

Comments on April 13, 2017 Planning Commission agenda items, received April 7-12

Items 1a/b, Donelson-Hermitage-Old Hickory Community Plan/Hessey-Hoggett Ford

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

Sent: Tuesday, April 11, 2017 9:38 PM

To: Rhoten, Kevin (Council Member); Birkeland, Latisha (Planning); McCaig, Anita D. (Planning)

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

For your consideration. I am curious why you recommended approving this project...

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

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

Date: Tue, Mar 21, 2017 at 7:25 PM

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

To: planningstaff@nashville.gov, planning.commissioners@nashville.gov

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



From: Lawanda Davis [mailto:d.lawanda@ymail.com]

Sent: Tuesday, April 11, 2017 9:32 AM

To: Rhoten, Kevin (Council Member); Birkeland, Latisha (Planning); McCaig, Anita D. (Planning)

Subject: Rezoning Project for Brandau Road

April 11, 2017

Dear Councilman Rhoten,

My Father-in-law, Albert Cecil Davis Sr., purchased 152 acers on Brandau Road in Hermitage Tennessee in 1941. The family home, located at 3139 Brandau was built in 1953.

The Davis' grew a wide variety of vegetables for years and gave most of it away to those in need. The farm land was also the home to a variety of animals which included: cows, chickens, pigs and goats. The Davis' were not farmers. Mrs. Davis was a Supervisor at Clover Bottom Developmental Center and often brought children, who did not have families, home to with her to spend holidays. Mr. Davis was, by profession, a business man and even through farming was not how he made his living, it was how he was raised and was a vital part of who he was and why he loved this land.

The Hermitage Hill's Baptist church, that is location on Lebanon Road in Hermitage TN, was started by my in-laws in the basement of the house where I now live. Mr. Davis and another church member took out a loan to purchase the church property on Lebanon, planted a large crop of potatoes and used the money to pay off the loan allowing the Hermitage Hill's Baptist church to be built on its' present site.

Not only did the Davis family love their church and their community they also loved their country which lead them to granting permission for the United States Army to perform military exercises on their property in the late 40's. My husband often recalled watching the military bury a tank on our property and later dug it up. They were told it was practice to see how fast they could hide a tank in battle to prevent it from falling into enemy hands.

In 1975, when Mr. Davis was diagnosed with lung cancer, his concern was first to take care of his wife and 2nd to find a way to preserve the land that was so dear to his heart. His goal was to protect the property against development for multiple houses or subdivisions on the land. To accomplish this he divided the property so that each parcel of land would have only limit road

frontage. As I have stated, Mr. Davis was not a farmer but his love for this land was deep in his heart and he was determined to find a way to protect the land, the animals and preserve a way of life that goes back over a century s on this road.

My husband and I purchased the family home with 3 acres after the death of my father-in-law. Our children grew up loving this land, just as my husband and his family had for so many years. Still today, at family gatherings, they reminisce about their adventures exploring every hill and valley, creek and streams that surrounded them. It gave them an appreciation not just for this beautiful land but for the wonder of God's creation. This land is a part of who they grew up to be and like my in-laws, and the people before them, they understand a value of something that cannot be measured in money. The fact is, since the 1800's this land has been loved and protected by a handful of men and women who had the foresight to know they needed to prevent worldly greed and bad decisions from destroying something that is not man-made but that can only be created by God.

How sad it is that our culture has come to a point in time where material things have replaced the beauty of God's creation. Our young people have not yet learned their lesson and the consequences of failing to preserve the things that can't be replaced. Subdivisions are new and shiny for a few years then are abandoned for the next new and shiny thing, leaving behind only the remnants with no understanding of the history because they never understood the value of the beauty that was sacrificed for the greed of people whose only interest in the property was making a profit. I am hoping and praying that this will not be the case for the future of Brandau Road and that there will be those who have the wisdom to understand the weight of this decision and that what will be lost that can never be replaced.

Just like all the people for the last 200 years who have lived on this land, we too are fighting to preserve this property and the surrounding area. We respectfully request that the support for this project be withdrawn. Its' clearly the wishes of the land owners and others in the community that this project not move forward. I am speaking on behalf of the ones who will have to live here now and hopefully for generations to come.

Sincerely,
Lawanda Davis

Item 4, Earhart Subdivision SP

From: Talisse, Robert Basil [<mailto:robert.talisse@Vanderbilt.Edu>]

Sent: Monday, April 10, 2017 12:17 PM

To: Burnette, Brandon (Council Office); Planning Staff; Kindall, Ed (Council Member); Shepard, Shawn (Planning)

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

Dear Shawn Shepard and Ed Kendall,

My family owns and 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](tel:(615)3438671)

www.roberttalisse.com

Item 9, Fairfield Inn & Suites

From: Erin Bishop [mailto:er_bishop@yahoo.com]

Sent: Monday, April 10, 2017 8:27 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; Planning Staff; Burnette, Brandon (Council Office)

Subject: Re: 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 31st 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 31st 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, which are permitted by the current zoning for the neighborhood and the lots contained in the Proposed Development.

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 (29th 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 29th Street/West End Ave. traffic light and the blind left-hand turn off of Poston Ave. onto 31st 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/31st 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 sets a bad precedent and 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 29th 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

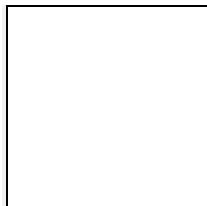
From: Roshan Patel [<mailto:rspatel04@gmail.com>]

Sent: Wednesday, April 12, 2017 10:04 AM

To: Planning Staff

Subject: Fwd: Specific Plan 2017SP-020-001

see below e mail I sent on March 21, can someone please make sure this makes it on the record and is received by all planning members. Thanks



Roshan Patel

KANA Hotel Group

Midtown Hotel Partners, LLC

Project No. Specific Plan 2017SP-020-001

Dear Nashville City Planning Commission Member,

I am writing to you on behalf of Midtown Hotel Partners. Nashville has been enjoying a tourism boom for the past several years creating a desperate need for hotel rooms. Our proposal would bring an upscale hotel with reasonable prices that will appeal to a broader consumer. Additionally the franchise we are partnering is very reputable with a storied history. The addition of rooms will help alleviate some of our occupancy issues for the convention center, downtown, and midtown areas. Our project will also create jobs for Nashville and add revenue for the city. We have a strong reputation in the hotel industry and in the community. The ownership has been in the greater Nashville community for a combined total of over 100 –years. We are proud to call Nashville home, it’s where we raise our families; we have a vested commitment to the continued success and prosperity of this city beyond simply just business. We are certainly very committed to Nashville and its continued growth and success. We are also under

construction in SoBro on a dual hotel with 233 rooms at 504 5th Avenue South. We ask that you vote to approve the plan and also hope to work with you to this end.

