

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

Item 1 – Metro Code Amendments Pertaining To Sidewalks

From: Steve Smail [mailto:smailsteve@yahoo.com]

Sent: Thursday, March 23, 2017 11:52 AM

To: Planning Commissioners

Subject: In support of Item 1 the text amendment for sidewalk requirements on the March 23 agenda

Dear Planning Commission,

I'm writing to support Item 1 the text amendment for sidewalk requirements on the March 23 agenda. As our city grows, it's so important to provide sidewalks within and connecting our neighborhoods. They encourage walking, use of alternative transportation and public transportation, and foster community and public health within our neighborhoods. If we had sidewalks joining our neighborhood to the Lipscomb or 12 South neighborhoods my family could walk to most of the places we want to go each day. We're lucky enough to live close to stores, businesses, and parks, but as it is, we drive our kids because of the lack of sidewalks in our area. One trip down Granny White Pike or Lealand Avenue will demonstrate how interested people are in using those corridors for walking, but also how we are currently forcing pedestrians to walk in the ditch or make a dangerous decision to walk in the street with or against vehicular traffic.

Thanks for your consideration of this amendment.

Steve Smail

Steve Smail

1006 Graybar Lane

Nashville, TN 37204

From: Aidan Hoyal [mailto:aidanhoyal@gmail.com]
Sent: Thursday, March 23, 2017 10:51 AM
To: Planning Commissioners; Allen, Burkley (Council Member)
Subject: council bill 2016-493

Dear Planning Commissioners and Councilmember Allen,

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 historic in-town neighborhood - Hillsboro-West End. I am thankful for the sidewalks we have, but even in our traditional walkable neighborhood, that has recently been named a walking district, there are many stretches without sidewalks - or where sidewalks just end. More and more people want to live close to where they work and play so they don't have to spend so much time in the car. Sidewalks help make this possible.

In addition to sidewalks, signalling pedestrians to cross at traffic intersections should be automatic - pedestrians should not be forced to push a button several seconds before a light changes in order to have the privilege to cross the street. Requiring pedestrians to push a button to cross actually privileges drivers, and creates driver aggression towards pedestrians who cross with the light, but who didn't arrive in time to push the button. Please make these "walk" lights automatically illuminate without requiring a button be pushed.

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.

Aidan Hoyal

3102 Blakemore Ave.

Nashville, TN 37212

From: Emma Bellamy [mailto:emmachasebellamy@gmail.com]

Sent: Thursday, March 23, 2017 10:29 AM

To: Planning Commissioners

Subject: Council bill 2016-493

Dear Planning Commissioners,

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

When I moved to Nashville for law school in 2011 I did not own a car nor did I have the money to purchase one, as I accrued student loans and used my savings to fund my education. So I moved to an old house shared with 3 other women in Hillsboro and bought a used bike to commute to Vanderbilt everyday. When the weather was bad or I had to dress more formally, I walked or used the number 7 bus (which was free with my student ID). When I graduated law school and began working as an attorney downtown. I moved to Sylvan Park and, once again, attempted to use the West End buses to get to work. After two months of a 2 hour commute (one hour each way on the bus) and navigating gutters instead of sidewalks on streets lined with construction projects, I gave up on walking to the bus stop and purchased a car. It was safer and faster to drive the few miles to work than it was take the bus, although the bus was virtually free for me and I enjoyed my bus commute because it gave me the chance to walk a little during the day, read, and I didn't have to see my stress levels rise with crazy drivers.

Even as a driver, I continue to strive to bike and walk wherever I can, for fitness, to avoid parking, or to protect the environment and save money. As an avid runner who trained for New York City's Marathon while living in Hillsboro it was a bit of a shock to see that there were no sidewalks in Sylvan Park between my home and the Richland Greenway. Nevertheless, I persisted in my attempts to exercise outside in Nashville by purchasing a road bike and joining Tennessee Women's Cycling Project. As a fitness cyclist I encountered many of the same problems; a lack of safe extensive outdoor recreation networks and an uptick in construction projects obstructing what little road shoulders there were. Now that I have moved to the Park at Melrose--between 12th South and 8th Avenue-- I delight in the sidewalk space for running around 12th South, but still cannot fathom the lack of sidewalk space around 8th Avenue, a highly commercial district with an active bus line where I should be able to walk across the street to take advantage of the grocery stores, restaurants and other entertainment venues without fearing traffic.

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.

Emma Bellamy

2214 Knowles Avenue

Nashville, TN 37204

From: Kim McDonough [mailto:oldmapper@gmail.com]

Sent: Thursday, March 23, 2017 10:18 AM

To: Planning Commissioners

Subject: Sidewalk Bill 2016-493

From:

Kim McDonough

632 Crieve Road

Nashville

Council District 26

We have lived in Crieve Hall for almost 30 years and the one aspect of what is a wonderful neighborhood has been the lack of sidewalks for safe walking. We walked with our children as they were growing up and now see many new families doing the same and there is still a tension between

pedestrians and vehicles because there is almost no clear and safe path for the pedestrians. I ask that the commission give their approval so that this bill may move forward towards adoption so that Nashville can become an even more vibrant city and a safe city to walk in!

From: Jennifer Carlat [mailto:jcarlat@nashvillechamber.com]

Sent: Thursday, March 23, 2017 10:05 AM

To: Planning Commissioners; Planning Staff; Sloan, Doug (Planning); Leeman, Bob (Planning); Logan, Carrie (Planning); Henderson, Angie (Council Member)

Subject: Nashville Area Chamber of Commerce on Sidewalks Bill - Request Deferral

Please find attached the Chamber's request that the Planning Commission defer item 1 (2016Z-024TX-001 – Sidewalks Requirement) until more information can be provided to stakeholders.

I plan to attend the meeting this afternoon.

