

Comments on January 12, 2017 Planning Commission agenda items, received through January 6

Item 5, Clay Street Properties

From: Jack [mailto:jackg@sbcglobal.net]
Sent: Tuesday, November 29, 2016 5:02 PM
To: Birkeland, Latisha (Planning)
Cc: Michael Avellar
Subject: Case 2016SP-095-001

Dear Ms. Birkeland,

We own 2010 Rosa L Parks Blvd which shares Clay Street and is also adjacent to 405 Clay Street included in the land requested for rezoning in Case 2016SP-095-001. This land behind our commercial development at 2010 Rosa L Parks Blvd. is not appropriate for a hotel development and would result in excessive traffic on Clay Street. Clay Street was developed to provide access to a small residential enclave, not to be a busy driveway entrance for a hotel off of Dominican Drive.

We also own 403 Clay Street, 1918 4th Avenue, 401 Dominican Drive, and 301 Clay Street which are immediately contiguous residential zone parcels to the proposed land being rezoned. All of these residential zoned parcels would be detrimentally impacted by a hotel contiguous to them and we are opposed to the rezoning to allow for a hotel next door to these properties.

Per the development tracker website this parcel is up for MPC Agenda on 12/8/16. Please confirm if this date is correct and if you recommend that we send representation to voice our opposition on this date.

Thank you,

Jack Guenther Jr.

JG Tennessee Realty, LP

153 Treeline Park

Suite 300

San Antonio, Tx 78209

(210) 829-1800

Item 15, The Livery at 5th and Monroe

From: Cindy Baldhoff [mailto:cindy@cindybaldhoff.com]
Sent: Thursday, January 05, 2017 2:35 PM
To: Planning Commissioners
Subject: AGAINST SP Zoning Change for The Livery at 5th and Monroe

Dear members of the Nashville Planning Commission

As a Germantown resident, please vote **against** the zoning change for the Livery at 5th and Monroe on Jan. 12. This is where we live and the last thing we need is a developer to come in, make his money and then leave the Germantown residents with the problems. Please preserve the integrity of our neighborhood which will be compromised by the addition of such a business as well as the increased parking and traffic issues that current residents and existing businesses already face.

Thank you for your efforts and for listening to the people of our neighborhood.

Wishing you the best of everything,

Cindy Baldhoff

214-215-1261 (CST)

cindy@cindybaldhoff.com

From: Vaughan Scott [mailto:Scott.Vaughan@Healthtrustpg.com]
Sent: Thursday, January 05, 2017 11:59 AM
To: Planning Commissioners
Subject: AGAINST SP zoning change for The Livery at 5th and Monroe

Hello, I am opposed to the requested zoning change from MUN to SP, for this property at 1235 5th Ave N

It will bring too much traffic and parking issues to the neighborhood. I question whether the planned use for part of the proposed new construction "The Sloane" (an event space hosting parties, receptions, weddings) is even an appropriate use under the current MUN zoning. I see where "Historic Home Event" is an allowed use, but this is not being adapted into a Historic Home, it is new construction on an empty lot. Myself and other neighbors would love to know how Trust Development is proposing an event space at this location? Thank you

Scott Vaughan | Sr. Financial Analyst, Financial Operations

HealthTrust | 1100 Charlotte Avenue, Suite 1100 | Nashville, TN 37203

o: 615.344.3927 | f: 615.344.3166 | e: scott.vaughan@healthtrustpg.com | healthtrustpg.com

From: Paula Felps [mailto:paula.felps@gmail.com]

Sent: Thursday, January 05, 2017 10:50 AM

To: Planning Commissioners

Subject: AGAINST SP Zoning Change for The Livery at 5th and Monroe

Dear members of the Nashville Planning Commission

I live in Germantown and am requesting, with all due respect, that you vote against the zoning change for the Livery at 5th and Monroe on Jan. 12. Please preserve the integrity of our neighborhood, which I believe will be compromised by the addition of such a business that will create further issues with parking and traffic, both of which already are a concern, both for those who live here and those who come here to do business.

