

## Comments on March 23, 2017 Planning Commission agenda items, received March 16-22

### Item 1, Metropolitan Code amendments pertaining to sidewalks

**From:** Tim Brown [mailto:timbrown21@me.com]

**Sent:** Wednesday, March 22, 2017 1:54 PM

**To:** Planning Commissioners

**Subject:**

Dear Planning Commissioners,

I am writing to ask you to please 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 live in The Nations and there has been so so much development here - with more families moving into the neighborhood, there are more and more cars parked on the streets and traveling through the neighborhood. It is dangerous to walk in the street. More sidewalks are greatly needed!*

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 current Metro spending levels, just meeting 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.

Timothy Brown

5303A Kentucky Ave.

Nashville, TN 37209

**From:** Karen R Brown [mailto:karenbrown21@me.com]  
**Sent:** Wednesday, March 22, 2017 1:06 PM  
**To:** Planning Commissioners  
**Subject:** Support of Council Bill 2016-493, aka the Sidewalk Bill

Dear Planning Commissioners,

I am writing to ask you to please 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 live in The Nations and there has been so so much development here - if only this bill would have been in place earlier we'd have lots and lots of sidewalks here. As it is, there are very few and with more families moving into the neighborhood, sidewalks are greatly needed!*

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 current Metro spending levels, just meeting 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.

Karen Brown

5303A Kentucky Ave.

Nashville, TN 37209

**From:** John Sheley [mailto:jsheley@hbamt.org]

**Sent:** Wednesday, March 22, 2017 12:34 PM

**To:** Planning Commissioners; Planning Staff; Logan, Carrie (Planning); Sloan, Doug (Planning); Leeman, Bob (Planning)

**Subject:** Metro Sidewalk Ordinance

John Sheley

Executive Vice President

Home Builders Association of Middle TN

(615) 377-1055

jsheley@hbamt.net

**(attachment follows)**



# HOME BUILDERS ASSOCIATION OF MIDDLE TENNESSEE

March 22, 2017

[planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov)

[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)

[carrie.logan@nashville.gov](mailto:carrie.logan@nashville.gov)

[doug.sloan@nashville.gov](mailto:doug.sloan@nashville.gov)

[bob.leeman@nashville.gov](mailto:bob.leeman@nashville.gov)

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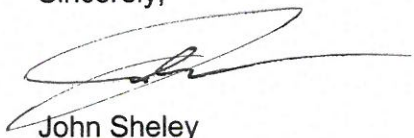
HBAMT supports the goal of having a safe place to walk along public streets. We appreciate the opportunity to work on this important ordinance.

We have the following objections to BL2016-493 (New Sidewalk Requirements, 2016Z-024TX-001) as it pertains to infill development of residential lots where no subdivision of land is necessary:

- Sidewalks-to-nowhere:** disconnected sidewalk segments that do not connect to existing sidewalks; the transition from concrete to grass is a very unsafe condition for pedestrians.
- Right to Pay-in-Lieu:** The proposed ordinance limits the option to pay-in-lieu of construction in qualified areas.
- Takings Issue:** Mandatory dedication of private land for public use without just compensation (illegal taking); however, a voluntary dedication of land is preferred over mandatory sidewalk construction.
- Grading:** Mandatory grading of the entire street frontage to accommodate a future sidewalk (that may or may not be installed by Metro). In most cases, such grading will involve stormwater facilities and other utility work, utility relocation or replacement or height adjustments -- an expensive proposition to pass on to a homebuyer. The result of such grading will result in a disjointed streetscape. Because this will apply to residents who want to remodel 25% or more of their home, many improvement projects will be derailed by this cost.
- Mitigation Relief:** Ambiguous mitigation measures (in exchange for a variance from the BZA).
- Time of Installation:** Requiring sidewalks to be installed prior to issuance of permit almost guarantees broken sidewalks from the construction process. We ask that builders be allowed to install the sidewalks prior to completion of the building project.

Thank you for the opportunity to comment.

Sincerely,



John Sheley  
Executive Vice President

**From:** Ryan Lux [mailto:rlux@rudytitle.com]  
**Sent:** Wednesday, March 22, 2017 1:19 PM  
**To:** Planning Commissioners  
**Subject:** support for 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.

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 current Metro spending levels, just meeting 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.

[Ryan Lux](#)

[4911 Tennessee Avenue, 37209](#)

**Ryan Lux | Attorney at Law**

[Rudy Title & Escrow, LLC](#)

[Rudy, Paulus & Carney, PLLC](#)

[2012 21st Avenue South | Nashville, TN 37212](#)

[615-383-2903](#) | Dir [615-515-3529](#) | Fax [615-383-2412](#)

Rlux@RudyTitle.com | [www.RudyTitle.com](http://www.RudyTitle.com)

**From:** Vaughan Scott [mailto:Scott.Vaughan@Healthtrustpg.com]  
**Sent:** Wednesday, March 22, 2017 12:29 PM  
**To:** Planning Commissioners  
**Subject:** Sidewalk Bill 2016-493 - SUPPORT

I support this bill, the need for more and better sidewalks in Nashville will be even greater as traffic gets heavier. I moved here from Mount Juliet, TN – even they have these types of laws pertaining to expanded/required sidewalk structure for developers and the like. Nashville should DEFINITELY have these requirements if a town in Wilson County does. Thanks

**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:** David Peters [mailto:dmpeters63@gmail.com]  
**Sent:** Wednesday, March 22, 2017 12:20 PM  
**To:** Planning Commissioners  
**Subject:** 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.

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 current Metro spending levels, just meeting 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.

David Peters

230B 54th Ave North

Sylvan Park

**From:** stein.path@gmail.com [mailto:stein.path@gmail.com] **On Behalf Of** Jeffry Stein  
**Sent:** Wednesday, March 22, 2017 12:08 PM  
**To:** Planning Commissioners  
**Subject:** Support Sidewalk Bill (2016-493)

I am in support of Sidewalk Bill (2016-493)

J.J. (Jeffry John) Stein

832 Stirrup Drive, 37221

**From:** Julie Shaffner [mailto:jedrif@gmail.com]  
**Sent:** Monday, March 20, 2017 8:33 PM  
**To:** Planning Commissioners  
**Cc:** Davis, Scott (Council Member); Henderson, Angie (Council Member)  
**Subject:** writing in support of improved sidewalk policy

Dear members of the Planning Commission,

I'm writing in support of Item 1, the text amendment for sidewalk requirements, on the March 23 meeting agenda.

Improved sidewalk infrastructure is key for the health and safety of Nashvillians and visitors of all ages and abilities. I'm lucky to have great sidewalk infrastructure in my neighborhood of Cleveland Park, and I think it is time to ensure that others throughout Nashville have the same experience.

Thank you for your consideration!

Julie Shaffner

1002 Pennock Ave

37207

**From:** Barbara Stengel [mailto:barbara.stengel@gmail.com]  
**Sent:** Tuesday, March 21, 2017 4:49 PM  
**To:** Planning Commissioners  
**Subject:** Yes to the Sidewalk Bill! (2016-493)

I write to express my support for all steps making Nashville more walkable/bikeable. I fully understand that our focus has been — for a decade — on encouraging development and providing incentives for developers — but we have that well entrenched. Our success in encouraging development has itself created new issue, problems, challenges — and the questions of walkability and bikeability are among them.

If the Sidewalk Bill slows development slightly, that will not necessarily be all bad and we attune all aspects of our built environment and our economic concerns.

Barbara Stengel  
4110 Nebraska Ave  
Nashville 37209

**From:** David Orth [mailto:orthdn@comcast.net]  
**Sent:** Tuesday, March 21, 2017 4:06 PM  
**To:** Planning Commissioners  
**Subject:** Sidewalk Bill (2016-493)



Dear Commission Member:

I am a strong supporter of the Sidewalk Bill (2016-493) that is being sponsored by Council Member Angie Henderson.

There are a lot of things that need the attention and support of the Planning Commission. The lack of sidewalks in so many of our neighborhoods is surely one of them. In terms of accessibility to schools and amenities, pedestrian and biker safety, facilitating traffic flow, recreation and healthy and affordable exercise for our citizens, sidewalks and bikeways are a wise and wonderful infrastructure investment.

In so many areas, planning ahead proves to be far less expensive than correcting an existing problem. Retrofitting neighborhoods, especially those with large lots, with sidewalks is a daunting financial challenge. But we must, as a responsible community, begin somewhere.

The answer is to require that new construction include sidewalks, just like other basic infrastructure like water, gas, electric and sewer service. Logically, the source of funds to construct those sidewalks should be the developers who are constructing the homes and buildings, both because sidewalks enhance the value of the properties and because the developers are the ones who benefit financially from the project.

I urge you to support Council Member Henderson's bill to improve the safety, health and livability of Nashville.

Sincerely,

David N. Orth

[orthdn@comcast.net](mailto:orthdn@comcast.net)

615-665-1014 (voice mail)

**From:** Richard Ruach [mailto:richard.ruach@gmail.com]  
**Sent:** Tuesday, March 21, 2017 1:23 PM  
**To:** Planning Commissioners  
**Subject:** Sidewalks to make a great city

Please support maximum sidewalk construction. For health, safety, lower emissions, less traffic congestion.

All great cities -- you can name them, have great sidewalks.

All new construction and renovation needs to include sidewalks. No waivers, please!

Thanks!

Richard Ruach

**From:** Yoder, Paul J [mailto:paul.yoder@Vanderbilt.Edu]  
**Sent:** Tuesday, March 21, 2017 12:07 PM  
**To:** Planning Commissioners  
**Subject:** support the sidewalk bill, pls!

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.

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 current Metro spending levels, just meeting 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.

Paul Yoder

1804 Linden Ave

37212

**From:** Howard L Hale [mailto:howardhale@comcast.net]

**Sent:** Tuesday, March 21, 2017 11:31 AM

**To:** Planning Commissioners

**Cc:** Davis, Anthony (Council Member)

**Subject:** Sidewalk 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 know firsthand about seeing the benefits of the sidewalks, The one just installed on Greenfield has had much use and has created a safer neighborhood. It has made our neighborhood a better place to live with neighbor getting to know each other better.

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 current Metro spending levels, just meeting 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.

*Howard L. Hale*

1209 Greenfield Ave.

Nashville, TN 37216-2710

Ph. 615-612-4414

Fax 615-612-4413

Cell 61-804-1000

[howardhale@comcast.net](mailto:howardhale@comcast.net)

**From:** Ryan Parrish [mailto:ryanedwardparrish@gmail.com]

**Sent:** Tuesday, March 21, 2017 10:15 AM

**To:** Planning Commissioners

**Cc:** Sledge, Colby (Council Member)

**Subject:** I support 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've lived in the Waverly Place (district 17) neighborhood right off 8th Ave S for over a decade. I've watched this neighborhood change drastically in the past 5 years - in many ways positive. If there was a more robust sidewalk network down 8th Ave S, my wife and I would regularly walk to Kroger, ML Rose, The Sutler, Firestone, Athens, Craft Brewed, etc. However, in its current state it feels really unsafe to walk*

*along the shoulder of the road. This is just one example in long list of neighborhoods in Nashville that need serious investment in walking infrastructure.*

*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 current Metro spending levels, just meeting 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.*

*Ryan Parrish*

*833 Glen Avenue*

*Nashville, TN 37204*

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Ryan Parrish

615.293.0519

[www.ryanedwardparrish.com](http://www.ryanedwardparrish.com)

**From:** Cowie, Jefferson [mailto:j.cowie@vanderbilt.edu]

**Sent:** Tuesday, March 21, 2017 9:17 AM

**To:** Planning Commissioners

**Subject:** Bill 2016-493--Sidewalks

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.

The existing state of the city's sidewalks are an embarrassment (watching a mother with a stroller negotiate around a telephone pole in the middle of a sidewalk is tragic-comic), and the very least we can do is require more good sidewalks as the city expands. According to the WalkNBike Plan only 37% of streets currently have pedestrian accommodations. If we want Nashville to be a modern city that attracts people committed to urban living and forms of transportation that do not clog the highways, then sidewalks (and real bike lanes!) are the place to begin.

We are currently a victim of bad policy decisions in the past. Let's correct them. 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 current Metro spending levels, just meeting 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.

Jeff Cowie & Madeleine Casad

1400 Rosa Parks Blvd #401

Nashville, TN 37208

**From:** Aaron Gower [mailto:donaldgower@gmail.com]

**Sent:** Tuesday, March 21, 2017 9:48 AM

**To:** Planning Commissioners

**Subject:** Sidewalk requirements

Hi guys, just writing to weigh in on the Sidewalk Bill BL2016-493. I can't make it to the Planning Commission meeting on 3/23, but please mark down a strong support of Item 1 the text amendment for sidewalk requirements. As Nashville grows and evolves we need to do everything we can to recover from the decades of neglect of the sidewalk network.

Thanks,

Aaron Gower

1807 Fatherland St

**From:** Jeremiah Dameron [mailto:jeremiahdameron@yahoo.com]

**Sent:** Tuesday, March 21, 2017 12:31 AM

**To:** Planning Commissioners

**Subject:** Please support 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.

As a Nashvillian without a car, I depend on safer, alternative modes of transit. This includes walking, biking and mass transit. I personally believe safer routes from one neighborhood to another, creates and connects communities as opposed to dividing communities.

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 current Metro spending levels, just meeting 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.

Jeremiah Dameron

1629 5th Avenue N

Nashville, TN 37208

**From:** Conrad, Joseph Allen [mailto:joseph.a.conrad@Vanderbilt.Edu]  
**Sent:** Monday, March 20, 2017 3:23 PM  
**To:** Planning Commissioners  
**Subject:** support for 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 live in a pedestrian neighborhood with an inordinate amount of ongoing development. We walk everywhere. It makes us healthier and happier to walk to the grocery or to the library or to school. Please help us expand the walking network and enable us to walk more.

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 current Metro spending levels, just meeting 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,

Joseph Conrad, PhD

Research Assistant Professor, Chemistry

Vanderbilt University



**From:** Robert Johnson [mailto:robert@walkbikenashville.org]

**Sent:** Monday, March 20, 2017 3:01 PM

**To:** Planning Commissioners

**Subject:** Bill 2016-493 Sidewalks

Dear Commissioners,

I write to ask you to support Bill 2016-493, Sidewalks.

This is the time to encourage sidewalk construction and to increase the share of that cost borne by developers.

Demand for sidewalks is increasing as more people move into Nashville and seek alternative travel modes to the car more appropriate for city living, particularly walking and transit. Providing more vehicle lanes is an extremely inefficient way of allocating the increasingly expensive land in Nashville, leading to worse health outcomes and a lower quality environment, in turn leading to lower quality communities.

Therefore Metro should be encouraging a focus on active transport investment now, to reduce congestion in the future.

Developers are currently focusing on Nashville, and now is the time to capture some of the historically high land-value gains being made, and return them to the neighborhoods themselves.

There is no reason to believe that this bill will in any way discourage developers, or result in anything other than increased provision of sidewalks and right-of-ways.

The growth Nashville is now experiencing requires an agile government to keep pace with the private sector and capture benefits for all, and I therefore ask you to support this bill.

Regards,

Robert Johnson

*Safe Routes to Schools Coordinator*

[Walk Bike Nashville](#)

615 928 8801

**From:** Vandendriessche, Helen M [mailto:helen.m.vandendriessche@vanderbilt.edu]

**Sent:** Monday, March 20, 2017 2:22 PM

**To:** Planning Commissioners

**Subject:** Please support the Sidewalk 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.

I'm shocked that, according to the WalkNBike Plan, only 37% of streets currently have pedestrian accommodations. As our city grows, so do our traffic and health challenges. Walking benefits the environment as well as Nashvillians' mental and physical health. I felt safer walking and biking in San Francisco than I do here! As Nashville grows, our need for transportation grows, and that includes walking.

