Planning Commissioners
Subject: 2017Z-005PR-001

Please approve 2017Z-005PR-001 to downsize Estes, Clearview and Crescent. This is an older neighborhood in Green Hills that has a nice residential character. I do not want to see it ruined with development of "tall skinny" houses. It is awful the way some neighborhoods have changed dramatically with overdevelopment. Where attractive older homes once stood on large lots with nice lawns and mature trees, now you see ugly tall skinny homes crammed in with little to no grass or trees. I'd hate to see that in this neighborhood!

Jennie Bowman

3614 Chalmette Court 37215

From: Callie Khouri [mailto:willawalks@me.com]
Sent: Wednesday, January 11, 2017 11:13 PM
To: Planning Commissioners
Subject: From Callie Khouri re: 2017Z-005PR-001

Dear Commissioners,

I respectfully ask that you APPROVE 2107z-005PR-001, our neighborhood's request to rezone from R10 and RS40 to RS10. In the three years since we have lived on Woodlawn, it is with alarm that we watch the neighborhood change in ways that greatly diminish the character and beauty of this area. Many of the property owners here bought specifically because it was not over-built and over populated and the long-time residents of this area have carefully maintained the charm and appeal of this small part of the world.

The traffic in this area is becoming more and more congested, especially since we have school traffic from both Ensworth and MBA.

In a city that is growing as quickly as Nashville, it becomes critical to preserve some of these older neighborhoods so that we don't become a generic, crowded and not very attractive city. I hope that you will support us in our effort to see that this lovely area does not fall victim to becoming over-developed.

Thank you for your consideration of this matter.

Sincerely,

Callie Khouri

3942 Woodlawn Dr.

Nashville, TN 37205

From: Susannah Scott-Barnes [mailto:susannah@ashblue.com]

Sent: Wednesday, January 11, 2017 10:22 PM

To: Planning Commissioners

Subject: 2017z005pr001

Dear Planning Commission.

I strongly encourage you to approve the proposed zoning change in 2017-005PR-001. As a homeowner for the past 13 years I believe that the character of this neighborhood is worth preserving and this zoning would do that. Please approve it.

Sincerely,

Susannah

--

Susannah Scott-Barnes

700 Crescent Road

Nashville TN 37205

From: Lewis Pennock [mailto:lewis@lewis.net]

Sent: Wednesday, January 11, 2017 10:17 PM

To: Planning Commissioners

Subject: Ref: 2017Z-005PR-001

RE: 2017Z-005PR-001

Dear Metro Planning Commission,

I own property at 705 Estes Rd., within the proposed downzone region, and I also live nearby just a few streets away. I strongly support the effort to downzone this area to RS10 in an effort to maintain the overall single-home character of the neighborhood in which I have lived since 1998, and in which I am currently raising my family. I would particularly hate to see more of the "tall skinny" houses, a pair of which is near completion, which only serve to squeeze every last dollar out of the available property for the sole benefit of the developers. These eyesores permanently ruin the overall charm and feel of the neighborhood and in the long run devalue the homes in the neighborhood as a whole.

-Lewis

—

Lewis Pennock
615-481-9272

From: Bobby Towns [mailto:profair@bellsouth.net]
Sent: Wednesday, January 11, 2017 8:14 PM
To: Planning Commissioners
Subject: case 2017Z-005PR-001

Dear Metro Planning Commission:

My Wife Lynette and I live at the intersection of Woodlawn Drive and Estes Road. We are in support of rezoning from R10 and RS40 to RS10 requested by councilmember

Kathleen Murphy. The style and shape of the new two-family dwellings now being constructed in this area is degrading the appearance of our neighborhood! (they look like

boxes stacked up next to each other with no residential appeal). Heavy traffic already exists on Estes Road and addition of more units will contribute to even more traffic delays

and jeopardize the safety of drivers, walkers, and children in the area. We ask that you vote to rezone this affected area to RS10. Thank you for your time.