Sincerely,

Roshan S. Patel

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Roshan Patel

140 Dixie Avenue

Lebanon, TN 37090

Cell- [615-480-9577](tel:615-480-9577)

Office- [615-547-6695](tel:615-547-6695)

Fax- [615-551-0050](tel:615-551-0050)

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Roshan Patel

140 Dixie Avenue

Lebanon, TN 37090

Cell- **615-480-9577**

Office- 615-547-6695

Fax- 615-551-0050

From: Roshan Patel [<mailto:rspatel04@gmail.com>]

Sent: Wednesday, April 12, 2017 10:02 AM

To: Planning Staff

Subject: Fwd: Specific Plan 2017SP-020-001

see below e mail I sent on March 22, can someone please make sure this makes it on the record and is received by all planning members. Thanks

Roshan Patel

KANA Hotel Group

Midtown Hotel Partners, LLC

29th Avenue North & Poston

Planning Commission Members,

I sent an e mail earlier describing our plan for the property on 29th and Poston, I understand that there is some opposition from a few of the residents at the West End Lofts building. I personally met with them last Friday with my architect to listen to their comments and try to come to a mutual understanding, after our meeting I don't think they understood the type of development we are trying to do here. My group is building a 156 room Fairfield Inn & Suites which is considered upscale mid tier based on STR's rankings. The residents are under the impression we are building a budget concept hotel which is not the case at all, I am attaching the urban prototype design from Marriott which will show the finishes in many downtown markets like New York, LA, etc. as you will see this is far from "budget" class. We are also bringing a concept that will be able to reach many more people from a room rate position which is what we are really lacking in the downtown core and this area and will help tremendously to alleviate some of the pressures around the convention center. I ask that you consider recommending approval to the council. Thank you.

--

Roshan Patel

140 Dixie Avenue

Lebanon, TN 37090

Cell- [615-480-9577](tel:615-480-9577)

Office- [615-547-6695](tel:615-547-6695)

Fax- [615-551-0050](tel:615-551-0050)

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Fax- 615-551-0050

From: Talisse, Robert Basil [<mailto:robert.talisse@Vanderbilt.Edu>]

Sent: Monday, April 10, 2017 12:17 PM

To: Burnette, Brandon (Council Office); Planning Staff; Kindall, Ed (Council Member); Shepard, Shawn (Planning)

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

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Many thanks,

--Robert Talisse

Dr. Robert Talisse
W. Alton Jones Professor of Philosophy

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From: Mark Riebau [mailto:mark.a.riebau@gmail.com]
Sent: Wednesday, April 12, 2017 9:05 AM
To: Owensby, Craig (Planning)
Cc: Burnette, Brandon (Council Office); Shawn R. Henry
Subject: Case 2017SP-020-001 FAIRFIELD INN & SUITES

Mr. Owensby - our attorney, Shawn Henry, let me know that my planned testimony for the hearing tomorrow was included in the "list of comments." When I checked I noticed that only part of my testimony was posted. I am resubmitting it, with a correction. In my earlier submittal I said West End Lofts II was completed in 2004. That is incorrect, it was completed and occupied in 2005, the year following the adoption of the UDO. I would appreciate it if you would substitute this revised "testimony" in its entirety in the "list of comments."

Thank you,

Mark Riebau
West End Lofts II, #602

Case 2017SP-020-001 FAIRFIELD INN & SUITES

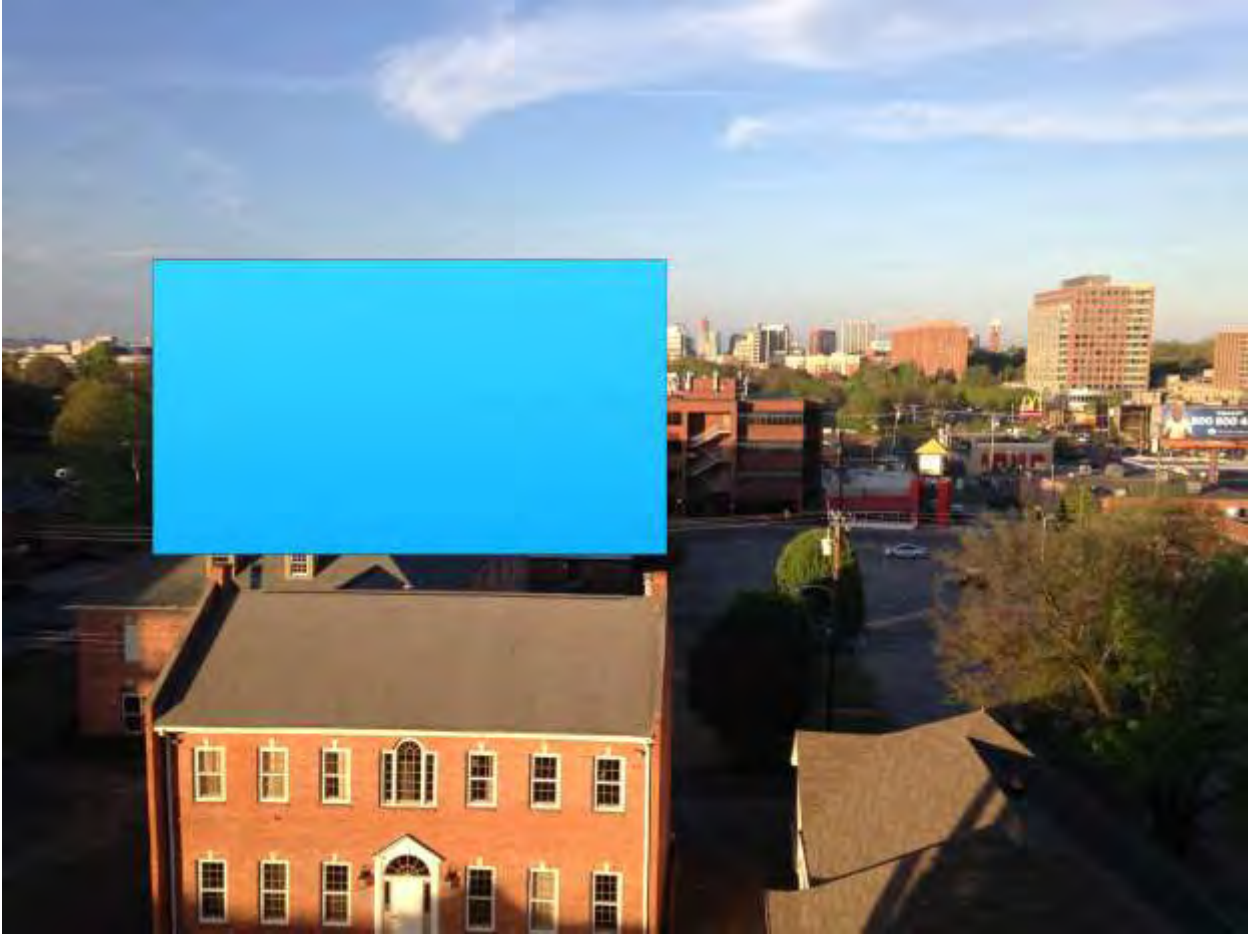
- 2004-The 31st Avenue/Long Boulevard Urban Design Overlay (UDO) was adopted
- The UDO specifies that buildings must be limited to 6 stories, and that includes the lots located at 109-113 29th Ave. N. The specific language is:
 - Core (Blue): Based on existing land use patterns and recent development, this area is intended to remain a high intensity transition to the future urban edge of Centennial Park. Buildings may take many forms such as multi-story mixed-use, commercial, and stacked residential flats. Buildings along the eastern edge of 31st 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**.
- 2005- West End Lofts II, 117 30th Ave. North, was completed and occupied
 - A major attraction for east-facing units of WEL II are the views of downtown Nashville
 - Our son purchased #602, an east-facing unit, primarily for the view of downtown Nashville
 - Current assessed value for #602 is \$347,900 – 1 bedroom facing east with view of downtown
 - Current assessed value for #605 is \$220,700 – 1 bedroom facing west with view of alley