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 current Metro spending levels, just meeting 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,

Helen Van

Hillsboro Village

Nashville, TN 37212

## **Helen Vandendriessche**

Digital Analyst

Vanderbilt University Medical Center | Strategic Marketing

3401 West End Ave | Suite 470W | Nashville, TN 37203

O: 615.936.5039

**From:** John Harkey [mailto:jharkey@harkeyresearch.com]

**Sent:** Monday, March 20, 2017 1:10 PM

**To:** Planning Commissioners

**Subject:** Sidewalk Bill 2016-493

I am writing this to urge the commission to endorse the sidewalk bill 2016-493 sponsored by Angie Henderson and 20 co-sponsors.

Here are my reasons:

- Nashville is woefully behind in developing its sidewalk network. This bill will help expand the network in areas where it is most needed.
- The “in lieu of” fee needs to reflect actual costs of sidewalks, not how much they cost to build 20 years ago.
- If a sidewalk is not built at the time the house is constructed, then an easement needs to be obtained at the time the construction occurs, so that when it is time to build the sidewalk, there isn’t a need to obtain an easement.
- Sidewalks are an essential component of neighborhoods close to commercial centers and other dense areas, and building a house or street without a sidewalk is negligent for reasons of safety and “walking rather than driving” to destinations in the commercial center. Safety is obvious, but replacing driving with walking is a core strategy as Nashville’s traffic congestion grows.
- A sidewalk is an essential component of a house near a town center. We wouldn’t think of building a house without electricity or heating and cooling. We should not consider building a house without a sidewalk.
- Finally, our citizenry want sidewalks. My neighborhood has them, and we have walkers everywhere.

John Harkey

225 Craighead Avenue

Nashville, TN 37205

(615) 292-6973 (home)

(615) 498-4726 (cell)

**From:** Andrea Zink [mailto:andreamithzink@gmail.com]

**Sent:** Friday, March 17, 2017 2:24 PM

**To:** Planning Commissioners

**Subject:** Support for 2016-493

Hello Commissioner Pardue,

I am a resident of your Council District, and 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.

Goodlettsville has areas that are in desperate need of sidewalks, including Dickerson Road and Long Hollow. My husband is a runner, and daily runs along these streets, which I worry about as the shoulders and sidewalks are not consistently safe. I also love to walk my dog down to the Goodlettsville Library, and Pleasant Green Park, and would love more safe sidewalk options to increase usage of these community assets.

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.

Andrea Zink

117 Cima Drive

Goodlettsville, TN 37072

**From:** Nora Kern [mailto:nora@walkbikenashville.org]  
**Sent:** Monday, March 20, 2017 11:47 AM  
**To:** Planning Commissioners  
**Subject:** Letter of Support for 2016-493

Dear Planning Commissioners,

I am writing to express Walk Bike Nashville's strong support for Council Bill 2016-493, sponsored by Angie Henderson et al.

Walk Bike Nashville is dedicated to working towards a more walkable, bikeable and livable Nashville. We have our work cut out for us thanks to years of car-first and car-only development.

According to WalkNBike, currently on 37% of our streets have sidewalks. This sad lack of safe infrastructure is due to the fact that we stopped requiring sidewalks with development several decades ago. Much of our historic sidewalk network was built during residential and commercial development prior to the 1950s. As a result, today we are the 37th most dangerous city in the country for pedestrians, a serious obesity epidemic and have the vast majority of our trips (even those under a mile) taken by personal vehicle.

2016-493 is a fair and well-thought through bill that would begin to stem the tide and address our city's need for walkable streets. Nashville is missing 1,900+ miles of sidewalks. In the last 14 years, Metro Nashville has only built about 300 miles. At this rate, if the city is expected to build all 1,900 miles it will take a century.

Private development must contribute more to sidewalks, as they are both increasing the burden on our transportation infrastructure and benefit directly from walkable neighborhoods. This is especially true in our urban core and Nashville Next Centers, which are the focus on 2016-493.

We hope therefore that you will help insure the next 50 years our city builds for both cars and people by approving 2016-493.

Thank you for your consideration.

Nora Kern

*Executive Director*

[Walk Bike Nashville](#)

w: (615) 928-8801

C: (615) 260-1988

**From:** Carey Rogers [mailto:careyrogers@comcast.net]

**Sent:** Monday, March 20, 2017 11:44 AM

**To:** Planning Commissioners

**Subject:** Sidewalk Bill 2016-493

Commissioners

I want to voice my support for Councilmember Henderson's bill to increase the number of sidewalks in Nashville. We are far behind other cities in crucial infrastructure. Memphis, with a much smaller footprint, has more miles of sidewalks than Nashville. The city will never be able or willing to invest sufficient capital to make up this deficit. We see all across the city developers who are benefiting from this growth surge and we asking them to add to the communities they are building. It is not a heavy lift.

I live in a neighborhood built in the 1930's in Inglewood. A sidewalk built then would have been "a sidewalk to nowhere" but it sure wouldn't be today. We need to leave our

children and grandchildren a more walkable and livable city than the one we live in today.

Thank you,

Carey Rogers

1310 Howard, 37216

**From:** Michelle Joyner [mailto:bmichellejoyner@gmail.com]

**Sent:** Monday, March 20, 2017 11:39 AM

**To:** Planning Commissioners

**Subject:** Please Support 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.

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 current Metro spending levels, just meeting the highest priority sidewalk needs 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 and a more cohesive community.

Thank you for your consideration,

Michelle Joyner

--

Michelle Joyner

[bmichellejoyner@gmail.com](mailto:bmichellejoyner@gmail.com)

615-438-4947 (m)

**From:** Griffin, Marie [mailto:marie.griffin@Vanderbilt.Edu]

**Sent:** Monday, March 20, 2017 11:36 AM

**To:** Planning Commissioners

**Subject:** Bill 2016-493

Sidewalks should be a high priority for healthy living and to help prevent pedestrian injuries and deaths. We are way behind on this! Please support this bill.

Marie R Griffin MD MPH

Professor, Health Policy and Medicine

Director, Vanderbilt MPH Program

Department of Health Policy

Vanderbilt University Medical Center

Village at Vanderbilt, Suite 2100

1500 21st Ave S, Nashville TN 37212

Phone: 615-875-9605 Fax: 615-343-0962

[marie.griffin@vanderbilt.edu](mailto:marie.griffin@vanderbilt.edu)



<https://medschool.vanderbilt.edu/mph/>

<https://medschool.vanderbilt.edu/health-policy/>

**From:** victoria cumbow [mailto:victoria.cumbow@gmail.com]

**Sent:** Monday, March 20, 2017 11:23 AM

**To:** Planning Commissioners

**Subject:** support for 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. On my street for example, there are six houses currently going up on three lots. Walking and biking are necessities in my neighborhood.

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 current 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.

Victoria Cumbow

1003 Davidson St.

Nashville, TN 37206

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Victoria E. Cumbow

[@JDRF\\_RIDE](#) | [ride.jdrf.org](http://ride.jdrf.org)

[@victoriacumbow](#) | [victoriacumbow.com](http://victoriacumbow.com)

"I remain confident of this; I will see the goodness of the Lord in the land of the living." —Psalm 27:13

From: Jeffrey Goodkind [mailto:jeffgoodkind@me.com]  
Sent: Sunday, March 19, 2017 10:20 AM  
To: Planning Commissioners  
Subject: Planning bill 2016-493

To whom it may concern:

I am writing to show my wholehearted support for planning bill 2016-493, aka the sidewalk bill. As a resident, bike commuter, and pedestrian of the Nashville downtown area, I use sidewalks everyday. To have safe pedestrian routes, of course, encourages me to walk or bike to and from my workplace everyday, as well as patronize businesses along the route.

Having sidewalks while growing up in Menlo Park, CA allowed me to walk to school everyday, get to know my neighbors, interact with local business owners, and as the Silicon Valley boom happened, helped create very desirable places to live. On weekends, it was common to see most of my neighbors outside, walking with their families to the business centers, or riding their bikes to the surrounding hills. As Nashville experiences this exciting growth, I would love to see community and health-building infrastructure along for the ride.

All best,  
Jeff Goodkind

968 1st Ave N  
37201

**From:** Dan [mailto:precisepaintnashville@gmail.com]  
**Sent:** Sunday, March 19, 2017 9:16 AM  
**To:** Planning Commissioners  
**Subject:** Council bill 2016-493

Dear Planning Commissioners,

I am writing to ask you to support council bill 2016-493, or improve upon it to make Nashville a more walkable city.

Nashville needs more sidewalks. We have crazy congestion, dangerous conditions for pedestrians, and people literally dying trying to walk in Nashville.

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.

Daniel Dwyer

363 Dade Dr. Nashville, TN 37211

**From:** Dave Keiser [mailto:dave\_keiser@yahoo.com]

**Sent:** Friday, March 17, 2017 8:35 PM

**To:** Planning Commissioners

**Subject:** Support for 2016-493 (SIDEWALKS)

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.

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.

***Dave Keiser***  
***TN Returned Peace Corps Volunteers***  
***Morocco 98-00***

T 615.668.3728 | E dave@tnrpcv.org  
1109 N 8th St | Nashville, TN 37207

URL [www.tnrpcv.org](http://www.tnrpcv.org)  
[www.facebook.com/tnrpcv](https://www.facebook.com/tnrpcv)

**From:** J Garr [mailto:jgarrett244@gmail.com]  
**Sent:** Tuesday, March 21, 2017 1:08 PM  
**To:** Planning Commissioners  
**Cc:** Withers, Brett (Council Member)  
**Subject:** Please Support 2016Z-024TX-001, Item #1, Sidewalk Requirements. BL2016-493

Dear Planning Commissioners,

Please support this bill;

Especially with the recently announced recommendations from the WalknBike plan, it's clear **there will continue to be many, many crucial gaps of sidewalks** that won't allow residential neighbors to safely access transit, connector streets, parks, centers, etc. Those gaps will continue even in sidewalk rich East Nashville, even after how ever long it takes to find \$700 million to address issues earlier in the queue.

Please remember that state laws (TCA 55-8-138 et al.) do not allow pedestrians to impede traffic, or legally have priority in the street without a sidewalk. **When an accident happens, it will not be the fault of a car driver.** Legally, and anecdotally via case history, it is very dangerous to be a pedestrian in this city.

In situations where existing legislation would have triggered sidewalk construction in our neighborhood, Shelby Hills, developers have chosen to pay the in-lieu fee. Why? When the cost of building them at development time would be 1/10 the cost of paying the in-lieu fee (were that fee even collected, another issue). This in the midst of \$500k median housing, and approaching 10% housing demolition over 5 years.

Those choices underline several themes where **neighborhoods should have profited from the development boom :**

- houses are being spec'ed without taking into consideration the long term needs of neighborhoods and marketing to distant buyers
- construction costs will be minimized at whatever civic cost
- where properties can appear larger than they are, as lot subdivisions or SPs will push them to base zoning minimums for square footage, releasing normal easement or ROW is not attractive, if a picket fence can be constructed further than property corners.

I'd please ask for support of this bill, in an effort to better plan for the city's growth and alternative transportation means.

The issues are numerous and clear what not having this legislation has created - neighborhoods where people jump in their cars to accomplish the smallest of tasks. Even to exercise. We perpetuate the chicken-egg myth that the absence of persons on bicycles or on foot means there is no reason to create a safe infrastructure for them.

Thank you, and thanks to our current legislators recognizing and working on addressing these civic rights.

Jason Garrett

1508 Sevier Ct, 37206

Shelby Hills neighborhood association, v.p.

## Items 2a/b, Donelson-Hermitage-Old Hickory Community Plan/Hesse-Hoggett Ford

**From:** Chris Gorsuch [<mailto:chris.gorsuch@gmail.com>]

**Sent:** Tuesday, March 21, 2017 7:25 PM

**To:** Planning Staff; Planning Commissioners

**Subject:** 2016 CP-014-001 and 2016SP-021-001

I request you consider denying 2016 CP-014-001 and 2016SP-021-001.

The policy for the area is currently T2 Rural Maintenance, which I request remain in place. As was mentioned in the prior meeting, T2 Rural Maintenance was never intended to be a holding plan for future development.

The zoning for the area is currently RS15, which I request remain in place until such time as the separate change requesting it be modified to better match the policy is able to be considered.

I am concerned about the impact the proposed change will have on the character of the area and the local wildlife population.

I am also concerned about the impact these proposals will have on the local human population, in the form of increased traffic.

The traffic study which was performed is flawed in that it only covers the proposed development, and while the scope of the zoning and policy changes have been reduced, they are still greater than the area covered by this study. The impact could be higher than indicated as a result.

Traffic in this area is already a problem. The southbound approach at Bell Road received an E and F rating in this study despite there already being a requirement from BL2004-325 for a traffic study after every 250 beds in Riverwood.

I suggest the council inquire if the required studies have been performed and why the intersection is being allowed to remain at an E and F rating despite the Mobility 2030 Transportation Plan requiring a minimum acceptable roadway function of a D.

The traffic study covered the major intersections at Bell Road and Central Pike. It covered Hoggett Ford and all 3 intersections south of there. However, the study is again flawed in that it completely ignored either of the intersections north of Hoggett Ford (Fleetwood Blvd & Seville Drive).

The Fleetwood Blvd intersection is already facing visibility issues from the incline toward the nearby Hoggett Ford intersection. See image below.

Placing a light at Hoggett Ford will cause traffic to back up to Fleetwood Blvd, potentially blocking the intersection and definitely making visibility issues worse. I foresee an increase in traffic accidents at that intersection as a result of this proposal.

According to the traffic study, the future for the two unsignalized intersections directly south of Hoggett Ford is significantly worse as a result of this plan. One can only wonder what the results would be for the two intersections directly north which were mysteriously excluded from this study.

The planning staff recommended approval with conditions. Given that the intersection at Central Pike and Dodson Chapel has been in violation of ordinance BL2004-325 for 13 years and given the current state of the intersection at Bell Road, do we seriously consider any conditions will be followed?

I will also would like to point out that this proposal directly violates BL2004-325's explicit prohibition against streetside parking on the north side of Hoggett Ford without including any reference that this proposal should amend that Ordinance.

And while we are considering "conditions", where is the assisted living facility that was to be on the riverwood property, or the public access trail easement to be near the river?

I recommend bringing the current situation in the area into compliance and performing an appropriate traffic study before these proposals are seriously considered.

Chris Gorsuch

**(attachment follows)**



From: McCaig, Anita D. (Planning)  
Sent: Tuesday, March 21, 2017 8:35 AM  
To: Arlene Starr  
Cc: Birkeland, Latisha (Planning); Owensby, Craig (Planning)  
Subject: RE: Hoggetts-Ford /Brandau

Hi Arlene -

Thanks for taking the time to write us. We'll add this to our case file and share it with the Planning Commissioners.

Best,  
Anita

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From: Arlene Starr [slantedstarr@aol.com]  
Sent: Monday, March 20, 2017 9:16 PM  
To: McCaig, Anita D. (Planning)  
Subject: Hoggetts-Ford /Brandau



Hello Anita. My name is Arlene Starr. I wrote you once before and have written to the whole council in the letter that follows. I did not know how or who else to approach except you since I had already written once before. Please read and share accordingly. Thank you.

> Dear Council Members.

> Please make this letter to the council part of the record.

>

> My name is Arlene Starr (3145 Brandau Rd) I was an attendee of the March 09 planning meeting. I was one of the audience members who was in opposition of items 12A/B concerning the rezoning of agricultural areas and the rural maintenance of Hoggetts-Ford Rd and Brandau Rd land tracts.

>

> As other opposing attendees mentioned, the zoning was to remain "permanently" agricultural, and certainly was a large consideration for each land owner when purchasing or staying on their land for the currently existing horse farms, horse boarding options, pig sanctuary, grazing cattle herds and the willingness to coexist with the indigenous wildlife that pre occupies this region.

> I applaud those committee members who questioned and opted to reconsider the push of developers, one member stating that there is already an encroachment of housing on the perimeter of the properties in question and should this policy be changed then the domino effect would surely ensue.