Thank you for your efforts and for listening to the people of our neighborhood.

Sincerely,

Paula Felps

paula.felps@gmail.com

515 Madison St. #420

Nashville, TN 37208

Item 18, Harpeth Village

From: Bill Arth [<mailto:williamjarth@gmail.com>]
Sent: Thursday, January 05, 2017 12:00 AM
To: Napier, Patrick (Planning)
Subject: Neighbor Concerns re 7725 Old Harding Pike Proposal

January 04, 2017

Patrick Napier, Planner
Metro Nashville Planning Department
Land Development

Re: Proposed Addition to Harpeth Village PUD at 7725 Old Harding Pike

Dear Mr. Napier,

My name is Bill Arth and I am a resident of Poplar Creek Estates in Bellevue. I write to express my concern about a proposed amendment to the Harpeth Village PUD that I understand will come before the Metro Planning Commission at its January 12 meeting.

As you know, the proposal drafted for 25 units at 7725 Old Harding Pike would rely on a single point of ingress/egress a literal stone's throw from Poplar Creek's own primary access point at the corner of Old Harding Pike and Poplar Creek Drive (incorrectly labeled Poplar Creek Road in the plan I've seen). I am concerned about the impact that this addition would have on my neighbors' ability to safely turn left out of our neighborhood, particularly during the morning rush hour.

In addition to being a homeowner I currently serve as the President of the Poplar Creek Homeowners' Association. While I am not writing in that formal capacity, I know from my involvement in the HOA that exiting the neighborhood at this intersection is already a perennial grievance of our homeowners. Long waiting times are currently very common during the morning commute to I-40 East, and adding dozens of vehicles that will be able to turn right onto Old Harding Road just upstream of our exit threatens to worsen a traffic environment that already encourages (and sometimes necessitates) risk-taking and can be particularly treacherous in poor driving conditions.

I have no personal expertise in land use, but it is my understanding that a very similar plan was submitted and recommended for denial in March 2016 due to conflicts with Bellevue's established development policies and the plan's immediate proximity to the Harpeth River and Trace Creek. I hope you will add this safety and quality-of-life concern for Poplar Creek Estates residents to your

consideration as you prepare your recommendation to the Planning Commission.

I intend to notify our HOA Board and homeowners of the January 12 meeting in the coming days; if I can be of service to you by directing their communications to a particular recipient, or in any other way, please do not hesitate to contact me. Additionally, if I am incorrect in my understanding of the proposal as described above, I welcome any correction you would offer.

Thank you for your time,

Bill Arth

6912 Collinswood Drive
Nashville, Tennessee 37221
216-374-9538
williamjarth@gmail.com

From: Steven Spears [mailto:spears_surveying@yahoo.com]

Sent: Monday, December 19, 2016 1:11 PM

To: Napier, Patrick (Planning); Rosenberg, Dave (Council Member); Planning Staff

Subject: case # 2017SP-014-001 (Harpeth Village)

Dear Patrick, planning staff and councilman Rosenberg

Find attached letter and two pictures in reference to case #2017SP-014-001 (Harpeth Village). Note on the picture of the May 2010 flood that the water has already receded some. On the access picture note how close the intersection of Poplar Creek Trace is to the proposed access to Harpeth Village, also the shared driveway to Bissinger Residence parcel 15600011100. This is the second year the developer has pulled this in the holiday season and winter when it is harder to get people out. Last winter I had a petition that 18 of the 20 Enclave at Harpeth Village Residents that live adjoining the field signed against the rezoning of this property from RS40 (see attached). I am not going to dampen my holiday season or theirs by trying to get signatures again. I would hope you will take a good look at the traffic and flood dangers that are real with this proposed development. Thanks for your time, I hope all of you have a great holiday.

