

Comments on March 23, 2017 Planning Commission agenda items, received through March 17

Item 1, Metropolitan Code amendments pertaining to sidewalks

From: Elam Freeman [mailto:mangume94@gmail.com]

Sent: Thursday, March 16, 2017 10:27 PM

To: Planning Commissioners

Subject: council bill 2016-493

Dear Planning Commissioners,

I am writing to ask you to support council bill 2016-493, which would change requirements for the provision of sidewalks during development in our urban areas and along transit corridors.

Nashville desperately needs more sidewalks. According to the WalkNBike Plan only 37% of streets currently have pedestrian accommodations. As our city grows, so do our traffic and health challenges. It is essential that as a community we invest in more walkable neighborhoods. This is especially true in our neighborhoods that are becoming denser and more reliant on walking, biking and transit.

Walking is very important to me both as a means of transportation and a form of exercise. Living and working within two miles of downtown means I frequently walk for both utility and pleasure.

Our historic sidewalk network was largely built through residential and commercial developments. When the policy was changed many decades ago to remove the requirement for sidewalks, our walking infrastructure began to fall farther and farther behind. Metro Nashville cannot fill this gap alone. The WalkNBike report estimates that at currently spending levels meeting just the highest priority sidewalk need will take 20 years. Sidewalks always have, and always will, require a team effort. Bill 2016-493 is a fair and reasonable approach to ensuring we are all working towards a more walkable Nashville.

Thank you for your consideration.

Elam Freeman

2711A West Linden Ave. 37212

From: Rachel Hayes [mailto:hayes.rachel@yahoo.com]
Sent: Thursday, March 16, 2017 12:17 PM
To: Planning Commissioners
Subject: support bill 2016-493 for sidewalks

Dear Commission,

I am writing to support council Bill 2016-493, which changes requirements for provision of sidewalks during residential and commercial development. I was particularly horrified by the development on Kimbark Drive off Warfield Drive in Green Hills. This new community of homes is well situated to enjoy walkability to retail and is targeted to families. Even without the close retail, the families would benefit enormously from sidewalks for safety and recreation. We need to require sidewalks in developments such as these. Please support this bill. Sincerely,

Rachel Hayes

From: Mary Hinton [mailto:maryhinton615@gmail.com]
Sent: Friday, March 17, 2017 10:36 AM
To: Planning Commissioners
Cc: Mary Hinton
Subject: Council Bill 2016-493

Dear Planning Commissioners,

I am writing to ask you to support council bill 2016-493, which would change requirements for the provision of sidewalks during development in our urban areas and along transit corridors.

Nashville desperately needs more sidewalks. According to the WalkNBike Plan only 37% of streets currently have pedestrian accommodations. As our city grows, so do our traffic and health challenges. It is essential that as a community we invest in more walkable neighborhoods. This is especially true in our neighborhoods that are becoming denser and more reliant on walking, biking and transit.

I am a senior who walks to shops in my neighborhood, and for fitness.

Our historic sidewalk network was largely built through residential and commercial developments. When the policy was changed many decades ago to remove the requirement for sidewalks, our walking infrastructure began to fall farther and farther behind. Metro Nashville cannot fill this gap alone. The WalkNBike report estimates that at currently spending levels meeting just the highest priority sidewalk need will take 20 years. Sidewalks always have, and always will, require a team effort. Bill 2016-493 is a fair and reasonable approach to ensuring we are all working towards a more walkable Nashville.

Thank you for your consideration.

[Mary Hinton](#)

[1325 5th Ave N, #9](#)

[Nashville, TN 37208](#)

From: Michelitch, Kristin Grace [mailto:kristin.michelitch@vanderbilt.edu]

Sent: Friday, March 17, 2017 10:53 AM

To: Planning Commissioners

Subject: support for 2016-493 the "sidewalk bill"

Dear Planning Commissioners,

I am writing to express my support for the sidewalk bill. I am a walking and biking commuter.

Nashville is rapidly growing and the country as a whole is urbanizing. People don't want to sit in the car all the time, which is very unhealthy, costs a lot of money (I save thousands not buying a parking pass at Vanderbilt), reduces congestion, and wastes time. People want to lead a healthier, urban lifestyle. In order to make our city up to date, we need sidewalk and bike infrastructure. Developers seem to be getting away with constructing buildings with little care for the community infrastructure, which doesn't seem like a high marginal cost compared to the buildings being constructed. They should be forced to invest in sidewalks if building. areas without sidewalks should see government investment to connect them to the existing network.

