

Final comments on January 26, 2017 Planning Commission agenda items, received January 25-26

Item 2, Metropolitan Code amendment: sidewalks

From: Fuller Hanan [mailto:fuller.sherrod@gmail.com]
Sent: Wednesday, January 25, 2017 3:20 PM
To: Planning Commissioners
Subject: Support Bill BL 2016-493

Hi,

I am unable to attend the Planning Commission meeting as I am out of town, however I urge you to support the proposed sidewalk bill being brought by Council member Angie Henderson that would require developers and new construction to build sidewalks rather than paying a fine.

This would greatly reduce the burden of the sidewalk deficit that Metro is currently up against and will be for decades. We need to capitalize on the demand that our City is experiencing right now and this is an easy way to stitch together the holes and build stronger more connected neighborhoods which is what everyone desires! Win win!

Thank you for your time and consideration for this critical need.

Best,

Fuller Hanan
1010 N. 16th Street
Nashville, 37206

Item 10, Harpeth Village

From: Lisa Bell [mailto:lisacarolbell@gmail.com]
Sent: Thursday, January 26, 2017 6:48 AM
To: Napier, Patrick (Planning)
Cc: Planning Staff; dave@daveforbellevue.com
Subject: case 2017SP-014-001 - Bellevue - please vote NO on 25 new townhomes - dangerous for PCE!

Good morning, I would like to share my opinion regarding a developer's proposal to build 25 town homes almost directly across the street from Poplar Creek Estates' (PCE) entrance on Old Harding Pike. As a resident of this neighborhood (which is made of of nearly 400 large family homes) I feel this particular proposed entrance/exit will make it extremely dangerous for PCE residents to turn out

of our neighborhood onto old Harding. Traffic is already very heavy on Old Harding and will only get worse with the addition of 25 homes with residents needing to turn Left/Right onto the road - especially since its nearly directly across from a neighborhood with 400 homes needing to ALSO turn left/right. There will be many car accidents in the wake of this development I fear.

Please take my opinion into account.

Thank You,

Lisa Bell

Poplar Creek Estates Home Owner

6860 Collinswood Road

Nashville, TN

615-967-8714

From: akiessling@comcast.net [<mailto:akiessling@comcast.net>]

Sent: Thursday, January 26, 2017 12:00 PM

To: Planning Staff; Napier, Patrick (Planning)

Cc: dave@daveforbellevue.com

Subject: Case # 2017SP-014-001

Dear Nashville Planning Commission,

This is in regard to a proposed development of 25 townhomes at 7725 Old Harding Pike (Case #: 2017SP-014-001).

My husband and I are against this proposed development. We have lived in Poplar Creek Estates subdivision for almost 20 years. We have been involved in our neighborhood during that time. My husband was on the homeowners' association board

for at least six years (he just got off of it this past November) and served as President for one year during that time.

We are very concerned that the proposed development will have a negative impact on traffic safety. The entrance to this development would be at the current location of the driveway for the house at 7721 Old Harding Pike. This driveway is almost directly across the street from Poplar Creek Estates' entrance on Old Harding Pike and Poplar Creek Trace. The two entrances would be separated by 40-50 feet, maybe less. This proximity of the two entrances, combined with the increased traffic from the proposed development and the limited site distance to the west (toward Temple Road), would potentially create a very hazardous traffic situation. Pulling out of Poplar Creek Estates is already a challenge.

In summary, we oppose the proposed development because we think it will create hazardous driving conditions in the vicinity of the entrances of the proposed development and Poplar Creek Estates for the following reasons:

1. The proximity of the entrance of the proposed development to the entrance of Poplar Creek Estates subdivision (perhaps less than 40-50 feet).
2. The increased traffic from this proposed new development.
3. The limited site distance to the west (toward Temple Road) at both entrances.

Thank you for considering our concerns.

Sincerely,

Anne and Bill Kiessling
1604 High Forrest Court
Nashville, TN 37221

Item 14, 93 Taylor St.

From: Richard Audet [mailto:richardaudet414@gmail.com]
Sent: Thursday, January 26, 2017 7:32 AM
To: Planning Commissioners
Cc: development@historicgermantown.org
Subject: 2016z-135PR101

Dear Commissioners:

The Historic Germantown Neighborhood Association's Development Committee has reviewed the zoning change request for the property located at 93 Taylor Street. We are in support of the staff recommendation that the request be denied and that design-based zoning is more appropriate for this parcel.