Thus showing everyone that future developers that have enough money and bring enough lawyers with them and become a squeaky wheel then this council will eventually sway their way and change the rules and allow them to come in and take over. What is the purpose of the implemented zoning if it can be so influenced to change.

> It's a known and unfortunate practice, not just here. But one I'd hoped wouldn't exist here.

>

> I was one of the applauding audience members who was publicly hushed when I openly clapped at the response (of one of the council ladies seated on the left with the red hair) I apologize for not having each individual's names... and following the gavel tapping reminding us of order, I must agree and want to apologize for my over enthusiasm .

> I was reacting to the recognition of rules or zones in place and the push for them to firmly stay in place, preventing encroachment and ultimately conserving the agri-land.

>

> Some very concerned and anxious residents of this beautiful area who have chosen this area for their homes and have animals for exactly the reason of the lack of any suburbanites and that which comes with them (traffic, populous, personalities, etc) those of us who are not offended by the smell or company of farm animals and appreciate the wildlife that mingles, including large flocks of turkey, herds of deer (which some of the buck sport up to 10 and 12 point racks and have eight to ten doe in their harem) the coyotes, and all the other scavenger vermin of raccoon, opossum and skunk who waddle through after dark.

>

> I heard it said that these are \$300-\$450K homes. This caliber of home owner doesn't sound like the type who would want to smell farm animals and have vermin waddling through and rummaging after their BBQ.

> The neighbors pigs come through every now and then if they lose their way or wander too far. They're a welcomed guest at our place. But if they root up a flower bed, (which that's what pigs do) it's not going to be good for anyone. A different neighbors dog visits us daily on her patrol around the acres. The goats playfully bounce around unconcerned...the ducks are swimming aimlessly on the pond... these

people won't like these impromptu visitations and these animals won't understand where a property line is or why they're not welcome and I'd guess most people won't know how to treat an animal that's just doing what it does naturally, rooting up flowers or eating them....(deer or pig) or who to call to let them know "Leonard" got out again and he's at our place whenever you can come get him or Daisy ate the pansies or Lucy Dog trotted over again and is hanging out under the picnic table. Then at sun down all the deer emerge and graze while the two turkey hens with their 13 chicks (each) pick bugs out of the tall grass. These are our every days. We've witnessed up to four tom turkey flaunting among a flock of 30+hen just a few days ago.

> Where will all these animals go? The consumption of land for the sake of MORE....

> Houses. Traffic. People....Noise.

>

> If this acreage is compromised as I saw in the presentation of March 09 then these multiple herds of deer, countless turkeys, and all of the filtering down life forms in the eco system as it is (and the rummaging farm animals that occasionally visit) these animals have absolutely NO place to go. The next thing encroaching will be that the new residents who paid \$450K for their home will convene and push to ban farm animals and have wildlife removal in their circumference because because because.... because guess what? It was RE ZONED! And the deer ate my.....

>

> People don't realize that they are moving into someone else's neighbourhood (world). It would be like someone coming to your place and saying you have to leave. I'm here now. You can't go there anymore.....you have nothing to eat.

> You have to leave but because there's already more encroachment elsewhere, you have no place to go and even if these animals did find a place, it means less space for the animals that were already pushed there from somewhere else and less space for the new comers too, it means less food for all and more starvation for all, more disease, inbreeding and forcing them into peoples yards who in turn shoe them away because they don't want them ruining their yards and gardens.

>

> In the past I personally have rescued horses and chickens both from farms that had gotten usurped by similar situations and old farmers had to re home animals because the new rules wouldn't allow them what the original rules promised. The wildlife were pushed out as well and forced into other animal territories and where there was once peace because of nature is now disrupted because of man-again. Their space is getting smaller and smaller and then there'll be none. No space and no wildlife.

> There is no way that there is "no environmental impact" on this amount of loss of land in this setting and that amount of more people, more vehicles, more buildings, being added.

>

> At the meeting, I was unable to effectively relay in 2 mins all of what I felt needed to be said concerning the big picture of this type of what I call developers "steam rolling" to achieve their ultimate goal of money. That is the bottom line. It's not because they want some stranger to have a nice new house. This sub division offers nothing more than many others of its kind. It's lack of a real and tangible environmental study (not some guy standing up after that part of the session was closed and saying "yep, we did one and there's no impact" isn't good enough) and shouldn't be "good enough" for the council. I would like a copy of that report.

>

> The impact of what this development type does to the prominent abundant wildlife communities here in Nashville (and around our nation over) has been devastating and it doesn't stop. Suits and money. That's what seems to matter. One day the beauty of our rural areas will be all gone. Much as it has happened in other cities elsewhere.

>

> When it isn't you, or your animals, or your privacy, your issue, and not directly affecting you...it doesn't feel like anything. Earth quake in California? Wow. That's too bad. Tsunami in Japan? Wow, look at the devastation, flooding in Missouri from heavy rains? I'm glad I'm not there....

> You get the picture. For you, this is simply a matter to consider. It has no impact on you one way or another and you won't lose any sleep. But we do. Nor does it matter to the developers other than that it is perhaps not the gold mine they hoped it to be. We are viewed as inconvenient stumbling blocks as we hold our breath to see what really matters. To those who own these pretty places and love their horses & the other creatures we live among and support the whole reason for the CONSERVATION and preservation of the vanishing farm lands it is like a tsunami.

> You owe the developers nothing. You say publicly yourselves that there are policies in place and you have rules that must be followed and upheld. It WILL be a domino effect. It's already right there looming, as was pointed out in the meeting as we all viewed the satellite image. Subdivisions breathing down the neck of the undeveloped land.

> The very reason places like "Thousand Oaks" were named "Thousand Oaks" was because there WAS (before the developers) a thousand beautiful oaks..... now there's a thousand asphalt parking spaces stained with oil spots and antifreeze runoff, cigarette butts collecting in the corners of concrete traffic islands and litter, and gee, I can't see an oak tree anywhere....

>

> They aren't making any more land. Please, save some. Especially around places like The Hermitage. The beauty of rural Nashville and the real reasons it able to boast "Country (music) Capital" are being swallowed alive.

>

> Dangle a dollar and lose sight of what's right.

>

> That little splash of green way on the top of the proposal map is being left there because it's unsuitable to stick any housing plots on it. It's unusable so they present it like it's a big deal. Their own walking trails didn't even go that way because it's not even good for that.

>

> They showed you pictures of houses that look just like any houses in suburban Nashville or Brentwood or neighborhood X USA. There isn't anything new or exciting or better. It's just more houses in a row. Why not refurbish dilapidated existing neighborhoods or make upscale loft apartments in older buildings like in many reforming cities. Sprawl is a plague that has eaten up and paved over many a field and forest and you can't get it back...ever. What happens when it's all gone and Nashville is all paved up? It won't look or smell or ever be the same.

>

> Nashville and Hermitage will end up looking like Dallas & Fort Worth TX does on a map (go ahead and look) a big blotch of metro and some 25 miles of dinky dog walking trails "outlined in red" and next year we're going to put in street lights because "it's really dark out there in the country..."

>

> We love the country! But we're going to make it look just like where you left and change everything about it.... ok?

> This now lays on your table.

>

> Are you really feeling good about forever changing beautiful farm and green lands that are milling with abundant wildlife and peaceful farm animals into cookie cutter housing with asphalt, concrete, and shingles?

> Do you feel good about picking and choosing which rules you want to bend or uphold or change depending on who it satisfies? Or is doing what's right and upholding the ones that have been in place

(for a reason) because that's what the people who went there thought they were getting and were guaranteed.

> If the gavel falls to stop Joe public from applauding the approval of a statement a smart council woman made for what's right (because she was right in what she said,) then the gavel should fall upon the policy in place and remain in place. Tell the developers "No"

> Agriculture "Yes."

>

> Thank you for reading and your consideration.

> Sincerely,

> Arlene Starr

>

## Item 7, Fairfield Inn and Suites

**From:** Mark Riebau [<mailto:mark.a.riebau@gmail.com>]

**Sent:** Monday, March 20, 2017 10:35 AM

**To:** Shepard, Shawn (Planning)

**Subject:** Fairfield Inn & Suites

Ms. Shepard - my wife and I own a condo in West End Lofts II, 117 30th Ave. North. The proposed hotel on the corner of Poston and 29th Ave N is just one block away and will create a very unwanted obstacle to what is now a pretty spectacular view of downtown Nashville from our unit. I've attached a photo from our deck.

West End Lofts II was completed in 2004, the same year the zoning for the block within which the proposed hotel will be constructed restricted building height to approximately 6 stories. As we are in the 6th floor of West End Lofts II new construction restricted to 6 stories would not pose as significant an obstacle. What is as disturbing as the current proposal is if it is allowed as proposed there would be no way to restrict other redevelopment in the block to 6 stories. Without the view our property value will be greatly diminished.

I hope to be able to attend the hearing on March 23rd. I would appreciate it if you could make the attached photo, and our objection to the hotel's height, part of the hearing record.

Thank you,

Mark Riebau

117 30th Ave. N. #602

Nashville, TN 37203

**From:** Erin Bishop [mailto:er\_bishop@yahoo.com]

**Sent:** Monday, March 20, 2017 6:33 PM

**To:** Kindall, Ed (Council Member); Mendes, Bob (Council Member); Cooper, John (Council Member); Gilmore, Erica (Council Member); Hurt, Sharon (Council Member); Shulman, Jim (Council Member); Planning Commissioners

**Subject:** Case 2017SP-020-001 – FAIRFIELD INN AND SUITES, Map 104-02, Parcels 336-38

RE: Case 2017SP-020-001 – FAIRFIELD INN AND SUITES, Map 104-02,  
Parcels 336-38 (the “*Proposed Development*”)

Dear Planning Commissioners and Council Members:

I am writing in advance of Thursday's planning commission hearing, as a resident in the impacted neighborhood and as a constituent, to express my opposition to the Proposed Development and request to rezone the affected parcels from ORI to SP-C. The proposed use is inconsistent with the policies and intent of the Long Boulevard Urban Design Overlay (the “*UDO*”), and it is inappropriate for the neighborhood generally.

First, the Proposed Development is not a “compatible housing type” that “work[s] together to create a harmonious streetscape” as intended by the UDO, nor does it comply with the Core District (Blue) requirements: “Buildings may take many forms such as multi-story mixed-use, commercial, and stacked residential flats. Buildings along the eastern edge of 31<sup>st</sup> Avenue North should respect the height limitations of the western edge of the street by stepping their facades back at the point where their heights differ. The remainder of the area should be developed in a dense, urban manner with a variety of building types as high as approximately six stories.”

- The proposed 12-story structure doubles the maximum 6-story height restriction imposed by the UDO. It is hard to imagine what is so special about a Fairfield Inn to warrant an exception that would result in a doubling of the height restriction imposed on all other of the 50+ parcels in the neighborhood, following the UDO's implementation. Moreover, a structure of such a height is inconsistent with low and mid-rise building heights throughout the neighborhood and the size of the streets creating the intersection that will support the Proposed Development. It is especially inappropriate so far off of West End and 31<sup>st</sup> Avenues and so close to Centennial Park.
- There are no hotels in the area, only single-family residences, low and mid-rise condominiums and small to medium-sized commercial buildings.

Second, the Proposed Development and intended use is detrimental to “encouraging and maintaining a pedestrian friendly environment while minimizing the impact of the automobile”, another tenet of the UDO, as it will increase density and traffic/parking disproportionately to the size of the impacted lots.

- The Proposed Development is located at the intersection of a Local Street (29<sup>th</sup> Ave. North) and a Tertiary Street (Poston Ave.), both of which are already overstressed, as they support two-way traffic and two lanes of parking. It is already difficult – and sometimes impossible given average vehicle size – for two-way traffic to pass when all lanes are occupied.
- Adding nearly 200 hotel rooms and the attendant parking, traffic and cab/rideshare vehicle demands, not to mention the service needs such a structure will require, exacerbates an already overtaxed infrastructure in the neighborhood.
- Additional density occasioned by the hotel will increase demand at the 29<sup>th</sup> Street/West End Ave. traffic light and the blind left-hand turn off of Poston Ave. onto 31<sup>st</sup> Ave North, primary means for neighborhood residents to access West End Avenue. It is rarely possible to turn left from cross-streets with out a traffic light. (Regardless of the outcome of the Proposed Development, something ought to be done about the Poston/31<sup>st</sup> Ave. intersection....)
- Poston Ave. is a primary access point for pedestrians and bikers heading to Centennial Park. Safety of pedestrians and bikers is already significantly compromised by difficult sightlines and the aforementioned driving/parking challenges in the neighborhood. This safety concern was most recently evidenced by a near-fatal accident suffered this fall by a female bicyclist who was hit at this very intersection by an SUV. (She is still recovering from her injuries.)
- It is unclear from the plans available to residents at this time whether sidewalks, landscaping, green spaces and other requirements of the UDO will be honored by the Proposed Development.

Finally, permitting an SP designation for the Proposed Development allows the developer broad latitude to avoid the intent of the UDO and of general zoning requirements otherwise imposed upon development

in the neighborhood, both on which residents rely when purchasing very expensive condos here. We ought to be able to trust that our elected officials will enforce the policies implemented and the character intended by them, to preserve the quiet, residential and light-commercial uses employed in our neighborhood. We urge you support the character of our neighborhood by requiring the Proposed Development to adhere to existing zoning restrictions and the requirements of the applicable UDO.

I respectfully request that you vote against the Proposed Development's requested rezoning of 109, 111 and 113 29<sup>th</sup> Avenue North/Case Case 2017SP-020-001 – FAIRFIELD INN AND SUITES. Thank you for your attention in this matter.

Sincerely,

Erin L. Bishop

117 30th Avenue North, #303

Nashville, Tennessee 37203

## **Item 11, Highland View at the Knob**

From: Come.sit.stay [mailto:comesitstay@comcast.net]

Sent: Wednesday, March 22, 2017 6:18 AM

To: Planning Commissioners

Subject: Please

Oppose the project entitled The Highlands at Knob Hill. The terrain, and the neighborhood, simply cannot sustain the demolition of this piece of property. It is vastly too important to disruptive to the infrastructure and ecosystem located there.

Thank you  
Robin Cohn

Robin Cohn  
6704 Greeley Dr  
Nashville. TN 37205  
615 473 7910

**From:** leslie dauqui [mailto:lesliedauqui@gmail.com]  
**Sent:** Wednesday, March 22, 2017 1:20 PM  
**To:** Planning Commissioners  
**Subject:** NO on Highland View at Knob

Dear Members of the Metro Planning Commission,

I am writing to you today to urge you to vote NO on Highland View at the Knob, Case # 2017S-033-001.

This would be a terrible thing for our neighborhood.

Thank you,

Leslie McDaniel

**From:** tom anderson [mailto:tomcikel37209@yahoo.com]  
**Sent:** Wednesday, March 22, 2017 12:41 PM  
**To:** Planning Commissioners  
**Subject:** Stop Highland View @ the Knob

To whom it may concern: I have lived on Watts Terrace for 25 years. My property borders the development in question. Aside from the obvious problems razing the hill will create, it will personally impact my home and most of all the other homes on Watts Terrace. There will be a run off that will not be able to be avoided. There are concrete blocks placed in various ravines on the property in question because of run off. These concrete blocks were put there by WSMV years ago. As my friend and attorney Marty Cooperman stated, not enough studies have been done on this terrain. I think the developers couldn't care less about the wildlife, traffic, run off or possibly the WSMV tower being compromised because of blasting. I hope the commissioners will hear the people of this area and stop the development in its tracks! Thanks, Tom Anderson 1211 Watts Terrace Nashville TN. 37209



**From:** Hope Pehler [mailto:hopepehler@gmail.com]  
**Sent:** Wednesday, March 22, 2017 1:11 PM  
**To:** Planning Commissioners  
**Subject:** Case #2017S-033-001 Opposition to Knob Hill Development

To The Members of the Nashville Planning Commission:

As a resident of [5728 Knob Road in Nashville](#), I am writing in staunch opposition to the proposed development of Knob Hill into a cluster lot subdivision.