While Nashville will continue to grow, we can't let the growth go unchecked without infrastructure. I grew up in the Atlanta suburbs in the 1980s and 1990s and it is not fun to have to have school classes in

trailers or walk in the dirt or the street because government fails to build infrastructure to keep pace with growth.

Lets not be atlanta. support mixed use buildings with businesses in the bottom and condos overhead, put in parks, sidewalks, and needed infrastructure.

Thanks!

Kristin Michelitch

Kristin Michelitch

www.kristinmichelitch.com

Assistant Professor

Political Science

Vanderbilt University

Rm 326 Commons Center

Item 6, 730 Old Hickory Blvd. SP

From: Rebekah Porter [mailto:texasporter@yahoo.com]

Sent: Thursday, March 09, 2017 11:55 AM

To: Planning Commissioners

Subject: 2017SP-012-001

Good Morning,

I am writing in opposition to 2017SP-012-001. This property is set to have 53 units on 4 acres. We do not need more apartments. The area around it and beyond is zoned agricultural. To keep with the current character, we need more affordable housing with green space to play and walk. Nashville is not getting better with the tons of apartments and tall skinny condos blocking the sun being built everywhere. We are not making our city more beautiful.

We bought out here to live rurally. In the last couple of years, we have seen major apartment complexes be built, businesses popping up, a commercial dog kennel for German Shepherds, and now this announcement of more apartments. Soon, I will not have the right to live rurally in Nashville and have to move to another county.

Old Hickory Boulevard is already congested in the morning. Traffic crawls as they try to get on the interstate. Adding those apartments will add 100 or more cars to the busy intersection that also has an elementary school.

I am also concerned about crime. In the last year, with the new addition of an apartment complexes, crime has increased. If we keep allowing hotels, apartments, etc, crime will increase and we will no longer have the safety we used to enjoy.

We understand growth comes. Please help shape the development to improve our area, not just add density. Keep Bellevue beautiful!

Thank you,

Rebekah Porter

The following letters from the same community member address her allegations of unpermitted work on the property:

From: Rebekah Porter [<mailto:texasporter@yahoo.com>]
Sent: Thursday, March 09, 2017 10:56 AM
To: Planning Commissioners
Subject: 2017SP-012-001

Good Morning,

I have a question about a property 2017SP-012-001. It was on the agenda for February 23, 2017. It was then deferred to the March 9th meeting. I just checked the agenda and it is not on the agenda. What happened? How do I get more information about what is going on. Plus, they are currently working on the property grading it, etc. Is that allowed before they go before the planning committee?

Thank you,

Rebekah Porter

[Sent from Yahoo Mail on Android](#)

On Thu, Mar 9, 2017 at 11:28 AM, Planning Commissioners

<Planning.Commissioners@nashville.gov> wrote:

It's been deferred to March 23 at the applicant's request. They shouldn't be grading without a permit – Codes and the Councilmember have already been aware of that, are they grading today?

Craig Owensby

Public Information Officer, Metro Planning Dept.

From: Rebekah Porter [<mailto:texasporter@yahoo.com>]
Sent: Thursday, March 09, 2017 11:58 AM

To: Planning Commissioners
Subject: RE: 2017SP-012-001

They have a dumpster on the property, have added gravel to the land and have people out working on the property today. We informed our councilman Sheri the first time they started clearing trees. I will write her again.

From: Planning Commissioners
Sent: Thursday, March 09, 2017 12:03 PM
To: texasporter@yahoo.com
Cc: Birkeland, Latisha (Planning)
Subject: RE: 2017SP-012-001

I will notify Codes as well.

Craig Owensby

From: Birkeland, Latisha (Planning)
Sent: Thursday, March 09, 2017 12:04 PM
To: Planning Commissioners; texasporter@yahoo.com
Subject: RE: 2017SP-012-001

I will notify the applicant as well.

Thank you

Latisha

From: Rebekah Porter [<mailto:texasporter@yahoo.com>]
Sent: Friday, March 10, 2017 11:50 PM
To: Planning Commissioners
Cc: Birkeland, Latisha (Planning)
Subject: RE: 2017SP-012-001

Thank you for clarifying. I am new to this and have a question that I hope you can answer. In February, clearing work started on the property. They also stored some concrete pipes and things there. We notified Sheri Weiner and she stopped it. On Thursday we saw the workers back clearing more trees and adding them to the dumpster. We contacted you and Sheri. She told me they were allowed to do that as they are just "cleaning up". Is clearing more trees off the land ok? I thought they had to wait until they got approval before the committee. Did I misunderstand? Can they work on the property before the project gets approval? I appreciate the time you take to educate me on how this process works.