Sincerely,

Bobby & Lynette Towns

From: Anna&JohnTettleton [mailto:tettleton@comcast.net]
Sent: Wednesday, January 11, 2017 7:05 PM

To: Planning Commissioners
Cc: Kathleen Murphy
Subject: Zoning change request for Crescent Road

Dear Metro Planning Commissioners,

We are writing today in support of the downzoning request for Crescent Road, Clearview Drive, Estes Road and Woodmont Circle. We have lived at 701 Crescent Road for 15 years. Our neighborhood has long been a diverse collection of single family houses, townhouses and duplexes. While there have been different types of housing in the neighborhood over the years, the scale of the housing units has been relatively consistent for the lot sizes. Over the past few years, the rate of teardown and infill housing has grown exponentially in the area. As architects, we are not usually alarmed by infill development because we understand that, if done well and with contextual sensitivity, it can create more vibrant communities. What has alarmed us is the scale of the replacement houses in relationship to the established neighborhood dwellings. These new projects have exploited the two-family allowance per lot in the R10 zone, pressed up to every setback with zero inches to spare and now tower over the older houses on each side. The character of the neighborhood with its smaller houses and green yards is being slowly eroded away. These new houses boast high square footages, soaring roof lines and minute amounts of onsite parking. The result is more constantly used on-street parking on neighborhood lanes not designed for the added car width and new houses uncomfortably close and tall to neighboring houses, many of which have plenty of windows that now face tall brick walls.

While we appreciate the desire of people that want to live in new homes in older, more established neighborhoods, it is imperative that the character of the neighborhoods not be destroyed in the process. It is possible to design new housing units that compliment the existing tapestry of the neighborhood and are sensitive to the established setbacks. Unfortunately, the developers that are currently engaged in the tearing down of one house to put up two in its place, have not shown the restraint necessary to add positively to the character of the neighborhood. They are choosing instead to maximize their profits by maximizing the zoning allowance with blatant disregard as to the impact on the neighboring structures. We, therefore, ask you to vote in favor of our request to move our zoning from R10 to RS10 to preserve our neighborhood.

Thank you for your consideration,
John and Anna Roberts-Tettleton

From: Martin Brown [mailto:MARTIN.BROWN@arlaw.com]
Sent: Wednesday, January 11, 2017 6:16 PM
To: Planning Commissioners
Subject: 2017Z-005PR-001

As a neighboring resident on Craighead Avenue, I hereby request that you approve the above-referenced zoning to keep single-family homes in this area.

Respectfully, Martin Brown

From: Covington, Paula A [mailto:paula.covington@Vanderbilt.Edu]
Sent: Wednesday, January 11, 2017 5:25 PM
To: Planning Commissioners
Cc: Kathleen.Murphy@metro.gov
Subject: 2017Z-005PR-001

I wholeheartedly support Council Member Murphy's proposal to change the zoning on Estes between Woodlawn and Woodmont.

This proposal conforms to our long established Clearview subdivision which is largely a single-family owner occupied area and has provided a neighborhood community with a great quality of life. Newer homes that have replaced older ones along Estes are proportionate to the neighborhood and the lot size (1/3-1/2 acres generally) -- clearly appropriate for a single family dwelling. Our neighborhood fought to make Woodmont School a park and the association has created a lovely park that is a great place for people to play and enjoy. It is used far and wide-people even come from Forest Hills, a testimony to the value of neighborhood green space. Younger people have moved in and built nice new homes on Estes. The streets adjacent to Estes have received proper zoning and we have asked the same consideration be given to our street. Since this proposal was made several developers have rushed to acquire 2 properties and begun to build extremely unattractive jammed up homes that do not fit the neighborhood. Please save our neighborhood and our quality of life from the sort of infill that is only a developer's golden egg: a place they would never choose to live! Infill needs to happen in keeping with the neighborhood and where it can improve the area. In Chattanooga they have built skinnies but they are selecting depressed areas or vacated industrial areas near downtown that needed refurbishing. That is not what Estes is. Please help us to retain our quality of life.

Thank you for your consideration.

Paula Covington (907 Estes)

Paula.covington@vanderbilt.edu

From: Carol Wattleworth [mailto:cwattleworth11@gmail.com]
Sent: Wednesday, January 11, 2017 3:21 PM
To: Planning Commissioners
Subject: Ref. 20172-005PR-001

I am writing in support of Clearview Crescent Estes downsizing.