The developer, Roy Dale and Associates, has requested a variance to current subdivision regulations with regards to the maximum length of roads which terminate in a cul-de-sac or a dead end. This variance should be denied based on current Nashville Subdivision Standards. This request for a variance is due to a self-imposed hardship on the owner of the property, as Mr. Dale has specifically chosen to utilize the proposed area of land (for which he will require a variance) instead of the contiguous area of the property which is also available to him. This is in violation of the regulations of the Subdivision Standards. Therefore, the developer should be held to the standards and rules, and should not be granted permission to develop this land under the current proposal. The proposed plan also violates the portion of Nashville Next policies which typically require that homes have a minimum lot size of one acre. The current plan includes acre-sized lots that will contain two homes. Furthermore, there is only one proposed access point to this large subdivision. This is a danger not only to residents in the event of an emergency, but is a major impediment to first responders and emergency vehicles, especially in the case of a weather event or a fire situation.

Additionally, development of this hillside will result in potentially catastrophic consequences with regard to drainage and stormwater runoff. Personally, my home has already had extensive and costly work performed in order to reinforce its foundation and establish appropriate drainage because of its location on Knob Hill and the characteristics of the native soil. The potentially devastating effects of this development are significant both to my home as well as the surrounding homes and structures. When questioned about this issue during community meetings, the developer has been unable to present a clear or realistic plan with regard to preventing damage to existing properties.

The proposed community not only violates regulatory standards and poses an incredible threat to existing homes, it also stands to eradicate an invaluable environmental ecosystem. The wooded land of Knob Hill is home to all manner of wildlife, a rare treasure in an area so close to downtown Nashville. It would be detrimental to each and every deer, bird, rabbit, fox, and all other creatures, for this development to overrun and destroy this natural habitat. So few areas like this remain in Nashville; it is our responsibility as citizens to ensure that we do not allow urban sprawl to eliminate every last haven of nature. The Nashville Next program for the Knob Hill-Hillwood area specifically indicates the

importance of sparing slopes, woods and streams. This development is in blatant violation of these recommendations.

I implore you, as a resident of this area who loves Nashville and loves my neighborhood, to deny approval of this proposed development when you vote tomorrow. There are legitimate regulatory reasons that it should not progress. In its current form, it is in violation of subdivision standards. It stands to damage my personal property as a result of storm drainage diversion, and will cause irreversible changes to water flow as well as the surrounding natural habitat.

Thank you very much for your service on the Planning Commission, and thank you for your consideration of this most important matter.

Sincerely,  
Hope Pehler  
[5728 Knob Road](#)  
[Nashville, TN 37209](#)  
  
[\(205\)-901-3491](#)

**From:** bakerkl [mailto:bakerkl@bellsouth.net]  
**Sent:** Wednesday, March 22, 2017 12:24 PM  
**To:** Planning Commissioners  
**Subject:** Vote NO on Highland View at Knob

Dear Members of the Metro Planning Commission,

I am writing to you today to urge you to vote NO on Highland View at the Knob, Case # 2017S-033-001. The applicant is requesting a variance to the maximum 750 feet cul de sac requirement because the applicant is claiming a hardship or practical difficulty unique to this property. This is no small variance, based on the information in the Staff Report the applicant is requesting that the cul de sacs be 1800 feet to the west and 2100 feet to the east, that's well over double the maximum, almost triple the maximum on the east cul de sac.

Additionally the applicant is requesting this variance because they have chosen to develop only 36 acres of their 66 acre parcel. Variance standards say that a variance will be granted if “the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience.” The applicant, by attempting to develop only a portion of their parcel, has created their own difficulty, they have created a self-imposed hardship and, therefore, should not be granted the variance.

Furthermore this parcel has two special policies in the West Nashville Community Plan, Special Policy, Special Policy 07-T3-NM-02 – Hillwood and West Meade Neighborhoods which says, in part: *Since this is an established area with limited opportunities for increasing the level of infrastructure, the density permitted within the current zoning districts should be maintained.*

And Infill Area 07-T3-NM-02-IA 02 – Knob Hill which says, in part: *The character of the area is suburban, primarily single-family dwellings on parcels that are generally slightly less than one acre in size. Parcels created along Knob Road should maintain this pattern, although parcels created on new streets behind Knob Road could be slightly smaller, subject to the creation of permanently protected open space within the development that prioritizes the protection of steep slopes, mature vegetation, and view sheds.*

Both of these special policies dictate that the character of the neighborhood, which is basically one acre lots, should be maintained. The applicant is requesting a change in the base zoning (R40 to R20) utilizing the Cluster Lot Option. The reduction is the equivalent of two base zone districts or 1/2 the size of the established parcels surrounding this property but the Cluster Lot Option cannot override special policy. 20,000 square foot parcels are not "slightly smaller" than 40,000 square foot parcels.

The portion of the applicant’s property that they are requesting to be developed has bad soils, bad slopes, cul de sacs way over 750 feet, stream bed cut offs, questionable road grades and slope analysis, critical and sensitive areas, guy wires and tower concerns, and it is inconsistent with the special policy language in the West Nashville Community Plan. Many of these issues could be solved with a development plan for the entire parcel. It is premature to request development on a portion of this site, a plan should be developed for the entire parcel and until such time we request that you deny this subdivision request.

Sincerely,

Kathy Baker

6811 Fleetwood Dr.

Nashville, TN 37205

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

**Sent:** Wednesday, March 22, 2017 12:16 PM

**To:** Planning Commissioners

**Cc:** Rickoff, Abbie (Planning); Burnette, Brandon (Council Office)

**Subject:** Highland View @ The Knob: Case #2017S-033-001: WSMV Tower

My apologies regarding the earlier email with multiple attachments. Here is a pdf of that email.

Best,

Rob Cheplicki

6453 Fleetwood Dr

Nashville, TN 37209

Cell: 615.400.6272

**(attachment follows)**

Dear Planning Commissioners,

I am writing to voice opposition to the current Highland View @ Knob Hill concept being presented by Roy Dale and Associates. I believe there are numerous issues that are not being addressed in the concept plans based on several meetings I've attended with Roy Dale present. This one is related to the WSMV-Channel 4 television tower (originally called WSM-TV) located on Knob Hill. The tower was built on Knob Hill in 1957 after an accident in assembling its predecessor in another Nashville location.

**WSM-TV TOWER**

"WSM-TV's studios were originally located at 15th Avenue South and Compton Avenue in south Nashville, near the present Belmont University. In 1957, the station attempted to build a larger tower in west Nashville, near Charlotte Avenue. During the construction process, the new tower's supporting wires failed. This caused the tower to collapse, which took the lives of several people.



*"WSM-TV's studios were originally located at 15th Avenue South and Compton Avenue in south Nashville, near the present Belmont University. In 1957, the station attempted to build a larger tower in west Nashville, near Charlotte Avenue. During the construction process, the new tower's supporting wires failed. This caused the tower to collapse, which took the lives of several people. **Afterward, WSM-TV purchased its present property on Knob Road (farther west of the previous site) and built a tower there in a forested section away from potential damage to life and property.**" (Knob Hill)*

I'm not suggesting that the tower is in danger of collapsing but there were specific reasons for this tower to be located on Knob Hill where the potential from something going wrong due to weather circumstances or during maintenance of the tower itself would do less harm in the tower's immediate area - or fall zone.



In this photo the tower mast is at the center of the three spokes.



CASE #2017S-033-001 "Highland View at the Knob"  
RE: Meredith Corporation and WSMV/Channel 4 Television Tower



The red circle designates the area where homeowners on Knob Road and Fleetwood Drive were told by the original property owners, that there would be no building in that area because of the Channel 4 tower where you can also see in context an approximate overlay of the Highland View concept. The most baffling thing about this concept is the design shows at least 30 homes close to a tower that is over 1300' tall with multiple sets of guy wires stretching out in one and possibly two easements (West and North) within the fall zone of the tower.



1200, ex-1560, off Route 12



The other Nashville blaster: WLAC 1510





**WSM Tower 808 ft Tall**



**Part of the WNQM and WWCR arrays**



**WTVF, ex-WLAC-TV, channel 5**

From here, we skirted the north end of the market, heading around Briley Parkway (which forms a loop around the north side of the city) to I-24, then one exit north to Old Hickory Boulevard (Tennessee 45), which offers sightlines to the other tall TV towers in town.

Shown at left is the one just east of I-24, home to WTVF (Channel 5) and WGFX (104.5); at right is the one west of I-24 that's home to UPN affiliate WUXP (Channel 30), oldies WMAK (96.3) and hot AC WRVW (107.5).

Under construction just next door is a new tower for DTV use, if memory serves.



**WUXP and the new DTV tower**

Similar towers in our area with no subdivisions near them.

CASE #2017S-033-001 "Highland View at the Knob"  
RE: Meredith Corporation and WSMV/Channel 4 Television Tower

The tower most like the Knob Hill would more then likely be the WSIX tower on a hill in Brentwood with no subdivision within the diameter of it's support system.



**WSIX Tower in Brentwood**



**KNOB HILL WSMV Tower**

The former WSM-TV sits atop a hill off Knob Road, southeast of downtown, with a big tower that carries WSM-FM (95.5), WNPL (106.7 Belle Meade), Vanderbilt University's WRVU (91.1) and Fox affiliate WZTV (Channel 17) as well as WSMV itself.

Channel 4 still lives in this nice-looking brick building up on the hill, which was once home to the WSM radio studios as well. Today, channel 4 is a Meredith station, and it's still a market leader.

The common denominator in all of these photos is that there are no residential homes within a very wide diameter of any of these towers.

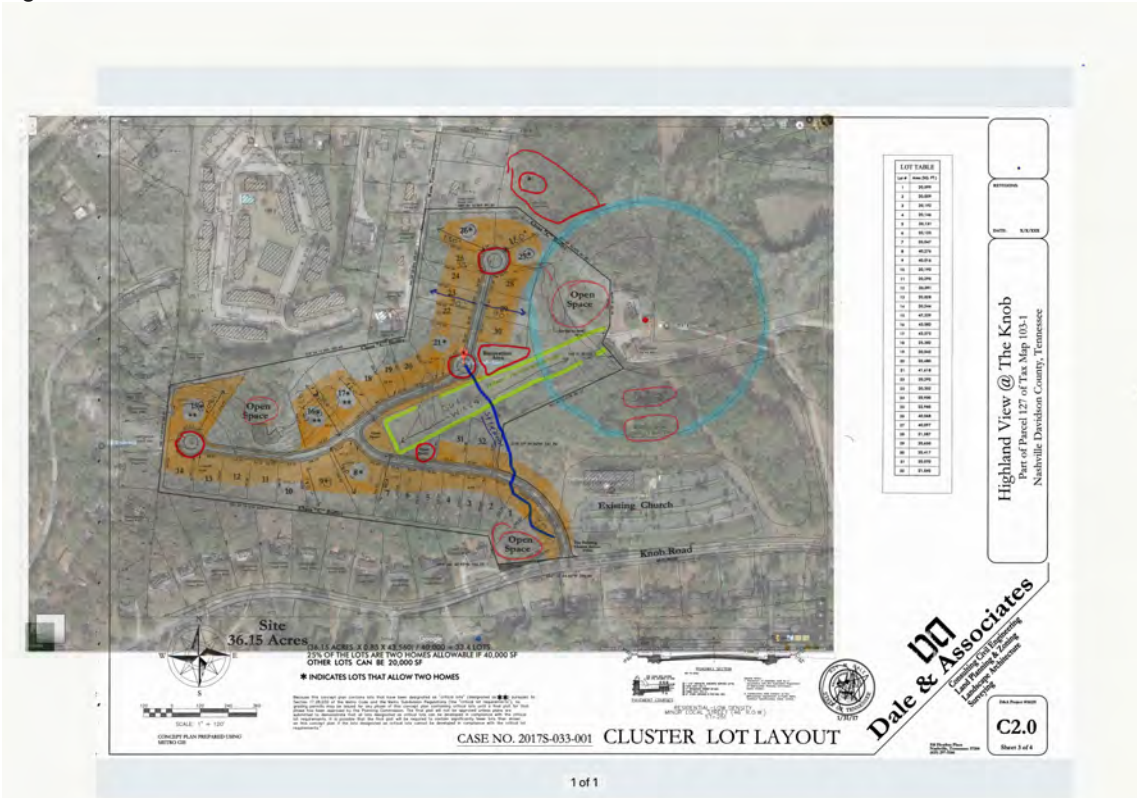


CASE #2017S-033-001 "Highland View at the Knob"  
 RE: Meredith Corporation and WSMV/Channel 4 Television Tower

There are also issues on Knob Hill regarding several uncharted streams of which this is one.



This stream runs from well past the West Guy Wire easement as it splits off from another, joining a third near the Highland Park West Entrance



This is a Google map overlay with concept plans. The dark blue line is the stream that crosses the West Transmission Easement.

CASE #2017S-033-001 "Highland View at the Knob"  
 RE: Meredith Corporation and WSMV/Channel 4 Television Tower



We were also told by the Mr. Dale at a community meeting that Cook Inlet media signed off on the 500 ft tower buffer which is odd because Meredith purchased the tower property in 1995.

EXHIBIT C

Page 3 of 3

Plan 9565rc419

Page 1 of 3

EXHIBIT C

Plan 9565rc417

Legal Description--Anchors and Guy Wires Easement

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WEST ANTENNA GUY EASEMENT

BEGINNING AT AN IRON PIN (OLD) LOCATED IN THE WEST BOUNDARY LINE OF THE 11.63 ACRE TRACT 2 SAME BEING A CORNER NEAREST THE REAR ENTRANCE TO THE TRANSMISSION BUILDING AREA; THENCE SOUTH 48°31'06" EAST 56.53 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID 11.63 ACRE TRACT 2; THENCE LEAVING SAID SOUTHERLY LINE AND RUNNING WITH A LINE PARALLEL TO AND 30 FEET SOUTHEAST OF THE MOST SOUTHERLY GUY ANCHORS SOUTH 57°38'36" WEST 186.96 FEET TO A POINT; THENCE WITH A LINE PARALLEL TO AND 100 FEET SOUTHWEST OF THE MOST WESTERLY GUY ANCHORS NORTH 27°21'13" WEST 171.22 FEET TO A POINT; THENCE WITH A LINE PARALLEL TO AND 30 FEET NORTHWEST OF THE MOST NORTHERLY GUY ANCHORS 62°01'25" EAST 1081.23 FEET TO A POINT IN THE WESTERLY BOUNDARY LINE OF THE SAID 11.63 ACRE TRACT; THENCE WITH SAID WESTERLY LINE SOUTH 19°01'24" WEST 50.16 FEET TO THE POINT OF BEGINNING, CONTAINING 3.15 ACRES, MORE OR LESS.

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NORTH ANTENNA GUY EASEMENT

BEGINNING AT AN IRON PIN (NEW) SAME BEING A NORTHEASTERLY CORNER IN THE NORTHERLY BOUNDARY LINE OF THE 11.64 ACRE TRACT 1 SURROUNDING THE TRANSMISSION AREA; THENCE NORTH 46°36'28" WEST 66.29 FEET TO AN IRON PIN (NEW); THENCE NORTH 87°49'17" WEST 12.57 FEET TO A POINT; THENCE LEAVING THE SAID NORTHERLY BOUNDARY OF 11.64 ACRE TRACT NORTH 2°29'25" WEST 1147.41 FEET TO A POINT; THENCE WITH A LINE PARALLEL TO AND 100 FEET NORTH OF THE MOST NORTHERLY GUY ANCHORS NORTH 77°46'53" EAST 176.97 FEET TO A POINT; THENCE WITH A LINE 30 FEET EAST OF AND PARALLEL TO THE MOST EASTERLY ANCHORS SOUTH 1°59'18" WEST 1389.83 FEET TO A POINT IN THE NORTHERLY BOUNDARY LINE OF SAID 11.63 ACRE TRACT; THENCE CONTINUING WITH SAID TRACT SOUTH 80°35'55" WEST 3.57 FEET TO AN IRON PIN (NEW); THENCE NORTH 3°51'12" WEST 160.28 FEET TO THE POINT OF BEGINNING, CONTAINING 3.58 ACRES, MORE OR LESS.