Thank you,

Rebekah

From: Rebekah Porter [mailto:texasporter@yahoo.com]
Sent: Tuesday, March 14, 2017 9:18 AM
To: Birkeland, Latisha (Planning); Planning Commissioners
Subject: RE: 2017SP-012-001

Yesterday they brought in equipment along with materials. They dug holes to lay pipe.







Item 7, Fairfield Inn And Suites

From: Anice Rouse [mailto:acrouse@tewlawfirm.com]

Sent: Wednesday, March 15, 2017 3:36 PM

To: Planning Commissioners

Cc: Sloan, Doug (Planning); shawn.shepherd@nashville.gov; Planning Staff; Kindall, Ed (Council Member); Shawn R. Henry

Subject: S. Henry 3/15/17 Ltr to MPC re: Opposition to Fairfield Inn and Suites (2017SP-020-001) 29th Ave. N. and Poston Ave.

Dear Chairman Atkins and Planning Commissioners:

Attached please find Mr. Henry's letter and attachments in connection with the above subject matter. Thank you.

Anice C. Rouse

Legal Assistant to

John P. Williams

Shawn R. Henry

TUNE, ENTREKIN & WHITE, P.C.

315 Deaderick Street, Suite 1700

Nashville, TN 37238

PH: 615-244-2770; Direct Dial: 615-277-2487

FAX: 615-244-2778

(attachment follows)

TUNE, ENTREKIN & WHITE, P.C.

ATTORNEYS AT LAW

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ERVIN M. ENTREKIN
1927-1990

TEL (615) 244-2770 FAX (615) 244-2778

**Rule 31 listed General Civil Mediator*

THOMAS V. WHITE
JOHN W. NELLEY, JR.
THOMAS C. SCOTT
PETER J. STRIANSE
HUGH W. ENTREKIN
JOHN P. WILLIAMS *
ROBERT L. DELANEY
GEORGE A. DEAN
LESA HARTLEY SKONEY
JOSEPH P. RUSNAK
TODD E. PANTHER *
DAVID B. GRAY
SHAWN R. HENRY
T. CHAD WHITE
BRANDT M. MCMILLAN *
CHRISTOPHER B. FOWLER

March 15, 2017

Via Email: planning.commissioners@nashville.gov

Mr. Greg Atkins, Chairman
Metropolitan Planning Commission
Metro Office Building
800 Second Avenue South
P.O. Box 196300
Nashville, TN 37219-6300

**RE: Opposition to Fairfield Inn and Suites (2017SP-020-001)
29th Ave. N. and Poston Ave.**

Dear Chairman Atkins and Planning Commissioners:

On behalf of Ms. Raphaela Keohane, resident of West End Lofts in close proximity to the subject property, please vote to DENY the SP application. The hotel is too intense for this site.

In 2004, the 31st Avenue/Long Boulevard “community worked with their Council member and the Planning department to up zone the area to allow more density of development in exchange for higher urban design standards.”¹ The *31st Avenue/Long Boulevard Urban Design Overlay* (“31st/Long UDO”) states that the subject property is in an area that “should be developed in a dense, urban manner with a variety of building types as high as approximately six stories.”² The proposed hotel does not comply with the ORI base zone district or the 31st/Long UDO due to excessive height and FAR. Nor does it comply with the Midtown Plan:

“Lower building heights and masses are intended in this area than in Areas 10-MT-T5-MU-01 [West End Corridor] and -02 [West End @ I-440] because of the area’s numerous residential size lots. Maximum building heights of about eight stories are generally most appropriate in this area. Punctuations of greater height *may* be appropriate at prominent locations within this area, provided that the

¹ *Midtown Study, a Community Character Plan*, p. 8 (re-adopted as part of the Nashville Next General Plan on June 22, 2015).

² *31st Avenue/Long Boulevard Urban Design Overlay, Concept Plan*, p. 4 (as amended).

TUNE, ENTREKIN & WHITE, P.C.

Via Email: planning.commissioners@nashville.gov

Mr. Greg Atkins, Chairman

March 15, 2017

Page 2

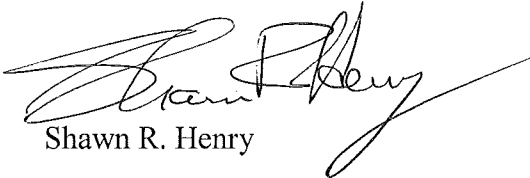
site and building design meet the policy.” (p. 35, **emphasis mine, attached hereto**).