- February 2014 -We purchased #602 from our son.
- March 2014-The Midtown Study was adopted that changed the height policy on Lots 109-113 29th Ave. N suggesting a building height of up to 9 stories as potentially appropriate.
- Neither we, nor our son, received notification of the intention to change the land use policy to encourage buildings of 9 stories vs 6 stories under the UDO.
- The current proposal would allow a building of 11 or 12 stories that would be nearly double the height allowed when WEL II was first occupied.
- The building will be only 300' (+/-) from the front and 42' higher than the top floor - the 9th floor - of WEL II. It will pose a nearly complete obstruction of the view from every east-facing unit in WEL II.

Views from 117 30th Ave. North, Unit 602 that would be largely blocked the the proposed Fairfield inn & Suites:



Approximate blockage of view with Fairfield Inn & Suites:



Architectural Drawing of Fairfield Inn & Suites looking southwesterly with WEL II in background:



Submitted by:
Mark Riebau, Director
West End Lofts II Home Owners Association
117 30th Ave. North #602
Nashville, TN 37203

17.04.010 - Title and purpose. THE CODE OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

A. Title and Citation. The ordinance codified in this title shall be known as "the Zoning Code for Metropolitan Nashville and Davidson County," and may be cited and referred to herein as "this Zoning Code."

B. Purpose and Authority. This... title further establishes development standards which are designed to **protect the value and integrity of neighboring properties**... and assuring the operational integrity of streets.

Item 11, Highland View At The Knob

From: Trish Bolian [mailto:tmbolian@comcast.net]

Sent: Wednesday, April 12, 2017 2:30 PM

To: 'Rob Cheplicki'; Planning Commissioners

Cc: Kempf, Lucy (Planning); Sloan, Doug (Planning); Leeman, Bob (Planning); Milligan, Lisa (Planning); Mary C. Roberts; Burnette, Brandon (Council Office); Murphy, Kathleen (Council Member); Johnson, Mina (Council Member)

Subject: RE: CASE #2017S-033-001 Highland View at The Knob: Steep Slopes, Erosion and Soil Slippage

I have gone to many meetings on the topic of this proposed development. I have spent the past 11-12 years involved in planning, zoning and neighborhood issues somewhat backing away after the passage of NashvilleNext.

Of all issues that I have been involved in over the years this one causes me the greatest concern.

Not only do I strongly concur with all of the points made in the e mail to you from Mr. Cheplicki, I wish to stress that the issue of the tower literally looms large. This tower is just over 1 steep slope from my home and anyone in West Nashville can see this landmark tower.

The fact is: the original Channel 4 tower DID COLLAPSE in 1957 KILLING 3 OR 4 PEOPLE (NUMBERS VARY BY 2 DIFFERENT REPORTS). It was then built at its current site. It concerns me greatly that the proposed development, if approved, will require earthen excavation by various means perhaps including blasting. Specific language was put into the West Nashville Plan (and then in NashvilleNext) that I was very involved in to protect steep slopes, unstable soils and underground streams that feed into creeks in West Nashville. This area of Nashville has a number of these steep slopes with unstable soil and water issues that necessitated this specific language. Of course, all land has base zoning but it is exactly that. The base zoning in this case was probably placed there as this area was being developed in the late 1940's-early 1950's. The key specific language subsequently placed in the documents described above did not address the old base zoning but was placed there as a protection of the land that has very specific known

issues and needs that, in my view, must be weighed against base zoning placed there decades ago before these known issues emerged.

This area is replete with these types of land concerns and specific language was carefully crafted to protect these areas due to issues that are known to emerge from these conditions. We must not ignore this. Add to that this massive tower and the unknown impact of vibrating rock that we already feel with blasting in our area and this creates grave concern. Who knows how much of this over time can cause instability of this tower. To propose building homes down the slope from this tower is daunting to me at best no matter how many reassurances might be given.

I urge that this be given very serious consideration. There can be other alternatives developed to this (some of which I will mention in my testimony on Thursday) but the proposed development as it now exists causes me deep concern of the unknown here as well as the risks to many.

Trish Bolian

6002 Hickory Valley Rd.

Nashville, TN 37205

From: Rob Cheplicki [mailto:rob.cheplicki@gmail.com]

Sent: Wednesday, April 12, 2017 1:52 PM

To: Planning Commissioners

Cc: Kempf, Lucy (Planning); Sloan, Doug (Planning); Leeman, Bob (Planning); Milligan, Lisa (Planning); Mary C. Roberts; Burnette, Brandon (Council Office); Murphy, Kathleen (Council Member); Johnson, Mina (Council Member)

Subject: CASE #2017S-033-001 Highland View @ The Knob - Multiple Issues

Dear Planning Commissioners,

I am writing to address the Highland View @ The Knob Hill concept being presented by Roy Dale and Associates. A pdf attachment contains my letter and photographs related to my position on this matter.