Currently there are at least six homes near the West Transmission Tower Easement as well as two roads and the developer has said during community meetings that he does not know if blasting will be needed and what effect it would have on the tower and it's support system.

For multiple reasons regarding the tower, why it was originally built on Knob Hill (those reasons have never changed, only the tower's ownership) as well as serious concerns regarding critical slopes, underground streams, the undocumented ability for soil slippage and the developer's request for variances this concept plan is extremely problematic.

I as well as my neighbors and local council members urge the Planning Commission to deny the developer's requested variance and this plan until a concept can be developed that truly takes into account the area protected by the West Nashville Community Plan, Nashville Next and Nashville Subdivision Regulations that were written the protection of the community. There are too many unanswered questions regarding this concept and Dale & Associates does not appear to be addressing them adequately for those of us who have to live with the consequences of that decision.

**We urge the Commission to follow the regulations as written and deny the developer's request to build Highland View @ The Knob.**

**From:** C. K. Mclemore [mailto:ckm3@msn.com]

**Sent:** Wednesday, March 22, 2017 12:07 PM

**To:** Planning Commissioners

**Cc:** stophighlandviewattheknob@gmail.com; Johnson, Mina (Council Member); Murphy, Kathleen (Council Member); Roberts, Mary Carolyn (Council Member)

**Subject:** HighlandView@The Knob Case #2017S-033-001

Dear Planners:

My wife and I live at 5722 Knob Road. The owner of record of this property is my wife, Suzanne G. McLemore. We have lived here since 1990.

I am writing to ask that you DENY APPROVAL to the Concept Plan being proposed for the development to be known as the **Highland View at the Knob** off of Knob Road. The developer has requested a variance from the requirement that dead-end streets be no longer than 750 feet and I ask that you DENY the variance requested.

First, a short word is appropriate to explain why there is such widespread objection from the neighborhood to this project. I cannot speak for all, but, for me, my objections has to do with promises made by the leaders of the Highland Park Church when the church first came to our neighborhood. We repeatedly were promised that "there will be no non-church development of this tract". I feel as though our neighborhood has been *betrayed*. I offer this bit of history just to give you some context.

The variance requested should NOT BE GRANTED because it unduly places families and property at risk. This rule (limiting dead-end streets to 750 feet in length) is a rule founded upon safety concerns. The rule recognizes that dead-end streets are sometimes necessary, but that they should not be encouraged. The rule recognizes that people and property are placed in harm's way at risk if something occurs (like a fire) so that people are trapped and have no way to escape. The developer has apparently give no consideration to safety because the entire access system to the project is just one long two-pronged, dead-end street.

Turn-arounds shown on the project plan do nothing to protect families. There is a serious risk that a fire near the entrance to the project would trap all those people living behind the fire with no way out. That could potentially be about 30 families after this project is fully built. This is particularly the case given the stated development plan offered by the developer. On the one hand, the developer says that he will leave the hillside in its current condition over large areas; on the other hand, he has small lots that place residences close to one another. The effect of these two design components is that large areas of the hillside will become tinderboxes each year as we go through the dry period of our year. And if a fire starts on one lot, it will be very easy for it to spread and consume the entire hill (due to the closeness of the residences). With many people living in the project, it is only a matter of time before there is a catastrophic fire with loss of life.

I feel a personal concern over this fire likelihood because our property abuts the proposed development and a fire would almost necessarily come onto our property.

I have asked the developer's engineer (at a recent community meeting) to spread out the residences (and possibly decrease the risk of a huge conflagration) by requiring building envelopes on the lots. But, from the absence of this element on the last submitted plat, it appears that my idea fell upon deaf ears.

-----

In closing, I want you to know that I recognize that the development of Nashville is a process that requires a great deal of balancing. And I do not envy your job. But I think that **safety must be a pre-eminent concern** to your work. I ask that you **DENY THE REQUESTED VARIANCE** and require the developer to develop this property in accord with the stated guidelines that protect all of us.

Thank you.

-Claiborne K. McLemore III  
5722 Knob Road

Nashville, Tennessee 37209

**From:** Bess, Michael D [mailto:m.bess@Vanderbilt.Edu]  
**Sent:** Wednesday, March 22, 2017 12:05 PM  
**To:** Bess, Kimberly D  
**Cc:** Planning Commissioners  
**Subject:** Re: Highland View at the Knob, Case # 2017S-033-001

Dear planning commissioners I am currently out of town but I want to strongly say how much I am concerned about the proposed development at Highland view and I am 100% in agreement with what my wife has said in her email to you thank you

michael bess

Sent from my iPhone: please excuse tyops

On Mar 22, 2017, at 11:33 AM, Bess, Kimberly D <[kimberly.d.bess@Vanderbilt.Edu](mailto:kimberly.d.bess@Vanderbilt.Edu)> wrote:

Dear Planning Commissioners,

My husband and I own a property at 806 Russleo Drive at the point where Russleo meets Knob Road. As our property sits directly below the proposed development, we have grave concerns about its impact on our neighborhood and the safety of the families who live here. We urge you to VOTE NO on the variance request in the concept plan for the following reasons:

First, as we understand it, the requested variance asks to triple the regulatory maximum length of dead-end turn arounds in a single-access development. This is of concern because it would limit access of emergency vehicles. It violates and undermines the safety intent of Nashville's existing Sub-Division Regulations, posing clear risks to the safety of both current and future residents should the variance be permitted.

Second, we also remain unconvinced that the current concept addresses problems that would inevitably arise from blasting, digging, cutting trees, and disrupting the natural drainage system of this ecosystem. The plan does not take into consideration the steep slope, soil and water related runoff issues in a way that will protect existing homes and the new homes in the concept.

As a commission representing the citizens of Nashville, we believe it is incumbent upon you to uphold existing regulations and to consider the safety risks to citizens and the harm to existing property and the Knob Hill ecosystem should this development go forward as proposed. We believe that the critical concerns outlined above should be addressed, and therefore ask you to deny the variance requested in the concept plan.

Sincerely,

Kimberly D. Bess

Owner: 806 Russleo Drive, Nashville TN

**From:** amanda [mailto:chelseaarts@comcast.net]  
**Sent:** Wednesday, March 22, 2017 11:51 AM  
**To:** Planning Commissioners  
**Subject:** Highland View @ The Knob Case # 2017S-033-001

Dear Members of the Metro Planning Commission

Re: HIGHLAND VIEW AT THE KNOB – CASE # 2017S-033-001

I urge you to vote NO on the above referenced case. I understand that the applicant is requesting a variance on two cul-de-sacs which greatly exceed the regulations for cluster development and should be a great cause for concern with regard to public safety, particularly emergency services, as there are significant slopes within this proposed development. You have these regulations for very good reasons and it makes no sense whatsoever not follow these rules, particularly in this case where there is no benefit to anyone except the developer's pockets. I am not against some development on this property but the portion of the property



that they have chosen to develop provides no connectivity and it would seem advisable to develop other parts of the property that are more connected and do not have the potential slope and water run-off problems.

I have lived in the area on Knob Road for 27 years on a cul-de-sac and we have had emergency vehicles get stuck because of the slopes and nowhere for them to turn around. One house in the immediate neighborhood burned to the ground for this very same reason.

Water run-off and soil erosion and slippage are another grave concern with this development.. On a similar hill opposite this development there was a large landslide just 7 years ago which speaks to the topography and unsuitable soil conditions. My fear is that the developers will walk away and the poor unsuspecting homeowners will be left with a very costly mess. The existing church on this property has been battling run-off problems since it was built and at least once a year has to re-vamp their drainage so I can only imagine what a cluster development crammed into this space would do. I am attaching photos below showing the latest re-vamp of the water problems which are already washing away.

Please stick by your rules and deny this variance.

Amanda Livsey

5745 Knob Road









**From:** Paul B. Miller [mailto:paulbemi@gmail.com]

**Sent:** Wednesday, March 22, 2017 8:03 AM

**To:** Planning Commissioners; Roberts, Mary Carolyn (Council Member); Murphy, Kathleen (Council Member); Johnson, Mina (Council Member)

**Cc:** Nathalie Debrauwere-Miller  
**Subject:** Knob Hill development

Dear commissioners,

We are ardently opposed to the Knob Hill development. As a resident on Knob Road, the traffic and congestion on Knob have already grown out of control. This development will exacerbate the density and circulation problems, devastate the micro-climate contained in the area in questions, endanger the habitat of wildlife, cause problems with runoff and flooding, and will be an aesthetic eyesore that will inflict damage on the property value of every resident of this area.

We have explored the area thoroughly and am convinced that Roy Dale and associates are not forthcoming about the quantity of sloping terrain greater than 20% in the area. We encourage the commissioners to undertake their own investigation to determine whether this area is fit for development.

Respectfully,

Nathalie Debrauwere-Miller

Paul B. Miller

5721 Knob Road

**From:** Debi Robin [mailto:debirobin@comcast.net]  
**Sent:** Tuesday, March 21, 2017 10:04 PM  
**To:** Planning Commissioners; Murphy, Kathleen (Council Member)  
**Subject:** Highland View at The Knob

Dear Commissioners and Councilady,

I am opposed to this proposed development as I believe it will negatively impact the neighborhood in quality of life, particularly environmentally and does not conform with the Neighborhood nor with the Community Plans in place.

Thank you for your consideration.

Debi Robin

851 Neartop Dr

Nashville, TN 37205

615.403.7949

[debirobin@comcast.net](mailto:debirobin@comcast.net)

**From:** Carole Richmond [mailto:carolerichmond@comcast.net]

**Sent:** Wednesday, March 22, 2017 1:06 AM

**To:** Planning Commissioners

**Subject:** Highland View @ The Knob Case # 2017S-033-001

Due to the effects on the ecosystem and the neighborhood, I strongly oppose this development!

Carole Richmond

810 Cammack Ct

Nashville TN 37205

[carolerichmond@comcast.net](mailto:carolerichmond@comcast.net)

**From:** McRedmond, Margaret [mailto:margaret.h.mcredmond@Vanderbilt.Edu]

**Sent:** Tuesday, March 21, 2017 9:19 PM

**To:** Planning Commissioners

**Subject:** Highland View at The Knob



Metro Planning Commissioners,

For the last 10 years I have owned a house on Kendall Drive which is located very closely to the proposed development of Highland View at The Knob. I have concerns with this development and the impact on our homes, neighborhood and wildlife.

The homes in this area were built in the 1950's and most already have cracks in the foundation. Personally I have already put \$10,000 into the foundation of my property. I have significant concerns with this development and the blasting that will occur. From my understanding, the impact of blasting can be more significant on hills to the surrounding area. Also, the WSMV tower is located on this hill and will be very close to this development. If that tower fell, it would be catastrophic to this development.

Knob Hill holds a significant amount of wildlife. Regularly we see deer, wild turkeys and foxes. This development will destroy much of the habitat for this wildlife. I also have concerns with the land at issue. This property contains steep slopes. The developer has tried to cluster these sloped areas into "common space"—which can't easily be used and is putting in R20 housing when the neighborhood is R 40. This development is not in line with the neighborhood or the Nashville Next vision.

The developer is asking for a variance on the property. He is requesting one dead end entrance that is longer than allowed through Metro zoning. There are reasons why these long dead ends are not allowed and safety should not be compromised. The developer has land that he could use for this purpose but is instead choosing to ask for a variance.

Over the last ten years there has been considerable growth in traffic on Knob road. I am very concerned with the addition of 30 homes which will likely result in several hundred more cars going down the street per day. From my understanding, the developer doesn't have to address this issue but I hope the Metro Planning Commissioners are taking this into consideration in regards to the livability of our city.

Metro Planning Commission, please be careful with our beloved city and protect it from excessive development. Please oppose the Highland View at The Knob.

Sincerely,

Margaret McRedmond

5655 Kendall Drive

**From:** Caleb Dixon [mailto:calebdixon@gmail.com]  
**Sent:** Tuesday, March 21, 2017 8:20 PM  
**To:** Planning Commissioners  
**Subject:** Opposed to Highland View at the Knob

Dear Planning Commissioners,

I will not be able to attend in person for Thursday's meeting and wanted to send a note of opposition to the development. Our home on Fleetwood backs up to the proposed development.

Based on concepts and community meetings, we believe that Roy Dale and Associates will not be able to provide you with an accurate or fully detailed concept plan that takes into consideration the environmental and community conditions that Nashville Next and Nashville West Community plans designed for Knob Hill. In fact, it appears to put this plan together, he's had to ask for exclusion from subdivision regulations through variances.

The scraping of this land to build a subdivision, would require lots of drilling and possibly blasting to get through the rock. We have seen this rock in our back yard, and on the front of West End Community church (drilling in a lot that faces White Bridge Road). This property contains steep slopes, critical lots with soils that would cause slippage as well as unmarked streams and underground water formations. I am concerned about what that activity to the underlying rock and streams, would do the quality of the tensioners holding up the WSMV Tower.

The reason this tower was built in this location is well documented after their tower collapsed under construction in 1957. The 1,368 ft structure was built in an isolated hilltop area where homes and buildings would not be effected by it. Easements, restrictions and access of ownership does not appear to be addressed in any documentation we have seen displayed from the developer to Planning. An engineer from WSMV spoke to us about the dangers of putting anything anywhere near a tower of that size. The fall radius is obvious, but ice formations falling off and catching wind at that height could crash right through roofs.

Thank you for listening to the community and acknowledging the gaps that need to be addressed.

Thanks,

Caleb Dixon

6461 Fleetwood Dr.

From: Cherie Dixon [mailto:lacherie7@yahoo.com]  
Sent: Tuesday, March 21, 2017 8:07 PM  
To: Planning Commissioners  
Subject: Knob Hill Opposition

Dear Planning Committee,

We are opposed to Highland View at the knob. We are currently on Spring break and out of town so we cant attend the meeting Thursday. We have lived in our house on Fleetwood drive for just over ten years, and our house is one that is directly affected. We are very concerned about all the construction, extra traffic, blasting, and the unnecessary scraping that will be required to just add more homes in nashville. We feel this is unnecessary and we do not understand why it is ok to take up every square inch of green space in our city. We love our neighborhood and all the trees and wildlife that come with it.

This proposed development will not add to the character of westmeade nor its current charm. The developers plan seems to have lots of holes and or issues and we appreciate you considering the neighbors concerns and not allowing this to proceed.

Sincerely,

Cherie Dixon  
6461 Fleetwood Resident

From: Cindy Anderson [mailto:nutsforgarden@yahoo.com]  
Sent: Tuesday, March 21, 2017 6:48 PM  
To: Planning Commissioners  
Subject: Stop Knob Hill @ the view

Please consider not passing the Variance for this subdivision. For safety reasons, without a alternative road, it is not safe. I believe more studies should be done of this site. I am concerned about water issues, springs, wild life, trees etc. I live at 1211 Watts Terrace, we already have runoff issues with our house. We have lived here for 25 yrs., I believe our house would flood if Knob hill is altered. This is the last wildlife area in west Nashville. I love our Nashville growth but please don't take away what we love about West Nashville. Thanks, Cindy Anderson

**From:** Gary Lee [mailto:lgarp77@bellsouth.net]  
**Sent:** Tuesday, March 21, 2017 4:40 PM  
**To:** Planning Commissioners  
**Subject:** Highland View at The Knob case# 2017s-033-001

Greetings, commissioners. I'd like to voice my opposition to this proposed development. I'm not opposed to some type of future development going in there, but this one is just

problematic on several levels. My main concern is the water runoff that that hill already has. One need only drive down Knob Rd. to see the effects of runoff there. The road is full of

potholes and very uneven surface structure, and it has always been like that. The huge amount of runoff undermines the road and the asphalt fails. I think we know what will happen

if this project is approved, -more runoff and erosion. Look at the extensive water capturing system that the church installed when they built. It's pretty major, and yet, drive by there

after a good rain and you'll see water pouring across the parking lot for days. There are other concerns related to this proposed project, and I am sure you have seen them

in the paperwork, so I won't repeat them, but I would like to say that I am not sure I understand the role of the PC. It seems like the developers always get their way.