The corner of 29th and Poston is not a prominent location in this area and therefore does not justify increasing the height above 8 or 9 stories. Moreover, the Midtown Plan’s Building Height Map caps the maximum height at 9 stories in honor of the 31st/Long UDO “which establishes very specific height ranges.” (p. 36 **attached hereto**).

At 130 feet tall, the hotel will be 40 feet taller than the 90 feet maximum height in the 31st/Long UDO (p. 33) and two-stories taller than 9-story maximum height in the Midtown Plan (p. 35-36). Additionally, the hotel will have a building mass that is two-thirds larger than the current ORI-district.³ Since the 31st/Long UDO prefers “resident/office” use (**see Figure 6 attached hereto**), extra height should not be granted to encourage a hotel where it is not desired.

As proposed, the hotel is not consistent with the General Plan. So long as the UDO remains applied to the property, the SP contradicts it as well. Please DISAPPROVE this rezoning.

Respectfully,



Shawn R. Henry

SRH/acr

Enclosures

cc: Mr. Doug Sloan, Ex. Dir./Sec. (doug.sloan@nashville.gov)
Ms. Shawn Shepherd (shawn.shepherd@nashville.gov)
Planning Staff (planningstaff@nashville.gov)
Councilman Ed Kindall, District 21 (ed.kindall@nashville.gov)

³ Existing ORI district is 3.0; proposed SP district FAR is 5.0.

10-MT-T5-MU-03

T5 Center Mixed Use Neighborhood Area 3 is referenced as 10-MT-T5-MU-03 on the accompanying map. It applies to properties in three areas: surrounding West End Avenue between I-440 and 31st Avenue North, properties in the Elliston Place/State Street area; and properties in the Grand Avenue/18th Avenue South area. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T5 Center Mixed Use Neighborhood policy applies.

Appropriate Land Uses

- Industrial Uses are not appropriate in this area, although artisan and crafts uses may be considered on their merits.
- Office and Residential uses are preferred over other uses in this area because of the smaller lots, frequent diagonal streets, and tight block structure. These uses can exist in forms that can accommodate themselves to this restrictive environment.

Building Form (Mass, Orientation, Placement)

- Where properties face Centennial Park, special attention is paid to the building orientation and placement as it relates to the park with the intent of enhancing the urban design surrounding the park to contribute to its significance as a civic feature.

Connectivity (Pedestrian/Bicycle)

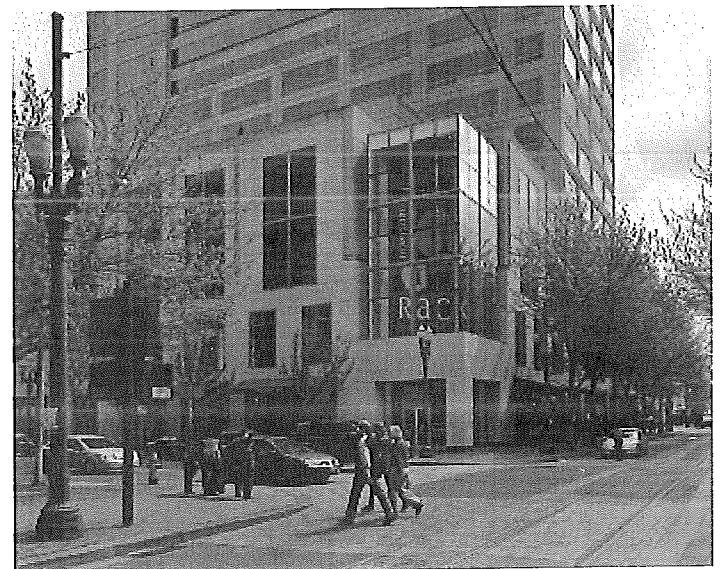
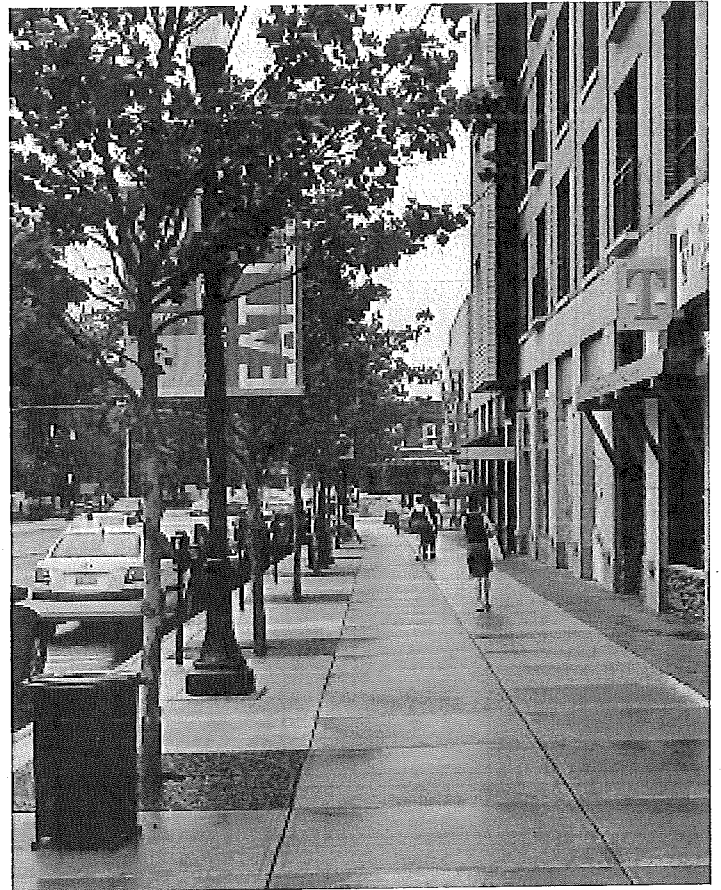
- Where properties face Centennial Park, sidewalks are especially wide and pedestrian crossings are enhanced near the park to maximize the access of area park visitors.