Best regards,

Jennifer

JENNIFER CARLAT, M.P.P., AICP

Vice President of Metropolitan Policy, Nashville Area Chamber of Commerce

(o) 615.743.3082 // (c) 615.579.0759 // nashvillechamber.com

(attachment follows)



March 23, 2017

Dear Members of the Metropolitan Nashville/Davidson Planning Commission,

I am writing on behalf of the Nashville Area Chamber of Commerce to express our concerns regarding item 1 on the March 23, 2017 agenda – Text Amendment 2016Z-024TX-001, Sidewalk Requirements.

At this point, Chamber members - including small business owners, property owners and developers - do not have the information needed to fully understand the impact of the bill. Furthermore, the success of the bill depends on actions in other parts of Metro government; actions that have not yet occurred. We respectfully request that you defer the bill until further information and related Metro action can be taken.

Several pieces of information about the sidewalks bill and Metro’s sidewalks plan are needed before Chamber members can make an informed decision on the sidewalks bill.

1. What is the proposed fee for contribution in lieu of construction (Section D in the bill)? Without knowing how much the in lieu fee will be, property owners and developers cannot know how the bill will impact pro formas for re/development of their property.
2. Where do sidewalks exist today? Section C.1. of the bill states that construction of new sidewalks is required if a property falls into the geographic scope of the bill (Section A) and meets one of the triggers in C.1. Metro Planning is currently working on a map that will show where sidewalks exist that would trigger C.1., but that information is not currently available.
3. What are the “priority sidewalks” referenced in Section E? Section E outlines where new development that is dedicating right-of-way or public pedestrian easements for future sidewalks is required to grade parts of the ROW/easement. Grading is required for properties abutting “planned sidewalk[s] identified in the Priority Sidewalk Network in the Strategic Plan for Sidewalks and Bikeways.” This plan is not yet adopted. As a result, property owners and developers are unclear on if their property will need to be graded due to its proximity to the “priority sidewalk network” and cannot factor that cost into their pro formas.
4. Related to this – Metro Planning staff created a map of the grade of properties that could be impacted by the sidewalks bill to allow property owners and developers to determine if grading would be onerous and/or expensive. This map was distributed to single- and two-family developers yesterday. Stakeholders need more time to consider the ramifications of this information.
5. The sidewalk bill will cause more permit review on the part of Metro Public Works and will hold permits from being issued by Metro Codes until Metro Public Works has signed off on sidewalk plans and construction (Section F). Recent study by a consultant hired by Metro made clear that Metro Codes is understaffed, resulting in delays in permit review. A consultant is currently studying staffing at Metro Public Works; we anticipate a similar finding. Metro Departments appear to be requesting additional

staffing with FY18 budget requests, but until Metro's FY18 budget is known, property owners and developers can't know how these delays will affect work on their properties.

6. Finally, the sidewalk bill calls for some renovation of multi-family and nonresidential property to trigger building sidewalks or in lieu contribution (Section A.1.b). The Chamber is concerned that this provision could be onerous to small businesses and requests that Metro Planning work with Metro Codes to determine how many of the renovations that occurred in 2016/2017 would have triggered the sidewalk requirement.

Based on the bill before us today, the Chamber has some specific concerns about the ramifications of the bill.

1. On multi-family and nonresidential development – the geographic scope of the bill (Section A.1) combined with the triggers for building sidewalks (Section C.1.d and e) will result in fragments of sidewalks in rural areas. The Chamber has requested that the bill be amended to limit the geographic scope of construction in C.1.e to “Multi-family or nonresidential properties along a street in the Major and Collector Street Plan in the Urban Services District or a street designated as a transit priority street in the adopted Metropolitan Transit Authority Strategic Plan.” (nMotion)
2. The Chamber is concerned about the requirement on moving obstructions in the required pedestrian travelway (C.2.b.). This entails cost, time and primarily uncertainty, as developers do not have the final say on moving obstructions such as poles owned by others. This concern could be alleviated by allowing developers to work with Metro Public Works and Metro Planning to determine an alternate design, but the current proposed process – sending the property owner or developer to the BZA for relief – does not address concerns about time delays or uncertainty.
3. The Chamber requests that steps be taken – in this bill or in a companion bill – to clarify that dedication of right-of-way by single- or two-family property owners/developers will not count against the lot size for the purposes of meeting the minimum lot size to determine density calculations.

I would close by saying that the Chamber is supportive engaging multiple partners to create the sidewalk network that Nashville/Davidson County needs. We see this as integrally related to our commitment to created transportation/transit solutions for our growing city. We are also committed, however, to creating regulations that are clear and fair to business and property owners.

Council member Henderson has been very responsive throughout the discussion on the sidewalk bill – listening and responding to the concerns of business and developer stakeholders while making clear the concerns she hears from her constituents and pedestrian advocates. Council staff and Planning Commission staff have also been responsive and helpful.

The challenge, from the Chamber's perspective, is that the bill is not ready. Our members do not have all the information they need to understand how the bill will impact them and make an informed decision on the bill.

The Chamber respectfully requests that the Metro Planning Commission defer the bill until the information and related actions described above are resolved.

Best regards,

Jennifer L. Carlat, M.P.P., AICP
Vice President of Metropolitan Policy
Nashville Area Chamber of Commerce

From: KJ Garner [mailto:kelly@ibiblio.org]
Sent: Thursday, March 23, 2017 9:47 AM
To: Planning Commissioners
Subject: I SUPPORT ORDINANCE NO. BL2016-493

Greetings mesdames et messieurs -

My name is KJ Garner, and I own a house on Elvira Avenue near Gallatin Pike. I walk and bike ride regularly in my neighbourhood. It has been with great dismay that I note there are 27 new homes on my street - and no new sidewalks.

From conversations with long-time Elvira residents, there has always been an "ask" for sidewalks on this street. Elvira is used as a cut-through from Gallatin to Trinity (via Keeling) and often one can see car drivers exceeding 40MPH on this narrow street.

People walk often on Elvira - their dogs, their kids; to work, to school; to the bus stop or to go shopping on Gallatin.

Though this ordinance will not be implemented in time to give me a safe space to walk on my own street, I am very much in support of its passage for those areas who will in future be subject to swaths of development.