I am also copying other Metro parties involved.

Best,

Rob Cheplicki

6453 Fleetwood Dr

Nashville, TN 37209

(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. These are the ones that seem to be the most obvious.

WSMV TOWER: The reason this tower was built on Knob Hill has been well documented after their original tower collapsed while under construction in 1957 killing four people and major property damage. The tower is over 1`400 feet tall and weighs 19 tons. Easements, restrictions and access of ownership does not appear to be addressed in any documentation we see displayed from planning.

CUL-DA-SAC LENGTH: Subdivision Regulations state that street length for a cul-de-sac Max 750 ft. The developer has requested a variance for two streets and two cul-de -sacs with only one entrance/exit shared with the Highland Church parking lot and property owners, which could be approved by the Planning Commission and should not be. We are opposed.

CONNECTIVITY and SAFETY: Roads do not connect to existing public roads but will be "connected" via the west Highland Park Church entry. Does not follow subdivision regulations, fire/safety, weather and traffic accessibility.

NASHVILLE NEXT: Violates NashvilleNext several policies for the Knob Hill and Hillwood areas including the building of homes that typically have at least a 1+ acre lot per home; more importantly also goes against the protection of hills, slopes and streams in Knob Hill.

DRAINAGE: There are serious storm water management concerns related to increased runoff. The contractor has not adequately explained how they would deal with this and (documented at a February 20th public meeting) and seem ill conceived and unrealistic at best.

CLUSTER LOT: According to the West Nashville and NashvilleNext Community plans Cluster Lot option is being misrepresented for developer's needs.

RECREATIONAL FACILITIES: Cluster Lot properties numbering over 20 require recreational facilities, not just recreational space. Code of Ordinances: 17.12.090 - Cluster lot option: One recreational facility shall be installed for developments containing between twenty-five and ninety-nine total residential units.

SOILS: Slipping and erosion due to the type of soil and rock that exists; State and local studies "Landslides in Nashville -1975 Environmental Study Series #3" specifically address this area and recommends against building in this terrain concerns with slopes over 20% to 25% and over for roads and homes.

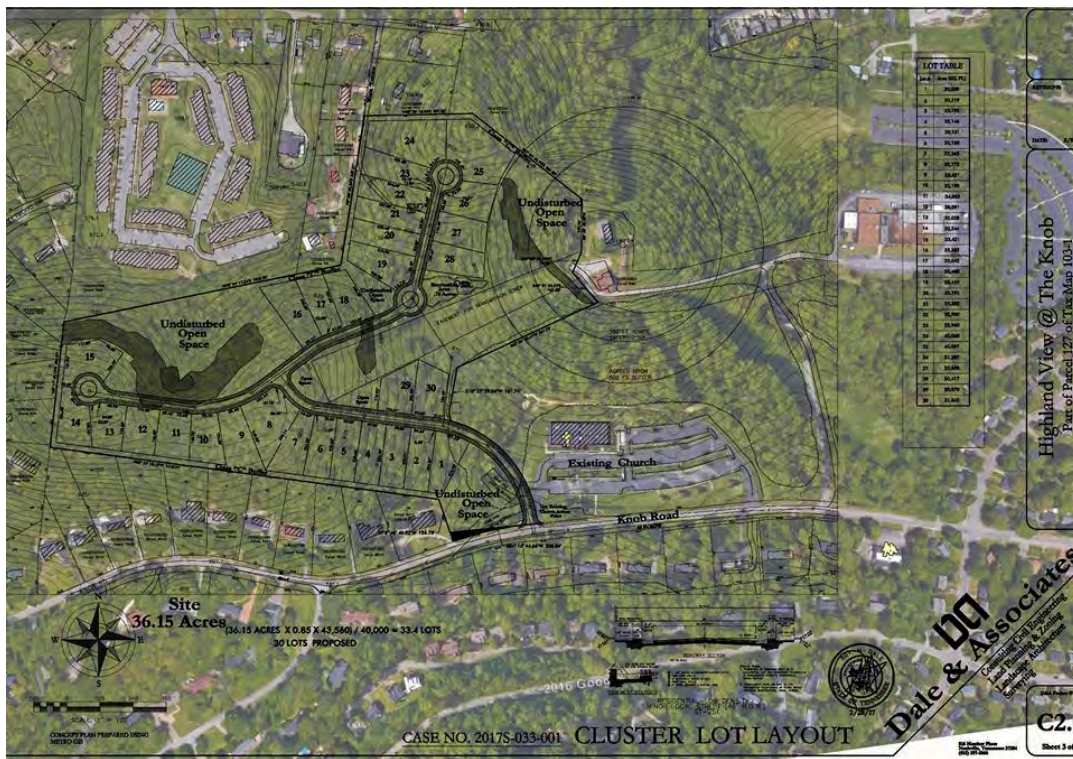
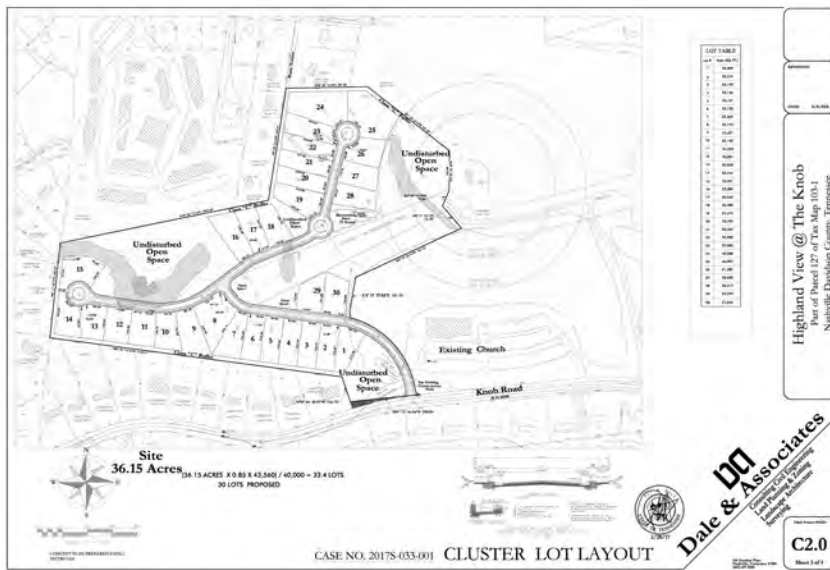
SLOPE ANALYSIS: Knob Hill consists of Mimosa Soil and Chattanooga Shale. (See Natural Environmental Analysis copies; Steep slope; slope failure critical; 4-5 land use rating with severe limitations in development any area hill or slope beyond 20% is not recommended, where a total lack of understanding can lead to ill-fated land use for this type of environment; Load bearing capacity is Fair-Poor which in a Cluster Lot setting could be disastrous.