SPEARS SURVEYING

Steven Spears

1005 Pine Meadow Ct.

Nashville, TN 37221

615-830-6182

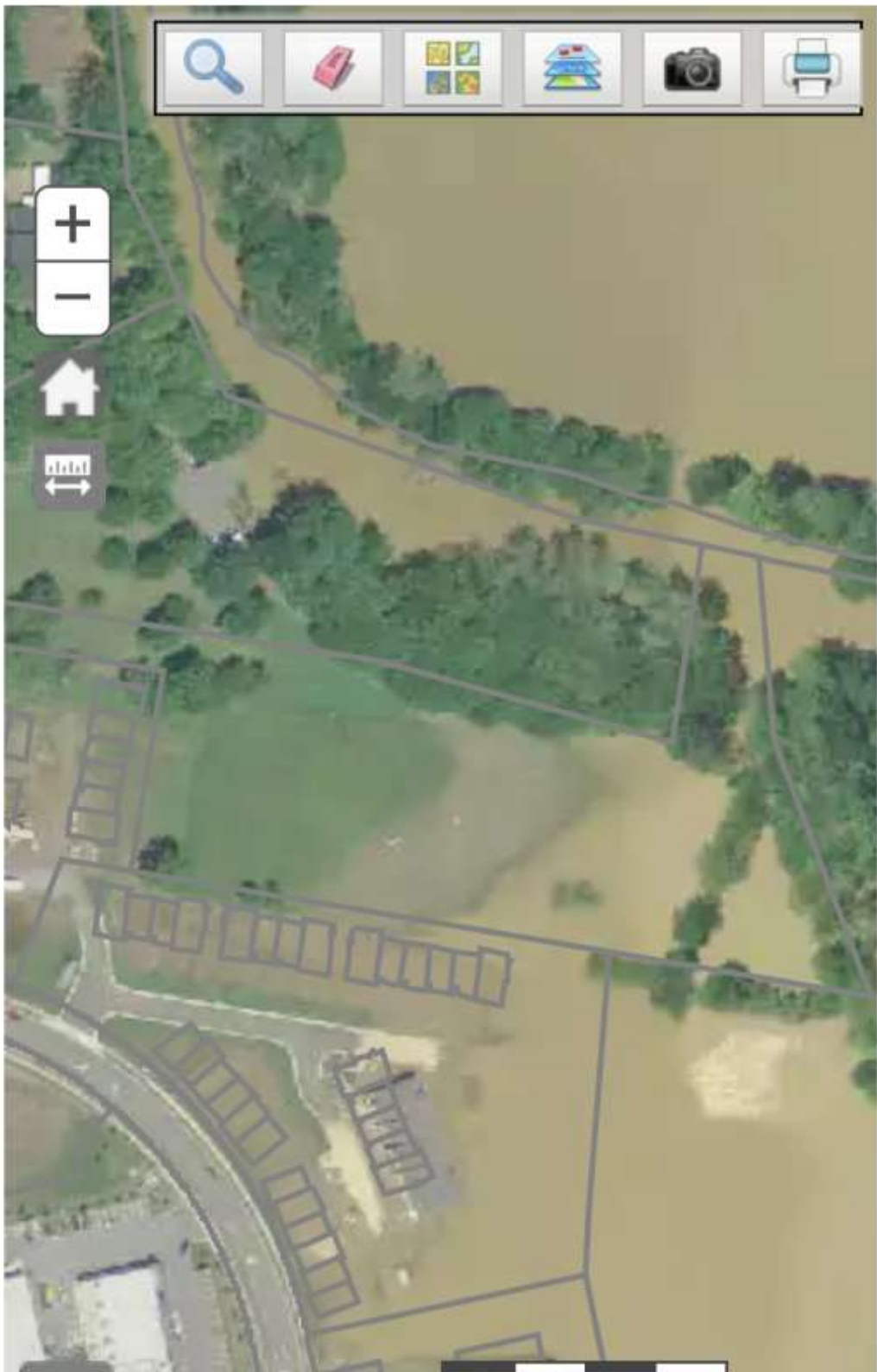