Thank you,

KJ Garner
1012 Elvira Ave 37216
615-650-4911

From: Carolyn Sorenson [mailto:cwsorenson@comcast.net]
Sent: Thursday, March 23, 2017 9:23 AM
To: Planning Commissioners
Cc: Henderson, Angie (Council Member)
Subject: Item 1 of text amendment support - sidewalks

Writing to tell you why I support improved sidewalk policy.

Improved livability of Nashville includes sidewalks to help many gain access to schools, jobs, or their community. Improved sidewalks will benefit public health as well. Please support this important policy as our city grows.

Thank you,

Carolyn Sorenson
106 S. Bellevue Drive
Nashville, TN 37205
615/948-7862

From: Bridget Deenihan [mailto:bridgetdeenihan@gmail.com]
Sent: Thursday, March 23, 2017 9:21 AM
To: Planning Commissioners
Subject: Support For Council Bill 493

Hello,

I am writing in support of the Council Bill 2016-493 for sidewalk expansions throughout the city.

Sidewalks are an important way to not only increase safe pedestrian access to the city, but also to help establish an enhanced sense of community for neighborhoods as well.

I look forward to enjoying a more walkable Nashville in the future.

Thanks for your consideration,

Bridget Deenihan

503 Cunniff Ct.

Goodlettsville, TN 37072

From: Jessica Young [mailto:smoungs@yahoo.com]
Sent: Thursday, March 23, 2017 9:01 AM
To: Planning Commissioners
Subject: In support of Item 1 the text amendment for sidewalk requirements on the March 23 agenda

Dear Planning Commission,

I'm emailing to support Item 1 the text amendment for sidewalk requirements on the March 23 agenda. As our city grows, it's crucial to provide sidewalks within and connecting our neighborhoods. Sidewalks provide an alternate to car traffic, which is so important as our population grows. They also encourage fitness and foster community within our neighborhoods. If we had sidewalks joining our neighborhood to the 12S neighborhood, my family could walk to mos of the places we want to go each day. We're lucky enough to live close to stores, businesses, and parks, but as it is, I drive my kids because of the lack of sidewalks in our area. Once we park in an urban area, though, it's also great to be able to walk — and this also makes our city visitor-friendly.

Thanks so much for all you do, and for your consideration of this amendment.

Jessica Young

Jessica Young

1006 Graybar Lane

Nashville, TN 37204

-----Original Message-----

From: Martha Overholt [mailto:marnieo68@yahoo.com]
Sent: Thursday, March 23, 2017 8:54 AM
To: Planning Commissioners
Subject: Sidewalk Bill BL2016-493

I support Item 1 the text amendment for sidewalk requirements on the March 23 agenda. Sidewalks are important to keep pedestrians safe and they will make Nashville a more walkable and pedestrian accessible city. Sidewalks connect neighbors and encourage physical activity. They also look nice! Sidewalks just make sense!

Thank you,
Martha Overholt
4304 Sneed Road
37215

-----Original Message-----

From: Martha Overholt [mailto:marnieo68@yahoo.com]
Sent: Thursday, March 23, 2017 8:54 AM
To: Planning Commissioners
Subject: Sidewalk Bill BL2016-493

I support Item 1 the text amendment for sidewalk requirements on the March 23 agenda. Sidewalks are important to keep pedestrians safe and they will make Nashville a more walkable and pedestrian accessible city. Sidewalks connect neighbors and encourage physical activity. They also look nice! Sidewalks just make sense!

Thank you,
Martha Overholt
4304 Sneed Road
37215

From: Ken Fagan [mailto:2kenfagan@gmail.com]
Sent: Thursday, March 23, 2017 8:22 AM
To: Planning Commissioners
Subject: Sidewalk bill

I often think if we had the foresight 30 years ago when I first arrived in Nashville to require sidewalks how much further along we would be to providing a safe, healthy means of transportation.

To see people walking in ditches along old Harding Pike between Hwys 70 and 100 or even folks walking along Woodmont Blvd is beyond frightening. I am fortunate to have access to sidewalks on Hwy 70s in Bellevue- let's extend that privilege to others as well.

Ken Fagan

7375 Bridle dr

Nashville TN 37221

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

Sent: Thursday, March 23, 2017 8:10 AM

To: Planning Commissioners

Subject: Please support BL-493

Dear Planning Commissioners,

Nashville needs better sidewalk policy. I hope you will vote for BL-493 for Nashville's residents and visitors. Thank you.

Laura Rost

4604 Villa Green Dr.

Nashville, TN 37215

Laura Rost

laurarost@comcast.net

From: Becca [mailto:bec31oct@gmail.com]

Sent: Thursday, March 23, 2017 8:05 AM

To: Planning Commissioners

Subject: Item #1 BL-493

Good morning,

I would like to express my support for the sidewalk bill. We live in a beautiful city and it should be easier to walk through! I am a veteran who served in Europe for many years. One of the things that I do miss about living overseas was the pedestrian friendly atmosphere. I would love to be able to walk more places in Nashville safely. As our city continues to grow, sidewalks are an excellent way to combat our traffic woes. Well-designed walking routes can mean fewer cars on the road and a healthier population. I look forward to the planning commission prioritizing safe sidewalks in Nashville.

Thank you,

Rebecca Kemp

468 Elysian Fields Rd.

Nashville, TN 37211

From: Peg Indexer [mailto:peg.indexer@gmail.com]

Sent: Thursday, March 23, 2017 7:53 AM

To: Planning Commissioners

Subject: in favor of sidewalks

Dear Commissioners:

Thank you for considering Item #1 BL-493 today. Nashville needs to become more pedestrian-friendly to achieve its goals, so I hope you will support this item.

Sincerely,

Peg Duthie

37206

From: Tom Wilemon [mailto:tomwilemon@gmail.com]

Sent: Thursday, March 23, 2017 5:30 AM

To: Planning Commissioners

Subject: In support of sidewalk bill

I am Nashville resident and homeowner living at 118 East Due West Madison 37115. I fully support the sidewalk bill BL 493 and ask that you recommend approval and vote in favor of it.