Thank you,
Richard Audet, HGN president

Item 29, Binkley Property Subdivision Replat of Lot 1

From: BrianCara [mailto:bclord@gmail.com]
Sent: Wednesday, January 25, 2017 1:18 PM
To: Planning Commissioners
Subject: 1227 Old Hickory Blvd

Craig,

Please find my letter attached. I'm not in this line of work, I'm simply a home owner that loves my community and wants to keep it safe and nice, so I do not know nor use the same terminology as you and others in this line of work. That's what you all do and I do what I do so please be understanding that I don't know exactly how to state things the way it's recorded with the law. If for some reason this gets moved to February 9, I would appreciate more notice to get a better letter together. Thank you and please let me know if you have any questions or comments!

Cara Lord

615-573-7353

(letter follows)

January 25, 2017

To Whom it May Concern,

I am a homeowner at 1245 Old Hickory Boulevard, Nashville, TN 37207. This is 2 lots from the property in debate, 1227 Old Hickory Boulevard, Nashville, TN 37207. I purchased the home 15 years ago today. One of the reasons I bought the home was to make a good investment for my future and because the homes sat on nice big lots that complimented the homes to make them great for individuals or for families. All the homes in the area have between 2/3 acre to 3 acres and they really make this area what it is. Evidently, when the homes were designed, they positioned them just perfectly on the land to best compliment the homes and make them best used. An important thing about this community is the space each of these homes have, especially this close to downtown Nashville. Even with the nice lot sizes, the way they are positioned, it is already almost crowded in the area. The lot that is being considered, although it seems large enough to support 3 separate lots at a quick page glance, it spreads out onto the 2 neighboring yards and spreads out more to the back but is highly congested at the front where access to Old Hickory Boulevard is. Living in this exact area for 15 years, I can say that it is very difficult to get in and out of driveways in this area already. This area sees MANY wrecks because of the number of drive entrances existing. Adding even 1 more driveway that close to the ones already there is putting many drivers at risk. If 3 more lots were opened, the amount of traffic turning into the driveway, even if only 1 driveway was used, it would be almost impossible to avoid congestion and wrecks. Only if you live in this area do you know how bad traffic already truly is. Drivers obviously experience it but living there is much worse.

Lastly, it is very obvious that the new owner of this property has no regard for the character or harmony of this community. We are family ranch style homes about 1,500-2,500 square feet, all brick, built in mid 1950s, established lots, many recently updated, well cared for homes. The owner has already moved in a vinyl siding home that is torn apart, looks like a home for rats, is tiny (box style home maybe 1 or 2 bedrooms with 1 bath), in terrible condition and even remodeled does not match one home even in our general vicinity. The style of home is in no way harmonious with the existing homes and will bring down the value of every home near it. He is proving that he is not trying to match the area and the homes we have all worked to upkeep. Adding 2 more lots to this existing lot will only detract from our homes and the community. I wish I had more time to submit more information but I had 30 minutes notice to construct this letter. We had NO notice of this meeting and found out on accident through trying to fix the issue of the new "house" brought in and dropped off on the property. No one in the community was given notice of this meeting to prepare to be there, which I find unprofessional and misleading.

Thank you for your time and consideration of our community!

Cara Lord
615-573-7353

Item 31, Whites Creek at Lloyd Rd UDO (formerly Whites Creek Watershed)

From: Lorinda Spain McLaughlin [mailto:mclaugh@realtracs.com]
Sent: Thursday, January 26, 2017 11:13 AM
To: Planning Commissioners
Subject: 2017UD-001-001 - Whites Creek UDO

Good Afternoon Planning Commissioners,

I wanted to send you a brief note asking for your support of Councilman Nick Leonardo's request for the Whites Creek UDO along Clarksville Pike, Buena Vista Pike, Dry Fork Road and Lloyd Road.

Thank you for your time and consideration,

Lorinda (Spain) McLaughlin
Realtor and Former 1st District Metro Council Member

2979 Union Hill Road
Joelton, TN 37080

Cell: 615-509-0800
Office: 615-792-1910

Item 32, Graybar Lane contextual overlay

From: "Ken Savage" <ken@savageconstructiongroup.com>
To: "russ pulley" <russ.pulley@nashville.gov>, ckarpynec@comcast.net
Sent: Tuesday, January 24, 2017 10:17:05 PM
Subject: Fwd: Contextual Overlay Case 2017Z-012PR-001. • RS10 Case 2017Z-013PR-001

Kathy and I will be out of town for Thursday's meeting. Here is a copy of my letter. Kathy will forward you hers.