I sometimes wonder what the use was to us homeowners to take the time to attend all of those "West Nashville Community Plan" meetings when we still have to end up fighting to

keep our neighborhoods decent places to live. This same company proposing this development has stabbed us in the back too many times now-look at what Hillwood Court was

proposed as, and what it has ending up being-a joke. I would respectfully ask that you commissioners please take quality of life into account. I am a native Nashvillian, and quite

frankly

am about ready to throw in the towel. It makes me very sad to see what my hometown is becoming. I'm not opposed to new development, but it needs to be well thought out and

respectful to the neighbors surrounding.

Thank you for your time and consideration. Gary Lee

6614 Wilhugh Place 37209

**From:** Mike Williams [mailto:12strings22@gmail.com]

**Sent:** Tuesday, March 21, 2017 3:19 PM

**To:** Planning Commissioners

**Subject:** Concern about "Highland View at the Knob"

**CASE # 2017S – 033 – 001, “Highland View at the Knob”**

**A neighbor worries about**

**COLLAPSE OF THE T.V. TOWER IN EXTREME WIND**

**Dear Planning Commissioners,**

In April 1998 I stood in my garage at 6457 Fleetwood Drive – a property that abuts the Highland View at the Knob Concept Plan – and watched the eastern edge of the mile-wide Nashville tornado uproot full-grown trees in my front yard.

That tornado was rated F-3, which means its wind speed was 158-206 miles per hour.

Channel 4's TV tower on Knob Hill – 1368' tall and weighing 18 tons – stands 2000' behind my house. An engineer at Channel 4 has told me that the TV tower is designed to withstand winds of 120 mph when the tower is covered with a full coat of ice.

Let's put these facts together. I witnessed a mile-wide tornado, with wind speed 158-206 mph, come within 2000' of hitting a TV tower designed to withstand 120 mph wind in icy conditions.

I'm concerned that a future extreme weather event could bring that tower down. The collapse could happen two ways.

One way is for extreme wind to snap one of the 36 cables that support the tower, or break a cable's attachment at either the tower or at the ground anchor. If even one cable fails, the opposing cables will create a powerful uneven strain that tends to tilt the tower away from the break.

The second possible reason for tower failure in high wind, is wind resonance. The engineer at Channel 4 told me “the tower sings.” He is referring to resonance that happens when wind “whistles” through the metal beams that make up the tower. When I think about wind resonance, I recall the famous collapse of the Tacoma Narrows suspension bridge in 1940. If you Google “Galloping Gertie,” you’ll see astonishing video of a major suspension bridge writhing like a snake in the steady wind that normally blows up the Narrows of the river near Tacoma, Washington. The engineers who built that bridge didn’t understand that wind can make heavy metal structures “dance” under certain conditions. The Tacoma Narrows bridge danced wildly until it shattered and collapsed into the river.

I’m not an engineer, so I don’t know how much wind, blowing in what direction, might tend to make Channel 4’s tower dance, strain, or collapse. But since the day I stood nearby and watched the tornado, I think it’s a question worth investigating before the Planning Commission approves developing houses within 500’ of that tower. At the very least, you might consider expanding the 500’ “fall zone.”

Thank you for considering this concern, as you act on the above Case Number.

Mike Williams

6457 Fleetwood Drive, Nashville TN 37209

**Sent:** Tuesday, March 21, 2017 1:44 PM  
**To:** Planning Commissioners  
**Subject:** Highland View at The Knob Case #2017S-033-011

Hello! As a neighbor to the proposed development, I wanted to share my disapproval for the Highland Park neighborhood being discussed tomorrow. On top of it being changing the landscape of the neighborhood, it will increase traffic significantly and is a danger to the neighborhood. The developer is proposing as many possible units as can fit without thinking of the existing houses and how the development will be completely different from them. It will be dangerous to have a cul-de-sac that long for emergencies (and even icy conditions) and for the environment. I would also note that I don't feel adequate research has been done for the site. All streams, soil conditions, and steepness information was taken from old studies. A more thorough/up to date study needs to be done before a proposal should be approved.

191 Forestwood Dr  
Nashville, TN 37209

Thank you!

*Allison Fox*

Allison T Fox • Supervisor

HCA Inc • Tax Compliance

615-344-2788 • Fax 615-344-2996

[Allison.Fox@HCAHealthcare.com](mailto:Allison.Fox@HCAHealthcare.com)

**From:** Lil Cook [mailto:LilC@woodmontbaptist.com]  
**Sent:** Tuesday, March 21, 2017 1:40 PM  
**To:** Planning Commissioners  
**Cc:** Lil Cook  
**Subject:** Highland View @ The Knob Case #2017S-033-001

Good afternoon,

Please accept this e-mail as my deep concern and opposition over the proposed project of building 30+ homes on Knob Road between Highland Park Church and my father's home located at 5720 Knob Road....the home he built 51 years ago with the understanding that the wooded area would not be disturbed or molested. We have seen West Nashville change in many ways these last few years, with single dwelling homes being razed and multi-residential shotgun condos going up in their places which has drastically changed the character of our neighborhoods.

Our neighbors take great pride and enjoyment in what is left of a wooded area and shudder to think about the additional traffic this project would produce, not to mention the wildlife, streams, and rock walls of which most passersby are unaware. We would greatly appreciate being able to maintain our small piece of natural woods.

Thank you for considering the land and our environment over any material wealth that seems certain to be the bottom line here.

Most sincerely,

Lil Cook

5720 Knob Road

Nashville, TN 37209

**From:** Kathy Cloninger [mailto:kathy.cloninger@gmail.com]

**Sent:** Tuesday, March 21, 2017 12:23 PM

**To:** Planning Commissioners

**Subject:** Highland View at the Knob

Memorandum

To: Metro Planning Commissioners

From: Kathy Cloninger, resident at 6457 Fleetwood Drive

Subject: Highland View at the Knob, Case # 2017S-033-001

Date: March 21, 2017

At your 3/23 Commission meeting, I will tell you my concerns about the Concept Plan and Variance. But since we'll have only 2 minutes apiece, let me now share my perspective as a resident who has owned a house on Knob Hill for 25 years.

If you look at the proposed Concept Plan on a flat piece of paper – especially if you have not (as my neighbors and I have) walked the land and seen its steep contours, active springs and streams, mossy evidence of constant seepage on every hilltop and every slope – you may get the impression that it will be reasonable to lay out roads and houses and open space on what looks to you like relatively level property.

And, given the fact that we need housing in Nashville, a case can be made that any undeveloped area could be appropriate for infill.

But Knob Hill is a large and complex ecosystem, full of steep grade hills, ground cover, streams, springs and wildlife. Knob Hill's view shed has long been an iconic part of the character of our city. And experience shows that when you start changing one part of such a sensitive ecosystem, the entire system is impacted.

It seems impossible to build 30 houses on this dense piece of woods without a lot of blasting, cutting trees, digging into streams and cutting into the ground. This intrusive development risks drainage problems, dangerous slippage of very thin Mimosa soil on Chattanooga shale, and disturbance of active springs and streams that flow above and below ground.

The Concept Plan only shows some – nowhere near all – of the true features of this property.

In addition, the Concept Plan's requested variance, to triple the regulatory maximum length of dead end turnarounds in a single-access development, is a threat to the health, safety and welfare of the new residents and the surrounding

neighborhoods. The variance would create serious risks to emergency services. The variance does nothing to avoid or circumvent any unique conditions on the property. The variance nullifies the health-and-safety aspects of the turnaround regulations. And since the landowner chooses not to develop their adjacent property, which might provide secondary access that removes the need for the variance, the owner's choice of developing only the given Concept Plan creates a self-imposed hardship – which, because it is self-imposed, constitutes not a hardship but merely an inconvenience (i.e., it's inconvenient, to the owner, not to be able to make more profit, than he could make without the variance).

There also are issues about the TV tower, and the effect of blasting on its cable anchors – one of which lies literally within arm's reach of an active spring coming out of porous underlying rock . . . has anyone seriously considered the potential damage of nearby blasting, to the rock underlying the cable anchors?

Nashville Next has provided guidance to preserve the existing character of the neighborhood, which is suburban, single family, on parcels slightly less than an acre. The policy does provide the possibility of “slightly smaller” parcels to protect steep slopes, streams and vegetation. But the Concept Plan proposes half-size lots that (1) fail to provide those protections and (2) harm the existing character.

Nashville today faces a critical moment in how our city grows and expands. A lot of thought has gone into Nashville Next, and other environmental planning. Our wonderful Mayor sees the need to balance “tear it down and build” with environmental and aesthetic values. Her current focus on tree canopies, green space, neighborhood connectivity and making sure our city maintains its character while we also grow and become more urban, makes Knob Hill a rare and vital symbol of our need to take the long view, to sensibly plan our city.

I urge you to deny the variance in the Concept Plan, and to seriously study both the long-term value of Knob Hill and the unique challenges to developing this particular piece of land, before you approve any development.

**From:** Daniel McDonell [mailto:dmcdonell@gmail.com]  
**Sent:** Tuesday, March 21, 2017 11:55 AM  
**To:** Planning Commissioners  
**Subject:** Support Council Bill 2016-493 for Sidewalk Development

Dear Planning Commissioners,

I am writing to ask you to support Council Bill 2016-493. Nashville needs sidewalks, and the only way we are going to fill the gap of 1,900 miles of missing sidewalks (according to the WalknBike Strategic Plan) is to increase requirements that developers build them when they develop.

The bill is carefully balanced to prioritize sidewalks near NashvilleNext centers and transit corridors allow exceptions to add to the in-lieu fee where it would not be as beneficial to build.

The only way to continue to thrive as a city with our growing traffic problems is to become more walkable. I am blessed to have many sidewalks in my neighborhood (built by developers as the neighborhood was built before requirements were dropped), but there are still significant gaps. I am ashamed when I see a brand new house be developed on one of these missing connections with no sidewalk accommodations in front of it.

Please vote Yes on Council Bill 2016-493 and help us catch up to being the city we can be.

Thank you for your consideration.

Daniel McDonell  
918 S 14th St.  
Nashville, TN 37206  
(+1) 615.933.9933

**From:** Mike Williams [mailto:12strings22@gmail.com]  
**Sent:** Tuesday, March 21, 2017 11:34 AM



**To:** Planning Commissioners

**Subject:** Concern about "Highland View at the Knob"

**CASE # 2017S – 033 – 001, “Highland View at the Knob”**

**A neighbor worries about**

**Variance that NULLIFIES THE INTENT AND PURPOSE of Regulations**

**Dear Planning Commissioners,**

**PLEASE SEE THESE REFERENCES**

*THE CONCEPT PLAN on the proposed site, seeks variance(s) from the regulations that limit the length of cul-de-sacs and turnarounds, i.e., Sections 5-7, 11a and 3-9, 2i, 2.*

*VARIANCE STANDARDS: “If the Planning Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations [i.e., the 750 max length of a turnaround], a variance from these regulations may be granted, **providing that such variance shall not have the effect of nullifying the intent and purpose of these regulations.**”*

**MY CONCERN**

A primary intent and purpose of the cul-de-sac/turnaround regulations, cited above, is to facilitate emergency services to an area that has only one access road.

The most generous of the regulations – for turnaround, rather than cul-de-sac – says the maximum safe distance, to provide emergency services, is 750 feet. Longer dead ends impose undue risk on the health, safety and welfare of people living on and near the dead end.

The requested variance, to triple the regulatory maximum for dead-end turnarounds to 1800 and 2100 feet (measured from the only rational starting point, which is the single access point on Knob Road), would create much greater hazard to the health, safety and welfare of residents on and near the turnaround, compared to 750 feet.

## **SUMMARY**

The variance that is requested, to allow cul-de-sacs or turnarounds of 1800 feet and 2100 feet, unfairly risks residents' health, safety and welfare.

I'm particularly concerned about risk to me and my family. Our property abuts the west border of the concept plan. If the new house closest to us (Lot #14) catches fire, and the fire spreads through the intervening woods, our house and our lives are in danger. Those intervening woods are hard for firefighters to deal with: they're far from hydrants on either Fleetwood or in the new development. My worry is not idle: recently a house 150 feet away from us on

Fleetwood dead end burned to the ground before firefighters could get water into their hoses. So I urge the Planning Commission not to approve an 1800-foot turnaround that nullifies the intent and purpose of providing the protection – to my property, as well as to people living on the new development – that the 750-foot-maximum regulation provides.

Thank you for considering this concern, as you act on the above Case Number.

Mike Williams

6457 Fleetwood Drive, Nashville TN 37209

**CASE # 2017S – 033 – 001, “Highland View at the Knob”**

**Neighbors worry about**

**Variance that is detrimental to PUBLIC SAFETY, HEALTH AND WELFARE**

**Dear Planning Commissioners,**

**PLEASE SEE THESE REFERENCES**

*THE CONCEPT PLAN on the proposed site, seeks variance(s) from the regulations that limit the length of cul-de-sacs and turnarounds, i.e., Sections 5-7, 11a and 3-9, 2i, 2.*

*VARIANCE STANDARDS: (a) "The granting of the variance shall not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood in which the property is located."*

### **OUR CONCERN**

Residents on Fleetwood Drive already have suffered cracks in walls, and subsidence of foundations, during the recent blasting for Nashville West shopping center. That blasting was much farther away from us, than the blasting that will occur on Knob Hill when Highland View on the Knob is developed.

We are concerned also that blasting on Knob Hill, and stripping away vegetation that holds the unstable Mimosa soil, will change patterns in runoff, and flow from natural springs in the water-bearing Chattanooga Shale that underlies the soil.

We have walked the land. We know its contours. We have seen with our own eyes, that building roads and houses on even-less-than-critical slopes will require a lot of blasting. We worry that the Commissioners, who have not walked the land and who may see the Concept Plan as a flat-looking property, do not understand the amount of blasting that will be involved in developing Knob Hill

We are concerned that no promise made by Roy Dale, nor the Planning Commission, nor any would-be developer, will protect our properties from the damages of blasting and changes in water drainage patterns, and from the costs that we neighbors will incur to deal with the results.

If the Planning Commission grants the variances and approves the concept plan, we surrounding neighbors are sitting ducks. We are in the firing line of each acre of stripped soil and lost ground cover, each blast of the hill's rocks, each unforeseen consequence. The Planning Commission has neither the power nor the resources to protect us . . . yet of all the "deciders" in this development – the church that owns the land, the engineer who is presenting the concept plan, the developers who may or may not care about us as they blast and build, and the future homeowners whose actions or carelessness might endanger us – the Commission is the sole "decider" who best can protect our safety, health and welfare.

## **SUMMARY**

We ask the Planning Commission to deny the variance . . . if not permanently, at least until more study can be done on the geology of Knob Hill, the soil, the tree cover, the view shed, the need for blasting and filling, the existence and importance of active springs and streams on the hill . . . in other words, before you grant the variance, make a sensible and sensitive investigation into the effect that a massive mountain-clearing development will have on new homeowners atop Knob Hill and in the surrounding neighborhoods.

Thank you for considering our concern, as you act on the above Case Number.