spears_surveying@yahoo.com

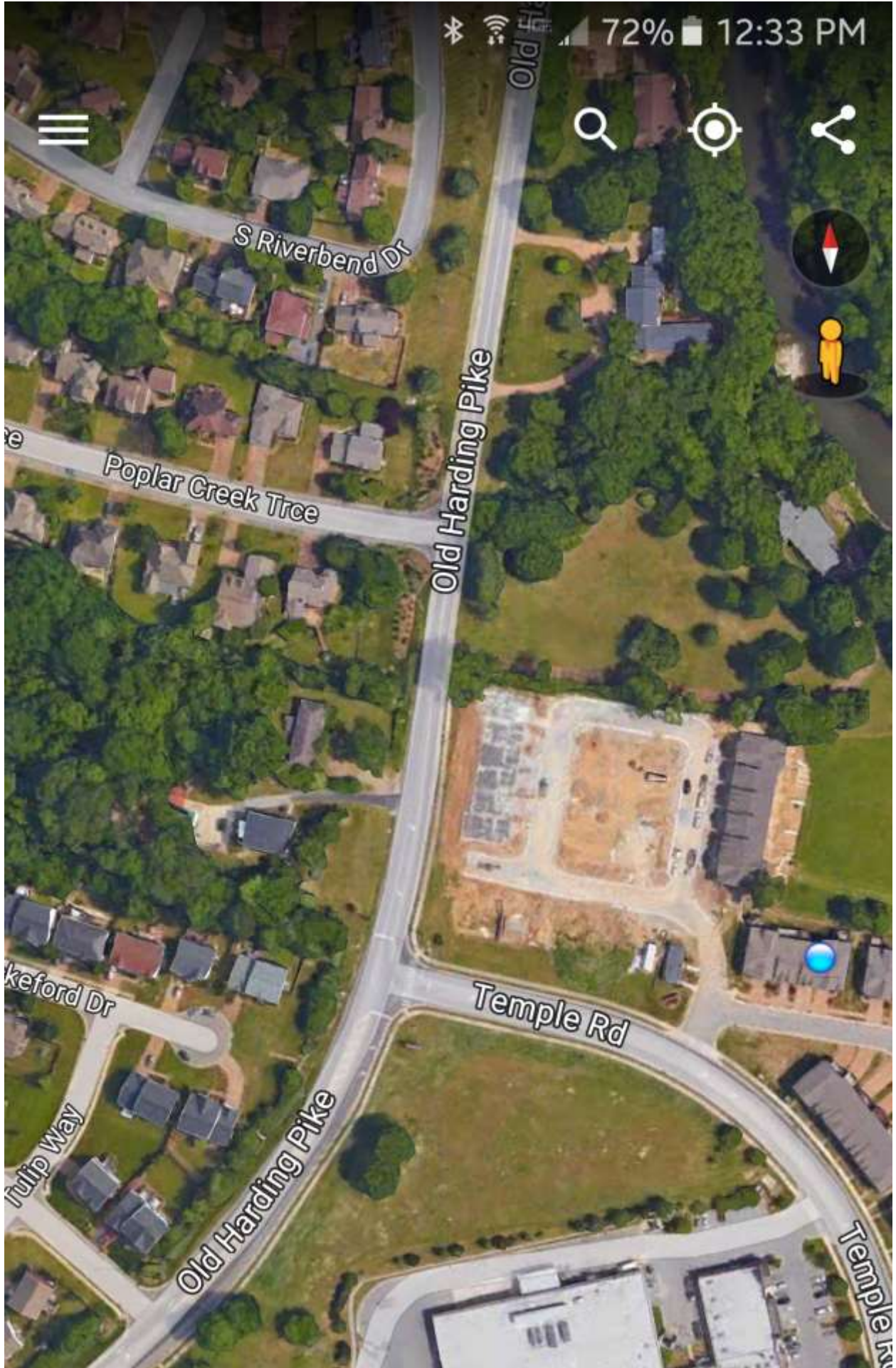
(attachments follow)