I am concerned about the changing character of our older neighborhoods.

I encourage the control of airb&b rentals and the size and number of houses on a single property.

Carol Wattleworth

805 Clearview

From: Covington, Robert [mailto:robert.covington@Law.Vanderbilt.Edu]
Sent: Wednesday, January 11, 2017 3:11 PM
To: Planning Commissioners
Cc: Covington, Paula A; Kathleen.Murphy@metro.gov
Subject: 2017Z-005PR-001

I write to support with enthusiasm the proposal by Council Member Murphy to change the zoning on Estes Road between Woodlawn and Woodmont Boulevard, and on surrounding streets.

This neighborhood has developed from its early days as the Clearview Subdivision into what is clearly a single-home, largely owner-occupied area. If one examines the map of the area there are, admittedly, a small sprinkling of duplexes. It takes only a moment, however, to recognize that these are exceptional, and that the great bulk of the neighborhood conforms to what Council Member Murphy urges as appropriate zoning.

The neighborhood is also not one of huge lots of the sort one finds, say, in the Hillwood area. Lots tend to occupy a third to a half acre, a few more, many less. The lots, however, are large enough to provide "real yards," highly desirable for households (like our next door neighbor's) with small children. The area also still retains enough trees so that we can justify the "Green" in Green Hills. Much of that area can no longer pretend to much "greenness" it is sad to say.

It seems fair to say also that this is generally a well maintained neighborhood. Occupants of these houses have kept them up with care, whether owner or tenant (most by far being owner-occupied).

In sum, what is proposed may be technically a "change" in zoning, but in fact it is simply a recognition of the real character of the neighborhood as it has developed. That neighborhood character is well worth preserving.

From: Cathy Brown [mailto:cathystewart@comcast.net]
Sent: Wednesday, January 11, 2017 3:00 PM
To: Planning Commissioners
Subject: 20171-005PR-001

Dear Nashville Planning Commission,

I am sending this e-mail in support of bill 2017Z-005PR-001 in hopes to maintain the historical integrity of this wonderful neighborhood in Nashville. While progress and growth are welcomed, it is thoughtful vision and planning which will keep our city moving forward while at the same time maintain the beauty and quality of its neighborhoods.

Sincerely,

Cathy

Cathy Stewart Brown
208 Craighead Avenue

Nashville, TN. 37205

CathyStewart@comcast.net

From: Betsy Funk [mailto:funk.betsy@gmail.com]
Sent: Wednesday, January 11, 2017 2:49 PM
To: Planning Commissioners
Subject: 2017Z-005PR-001

Please vote to downsize the Estes area.

Thanks!

Betsy Brakefield Funk
615-479-4172

From: Cynthia Recchia [mailto:cynthiarecchia@gmail.com]
Sent: Wednesday, January 11, 2017 2:44 PM
To: Planning Commissioners
Subject: RE: 2017Z-005PR-001

To the Members of the Metropolitan Planning Commission:

RE: 2017Z-005PR-001

Thank you for the opportunity to voice our concerns regarding the above-referenced consent agenda item.

Along with numerous neighbors, we are highly dismayed by the preliminary staff recommendation to disapprove the submission “to rezone from R10 and RS40 to RS10 zoning on various properties along Clearview Drive, Crescent Road, Estes Road, Westmont Avenue and Woodmont Circle, located southwest of Wilson Boulevard and Woodlawn Drive.” We agree that the proposal to change from R10 to RS10 is meritorious and should be approved, and submit that the RS40 should remain RS40. I am unaware of the proposed “second substitute ordinance,” but would only agree to it provided that it removes all R10 zoning and preserves all RS40 zoning.