Mike Williams

6457 Fleetwood Drive, Nashville TN 37209

**CASE # 2017S – 033 – 001, “Highland View at the Knob”**

**A neighbor worries about**

**Variance because of UNIQUE CONDITIONS OF THE PROPERTY**

**Dear Planning Commissioners,**

**PLEASE SEE THIS REFERENCE**

*THE PLANNING STAFF’S RECOMMENDATION TO THE PLANNING COMMISSION:*

- *Page 72, Variance Request, paragraph (b): “The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.”*

**MY CONCERN**

The variance – to triple the allowable length of cul-de-sacs or turnarounds – seeks relief from, or because of, unique condition of the property.

However, the entire Concept Plan property IS A UNIQUE CONDITION of unstable Mimosa soil, porous underlying Chattanooga shale, steep slopes, valuable ground cover and view shed, active springs, streams above and below ground – conditions that persist throughout the property and are vulnerable to unforeseen consequences of development, such as drainage issues, blasting damage, etc..

The requested variance relieves none of these conditions. Instead, it worsens them all.

The variance doesn't avoid or circumvent any unique condition of the property. It just puts more road and more house lots onto Knob Hill. The variance aims simply to make more profit on the development while disregarding the safety (and other) concerns embodied in the regulations, i.e., Sections 5-7, 11a and 3-9, 2i, 2.

Thank you for considering this concern, as you act on the above Case Number.

Mike Williams

6457 Fleetwood Drive, Nashville TN 37209

**CASE # 2017S – 033 – 001, “Highland View at the Knob”**

**A neighbor worries about**

**Variance because of UNIQUE CONDITIONS OF THE PROPERTY**

**Dear Planning Commissioners,**

**PLEASE SEE THIS REFERENCE**

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Thank you for considering this concern, as you act on the above Case Number.

Mike Williams

6457 Fleetwood Drive, Nashville TN 37209

**CASE # 2017S – 033 – 001, “Highland View at the Knob”**

**A neighbor worries about**

**Variance because of UNIQUE CONDITIONS OF THE PROPERTY**

**Dear Planning Commissioners,**

## **PLEASE SEE THIS REFERENCE**

### *THE PLANNING STAFF'S RECOMMENDATION TO THE PLANNING COMMISSION:*

- *Page 72, Variance Request, paragraph (b): "The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property."*

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The requested variance relieves none of these conditions. Instead, it worsens them all.

The variance doesn't avoid or circumvent any unique condition of the property. It just puts more road and more house lots onto Knob Hill. The variance aims simply to make more profit on the development while disregarding the safety (and other) concerns embodied in the regulations, i.e., Sections 5-7, 11a and 3-9, 2i, 2.

Thank you for considering this concern, as you act on the above Case Number.

Mike Williams

6457 Fleetwood Drive, Nashville TN 37209

**From:** Mike Williams [mailto:12strings22@gmail.com]

**Sent:** Tuesday, March 21, 2017 11:24 AM

**To:** Planning Commissioners

**Subject:** Concern about "Highland View at the Knob"

**CASE # 2017S – 033 – 001, “Highland View at the Knob”**

**A neighbor worries about**

**CUL-DE-SACS and TURNAROUNDS**

**Dear Planning Commissioners,**

**PLEASE SEE THESE REFERENCES**

#### NASHVILLE CITY REGULATIONS:

- *Section 5-7, 11 a: “The length of a cul-de-sac shall not exceed 250 feet.”*
- *Section 3-9, 2 i, 2: “The maximum length of dead end streets with turnarounds shall be 750 feet.”*

#### THE CONCEPT PLAN:

- *The proposed new road is a single access from Knob Road to a “T” intersection, plus two dead-end arms extending from the “T” to what the Planning Staff calls an “eastern cul-de-sac” and a “western cul-de-sac.”*

#### THE PLANNING STAFF’S RECOMMENDATION TO THE PLANNING COMMISSION:

- *Page 72, Variance Request.*

#### **MY CONCERN**

The Planning Staff’s recommendation to the Planning Commission – *see Variance Request, Paragraph 1* – consistently uses these terms:

- “Turnaround” describes the traffic circle located at the midpoint of the eastern cul-de-sac.
- “Cul-de-sac” describes the dead-end western and eastern sections of the road.

Measured from the single access point at Knob Road, the western cul-de-sac is 1800 feet, and the eastern cul-de-sac is 2100 feet.

If anyone says, “No, measure from the ‘T’ instead,” or “No, measure from the midway ‘turnaround’ instead,” my response is this: when a fire engine comes in

from Knob Road to try to save a burning house in the new subdivision, the “T” and the midway “turnaround” provide zero help in putting out the fire. In an emergency, when lives and property are at stake, the concept plan’s roads ARE an 1800-foot cul-de-sac and a 2100-foot cul-de-sac, each measured from Knob Road.

I’ve found no regulation that supports measuring this concept plan’s cul-de-sacs from the “T” or from the midway “turnaround” or from any starting point other than the access point on Knob Road.

The concept plan is asking the Planning Commission for a variance to stretch a 250-foot cul-de-sac limit to 1800 feet and 2100 feet. This variance is an unreasonable departure from the cul-de-sac regulation and the safety considerations it embodies.

Even if the Planning Staff were to re-word its Variance Request to replace “cul-de-sac” with “turnaround,” I suggest that:

- The Staff should re-submit its re-worded recommendation to the Commission.
- The Commission should consider that an 1800-foot and 2100-foot turnaround is an unreasonable exception to the Nashville Plan’s 750-foot maximum length and safety concerns for turnarounds.

## **SUMMARY**

The Variance Request seeks not just a small or insignificant relief, but an unreasonably large and unreasonably unsafe departure from the Regulations’ code and purpose.

According to the Variance Standards in the Staff's recommendations, **"The granting of the variance shall not be detrimental to the public safety, health or welfare . . . ."**

Thank you for considering these concerns, as you act on the above Case Number.

Mike Williams

6457 Fleetwood Drive, Nashville TN 37209

From: Kempf, Lucy (Planning)  
Sent: Tuesday, March 21, 2017 9:26 AM  
To: chanterhaus@comcast.net; Planning Commissioners; Sloan, Doug (Planning); Leeman, Bob (Planning); Milligan, Lisa (Planning); Mary C. Roberts; Burnette, Brandon (Council Office)  
Subject: Knob road

Rob- thank you for meeting with us on the Knob Road proposal last Thursday. We welcome your comments on the project and look forward to working with you. Please contact me if you have any additional questions or concerns in advance of the upcoming meeting this Thursday.

Regards,

Lucy Kempf

**From:** Rob Cheplicki [mailto:chanterhaus@comcast.net]  
**Sent:** Tuesday, March 21, 2017 9:36 AM  
**To:** Kempf, Lucy (Planning)  
**Cc:** Planning Commissioners; Sloan, Doug (Planning); Leeman, Bob (Planning); Milligan, Lisa (Planning); Mary C. Roberts; Burnette, Brandon (Council Office)  
**Subject:** Re: Knob road

Thank you Lucy. We appreciate the meeting and the insight provided through you, Brandon and Abbie on what we believe to be a very complicated issue regarding any development of Knob Hill.

Best,

*- Rob Cheplucki*

From: Billy Livsey [mailto:livseymuse@comcast.net]  
Sent: Monday, March 20, 2017 10:00 AM  
To: Planning Commissioners  
Subject: Highland View@the Knob

Dear Members,

I am a homeowner who lives on Knob Road and I want to voice my opinion ahead of time regarding the Highland View development on Knob.

Being that I have been a resident on Knob for twenty-seven years I do want to express my concerns about the building of this project. Over the time I have lived here I have experienced many issues of water drainage on our property and this has increased over the years. We have also had to deal with erosion which again has increased ever since there has been more development in the area.

I do urge you all to think about this as it can only cause more problems with the area in question. I have walked the land there and it is identical to the neighborhood we live in with many steep slopes, streams, and rocky terrains in an area that was originally set aside as a buffer zone for the Channel Four tower.

I do love living in Nashville and most of the recent development that has made this city very special but this project is not in the spirit of the NashvilleNext plan which I hoped it would be.

Thank you all for the hard work you do.

Regards,

William Livsey

5745 Knob Road  
Nashville TN, 37209

**From:** Trish Bolian [mailto:tmolian@comcast.net]  
**Sent:** Monday, March 20, 2017 9:30 AM  
**To:** Planning Commissioners  
**Subject:** Highland View@The Knob Case # 2017S-033-001 (March 23, 2017 agenda)

Dear members of the Planning Commission,

I am in hopes that I will be able to testify on Thursday March 23, 2017 regarding Highland View @ The Knob: Case #2017S-033-001.

I will be zipping up the interstate from out of town in an effort to be there to speak to address this important matter.

Should I not make it back in time, there are several key factors that I feel merit your very close attention:

1. In the years of 2007/08 over 330 residents of West Nashville (myself included) worked hundreds of hours with the Planning Department to create the West Nashville Plan. We felt (and feel) that it is the blueprint and the verbiage that guides and will guide development in West Nashville. This plan was approved by you in 2009. The Plan was updated (minor changes) and incorporated into NashvilleNext in 2015. Comparison of verbiage in the 2 plans is basically the same regarding steep slopes and soils in undeveloped greenspace on Knob Rd. Further, NashvilleNext echoes and enhances environmental protections in the

Community Character's Conservation Policy. We felt and feel that this language protected and protects this and other precious, sensitive areas know to be part of the topography of West Nashville. The plan being considered by you today ignores this protection language and instead casts aside that extensive verbiage and focuses solely on "base zoning" that



all land in Metro has. Base zoning must not and cannot be used over all of the other lengthy documentation and protection language of the sensitive areas in our area as in most cases this zoning was established decades ago with no other known issues discovered at the time.

2. We have a plethora of churches in West Nashville. Churches buy land for their churches based upon areas near their members but also to be PART of that community and to work with that community as an inherent part of it. We have always had a very positive relationship with the churches in our area. Of course, land is cheaper in residential areas than in commercial areas. All that being said, it was with astonishment that the community learned that the church that now owns the property in question had any interest in selling and developing the land. We learned only through the iterations of the proposal before you. Reaching out to the neighborhood would have helped this process examine alternatives that still, in our view, need to be examined. This land has long been protected by Channel 4, the very visible broadcasting tower and protected land around it and then subsequently by the church. We had no way to know that anything might even be considered to be changed after all of these decades even in the "era of the developer".

3. Since NashvilleNext, there has been recent updating of the Parks Plan and the Stormwater Plan. The Parks plan urges protection of space under consideration here be protected through joint public/private partnerships as natural hiking trails that preserves open space and also habitat, the environment, trees, etc. It further urges creation of "Friends of...." by neighborhood groups to help in a myriad of ways. We are vitally interested in pursuing this option and not having it not even being given a chance to be addressed. As well, known water issues abound on this and a myriad of steep slopes in West Nashville which adds significantly to building and stormwater issues and causes our deep concern. Additionally, concerns regarding blasting and/or moving vast areas of the ground with an extremely tall active 18 ton broadcast tower fastened with tethers and it seems that unusual caution must be used here on the front end. This is NOT a typical empty flat parcel of land in metro. It is, in fact, the opposite of that.

4. This plan does not even give the option of an SP. Without that, after your vote, there is no input or oversight by residents of this very sensitive area known for the issues above as well as flush with wildlife.

To use this process may be "possible" given this rule or that but it is not in the best interest of protection of this sensitive land long protected and already used for dog walking, hiking, etc. by neighbors (the very things espoused by the Parks Plan). You, of course, have many powers and factors you must consider but at the base of your charge as a Planning Commissioner is to protect our city, its residents, its lands and the hard work of the Planning Staff and neighborhoods to come up with Community Plans/NashvilleNext that must be given top priority in my view. Conservation policies need us to heed the cautions advised.

It is my hope that you will NOT support that development plan as presented. This is such a unique, key, sensitive, steep slope area with known streams and evidence of water all around and it. This, by its nature, demands and deserves your special attention and consideration. We hope you will hear us and take our deep concerns into consideration.

Many thanks,

Trish Bolian

6002 Hickory Valley Rd. (just over a steep slope from the Channel 4 tower)

Nashville, TN 37205

615 352 5476

March 20, 2017

**From:** Duncan Ragsdale [mailto:duncanrag@comcast.net]

**Sent:** Sunday, March 19, 2017 7:12 PM

**To:** Planning Commissioners

**Subject:** Highland View at the Knob Hill Development

03/19/17

RE: Highland View at Knob Hill Development

Dear Nashville Planning Commission,

My name is Duncan Ragsdale. I live at 6453 Fleetwood Drive 37209. This is on the west side of Knob Hill and on the left side of the development map. I am writing to say that I OPPOSE the Highland View at Knob Hill development in the way that the plan is proposed now. Please allow me to explain the reasons for this opposition.

*I have several safety concerns about the very long cul-de-sac, one entry/exit VARIANCE that has been requested by Roy Dale & Associates:*

I live at the highest point on Fleetwood Dr with a view of Nashville West Shopping center. Last February the neighbor's house immediately on our left burned to the ground at 530 am. 10 fire trucks and emergency vehicles lined our street. They had a terrible time physically pulling the hoses up her very steep driveway. There was also trouble when it came time to leave, turning around and getting past each other to the cul-de-sac. I see the extremely long roads coming up a very steep hill being a safety hazard in this development plan.

It seems to me that there is a large amount of less steep property at this address that is not being developed. I am suggesting that they could make a new plan in a different area that would not include a VARIANCE. I see that they are creating a self-imposed hardship in order to push this through to make more money in the long run.

*I have concerns about the STORM WATER MANAGEMENT plans for this area:*

Most of my neighbors have drainage problems affecting our homes. Last year I installed a French drain behind my home. We have had problems with water eroding our property and shifting of our home. I believe that clearing this property and paving the area will create a greater problem for the water coming towards us. I believe that it will increase because of the pavement that will be added. I have huge concerns about this issue that has not been thoroughly researched and addressed.

I am VERY concerned about BLASTING this close to my home:

I moved into my home over 12 years ago. The summer after I bought they began blasting for the Nashville West Shopping Center. Our home began to crack as well as that all of the neighbors. A machine was brought to my house to test the blasting at my home only to determine that they were within the "LEGAL BLASTING LIMIT". I had to repair the house and continual cracking myself.

I believe that you will not be able to protect our homes from the blasting and storm water run off as well as insuring the safety of the people that move into the new homes on Knob Hill. I am requesting that you OPPOSE this development in the plan that is now submitted until a better plan can be developed with a rigorous examination of the ground it will sit on.

Thank you for your consideration.