Parcel Viewer

maps.nashville.gov





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S Riverbend Dr

Poplar Creek Trce

Old Harding Pike

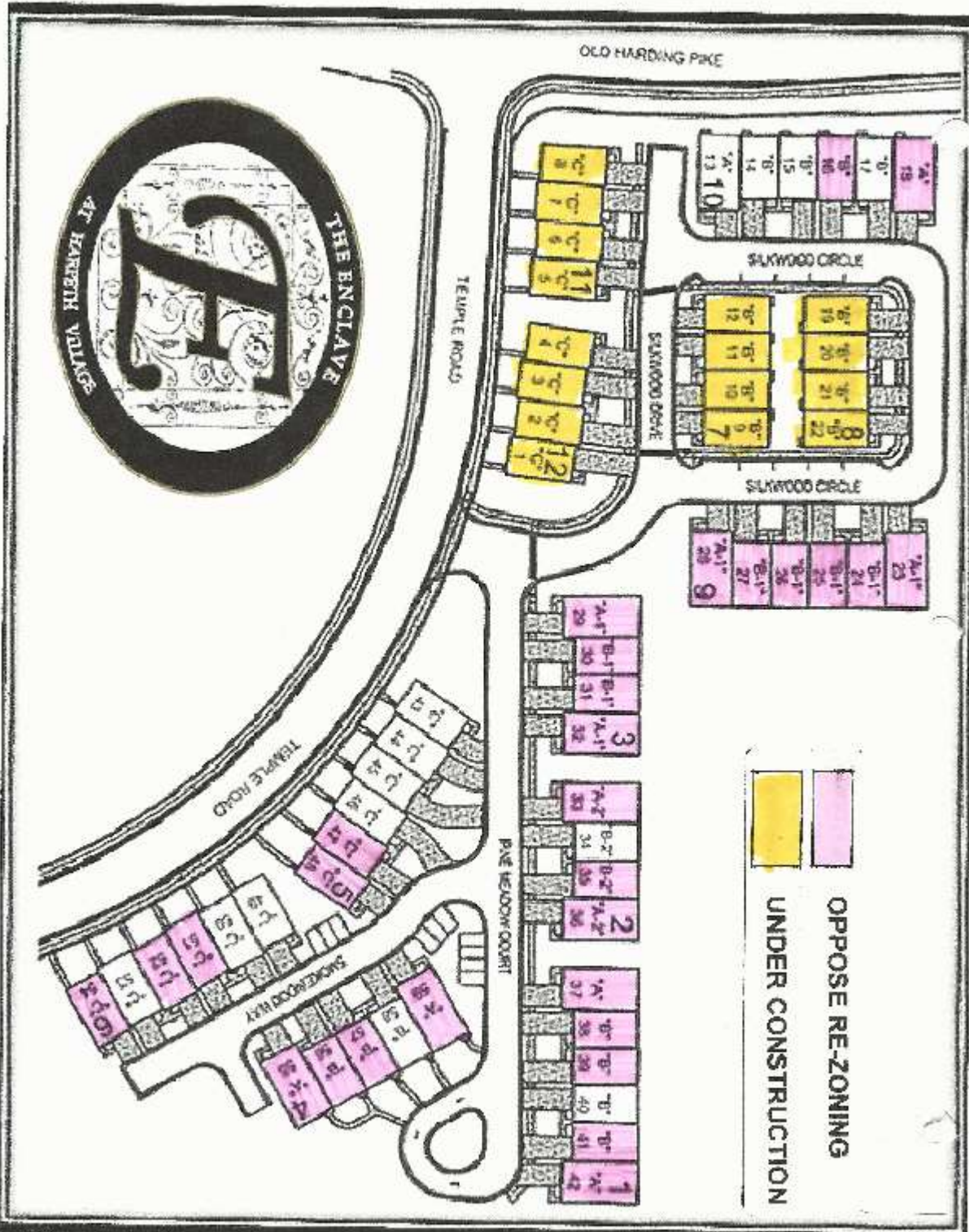
keford Dr

tulip Way

Old Harding Pike

Temple Rd

Temple



Dear Planning Commission,

RE: 2017SP-014-001 (HARPETH VILLAGE)

Thank you for giving the residents around this property an opportunity to have their voices heard.

You would be hard pressed today to drive a mile in any direction in Davidson County and not see some form of construction. This city is growing faster than the road and infrastructure can keep up with. We depend on the planning staff to protect us from development that is unwanted or badly planned. This property is both!