ROAD GRADES: Public Works road grades not to exceed 12% without variance request and approval. Proposed streets have areas that are over 25%. Developer needs variance for road grade which could be approved by the Planning Commission and should not be. We are opposed.

STREAMS & SLOPES: Stream buffer stops at lot 1; There are at least 2 springs/streams and existing streams and conservation areas that have not been addressed properly. Also the Knob Hill aquifer is a feeder to Richland Creek.

LIMIT OF CLEARANCE: 113' from the center line of the all streets would require a minimum 226' wide swath of clear cutting needed along the proposed streets.

VIEW SHED: Clear Cutting will reduce the view shed of Knob Hill and their have been larger discussions on this topic throughout the Mayor's and Metro offices.



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 Nashville's guiding regulations for development and construction as written and deny the developer's request to build Highland View @ The Knob.
Respectfully,

Rob Cheplicki
6453 Fleetwood Dr
Nashville, TN 37209

From: Elizabeth Stein [mailto:2elizabethstein@gmail.com]
Sent: Wednesday, April 12, 2017 9:47 AM
To: Planning Commissioners
Cc: Sloan, Doug (Planning)
Subject: Case #2017S- 033- 001

I'm writing to express my opposition to the proposed subdivision at Highland View and Knob Hill. I own property on Knob Road and am very concerned about the negative impact such development would have on street connectivity, erosion and stormwater, stability of streams, loss of trees, and impact on Richland Creek. We need to preserve urban green space in Nashville. Sincerely, Elizabeth Stein, owner 5739 Knob Road, 615- 356- 7407

From: Kristen Paige Gathany [mailto:kpgathany@gmail.com]
Sent: Wednesday, April 12, 2017 1:35 PM
To: Planning Commissioners
Subject: please STOP Highland View at the Knob

Planning Commission Members:

I am West Nashville resident and member of the White Bridge Neighborhood Association. I'm writing to formally oppose and request your opposition of the proposed Highland View at the Knob subdivision.

I value the current state of the neighborhood very much, and a big part of that is the lack of over-density and the presence of open space. The proposed development takes so much away from what is a beautiful and perfect as-is neighborhood. Additionally, the increased traffic that would come with this proposed development concerns and would affect me directly.

Please OPPOSE the Highland View at the Knob development in tomorrow's meeting. I am unable to attend in person due to my work schedule, but wanted to voice my opinion via letter.

Thanks so much for listening and for your time,

Kristen Gathany

kpgathany@gmail.com

310-880-1407

From: Jane P. Griffin [mailto:jpgriff@bellsouth.net]

Sent: Wednesday, April 12, 2017 1:17 PM

To: Planning Commissioners

Subject: Highland View

Please do not approve this project. There are many reasons that this proposal would negatively impact this area.

Jane Griffin

830 Bresslyn Rd

Sent from my iPad

From: Monette Rebecca [mailto:owlette27@gmail.com]

Sent: Tuesday, April 11, 2017 7:29 PM

To: Planning Commissioners

Cc: Mary C. Roberts; Murphy, Kathleen (Council Member); Mina Johnson

Subject: Re: ITEM 11 #2017S-033-001 - HIGHLAND VIEW AT THE KNOB

Dear Commissioners,

Please find the attached comment from the Richland Creek Watershed Alliance explaining our opposition to Case #2017S-033-00 that is on public hearing April 13, 2017.

Thank you.

Monette Rebecca

President & Executive Director

Richland Creek Watershed Alliance

P O Box 92106

Nashville, TN 37209

(615) 525-3379

richlandcreek.org

(attachment follows)



P.O. Box 92016
Nashville, TN 37209
rcwa@comcast.net
(615) 525-3379

April 11, 2017

Metro Nashville Planning Commission
899 2nd Avenue South
P.O. Box 196300
Nashville, TN 37219
planning.commissioners@nashville.gov

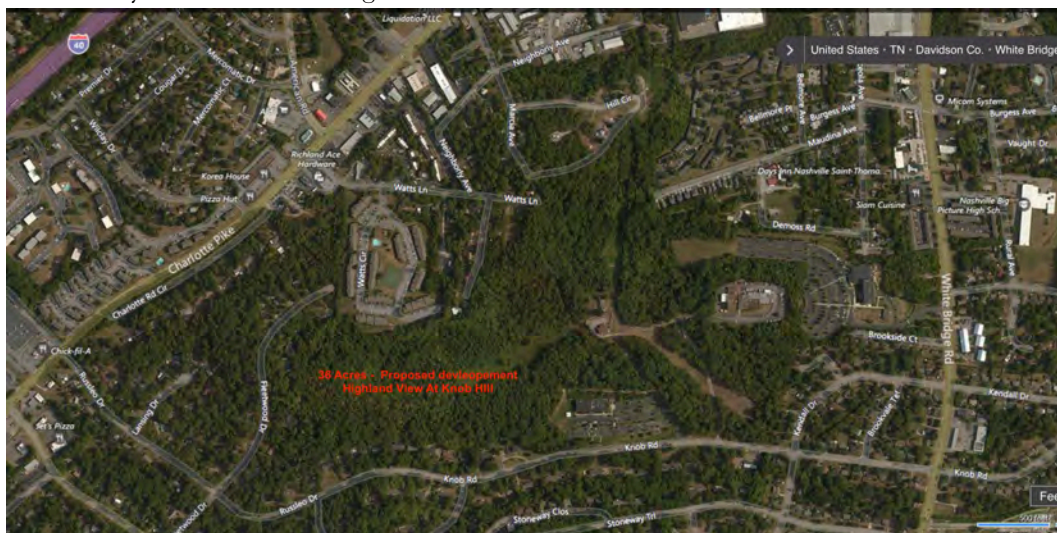
Re: **ITEM 11 #2017S-033-001 - HIGHLAND VIEW AT THE KNOB**

Dear Commissioners,

The Richland Creek Watershed Alliance (RCWA) opposes approval of case #2017S-033-001, and respectively requests the Planning Commission deny this concept plan and its accompanying road variance.

As proposed, the development would forever change the hydrological and biological function and integrity of this critical highland and, as a result, alter the chemical, physical and biological character of receiving streams.