Thank you,

Tommy Wilemon

From: Andy Proctor [mailto:andy@proctormarbleandgranite.com]

Sent: Wednesday, March 22, 2017 11:21 PM

To: Planning Commissioners

Subject: Sidewalk bill - BL 493

Good morning,

Let it be known that I as a native Nashvillian, an upstanding member of our community and faithful, law abiding, tax paying, voting citizen, I am in strong support of this bill and those like it that will move Nashville into the ranks of cities where the citizenry can walk without the fear of being run down and mamed of killed by their well meaning but distracted driving neighbors

Thank you in advance for voting in favor of this bill

Yours truly,

J Anderson Proctor Jr

801 Timber Ln 37215

-----Original Message-----

From: Dorris, Stacy [mailto:stacy.l.dorris@Vanderbilt.Edu]

Sent: Wednesday, March 22, 2017 9:42 PM

To: Planning Commissioners

Subject: Sidewalk bill - BL 493

Hello Planning Commission,

I wanted to take a moment of your time to let you know I am in FULL SUPPORT of Sidewalk BL 493. This bill makes me incredibly hopeful that Nashville and its pedestrians will FINALLY get the infrastructure needed to keep them safe & healthy.

Thank you for your time,
Stacy

Stacy Dorris MD

stacy.l.dorris@vanderbilt.edu

Assistant Professor of Pediatrics

Pediatric Allergy, Immunology and Pulmonary Medicine Vanderbilt University, One Hundred Oaks

719 Thompson Lane, Suite 36300

Nashville, TN 37204

Phone: (615) 936-5697

FAX: (615) 875-0292

From: Joshua Palmer [mailto:jshpalmer75@gmail.com]

Sent: Wednesday, March 22, 2017 9:37 PM

To: Planning Commissioners

Subject: Please support Council Bill 2016-493

Dear Planning Commission members,

I hope you will support council bill 2016-493 improving requirements for the provision of sidewalks accompanying development in Nashville's urban areas.

Nashvilleans recognize that we desperately need more sidewalks. Few streets currently have pedestrian accommodations. It is essential that as a rapidly growing community we invest in more walkable neighborhoods. Our health and safety as a community depends on creating better affordances for walking, biking and public transit.

As a homeowner in urban Nashville, a transit user, and an avid cyclist who has been hospitalized multiple times due to driver-error accidents, I strongly support this bill to help avert what we all fear as a burgeoning metro area growing increasingly unsafe for pedestrians.

Decades ago, Nashville made a grave mistake to remove the requirement for sidewalks. Now our walking infrastructure has fallen farther and farther behind. We have made it far too easy for developers to opt out of sidewalks at the expense of livable neighborhoods. Budget wise, Metro Nashville cannot fill this gap alone. Bill 2016-493 is a step forward - a fair and reasonable approach toward a more walkable Nashville.

Sincerely,

Joshua Palmer

232 54th Ave N

Nashville TN 37209

Thanks!

From: Tony Onstott [mailto:t.a.onstott@gmail.com]

Sent: Wednesday, March 22, 2017 8:40 PM

To: Planning Commissioners

Subject: I 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 runner and walker, I can't tell you how many close calls I've had with cars who are speeding and not paying attention. I don't feel safe walking my dog or pushing my daughter in her stroller.

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.

This will not hurt "affordable housing" as developers claim. The houses they are building are far more expensive than the average home buyer can afford.

Thank you for your consideration.

Dr. Thomas Onstott DNP

3822 Cross Creek Road, Nashville TN

-----Original Message-----

From: Will Worrall [mailto:vtoutdoorguy12@yahoo.com]

Sent: Wednesday, March 22, 2017 8:32 PM

To: Planning Commissioners

Subject: Please Support BL-2016-493 Sidewalk Bill

Dear Planning Commission,

Please support the proposed new sidewalk bill. Nashville is far behind peer cities in walkability and number of sidewalks. Please support this common sense approach to increase our sidewalk network. This will improve health of our community and increase the livability of Nashville.

Thank you for your support.

William Worrall
1000 Glenview Drive
37206

Sent from my iPhone

From: Austin Randolph [mailto:rar09a@acu.edu]
Sent: Wednesday, March 22, 2017 5:59 PM
To: Planning Commissioners
Subject: Sidewalk Bill (2016-493)

As a resident of Nashville I think it is important to support pedestrians as much as possible.

--

-Austin Randolph

From: Adam Yockey [mailto:yockeyadam@gmail.com]
Sent: Wednesday, March 22, 2017 4:58 PM
To: Planning Commissioners
Cc: Withers, Brett (Council Member)
Subject: Please approve BL2016-493

Hello Members of the Planning Commission,

My name is Adam Yockey, and I live at 1520 Shelby Ave in Nashville. I'm writing to ask for your support of the sidewalk bill-BL 2016-493. I believe as a city we should be looking for any opportunity to add sidewalks to our many streets that still do not have them. This legislation takes us a step further on the path to a more pedestrian-friendly city that has safe walkways for our citizens.

Though there has been a tremendous amount of development in my neighborhood (Shelby Hills) over the past 7 years, we have very little new sidewalks to show for it. I know this is also the case in other parts of the city.

Thank you for your support.

Adam Yockey

Shelby Hills Neighborhood Association

From: Jacob Graham [mailto:jacobgraham933@gmail.com]

Sent: Wednesday, March 22, 2017 3:14 PM

To: Planning Commissioners

Subject: Council Bill 2016-493, aka the Sidewalk Bill

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 Hillsboro Village, and regularly travel to Green Hills Mall via Metro Bus. Sometimes, however, I miss the bus or the service is rather infrequent or it's just a really

beautiful day, and I choose to walk home. However, there is surprisingly little sidewalk between Green Hills Mall and I-440. I have to walk through ditches and on very narrow shoulders, especially on bridges). In fact, the shoulders can get so narrow that I actually wait for nearby red lights so that while no cars are crossing the bridge, I can run across.