----- Forwarded message -----

From: **Ken Savage** <ken@savageconstructiongroup.com>
Date: Tue, Jan 24, 2017 at 8:30 PM
Subject: Contextual Overlay Case 2017Z-012PR-001. • RS10 Case 2017Z-013PR-001
To: latisha.birkeland@nashville.gov, planning.commissioners@nashville.gov

Dear Latisha Birkeland and the Planning Commissioners,

I am a resident on Graybar Lane. I moved into 1100 Graybar Lane in September of 1995. I am strongly in favor of two cases coming up for approval. My home lies within the two case areas. The cases are:

- Contextual Overlay Case 2017Z-012PR-001.
- RS10 Case 2017Z-013PR-001

My wife and I selected this home when we first got married. We loved the location and character of these 1930s and 1940 homes. It is the first and only home we have ever owned and hope to own. We love the community feel and are currently raising two young girls ages 16 and 12. We love our street and our neighborhood and do not want it to change for many reasons. I will briefly list a few below:

- Our homes are mostly 1-1/2 story homes, between 20' and 25' tall. Current zoning allows a 45' tall home to be built in our neighborhood. Contextual Overlay limits the height to a reasonable height in relation to the surrounding homes.

- The homes on our street are original, built in the late 30's and early 40's and are charming. We have had one monstrosity built behind a home on our street and it looks ridiculous.
- Graybar Lane immediately to the west and east of us are both zoned RS. Changing our part of Graybar from R to RS continues the RS zoning designation on Graybar.
- This area was affected by the 2010 flood. Allowing more density in this area will result in more impervious surface, which slows storm-water run-off and increases the chance of flooding.
- 100% of neighbors who returned the survey are in favor of Contextual Overlay. 81% in favor of RS10. The 5 opponents of RS10 are in favor of the Contextual Overlay.

We would love for our quaint street to remain family friendly. Should changes be allowed to occur my wife and I have decided we would most likely move to Oak Hill, Forrest Hills or Belle Meade. However, we are appealing to you to help our community stay the way it is. We do not want to be displaced and our property rights to be infringed upon by changing the character and integrity of our street.

Sincerely,

Ken Savage

1100 Graybar Lane

Nashville TN

--



SAVAGE
construction
group, llc.

Sincerely,

Ken Savage

29 Years Construction & Project Management Experience

<http://www.SavageConstructionGroup.com>

615-406-3334

From: "Katherine Savage (US - Nashville)" <ksavage@deloitte.com>
To: ckarpy nec@comcast.net
Cc: "Ken Savage" <ken@savageconstructiongroup.com>
Sent: Tuesday, January 24, 2017 10:15:48 PM
Subject: FW: Contextual Overlay Case 2017Z-012PR-001 and RS10 Case 2017Z-013PR-001

Christina – see my letter below, as fyi.

Hope everything goes well Thursday night, and that we are able to make progress with both cases – contextual overlay and RS 10 zoning! I'll send positive thoughts and prayers! Please email to let us know how it went.

Regards,

Kathy

Kathy Savage

Deloitte LLP
Tel/Direct: +1 615 313 4371
www.deloitte.com

From: Savage, Katherine (US - Nashville)
Sent: Tuesday, January 24, 2017 10:10 PM
To: 'latisha.birkeland@nashville.gov' <latisha.birkeland@nashville.gov>;
'planning.commissioners@nashville.gov' <planning.commissioners@nashville.gov>
Cc: 'Russ.Pulley@nashville.gov' <Russ.Pulley@nashville.gov>
Subject: Contextual Overlay Case 2017Z-012PR-001 and RS10 Case 2017Z-013PR-001

Dear Latisha Birkeland and the Planning Commissioners,

I am a resident on Graybar Lane. My husband and I purchased our home at 1100 Graybar Lane in September of 1995, when we were getting married. I had a dear friend from college who grew up in

Nashville and told me this was “not the right side of Green Hills.” We did not let her thoughts influence our decision to buy this house. We fell in love with the street and love the Tudor style homes with 9 foot ceilings. We made a great decision to buy this house in 1995, and want the charm of the homes and our street to continue to be preserved. [Note: While our address is 1100 we are not a corner lot. Our next door neighbor, Martha Nocton, has an address of 1018 Graybar Lane. Our driveway is almost perpendicular to Ackerman Court; we are in the middle of the block on Graybar Lane.]