If this submission is not approved, then the door remains wide open to continued demolition and overdevelopment of a beautiful residential neighborhood. Such unrestrained and unregulated changes will inevitably cause our delightful residential neighborhood to suffer in numerous ways, including but not limited to:

- 1) increasing congestion and traffic in a neighborhood that is already over-trafficked. There already exists considerable motor traffic due to the proximity of two large schools. Increased congestion and traffic endanger the many young children who live and play nearby, increase air pollution, and decrease quality of life of residents.
- 2) diminishing the attractiveness and pleasantness of the neighborhood. The destruction of homes and natural vegetation, in order to accommodate more, larger, nondescript houses, transforms a pleasant and idyllic neighborhood into an anonymous, sterile, plywood-and-drywall jungle.
- 3) increasing risk of water and flood damage. Removal of existing structures and mature trees without appropriate concern for soil erosion and changes in topography allows a repeat of the tragic 2010 flood, which caused significant damage to the homes of many our neighbors along Clearview Drive, Ensworth Place, and Kenner Avenue.

We respectfully request that you reconsider your ruling in this matter, and vote to APPROVE the submission as worded.

Sincerely,

Cynthia Recchia

251 Ensworth Place

Nashville, TN 37205

From: Franco Recchia [mailto:fmrecchia@gmail.com]

Sent: Wednesday, January 11, 2017 2:43 PM

To: Planning Commissioners

Subject: RE: 2017Z-005PR-001

To the Members of the Metropolitan Planning Commission:

RE: 2017Z-005PR-001

Thank you for the opportunity to voice our concerns regarding the above-referenced consent agenda item.

Along with numerous neighbors, we are highly dismayed by the preliminary staff recommendation to disapprove the submission “to rezone from R10 and RS40 to RS10 zoning on various properties along Clearview Drive, Crescent Road, Estes Road, Westmont Avenue and Woodmont Circle, located southwest of Wilson Boulevard and Woodlawn Drive.” We agree that the proposal to change from R10 to RS10 is meritorious and should be approved, and submit that the RS40 should remain RS40. I am unaware of the proposed “second substitute ordinance,” but would only agree to it provided that it removes all R10 zoning and preserves all RS40 zoning.

If this submission is not approved, then the door remains wide open to continued demolition and overdevelopment of a beautiful residential neighborhood. Such unrestrained and unregulated changes will inevitably cause our delightful residential neighborhood to suffer in numerous ways, including but not limited to:

- 1) increasing congestion and traffic in a neighborhood that is already over-trafficked. There already exists considerable motor traffic due to the proximity of two large schools. Increased congestion and traffic endanger the many young children who live and play nearby, increase air pollution, and decrease quality of life of residents.
- 2) diminishing the attractiveness and pleasantness of the neighborhood. The destruction of homes and natural vegetation, in order to accommodate more, larger, nondescript houses, transforms a pleasant and idyllic neighborhood into an anonymous, sterile, plywood-and-drywall jungle.
- 3) increasing risk of water and flood damage. Removal of existing structures and mature trees without appropriate concern for soil erosion and changes in topography allows a repeat of the tragic 2010 flood, which caused significant damage to the homes of many our neighbors along Clearview Drive, Ensworth Place, and Kenner Avenue.

We respectfully request that you reconsider your ruling in this matter, and vote to APPROVE the submission as worded.

Sincerely,

Franco Recchia

188 Kenner Avenue

Nashville, TN 37205

From: Minja-Trupin, Christine [mailto:ctrupin@mmc.edu]

Sent: Wednesday, January 11, 2017 2:11 PM

To: Planning Commissioners

Subject: Re: Ref: 2017Z-005PR-001

Dear Planning commissioner. Please allow the people who live in this neighborhood their right to determine the character of our neighborhood. Many of us have lived here for many years. We are the reason the neighborhood has remain attractive and valuable. Please do not let people who does not live here take that away.

Money is not everything. At its best, its value is in supporting life worth living.

Thank you for all you do.

Christine Minja-Trupin
3704 Woodmont Blvd.

From: Robert Eadie [mailto:beadiedvm@gmail.com]

Sent: Wednesday, January 11, 2017 2:04 PM

To: Planning Commissioners

Subject: downzoning of Estes

To Whom It May Concern:

I am sending this email as a resident on Bowling Ave to show support of downsizing the zoning in the areas around Estes Road as well as Clearview and Crescent avenues. Please add my response to the

other ones in support of Council Member Kathleen Murphy's bill aimed at downzoning in the Estes road area.

Baker Eadie
702 B Bowling Ave
Nashville, TN 37215
(615)772-4166