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.

Jacob Graham

2106 Fairfax Ave

Nashville, TN 37212

From: NNAPZCommittee [mailto:nnapzcommittee@thenations615.com]

Sent: Wednesday, March 22, 2017 2:41 PM

To: Planning Commissioners

Subject: Support for BL2016-493

Dear Commissioners,

As the chair of the Planning and Zoning Committee for the Nations Neighborhood Association, I'd like to weigh in briefly on what BL2016-493 would do for our neighborhood.

In particular, we've seen a rash of new developments in the Nations and District 20; however, there has been little improvement in the way of connectivity among streets and within our neighborhood. Developers are unaccountable for our neighborhood post-sale but directly responsible for the increase in density and foot traffic. Moreover, the District is more urban and more active than ever before -- simply observe the number of runners, walkers, dog-walkers and children on their way to Cockrill Elementary from my porch. Currently, they have to dodge and duck vehicle traffic daily due to the lack of sidewalks and sidewalk connectivity.

There are many ways to fix the sidewalk problem and Bill 493 is only one of them. No one believes that any approach will yield complete or immediate results. However, if passed, it will certainly help lower the burden on Public Works when a given street's "number is called" and a percentage of the sidewalk is already constructed.

Thank you,

Matthew Segal

Planning and Zoning Committee Chair

Nations Neighborhood Association

thenations615.com

From: Joe Pagetta [mailto:jpagetta@gmail.com]

Sent: Wednesday, March 22, 2017 2:31 PM

To: Planning Commissioners

Subject: Support for Council Bill 2016-493

Dear Planning Commissioners,

I am a resident of Donelson who works in Green Hills, 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.

I have been a bike commuter in Nashville for a decade now, but I've been a pedestrian for much longer, of course. We all have, I imagine. I try to walk wherever I can while working in Green Hills, but I also try to do the same in Donelson, where I live. Green Hills has seen improvement, but Donelson has a long way to go. As a father of two young girls, I would like to walk them wherever I can in their stroller now, but also instill in them a healthy and active lifestyle. Sidewalks are a key to us all living healthier lives. Going to the Donelson Farmer's Market is good. Walking there is even 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.

Joe Pagetta
2703 Bluefield Ave.

Nashville, TN 3724

From: Spragens, John T. [mailto:jspragens@lchb.com]
Sent: Wednesday, March 22, 2017 2:19 PM
To: Planning Commissioners
Cc: Cooper, John (Council Member); Sledge, Colby (Council Member)
Subject: Sidewalk Bill (BL2016-493)

Dear Planning Commissioners:

I write to urge you to approve Councilwoman Henderson's sidewalk ordinance, as recommended by Planning Commission staff and the Metro Zoning administrator.

Others have surely contacted you to point out Nashville's well-documented deficit of sidewalks in residential areas and commercial districts, and the lack of meaningful sidewalk construction that's occurring under existing law. My purpose in writing is to call attention to the large number of tourists I see walking around neighborhoods in our increasingly dense city, navigating areas most locals regard as pedestrian-hostile or off-limits. We need to provide safe, comfortable ways for visitors to move around the city on foot – and in the process, make Nashville a more livable, welcoming place for its own residents.

This bill will certainly make a difference in my life. I'm a homeowner in a neighborhood near the urban core, an employee who works in (and frequently walks to and around) downtown Nashville, the husband of a retail business owner in a sidewalkless neighborhood that is rapidly transitioning from industrial to mixed-use, and a member of Walk Bike Nashville's board of directors. In all these roles, it's become clear to me that Councilwoman Henderson's pragmatic, consensus approach to improving sidewalk construction will make our city a better place to live and work – and a safer, more welcoming place to visit. I hope you will approve it at tomorrow's meeting.

Best,

John Spragens

1075 2nd Ave. S.

Nashville, TN 37210

**Lieff
Cabrer
Heimann &
Bernstein**
Attorneys at Law

John T. Spragens
Attorney at Law
jspragens@lchb.com
t 615.313.9000
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From: Elizabeth R [mailto:erileyroth@gmail.com]
Sent: Wednesday, March 22, 2017 2:13 PM
To: Planning Commissioners
Subject: Support sidewalk bill tomorrow

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! Sidewalks encourage safe and healthy transit by foot and make neighborhoods more desirable and increase home value.

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.

Elizabeth Roth

1134 Sharpe Ave

From: V Rogan [mailto:vrogan5@gmail.com]

Sent: Wednesday, March 22, 2017 2:02 PM

To: Planning Commissioners

Subject: Supporting 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 whole, Nashville needs an investment into alternative ways for residents to get around safely. Sidewalks will make it easier and safer for residents to consider public transit especially as Nashville fights the battle of increased traffic. As the city grows, the need for sidewalks grows and this bill can make a positive impact on the health and well-being of our city.

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.

Virginia Rogan
2402 Oakland Ave
Nashville, TN 37212

Item 7, Fairfield Inn & Suites

From: Talisse, Robert Basil [<mailto:robert.talisse@Vanderbilt.Edu>]
Sent: Wednesday, March 22, 2017 10:00 PM
To: Shepard, Shawn (Planning); Kindall, Ed (Council Member)
Cc: raekeo@aol.com; mark.a.riebau@gmail.co
Subject: Case 2017SP-020-001 – FAIRFIELD INN AND SUITES, Map 104-02, Parcels 336-38

Dear Shawn Shepard and Ed Kendall,

I own and my family resides in unit 604 of the West End Lofts II on 30th Ave North. I write to express objection to the zoning exemption proposed in the Fairfield Inn & Suites project planned for 29th Ave. and Poston. My understanding is the the proposed hotel would stand 11 stories, and the lots are zoned for no building higher than 6 stories. There are multiple reasons why it's a bad idea to add an 11 story hotel to a neighborhood that is already the site of a great deal of development: the traffic, congestion, parking problems are only the most obvious. Somewhat less obvious is the weakening of zoning rules that have long been in place, and which have shaped the development of the local neighborhood. Once an accommodation is made for a large hotel developer, it will be difficult to hold future building projects to the zoning rule; that is, in cases like this, an exemption from the regulation is in effect a de facto repeal of the regulation. And this implicit repeal will fundamentally change the nature of a developing residential neighborhood. Please uphold the existing zoning regulation and help us to preserve our neighborhood.