I find it hard to believe that this project is even being considered. When it tried last year the planning staff recommended disapproval (Jason Swaggart, staff reviewer).

Traffic is a main concern of existing residents living near the intersection of Temple Road and Old Harding Pike. We have been told that a P.U.D. that would access onto Old Harding Pike would not be allowed by the roads current condition. There is also an easement that has rights with an adjoining property owner (Bissinger's). I challenge you to enter said property (along shared driveway to adjoining residence) and try to exit during any of the three peak traffic times. Now imagine there are several cars in line to exit, not to mention the Bissinger's that now have to get in line to leave their home!

They are proposing to build two buildings (seven units) in an area that was proven to flood in May of 2010. It is risky to guess how water will react when displaced by alterations to the flood plain area. There were few months in 2016 that the news didn't report about 100 and 500 year flood events somewhere in the country. Is it safe to take the chance and let an area directly beside the Harpeth River to be developed?

In conclusion, I feel there are some properties that are just not meant for high density development. This property has many existing burdens attached to it. Just the other side of the tree line is the Harpeth River and everything beyond that is flood plain. The environmental impact has yet to be determined. We are not so naïve as to think this property will never be developed, and we are not opposed to three to five homes as currently zoned. Thank you for considering our safety and quality of life in Bellevue.

Sincerely,

Steven Spears

1005 Pine Meadow Ct.

Nashville, TN 37221

From: Richard Brent Clinkenbeard [<mailto:richard.clinkenbeard@axiomlaw.com>]
Sent: Wednesday, January 04, 2017 2:17 PM
To: Napier, Patrick (Planning)
Subject: Case #2017SP-014-001

Patrick,

My name is Brent Clinkenbeard and I am a resident of the Enclave in Bellevue. As you know, there is an upcoming proposal (Case #2017SP-014-001) to have the land rezoned to allow for the building of 25 additional units on this parcel.

There is significant history regarding this proposal. This is the 9th time that Mr. Hopper has indicated his intent to move forward with a proposal, only to withdraw at the last minute. Our residents have corresponded with Mr. Hopper dating as far back as July 2015. Over this entire 18-month period, and in spite of opposition from the majority of owners, Mr. Hopper has not made any concessions or offered to meet and discuss a development that would be a more appropriate use of the land. Given the number of deferrals and inconsistent information that was being spread regarding this proposal our Councilman, Dave Rosenberg, actually wrote and hand-delivered the attached letter to Enclave residents.

As I'm sure you know, this proposal was reviewed in March 2016 by Jason Swaggart and recommended for disapproval. A large portion of this property is located within both the 100 and 500 year flood plains. As proposed, several units would be located within the flood plains and would require alteration of the flood plain boundary. Alteration to the flood plain is not consistent with land designated as Conservation (CO) in the Bellevue Community Plan. Additionally, the proposed zoning doesn't provide a transition from low to higher density zones.

Finally, the proposed development shows Ingress/Egress onto Old Harding Pike. The traffic congestion on this road is already significant and will only increase once the St. Thomas Medical Offices are built at the intersection of Old Harding and Temple Rd. Adding another entryway for an additional 25 homes so close to this intersection would affect not only residents of the Enclave, but also residents in all neighboring subdivisions, such as Poplar Creek whose residents have also voiced their concern regarding this proposal.

One final question – has Mr. Hopper submitted a final proposal in advance of the 1/12 meeting or has he chosen to defer for the 10th time?

Thank you for your time and willingness to meet with some of us to go over this latest proposal.

Best Regards,

Brent

axiom

law redefined

Brent Clinkenbeard

295 Lafayette Street | Suite 700

New York, NY 10012


T: 615.525.5431

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(attachment follows)



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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Nashville, Tennessee 37221
(615) 427-2705

DAVE ROSENBERG
Councilman, District 35

June 27, 2016

Enclave Residents:

For those of you who I haven't had the opportunity to meet, my name is Dave Rosenberg and I am your Metro Councilman. In that role, any legislation to allow rezoning of the property adjacent to the Enclave at Harpeth Village will need to bear my signature.