I am very strongly in favor of two cases coming up for approval. My home lies within the two case areas. The cases are:

- Contextual Overlay Case 2017Z-012PR-001.
- RS10 Case 2017Z-013PR-001

This is the first home we have owned, and because we love the neighborhood, we have renovated at various times over the past 21 years so that our home fits our family needs. We are currently raising two young girls, ages 16 and 12. We love our street and want to preserve our sense of community. While I realize Nashville is changing and growing, we want to preserve the charm of the homes on our street and do not want it to change for many reasons, as follows:

- Our homes are mostly 1-1/2 story homes, between 20' and 25' tall. Current zoning allows a 45' tall home to be built in our neighborhood. Contextual Overlay limits the height to a reasonable height in relation to the surrounding homes.
- The homes on our street are original, built in the late 30's and early 40's and are charming. We have had one monstrosity built behind a home on our street and it looks ridiculous.
- Graybar Lane immediately to the west (across Granny White Pike) and east (across Leland Lane) of us are both zoned RS. Changing our section of Graybar from R to RS continues the RS zoning designation on Graybar. I believe our block should be treated consistently with RS zoning as the adjacent blocks of Graybar.
- This area was affected by the 2010 flood. Allowing more density on our block of Graybar Lane will result in more impervious surface, which slows storm-water run-off and increases the chance of flooding.
- 100% of neighbors who returned the survey are in favor of Contextual Overlay. 81% are in favor of RS10. The 5 opponents of RS10 are in favor of the Contextual Overlay. I realize those properties that are already zoned as a duplex will maintain their current zoning.

We would love for our quaint street to remain family-friendly with homes that fit the existing structures, and with one family per lot. We are appealing to you to help our community stay the way it is. We do

not want our property rights to be infringed upon by changing the character and integrity of our street with homes that do not fit the 1930s-1940s style and with increased density.

Sincerely,

Kathy Savage

1100 Graybar Lane

Nashville TN

Kathy Savage

Managing Director | National Office Independence

Risk, Reputation and Regulatory

Deloitte LLP

1033 Demonbreun Street, Suite 400, Nashville, TN 37203 | USA

Tel/Direct: +1 615 313 4371 | Fax: +1 615 545 0661 | Mobile: +1 615 627 6856

ksavage@deloitte.com | www.deloitte.com

This message (including any attachments) contains confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this message and any disclosure, copying, or distribution of this message, or the taking of any action based on it, by you is strictly prohibited.

v.E.1

Non-agenda items

Short-term rentals

From: Michael Vucovich [mailto:mvucovich@gmail.com]

Sent: Tuesday, January 24, 2017 6:03 PM

To: Planning Commissioners; Mayor (Mayor's Office)

Subject: Type 2 and 3 STRs

Hello, I hope this email finds you well. I am writing to express my concern about type 2 and 3 STR's. I am a homeowner in HWEN and feel that STR's a threat to both my property value and quality of life. Long term renters are great, but highly transient renters with no personal investment in the home, neighborhood, or personal relationships don't belong in our neighborhood (without a homeowner to ensure the STR tenant is reasonably responsible, respectful, and obeying the law). Furthermore, these commercial business should not be operating in a residential area. I believe that is why we pay taxes to fund zoning boards. Its past time to put the rights of property owner/occupants ahead of the interests of small scale investors. If they wish to run a commercial rental business, then they can open one. But its not appropriate for their goals to trump the goals of the RESIDENTS of the neighborhood. As a property owner, I respect the desire to control my own property. But I suggest that in the case of STR's, my control is now diminished in favor of investors who don't have to actually live with the consequences of their tenants' actions. Please take immediate action to prevent the continued presence of Type 2 and 3 STRs. Have a wonderful day,
Michael Vucovich

From: M Strop [mailto:mcstrop@gmail.com]
Sent: Wednesday, January 25, 2017 3:24 PM
To: Planning Commissioners; Council Members
Subject: STR Cartoon from NOLA

WELCOME TO THE
BYWATER
NEW ORLEANS, LA
WHERE THE VACATION NEVER ENDS!

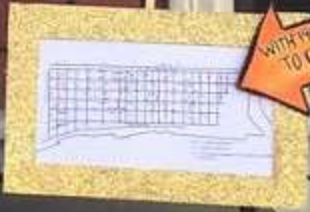
WHO NEEDS
NEIGHBORS
WHEN WE'VE GOT
BRUNCH?

PFFT. AFFORD-
ABLE HOUSING IS
SO
PRE-KATRINA.

YOU TOO CAN
LIVE LIKE A
"LOCAL!"*

* FOR THE
LOW, LOW PRICE
OF
\$250/NIGHT.

** DOES NOT
INCLUDE CLEAN-
ING FEES.



WITH NO LEE
TO CHOO