Many thanks,

--Robert Talisse

Dr. Robert Talisse
W. Alton Jones Professor of Philosophy

Department Chair
Philosophy Department
111 Furman Hall
Vanderbilt University
[Nashville, TN 37240](#)
[\(615\) 343 8671](#)
www.roberttalissee.com

From: Phillip Phy [<mailto:phil.phy@icloud.com>]
Sent: Wednesday, March 22, 2017 5:58 PM
To: Planning Staff
Cc: raekeo; Kindall, Ed (Council Member)
Subject: Fwd: Zoning for 109, 111 and 113 29th Avenue North

I do not see the comments below posted to your on-line records for the month of February related to the SP zoning proposal at 29th and Poston Avenues on tomorrow's agenda. Perhaps it fell through the cracks as the planning commission analyst assigned changed mid-stream to "Shawn"? A matter of procedure? Did it make the planning commission file for the case? Perhaps this is why Councilman Kindall is unaware of any opposition in his district.

Phillip Phy.

Begin forwarded message:

From: Phillip Phy <phil.phy@icloud.com>
Subject: Zoning for 109, 111 and 113 29th Avenue North
Date: February 8, 2017 at 4:35:43 PM CST
To: ed.kindall@nashville.gov
Cc: planningstaff@nashville.gov

Dear Council Members representing me;

I am a resident that lives near the proposed hotel development at the above referenced addresses. While I am proud of the work that the Council is doing to manage the significant growth in our city, I have strong reservations about this particular proposal which is currently making its way through the Planning Department. I wanted to make sure you all are following this Application.

There is a current request to rezone these properties to a specific plan zoning district to permit a hotel. This use is not appropriate for this location for a variety of reasons:

1. The lots are currently a part of the 31st Ave/Long Blvd Urban Design Overlay and zoned ORI, which is in character with the surrounding properties. In reading the Overlay Document, it would appear that a great deal of thought went into the “master plan” for this area, which is two blocks from Centennial Park. There should be no need to approve a variance and property use as planned is appropriate given the proximity to one of the city’s greatest gifts - the Park
2. The proposed development is currently designed to be 10 stories (two less than originally proposed) according to news releases. The UDO categorizes the appropriate height for a development on these lots to be approximately 6 stories with specific reference to the impact on the sight lines from the park. The document calls this street the “Urban Edge to Centennial Park” and spends a great deal of time describing the streets desired characteristics. Had the lots been one lot closer to West End, it would be outside the UDO and a different conversation might be warranted....but it’s not. The intent of the UDO is to guide the development within the specific area. The overlay identifies these lots to be appropriate for CO-1 or CO-2 building types and ORI zoning supporting a low rise structure of less than 8 stories.
3. The UDO makes specific reference to “step backs” in building design, pedestrian friendly design, parking structure visual impact and appropriate function & scale. This project doesn’t appear to do any of that. In fact the visuals so far show a building that is 180 degrees different than the overlay describes as appropriate.
4. in the Overlay, 29th Avenue North is described as a “local” street....one step below a tertiary street. That it is! This street is not designed or able to carry the vehicle traffic this project would create during the day. It is already unsafe and near miss traffic accidents are a daily occurrence. I would invite you to drive an SUV from West End to Poston Avenue on 29th one day - it is a harrowing experience.
5. 29th Avenue is the only traffic signal to the area on the north side of West End between Centennial Park and 31st Avenue. This only further crowds the street and a traffic study for additional signals and reduction of parking in order to allow better traffic flow should be conducted before these lots are developed.

I hope each of you will dust off your copy of the 31st Avenue/ Long Boulevard Urban Design Overlay and the original Green Hills - Midtown Neighborhood study and refresh yourselves on the development

desires the Council had when they were adopted and updated. Specifically look at the maps and desired use for these three small lots.

The proposed project is inconsistent with those documents and my hope is that you will not approve of whatever exceptions the planning department may present. I can assure you that my neighbors and I are watching this application very closely and hope to see each of you at the meeting when it appears on the agenda. Please don't disappoint us.

Thanks for your time and consideration to guided development as the Council intended for this neighborhood. This constituent (and everyone I've talked to) in the neighborhood are resoundingly opposed to this variance.

Phillip Phy
117 30th Ave N Apt 702
Nashville, TN 37203

Item 11, Highland View At The Knob

From: cynthia crenshaw [mailto:cynthia.t.crenshaw@gmail.com]
Sent: Wednesday, March 22, 2017 8:24 PM
To: Planning Commissioners
Subject: Knob 2017S-033-001

Dear planning commission,

I live at 5730 knob road and have serious concerns regarding the possible development behind my home. Both of my neighbors have French drains and still have flooding problems in their homes. The steep slopes in the proposed development area cause water runoff problems already; building on this property will exacerbate the problem.

Please examine this situation careful before allowing 30+ home to be built. Help protect my family's home.

Sincerely,

Cynthia and David Crenshaw

From: Kimberley Williams [mailto:kimw5749@gmail.com]
Sent: Wednesday, March 22, 2017 6:10 PM
To: Planning Commissioners
Subject: Highland View @ The Knob Case #2017S-033-001

Dear Commissioners,

I have lived on Knob Road since 1987 and am located near, but not adjacent to, the proposed development referenced above. I am unable to attend tomorrow's Commission meeting and am writing to voice my concerns with, and objections to, this proposal.