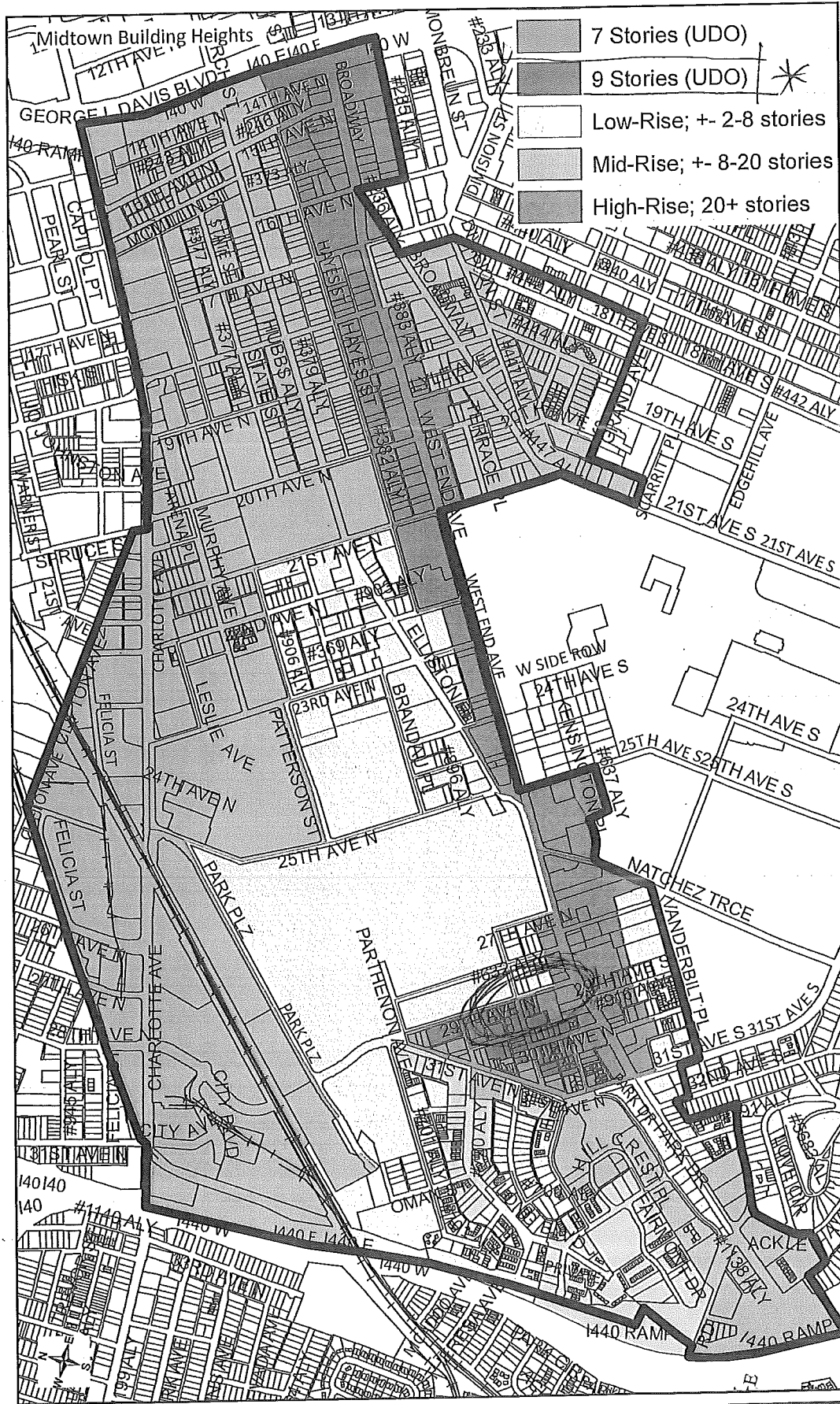
Density/Intensity

- Lower building heights and masses are intended in this area than in Areas 10-MT-T5-MU-01 and -02 because of the area's numerous residential size lots. Maximum building heights of about eight stories are generally most appropriate in this area. Punctuations of greater height may be appropriate at prominent locations within this area, provided that the site and building design meeting the policy.

Parking

- Where properties face Centennial Park, parking structures facing the park are located behind liner buildings that are of sufficient depth to accommodate active uses on the ground floor. Upper level habitable liners are also encouraged. The liners are needed because of the park's civic significance.