A large portion of the property is an upland water source for Richland Creek and the western portion of the property drains to two other neighboring streams (West Northwest and West Southwest directions). We have heard many concerns from neighbors around Knob Hill.



The building of the proposed roads and necessary utilities will significantly alter the landscape, requiring engineering measures that will have great consequence for these fresh waters.

The development would cause groundwater flow and surface streams

to be altered and older trees to be removed which will likely cause soil erosion and slope destabilization. The project will impact the quality of the aquatic habitats on Knob Hill itself as well as the streams to which the highlands drain forever. The chemical, biological and physical characteristics of all these streams, including Richland Creek, will be degraded by the alteration of these highland headwaters. The development would increase the volume of stormwater pollution, and increase the existing land erosion issues and stream bank degradation to the receiving streams. RCWA has heard MANY stories and concerns from neighbors about these issues, in addition to their concerns about public safety and the loss of trees and wildlife habitat.

Fresh waters from forested uplands are a LIFELINE to streams, like Richland Creek. Knob Hill provides a critical upland forested habitat and headwaters to our freshwater streams. These forested areas

distribute waters that are rich in nutrients and organisms that perpetuate healthy aquatic ecosystems and clean

water. The proposed development would cause permanent and irreversible damage to this upland source for our streams.

Consequently, Richland Creek, and all the streams on and around Knob Hill will be forever impacted (north, south, east and west).

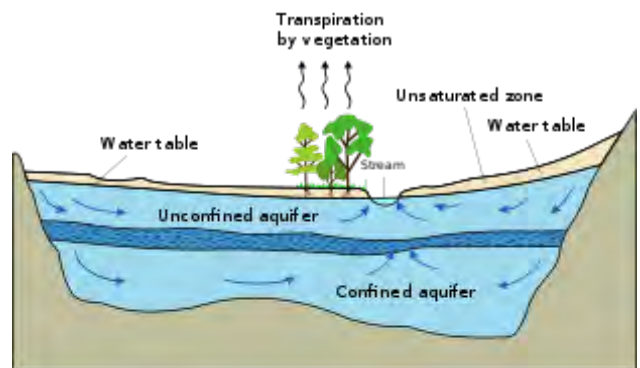
Metro Water Services recognized only one stream on the property proposed for development (identified as yellow to orange on diagram at left), which the applicant included in the concept plan, but there are other waters present that will be affected and need to be protected. RCWA took brief walks with neighbors on small portions of the property, and observed one other stream (1st order) running above and from the Northwest to the stream Metro



Water tracked. This stream and other signs of water and related habitats were not identified on the applicant’s concept plan that we discuss below. If a more comprehensive, accurate assessment is made on the property, more signs of water will be found. It is clear, at a minimum, that the entire stream network (yellow, green, red, and purple on map that Metro has tracked) along Knob Road will be impacted by this development. More stormwater pollution will be generated faster, causing more erosion and stream degradation resulting, worsening the pollution and erosion issues that exist now.

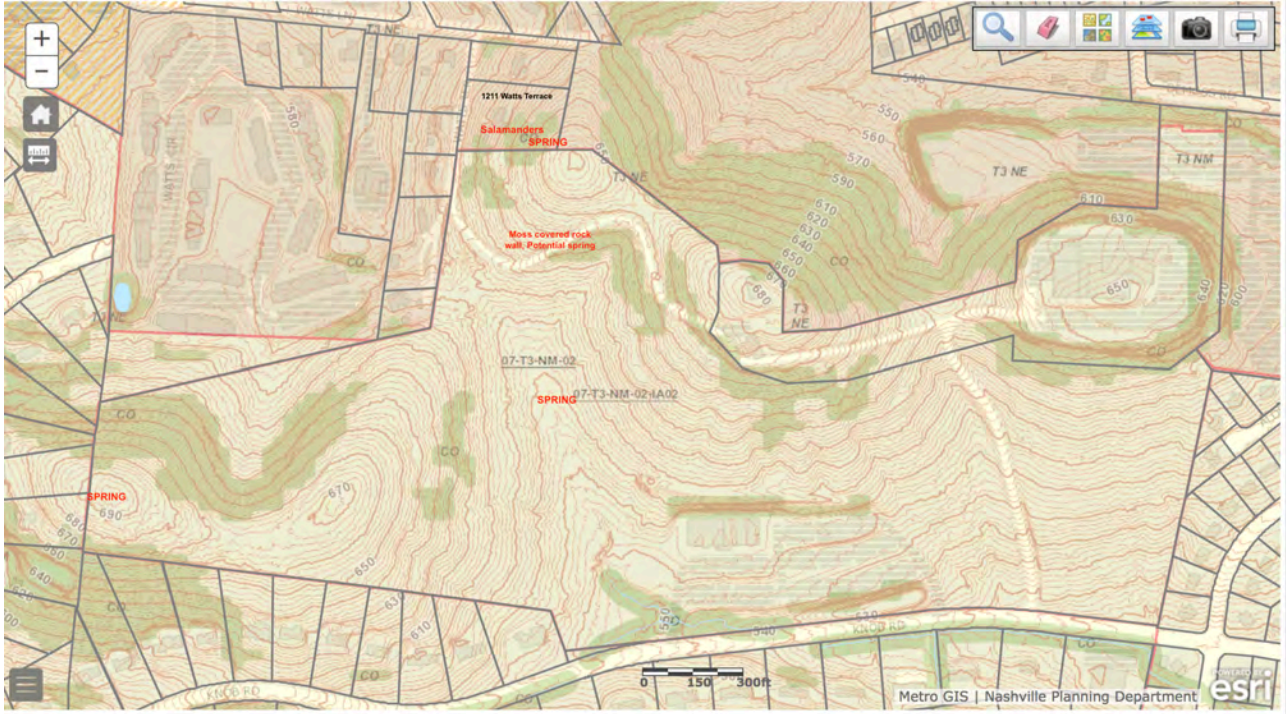
Surface and ground waters are connected...

The natural bedrock formation of Knob Hill appears to store and serve several springs that create a network of naturally formed channels and streams that have been carved over the ages in the steep sloped highland. The groundwater formation interacts with and conveys fresh waters to the streams on the property and, therefore, to the aquatic habitats downstream. The wetted channels are located on the steep slope area and therefore unable to hold water, but provide a hydrological and biological function to the stream below. We described what we observed to a geologist, who indicated this formation may be an **Aquitard** —a zone within the earth restricting flow of groundwater from one aquifer to another (graphic right), where the groundwater flows both horizontally and vertically. Disturbance of the surface will permanently disturb the groundwater, and the streams it flows to.