My first concern is with the variance request. The Concept Plan requests a variance to triple the regulatory maximum length of dead end turnarounds in a single-access development. This poses a serious threat to the health, safety and welfare of the new residents and the surrounding neighborhoods. The variance would create serious risks to emergency services and nullify the health-and-safety aspects of the turnaround regulations. The variance does nothing to avoid or circumvent any unique conditions on the property. The landowner chooses not to develop their adjacent property, which might provide secondary access thereby removing the need for the variance. The landowner's choice to develop only the given Concept Plan creates a self-imposed hardship - in reality, just an inconvenience related to the owner's ability to make more profit than he could make without the variance.

My second concern is with the potential effect of the blasting that would be required to develop so many lots on such a steep and rocky hillside. Of immediate concern is the adjacent TV tower and the impact of blasting on it and its cable anchors – one of which lies literally within arm's reach of an active spring coming out of porous underlying rock. My neighbors and I have experienced the impact of blasting from the much more distant quarry and

during

the development of the Nashville West retail area. I can only imagine the effect and potential damage of blasting so close to us and the

TV

tower.

My third concern is with the impact on the character of our neighborhood. Nashville Next 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 fail to provide those protections and 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. I support our current Mayor’s view that we 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 plan sensibly for our city.

I urge you to deny the variance in the Concept Plan. There may be appropriate ways to develop this property for residential purposes that will preserve the long-term value of Knob Hill and fit the existing character of our neighborhood. However, the Concept Plan presented for your consideration tomorrow will create serious health and safety issues, raises environmental concerns, and fails to address the unique challenges to developing this particular piece of land.

Thank you for taking the time to read my concerns and to listen to my neighbors who are able to attend your meeting tomorrow.

Sincerely,

Kim Williams

5749 Knob Road

Nashville TN 37209

From: ashleigh prince [mailto:aprince@me.com]
Sent: Wednesday, March 22, 2017 5:22 PM
To: Planning Commissioners
Subject: Highland View @ The Knob Case # 2017S-033-001
Importance: High

See attached letter, thank you.

Ashleigh Prince
5719 Stoneway Trail
Nashville, TN 37209
818-282-6693

Cheers,
Ashleigh

+++
ashleigh prince
aprince@me.com
818-282-6693

Life is short, Break the rules, Forgive quickly, Kiss slowly, Love truly, Laugh uncontrollably, And never regret anything that made you smile.

(attachment follows)

Memorandum

To: Metro Planning Commissioners

From: Ashleigh Prince, resident at 5719 Stoneway Trail

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

Date: March 22, 2017

I will be attending the April 13th Commission Hearing, yet I wanted to send a letter as well regarding the proposed concept plan and Variance.

I live up on the ridge over looking the proposed area. My biggest attractions upon moving here were the wildness and wild life that are abundant in this area. I needed to be near the city as I work in the entertainment sector yet I love the country. Moving to Hillwood fulfilled all my needs and wants. 2017 is my sixth year here and the wildlife and natural surroundings are what make living here worth it. It's the value this area brings that is so different from much of the rest of the city.

I work in the entertainment industry yet I am an environmentalist and I am working to bring sustainable practices to my industry and to help usher into Nashville more sustainable living and finding that important balance between man and nature. What is being proposed with this concept plan, in this location makes zero sense to me, in the times we are living.

For example: moving into this house was concerning with the tower as close as it is and I'm still a good distance from it. I wonder if they have really thought it through, "who would want to live right under that tower, it's cables, etc.". We spoke to a man who was living here when they built that tower, how it sings and after an ice storm how huge sheets of ice would fall from the tower and it's cables.

Many of us ventured into the woods recently to see for ourselves the terrain. It's much wilder than I had anticipated. There are natural springs, steep slopes, a lot of rock, and so much life living right there within. It's a wild and magical area and you feel the immenseness of the looming tower. That's when it really hit me, who would want to live this close?

I keep hearing people talk about the need for more housing yet I have spoken to realtors who tell me properties aren't moving as fast as people like to say they are. I was talking to a developer who told me of another company having to Airbnb their properties because they just aren't selling.

Lastly, we are at a very interesting time in our history as humanity. The generations coming up don't want to own homes, they want to live in the urban centers, they are getting rid of their cars, and ride sharing. They aren't big consumers that way the generations before them have been. And the environment is changing and fast, the climate is indeed getting warmer and there are going to be big consequences for us to deal with. It might be time to rethink subdivisions like this one and begin to think in futures, as it's not too many years away. In the next 5 to 10 years many of the jobs we know will no longer be as robot and AI replace humans, community is going to be more important than ever and people will want to be in urban centers.

I was just with someone last week in Chicago who had just returned from Silicon Valley. He said it's right around the corner. The next ten years will be what the last hundred were like. It's going to speed up that fast.

We have the opportunity to pivot here in Middle Tennessee, slow down the new building, take the existing homes and upgrade them. Start to consider much smaller homes when we do build and ensure that nature

is being fully respected, as it should be. We've all seen the power of Mother Nature during the 2010 floods and the power of the tornado when it ripped through here in the 1990's. And with 2016 being the warmest year on record, we have to sit up and take note. We could see more tornados in our area with the weather being so unpredictable and that tower in the path of a strong rotating twister could be devastating to those living below it, god forbid.

I hope you will say no to this concept plan, help to hold the integrity of our community and let us all consider the changes that are coming, how we can best prepare and adapt to make this be the best city it can be, making it sustainable, respecting the wildlife and preserving the gorgeous landscape we have in Middle Tennessee.

Thanks for your time and attention,

In gratitude,

Ashleigh Prince

From: Honegger, H Willi [mailto:h.willi.honegger@Vanderbilt.Edu]
Sent: Wednesday, March 22, 2017 4:54 PM
To: Planning Commissioners
Subject: Case # 2017S-033-001, Highland View at the Knob

Dear Members of the Metro Planning Commission:

This letter concerns Case # 2017S-033-001, Highland View at the Knob which will be discussed at the next PMC hearing on 3/23/17. I am urging the Planning Commission to reject the current subdivision plan.

Besides the objections outlined by other involved neighbors to this development, I would like to draw your attention to several major flaws.