Sincerely,

Duncan Ragsdale

615-294-5441

6453 Fleetwood Dr

Nashville, TN 37209

**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**

**Item 13, Trail Hollow Subdivision**

**(attachment follows)**

2-27-2017

To: Councilwoman Brenda Haywood, Councilman Scott Davis, Erin Willaims- Mayor's Office, Doug Sloan- Metro Planning

From: Norma Crow – Owner - 513 Brick Church Lane & 3501 Trail Hollow

Subject: 513 Brick Church Lane, 3501 Trail Hollow and Charles Duke

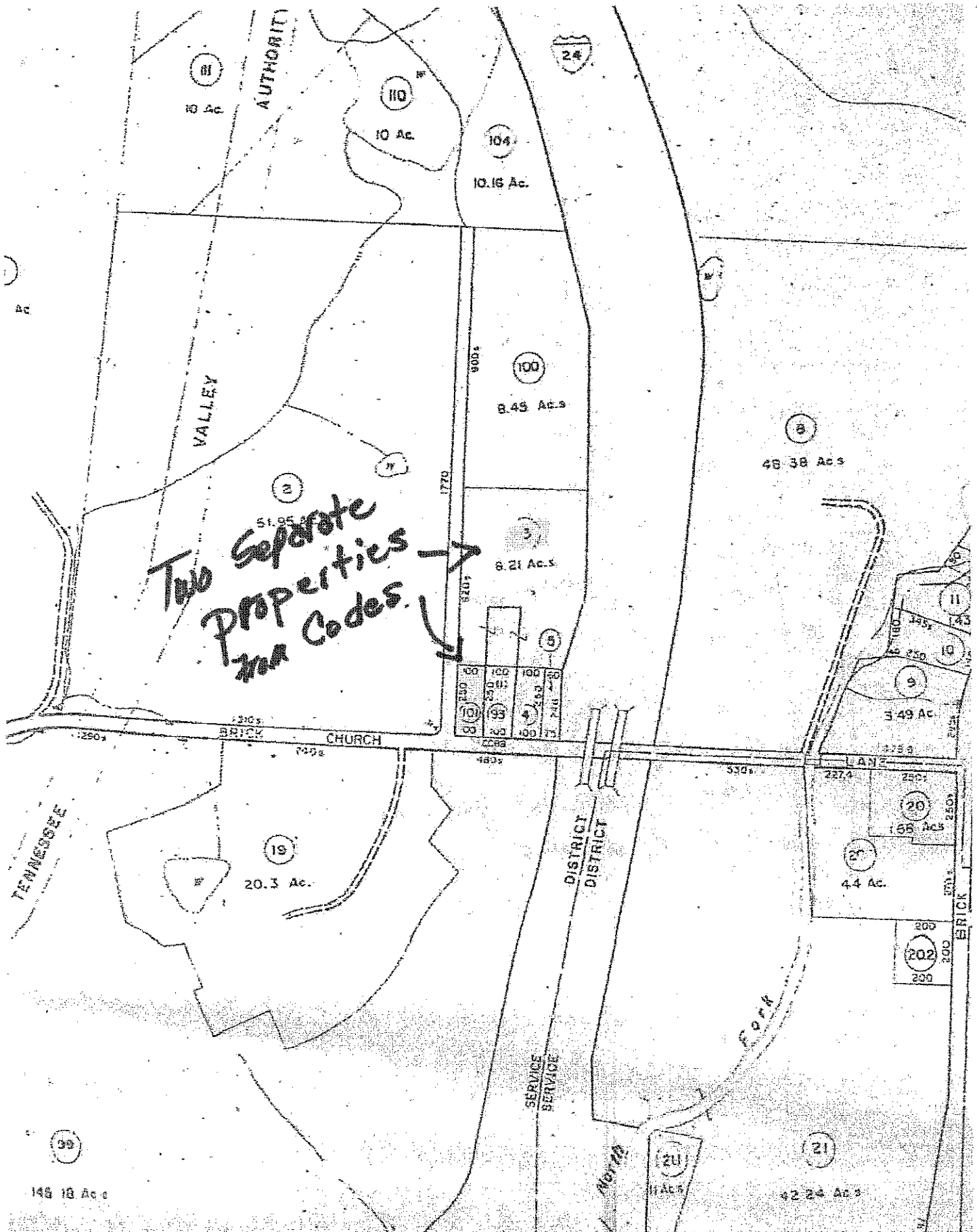
In August 2016 I went with the present lease purchase buyer of the 513 Brick Church Ln, Charles Duke too see Richard Thomopoulos, Metro Codes and Debra, Metro Planning (front desk) to find out if this property could be divided into two lots. We were told yes, make application, pay \$1000 and get a surveyor. We were not told the property would have to come under subdivision requirements. My Investor partner and I purchased the property mainly for Charles Duke (a 15 yr. devoted helper to our business and first time home buyer) could purchase the house at 513 Brick Church Ln. Lot #101.

In approx. two weeks after I submitted the app. Abbie Rickoff with Metro planning called and informed me the property could not be divided. I explained to her we had purchased the property since I had been informed at codes and planning it would be divided. She ask me to withdraw my app and the \$1000 would be returned. I explained we had paid \$325,000 for property and have a lease purchase sale on the house to a buyer, Charles Duke therefore it wasn't that easy. #2017S-043-001 was scheduled to be heard at planning on Feb. 23<sup>rd</sup> but deferred to March 23, 2017.

This property presently has two addresses and two NES meters. There were 4 lots surveyed off of #3 parcel, 3501 Trail Hollow in the 1970's and sold and only one lot recorded. At that time, it was not required to go through planning these three lots #101, #4 and #5 were not recorded but #93 lot was recorded and all presently exist on a codes plat. (see attachment) In 1994 lot #3, 3501 Trail Hollow and lot, #101, 513 Brick Church Lane were put together in 1994 for a FHA loan and the line was removed from lot #101. **We only request the line returned and do not wish to make any changes to these properties.**

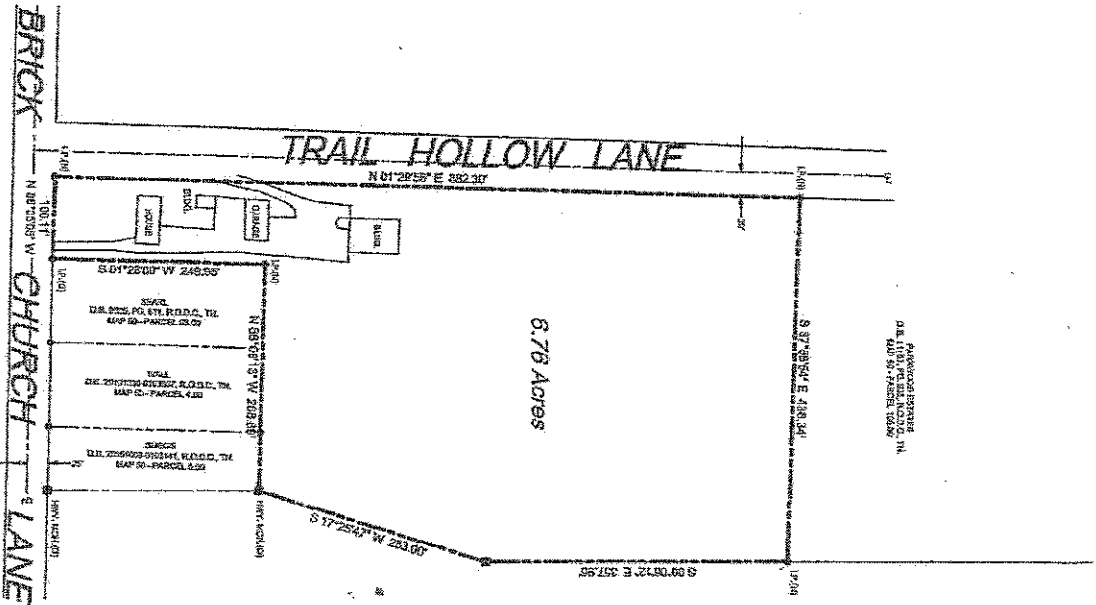
This property does not meet subdivision requirements. The 3501 Trail Holland will consist of 5 acres but does not meet soil test for septic system. The owners are willing to wait for the sewer to be run which is only 400 ft. away. In talking with the neighbors it is their desire to have sewer. We have no knowledge of any neighbor opposing dividing the lots. Charles has spoken to most of them after the notification letters.

I am asking for your help and advice for this first time owner and his two cousins who live with him to not be **displaced**. He has qualified for a FHA loan of \$137,500 to purchase this home. It is almost impossible to find a house and property of this quality, price and location. Charles has been living at this address since October 2016 and has spent over \$15,000 on purchase and improving house plus \$3500 for the subdivision requirements which is a hardship for him. He is 10 minutes from Metro General Hospital where he is required to be on call and has been employed for over 20 yrs. Also, is close to his Mother whom he helps care for.





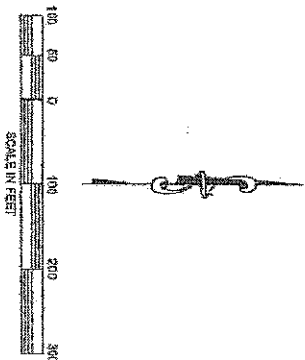
Present Survey



INTERSTATE 24

Present Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "C" SURVEY AND THE PLAT IS SUBJECT TO THE REVISIONS AND CORRECTIONS OF THE RECORDS OF THE SURVEYING DEPARTMENT OF THE MISSISSIPPI DEPARTMENT OF REVENUE AND TAXATION. THIS SURVEY IS SUBJECT TO THE REVISIONS AND CORRECTIONS OF THE RECORDS OF THE SURVEYING DEPARTMENT OF THE MISSISSIPPI DEPARTMENT OF REVENUE AND TAXATION.



- NOTES:
1. JOHN BASKETT ORTHO OF PARCEL N.C.A. 200419-00-074, R.O.D.C. 78.
  2. PROPERTY IS SHOWN AS PARCEL 3.09 ON DANFORD COUNTY PROPERTY MAP 02.
  3. BEING THE LAKE PROPERTY CONVERTED TO ROLINE O. DUBIANO BY DEED OF RECORD N.D.R. 33 (425) SHERMAN, R.O.D.C. 78.
  4. ACCORDING TO PLAT E.000 MAP NO. 47000008 DATED 4-20-01, THE PROPERTY DOES NOT LIE IN ARFOOD HOLLOW AREA.
  5. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE UTILITY SEARCH AND THE REPORT FURNISHED.

TOTAL AREA - 6.76 ACRES  
 BOUNDARY SURVEY  
 FOR  
 NORMA CROW  
 PROPERTY LOCATED ON THE EAST SIDE OF TRAIL HOLLOW LANE  
 IN COUNCILBLAND DISTRICT OF DANFORD COUNTY, MISSISSIPPI

DATE: SEPTEMBER 28, 2016

SCALE: 1" = 100'

PREPARED BY:

KORENSHAW  
 LAND SURVEYING  
 108 GERMANTOWN DRIVE  
 MEMPHIS, TN 38103  
 (901) 251-1111

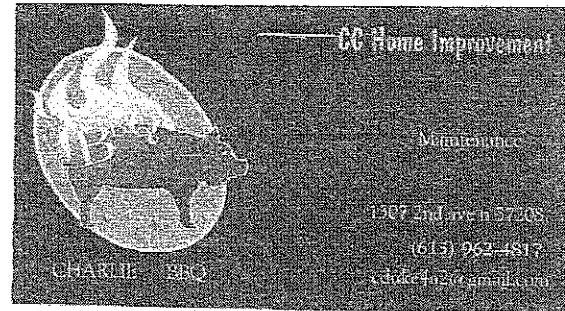


Feb. 4, 2017

To Whom It May Concern:

From: Charles Duke

Subject: 513 Brick Church Lane and 3501 Trail Hollow



I have a lease purchase on the house at 513 Brick Church lane. I am 53 yrs. old and this is my first home. I have worked at Metro General Hospital for 20 yrs and this location is only 10 mins from my work. I am also close to where my Mother lives and I help take care of her.

The owner and I went to Metro Codes and Planning and was told we could divide the property just get a survey, pay the fee and file the application and it would take about 6 wks. which the buyer did before purchasing the property. I have known the persons who bought this property for many yrs. and have helped them in their business. They bought the property for me to purchase the house.

Metro is now requesting that we have to have a subdivision Plat to divide the property and there are a lot of requirements which the property does not meet. **The owner has no plans for a subdivision or to build or make any changes to the property or bldgs.**

**We only want the property put back as it was previously as two lots. It presently has two addresses and two NES meters.**

I trusted that the info we were given at codes and planning was true and I could purchase the property and have invested over \$15,000 improving the house and paying the expenses of this application.

Please support me to keep my home.

Thank you.

*Charles Duke*

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**Item 14, Comfort Inn and Suites**

**(attachment follows)**

Councilwoman Sheri Weiner  
District, 22  
417 W. F. Rust Ct.  
Nashville, Tn 37221

To: Metro Planning Commissioners  
Re: 88-040P-001

Thank you for taking the time to consider the site plan revision for this property. They are asking for a layout revision only. As the hotel is already approved on this parcel, I have no reason to object.

Thanks so much for your time and consideration.

Sincerely,

A handwritten signature in cursive script that reads "Sheri Weiner". The signature is written in black ink on a light-colored background.

Sheri Weiner

## Item 16, Earhart Subdivision

**From:** Dave [mailto:dafyddmj@comcast.net]

**Sent:** Wednesday, March 22, 2017 10:54 AM

**To:** Planning Commissioners

**Subject:** Deny the request for 2016SP-062-001 EARHART SUBDIVISION

To the Planning Commission:

I am a resident of Lakeside Meadows, which is a development near the end of Earhart Rd. I am writing you about the proposed zoning change for this proposed development on Earhart: [http://maps.nashville.gov/MPC/2016SP-062-001\\_plan.pdf](http://maps.nashville.gov/MPC/2016SP-062-001_plan.pdf)

This is Map 98 parcel 93.00

Earhart Rd is a small two-lane country road that is already overloaded by previous development and by traffic to Seven Points park. There are several proposed developments along Earhart -- all of these developments are ill-advised not only for traffic reasons, but also all other infrastructure elements of the neighborhood and quality of life for existing residents.

In addition the intersection of Earhart Rd and Central Pike is dangerously overloaded with traffic attempting to enter Central Pike. The zoning committee must also consider the increased traffic new development on Earhart Rd will create for the one of the most dangerous intersections in Davidson County: Central Pike and Old Hickory Blvd.

It would be unconscionable and a dereliction of duties to approve multi-family development in MPC/2016SP-062-001.

It would be in the best interest of the Earhart neighborhood to deny completely the application for this development -- and ultimately for all other proposed developments on Earhart.

I urge you to vote no on MPC/2016SP-062-001.

2016SP-062-001  
EARHART SUBDIVISION

David M Jones

2757 Alvin Sperry Pass

Mount Juliet, TN 37122 (but in Davidson County)

## Item 21, Sneed Estates Subdivision

**From:** [joe1jamie1@comcast.net](mailto: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

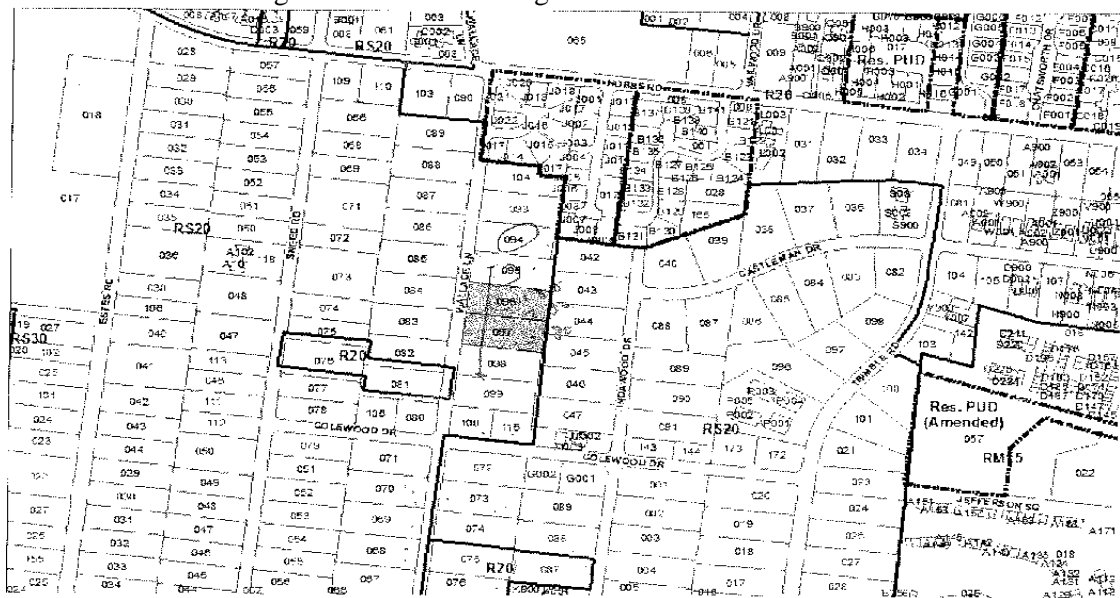
RE: Case: 2017S-015-001

To Whom It May Concern:

Thank you for your notice on March 11<sup>th</sup> 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