- High hydraulic-conductivity aquifer
- Low hydraulic-conductivity confining unit
- Very low hydraulic-conductivity bedrock
- Direction of ground-water flow

We assume that hydrological evaluations will be conducted later and reviewed by the Tennessee Department of Environment and Conservation, Division of Waters Resource, prior to any permit being issued, but in order to effectively protect our streams, local development policy must protect the critical land formations and contributing headwaters. On the Metro Parcel Viewer map below, we have approximated the locations of what we actually observed and documented in a very short time (red text), and believe that this is only a fraction of the ground and surface water actually present.



More Signs of Water Observed: spring, 1st order stream, moss covered rock walls & terrain.



It's important Metro maintain the Conservation Policy indicated for this highland...

We feel it very important that the Metro Planning Commission adhere strongly to the Conservation Policy, and deny approval of this conceptual plan and the associated road variance, because it will cause a major disturbance to the natural formation, resulting in the permanent alteration of its hydrologic function and biological integrity; resulting in a major change to the biological, chemical and physical characteristics to the receiving streams, including Richland Creek.

Summary of our concerns:

- The proposed development would forever alter the hydrological and biological integrity of the land formations, springs, and streams on the property, and the receiving streams below Knob Hill will be irreparably damaged.
- Surfacing groundwater, increasing impervious footprint, and removal of trees will generate more stormwater volume and pollution to be delivered at a faster rate downstream. The natural flow through the soil and the bedrock formation will be changed. As a result, the hydrological integrity will be forever change, while altering the physical, biological and chemical character of the small streams and receiving stream (Richland Creek) waters. A litany of nutrients and organisms provided by the flow of these headwaters are the lifeline to the freshwater ecosystem.
- Richland Creek is currently a federally listed impaired stream and should not be forced to handle a larger load of sediment and stormwater pollution. Alterations of this kind are the cause of impaired streams. Streams that are listed as impaired are required to be improved, not degraded further.
- Placement of the bio retention area at the entrance to the subdivision (Knob Road) will permanently and irreversibly damage these two streams and their habitat. Again these are the type of decisions that later result in stream alteration and impairment.
- A major tributary to Richland Creek, identified on the MWS tracker near Stoneway Trail, was surveyed by RCWA during an amphibian-monitoring project we conducted in 2013 with the Tennessee Wildlife Resources Agency. We found it to be rich breeding ground for salamanders. We also observed many other types of aquatic life, including fish. Amphibians are an important component to an aquatic ecosystem's food web, and are very sensitive to water and air pollution.
- Nashville's rolling green hills, in addition to being natural icons of our city, are important formations which function to provide fresh waters to our streams and the Cumberland River.

Please deny HIGHLAND VIEW AT THE KNOB and associated road variance, case #2017S-033-001.

Sincerely,

Monette Rebecca
President & Executive Director

Cc

CM Mary Carolyn Roberts
CM Kathleen Murphy
CM Mina Johnson

A watershed is common ground and a healthy one is a common good.

From: amanda [mailto:chelseaarts@comcast.net]
Sent: Tuesday, April 11, 2017 7:21 PM
To: Planning Commissioners
Subject: Re: HIGHLAND VIEW AT THE KNOB - case # 2017S-033-001

Dear Members of the Planning Commission

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

I know that many people have written concerned with the water/drainage issues on this tract of land and I urge you to pay attention to what these citizens and neighbors are telling you. There are countless little underground springs and streams in this entire neighborhood as many of us can attest to who have lived in the area for over 20 years. We all have water issues on our properties to varying degrees, and these have increased with the change in climate and the increased amount of rainfall we seem to be getting. Personally we have noticed increased water drainage and erosion on our property the other side of Knob Hill due to some property renovation and expansion by neighbors higher up the hill. I know that typically with any building permits no excess run off is allowed but as you very well know the Codes department cannot keep up with all the building works going on and developers know this and are taking advantage of it to my mind.

I am unaware of what strictures were put in place when Highland Park Church was initially built but I am very aware that they battle water drainage issues endlessly. I am attaching photos of their parking lot where you can see that water seeps through the black top and they are constantly having to patch and repair, let alone the huge drainage ditch at the front of the property which they are constantly having to revamp (see photos).

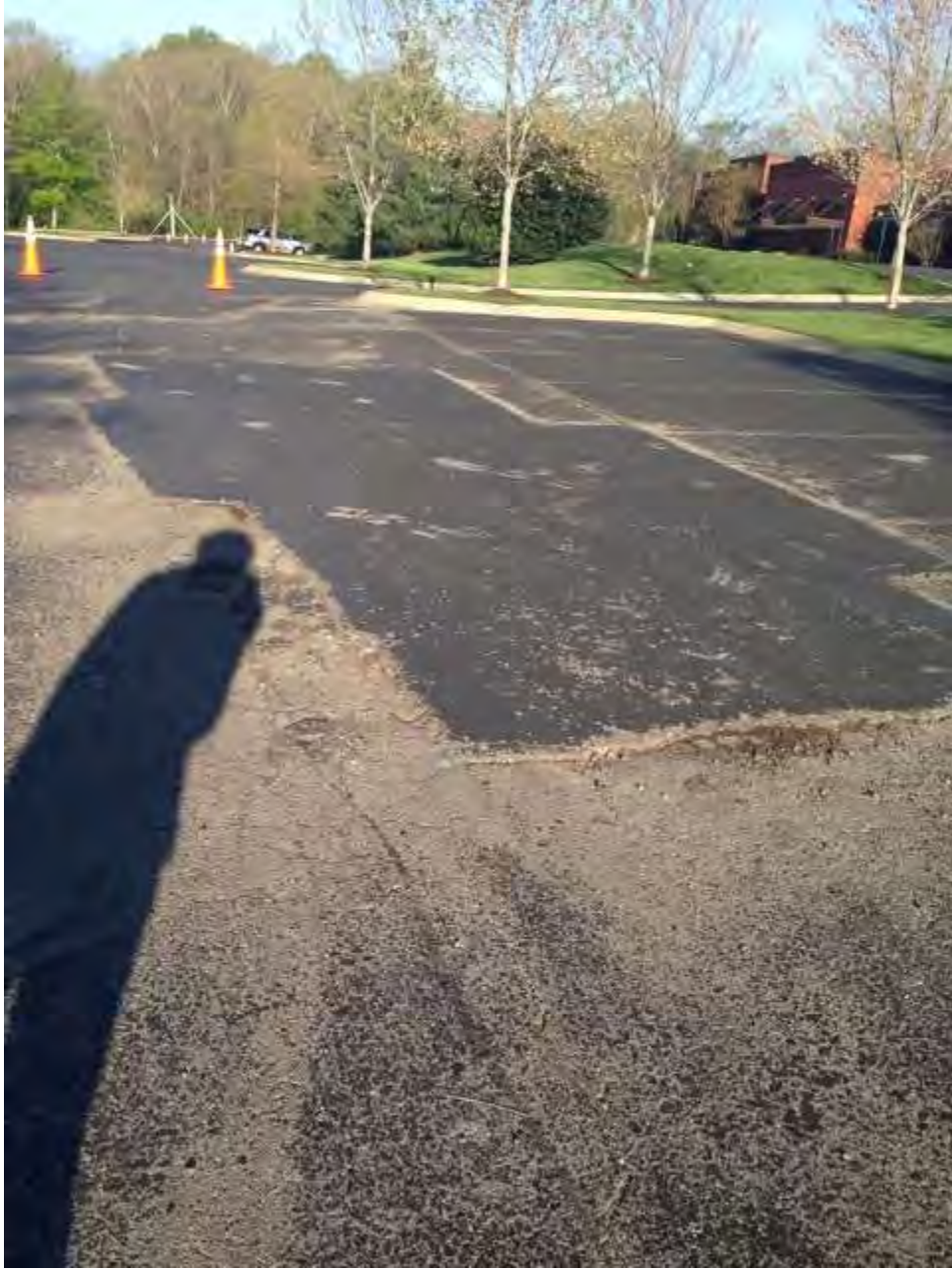
Imagine now a cluster lot of 31 homes on much smaller lots than is typical in the area with nowhere for the water to go - it is a disaster in the making and in good conscience you should not approve this development. I am not against reasonable well thought out development of this property but a cluster lot with two long cul de sacs is madness. You have set rules on cul de sacs for very good reason and I urge you to stick to the rules and NOT allow the variance.