1. A small creek runs through the eastern part of the property, fed by water running down the northern hill as evidenced by many depressions in its slope and upwelling water in the guywire corridor. Its origin is located exactly where the roundabout between the road split and the northern cul-de-sac is shown in the plan. The construction of the roundabout would cut off the natural water flow.
It cannot be built as planned if water issues are seriously considered.
2. Since the parcels 1 and 30 lie in the flood plain of this creek, no dwellings should be built there. The area must be declared as open space.
3. The road between the roundabout and the northern col de sac has an average slope of 14.5% and cannot be developed as it exceeds the maximum allowed slope of 10-12% in Metro codes. Any construction of the roundabouts and on the adjacent parcels would require extensive regrading, which would destabilize the already unstable slopes and creating unforeseen water runoff problems.

To summarize, the entire northern hill (parcels 19-28) should be left undeveloped, declared as open space and eventually developed as a neighborhood park.

Hans-Willi Honegger

6522 Rolling Fork Dr

Nashville, TN 37205

From: Margaret Bauer [mailto:mrsmary48@yahoo.com]
Sent: Wednesday, March 22, 2017 4:46 PM
To: Planning Commissioners
Subject: The Knob Case #2017S-033-001

To whom it may concern:

We Martin & Margaret Bauer own the house at 807 Watts Lane. We are strongly against the building of the houses - proposed off Knob Hill.

We already have water problems and foundation structure problems. We have had Tennessee Foundations pier up our house twice and put in a French drain. We are so afraid that the building of 30 houses and removal of the trees will cause extreme erosion problems - much to our detriment. We are unable to attend the meeting but hope our opposition to this will be heard through this e-mail.....

Please take into the account the residences that will fall victim to all of the problems these homes will Provide...

Thanks for your concern and consideration.

Margaret Bauer

807 Watts Lane

Nashville, TN. 37209

6150428-4745

[Sent from Yahoo Mail for iPad](#)

From: Kathryn [mailto:walkinlegends@hotmail.com]
Sent: Wednesday, March 22, 2017 4:14 PM
To: Planning Commissioners
Subject: Highland View @ The Knob Case # 2017S-033-001

To the Members of the Planning Commission,

As a somewhat newer resident of the Knob Hill neighborhood (we've been in our home 3.5 years), I would like to urge you to please vote NO on the proposed development of the wooded hill that gives our neighborhood so much of its character. Knob Hill is a rare and vital symbol of Nashville's need to take the long view in planning for growth while balancing environmental and aesthetic values such as tree canopies and green space. This is indeed what drew us to this neighborhood in the first place. The concept plan for this development does not fit this character, allowing two homes on one-acre lots where the surrounding lots are single-family on one-acre parcels. The developer has not shown evidence of a thorough knowledge of the land (which is steeply graded in several areas, and includes the WSMV tower and cables), nor of the effect blasting and tree removal will have on the property and on existing homes.

A variance to build on this property should NOT be granted.

Thank you for your service to our city and neighborhoods.

Katie Patton

5732 Knob Rd

Nashville, TN 37209

Sent from my iPhone

From: Heather Scheiderer [mailto:hscheiderer@yahoo.com]
Sent: Wednesday, March 22, 2017 3:26 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 various 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,

Heather and Mike Drexler

6437 Brownlee Drive

Nashville, TN 37206

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From: Heather Scheiderer [mailto:hscheiderer@yahoo.com]

Sent: Wednesday, March 22, 2017 3:26 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.

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Sincerely,

Heather and Mike Drexler

6437 Brownlee Drive

Nashville, TN 37206

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From: amanda [mailto:chelseaarts@comcast.net]

Sent: Wednesday, March 22, 2017 2:52 PM

To: Planning Commissioners

Subject: Re: 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 am attaching several photographs of a house the opposite side of Knob Road (Stoneway Trail) which experienced a nasty landslide after the 2010 floods. The topography here is almost identical to the proposed development above and the soil/limestone make up of the hill also mirrors the proposed development. This kind of cutting into the hill would be what the developer would have to do with all its attendant risks. The assurances we have been given by the developers agent are not we feel believable or attainable.

I urge you to go and see for yourselves what is at stake. Nashville Next details under Infill Area 07-T3-NM-02-1A-02 Knob Hill that "infill development may be appropriate if the land is not permanently protected as open space". I would suggest a redesign to keep off the steeper slopes on this property and to leave the steep slopes as open space as suggested. It is asking for trouble to build on this terrain.

Please vote against the variance.

Sincerely

Amanda Livsey

Knob Road









From: donotreply@nashville.gov [mailto:donotreply@nashville.gov]
Sent: Wednesday, March 22, 2017 2:15 PM
Subject: Planning Commission - Citizen Email

Name : stewart clifton
Phone Number : 615-862-7152
Email Address : planning.commissioners@nashville.gov

The Highland View development on Knob Road is completely unsuited for 30 homes - it is too near the WSM tower, it violates Nashville Next policies, will destroy the habitat of many wild animals, will add to an already bad traffic problem with only 1 entrance and exit, serious drainage problems and is opposed by districts: 20, 23, 24 - please oppose the plan that is submitted on Thursday, March 23rd - thank you.
Phyllis Sells 836 Kendall Dr. 37209

From: donotreply@nashville.gov [mailto:donotreply@nashville.gov]
Sent: Wednesday, March 22, 2017 2:15 PM
Subject: Planning Commission - Citizen Email

Name : stewart clifton
Phone Number : 615-862-7152
Email Address : planning.commissioners@nashville.gov

The Highland View development on Knob Road is completely unsuited for 30 homes - it is too near the WSM tower, it violates Nashville Next policies, will destroy the habitat of many wild animals, will add to an already bad traffic problem with only 1 entrance and exit, serious drainage problems and is opposed by districts: 20, 23, 24 - please oppose the plan that is submitted on Thursday, March 23rd - thank you.
Phyllis Sells 836 Kendall Dr. 37209