It has come to my attention that many of you have concerns regarding communications you have received with respect to the aforementioned property. I'd like to take a moment to make a few points:

- None of the three options presented to you will be built without the approval of the community. Your choices are not "Plan 1, Plan 2, and Plan 3." Your choices are "Plan 1, Plan 2, Plan 3, or another plan more to the community's liking."
- There are no circumstances under which mobile homes or self-storage will be built on that property as long as I am in office.
- As of today, there have been no substantive conversations between the developer and the Planning Department – or between the developer and me – for several months.

It was my hope that the time since Plan 3 was proposed would be used to develop a new plan that would offer concessions or value to the community, given your resistance to the previous plans presented. Clearly, that is not the case.

Please understand that you are in control of what happens here—within reason—and any attempts to deceive you into believing otherwise will only make it more difficult for the developer to move forward with any project on the adjacent property. If you receive any future communications for the developer that you feel might include dubious information, please do not hesitate to e-mail me at dave.rosenberg@nashville.gov.

Sincerely,



Dave Rosenberg

From: Monikashaw@bellsouth.net [<mailto:Monikashaw@bellsouth.net>]

Sent: Wednesday, December 28, 2016 3:26 PM

To: Napier, Patrick (Planning)

Subject: Request for a brief meeting RE: Case #2017SP-014-001

Mr. Napier,

thank you so much for taking the time to speak with me this afternoon.

At first glance, it seems unexplainable that a developer should be able to re-submit a proposal that had already been disapproved and use public moneys and resources to to it. I assume it is similar to someone appealing a court decision, provided there is new and pertinent information. I suppose that is what you are sorting out right now and the process has be to be allowed to take place.

Thank you again for your time. I will check in with you the first week in January for any new developments.

Happy New Year!

Monika Shaw

From: Monikashaw@bellsouth.net

Sent: Wednesday, December 14, 2016 12:06 PM

To: patrick.napier@nashville.gov

Subject: Request for a brief meeting RE: Case #2017SP-014-001

Mr. Napier,

The residents of The Enclave at Harpeth Valley have just learned from our **Councilman, Dave Rosenberg**, that the developer, **Trendmark LLC/Brent Hopper** has submitted a new request to your office under the case number **2017SP-014-001**. With that, we also learned that Jason Swaggart is no longer at your office and that you will be handling the review. I know you have many, many cases on your desk at any one time, and this particular case has a long history and is connected to case **#2005P-008-007**. It is basically the same request to build 25 units in an area adjacent to our development. This property has many significant barriers to a development, to include being in a flood plain, ingress/egress problems with an existing easement right of a neighbor and traffic issues onto Old Harding Road. The Planning Staff had recommended **disapproval** of this proposal last year.

The residents of the Enclave continue to be very opposed to this development, along with the neighbor who holds the easement rights, and we have the strong support from our councilman, Dave Rosenberg. Prior to this case being heard by the Planning Commission on January 12th, we would very much appreciate a few minutes for two or three of us to provide you with salient points around this case and explain our continued opposition. I know your schedule is full, but we hope that a 15 or 30 minute conversation would also be beneficial to you as you prepare for this hearing.

We are flexible and can meet at your convenience. I know with Christmas activities, the rest of December may not be possible. If not, perhaps we could speak the first week of January.

I am looking forward to hearing from you.

Thank you so much.

Monika Shaw

615-299-7921

615-646-1964

Monikashaw@bellsouth.net

Item 25, 1245 Barnes Road

From: Trish Lober [mailto:trishlober@gmail.com]
Sent: Wednesday, December 14, 2016 10:53 PM
To: Planning Commissioners
Subject: 1245 Barnes Rd

To whom it may concern,

I am sending this email to say that I am vehemently against multi family units being erected behind my house at 1245 Barnes Rd. I thank the Lord often for my privacy in back of my house ... however, should that land be developed, this would be destroyed.

Thank you.

Trish Lober

Sent from my iPhone