In the community character policies for the Midtown Plan, building height recommendations are broken down into areas that are currently zoned under the 31st Avenue / Long Boulevard Urban Design Overlay (UDO), which establishes very specific height ranges, and the T5 Center Mixed Use Neighborhood and T5 Center Open Space and Potential Open Space areas that are not part of the UDO.

For the T5 Center areas, the building heights are defined generally as Low-Rise, Mid-Rise, and High-Rise.

Low-Rise heights are generally 2-8 stories. Mid-Rise buildings are generally between 8-20 stories. High rise buildings in the Midtown context would typically rise 20 stories or above.

31st / LONG U.D.O.

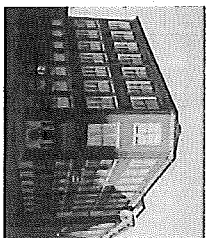
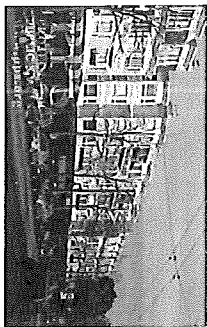
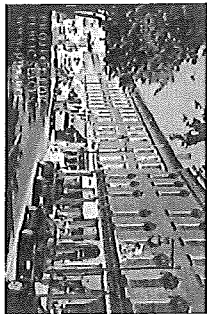
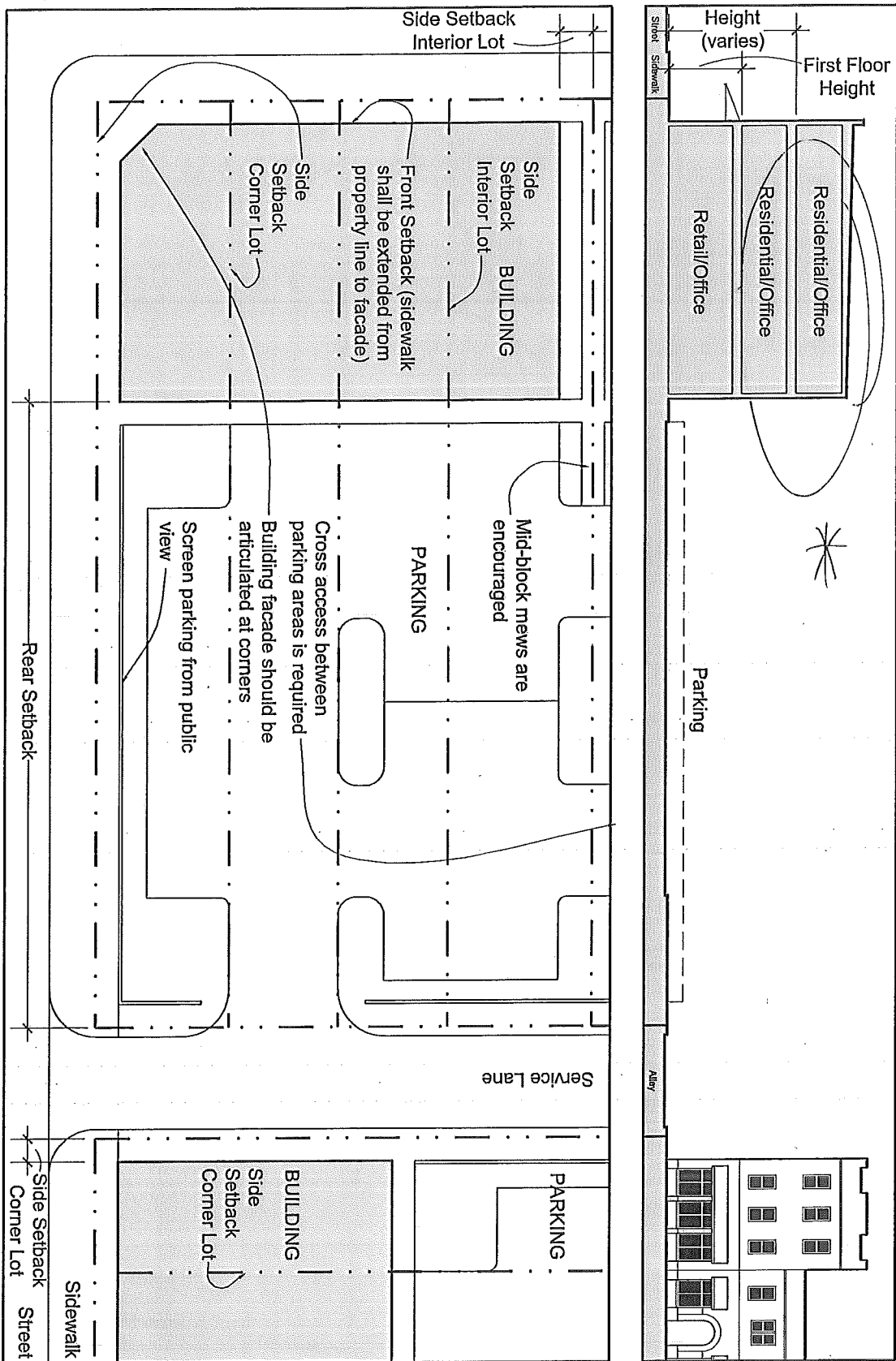


Figure 6
Commercial/Mixed-Use
Buildings

Item 11, Highland View At The Knob

From: Rob Cheplicki [mailto:chanterhaus@comcast.net]

Sent: Wednesday, March 15, 2017 6:25 PM

To: Sloan, Doug (Planning)

Cc: Rickoff, Abbie (Planning); Planning Commissioners; Roberts, Mary Carolyn (Council Member); Murphy, Kathleen (Council Member); Richland Creek Watershed Alliance; Mary C. Roberts

Subject: Re: Highland View @ The Knob: Case #2017S-033-001_Metropolitan Planning Commission Agenda (Corrected Dates)

(With apologies regarding the incorrect April dates in the first email.)

Good afternoon Doug,

I am a property owner directly effected by the *Highland View @ The Knob* concept currently being presented by Roy Dale and Associates, which through our CM Mary Carolyn Roberts, I understand you are aware of.

An updated concept was recently submitted on **March 1st** by *Dale and Associates* to your department and became available to the public via the *NPC Development Tracker* on **March 8th**.

According to the information we have the case is currently scheduled to be heard as part of the *Metropolitan Planning Commission Agenda* on **Thursday, March 23rd**. I or any of my neighbors have yet to receive a *Notice of Hearing* for this meeting as required by *Subdivision Regulation Amendments* and the notification process so far has been poor with some residents receiving the last notification more then a week later then others for the March 9th meeting that was deferred.

I along with many others effected by this project believe there is no reason to rush this into the next Nashville Planning Commission Agenda meeting and a deferment of of at least two to four weeks needs to happen based on the issues we are currently trying to address including meetings with your

department, neighborhood groups, council members and state agencies regarding Knob Hill slopes and streams that we are inquiring about.

I've also copied Abbie Rickoff, the planning commissioners as well as our district council members and those that I understand to be part of this process so everyone's on the same page.

I appreciate any help or information you or they can provide in deferring this meeting and making sure everyone is properly notified in a timely manner.

Best,

- *Rob*

Rob Cheplicki/Duncan Ragsdale

6453 Fleetwood Dr

Nashville, TN 37209

Cell: 615.400.6272

From: Rob Cheplicki [mailto:chanterhaus@comcast.net]

Sent: Wednesday, March 15, 2017 5:45 PM

To: Sloan, Doug (Planning)

Cc: Rickoff, Abbie (Planning); Planning Commissioners; Roberts, Mary Carolyn (Council Member); Murphy, Kathleen (Council Member); Richland Creek Watershed Alliance; Mary C. Roberts

Subject: Highland View @ The Knob: Case #2017S-033-001 (Metropolitan Planning Commission Agenda)

Good afternoon Doug,

I am a property owner directly effected by the *Highland View @ The Knob* concept currently being presented by Roy Dale and Associates, which through our CM Mary Carolyn Roberts, I understand you are aware of.

An updated concept was recently submitted on **April 1st** by *Dale and Associates* to your department and became available to the public via the *NPC Development Tracker* on **April 8th**. According to the information we have the case is currently scheduled to be heard as part of the *Metropolitan Planning Commission Agenda* on **Thursday, March 23rd**. I or any of my neighbors have yet to receive a *Notice of Hearing* for this meeting as required by *Subdivision Regulation Amendments* and the notification process so far has been poor with some residents receiving the last notification more then a week later then others for the March 9th meeting that was deferred.

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I've also copied Abbie Rickoff, the planning commissioners as well as our district council members and those that I understand to be part of this process so everyone's on the same page.

I appreciate any help or information you or they can provide in deferring this meeting and making sure everyone is properly notified in a timely manner.

Best,

- *Rob*

Rob Cheplicki/Duncan Ragsdale

6453 Fleetwood Dr

Nashville, TN 37209

Cell: 615.400.6272

Item 21, Sneed Estates Subdivision

From: joe1jamie1@comcast.net [<mailto:joe1jamie1@comcast.net>]

Sent: Thursday, March 16, 2017 8:54 AM

To: Planning Staff

Subject: Case 2017S-015-001

Hello:

Please review the attachment. Thank you for your time.

Joe

(attachment follows)

March 16, 2017

Metropolitan Government
Of Nashville and Davidson County

Planning Department, Metro Office Building
800 Second Avenue South
P.O.B. 196300
Nashville, Tennessee 37219-6300

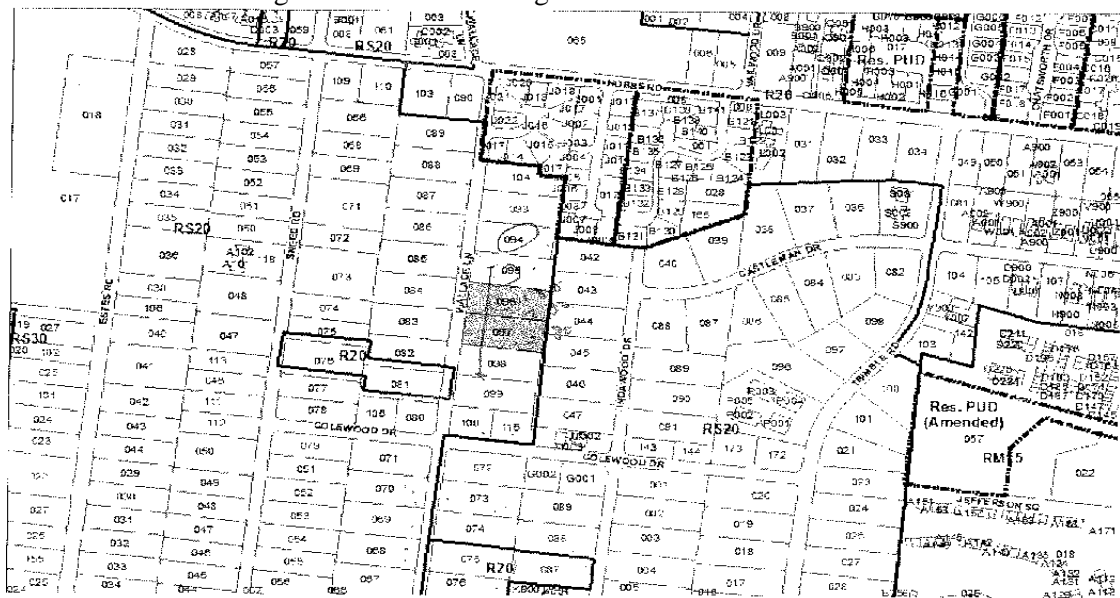
RE: Case: 2017S-015-001

To Whom It May Concern:

Thank you for your notice on March 11th regarding the above case number as we would like to provide a suggestion. Given three single family homes are planned for the site we are asking for the appropriate department to study the water / rainfall runoff please.

When there is a heavy rain the storm drain overflows into yard(s) on lot number 94 (circled below). This could be related to the volume of water moving down the street but there is a 90 degree angle to the flow of water when a creek intersects the storm drain. The water runs in the creek on the south side of lot 94 and into the storm drain which is parallel with Wallace.

The water does cross under the road farther down Wallace but a solution could be to install drainage under the road at an angle less than the 90 degrees where the creek meets the storm drain?



I would be interesting in knowing your thoughts.

Best Regards,

Joe Schimenti

Joe and Jamie Schimenti
4302 Wallace Lane
Nashville, Tennessee 37215