Sincerely

Amanda Livsey
Knob Road













From: Michael Dooley [mailto:doolema@gmail.com]

Sent: Tuesday, April 11, 2017 5:25 PM

To: Planning Commissioners

Subject: Highland View at Knob

To Whom it may concern,

As a single family homeowner right down the road from this proposed development, I have some concerns with the projected plans. They are:

1 - Has a traffic study been completed to understand the increase of cars on Knob and adjacent streets? I Haven't seen one and I am not convinced the current infrastructure can handle the added traffic. Our streets are very busy in this area as this, Knob Road, street and Hillwood are used all of the time as cut-thru's to get from Charlotte Ave to West End and White Bridge Roads.

2 - Has a Rain Water Run-off been study been completed? With mass site clearing to take place and the addition of numerous "hard surfaces" I am not convinced that the storm system can handle the added run-off. It already backs-up with a during and after a heavy rain.

3 - I do not agree with the proposed lot sizes. They should be the average of the adjacent lots. Anything less should not be acceptable.

I am all for development but if the above hasn't taken place and/or hasn't been addressed then I am adamantly against any type of zoning variance request by the developer.

--

Thanks,

Mike Dooley

6505 Fleetwood Drive

Nashville, TN 37209

615-887-1187

From: Eddie [mailto:westmeadepools@comcast.net]
Sent: Tuesday, April 11, 2017 4:33 PM
To: Planning Commissioners
Subject: "In Favor"of the Highland View at the Knob Case # 2017S - 033 - 001

Council members and Metro Planning Commission members,

I am in favor of the Highland View at the Knob. Case # 2017S-033-001. I live in District 20. My wife, my children and I moved into this neighborhood at 6412 Lansing Drive some 40 years ago. We live about three blocks away from the proposed Highland View at the Knob project. We also live the foot of Knob Hill. We love our home and we love our neighborhood. I am in favor of allowing thirty new families to enjoy the beauty and peacefulness of our wonderful neighborhood.

When the development of Highland View at the Knob project was brought to my attention, I was pleased to see Highland Park Church's concern as to what type of development would be placed upon this site. I would not have supported an apartment complex or the little shot-gun type of homes for this development. That type of development could have put more than three hundred cars onto our neighbor streets. However, the high-end type of homes being discussed is well pleasing to me. This property is already zone for this type of development. There no zoning changes to be made. One of the biggest advantages of building these type homes is that they will increase my own property values. The effect adding of the thirty additional homes will not greatly affect our traffic flow. At some point this property will be developed. It seems to me that the development proposed would be in our neighborhood's best interest. I would ask that you to support the development on this property as proposed. Highland Park Church has always been a good neighbor. The meeting at the church on January 12th was a good example of the concern that this church has in continuing to be a good neighbor.

I am asking for your support in favor of the Metro Planning Commission Concept Plan 2017S-033-001 for the development of the Highland View at the Knob property on this site as proposed. Thank you for your attention in this matter.

Eddie Porter
6412 Lansing Drive

From: Rob Cheplicki [mailto:rob.cheplicki@gmail.com]

Sent: Tuesday, April 11, 2017 8:30 PM

To: Planning Commissioners

Cc: Kempf, Lucy (Planning); Sloan, Doug (Planning); Leeman, Bob (Planning); Milligan, Lisa (Planning); Mary C. Roberts; Burnette, Brandon (Council Office); Murphy, Kathleen (Council Member); Johnson, Mina (Council Member)

Subject: CASE #2017S-033-001 Highland View at The Knob: Steep Slopes, Erosion and Soil Slippage

Dear Planning Commissioners,

I am writing to address the Highland View @ The Knob Hill concept being presented by Roy Dale and Associates. A pdf attachment contains my letter and several photographs related to my position on this matter.

I am also copying other Metro parties involved in this matter.

Best,

Rob Cheplicki

6453 Fleetwood Dr

Nashville, TN 37209

(attachment follows)

CASE #2017S-033-001 "Highland View at the Knob" - Steep Slopes, Erosion and Soil Slippage

Dear Commission members,

Based on several concepts we've seen as well as attending every community meeting with engineer Roy Dale (Dale and Associates) speaking including developer Ardavan Afrakhteh, I believe no concept to this date has provided the Planning Department or our community an accurate, fully detailed plan that takes into consideration what the NashvilleNext and Nashville West Community plans designate for Knob Hill, while also asking for exclusion from the Nashville Subdivision regulations through variances. (The latter should be considered a serious safety issue for a large development without proper connectivity or accessibility for police, fire and rescue.)

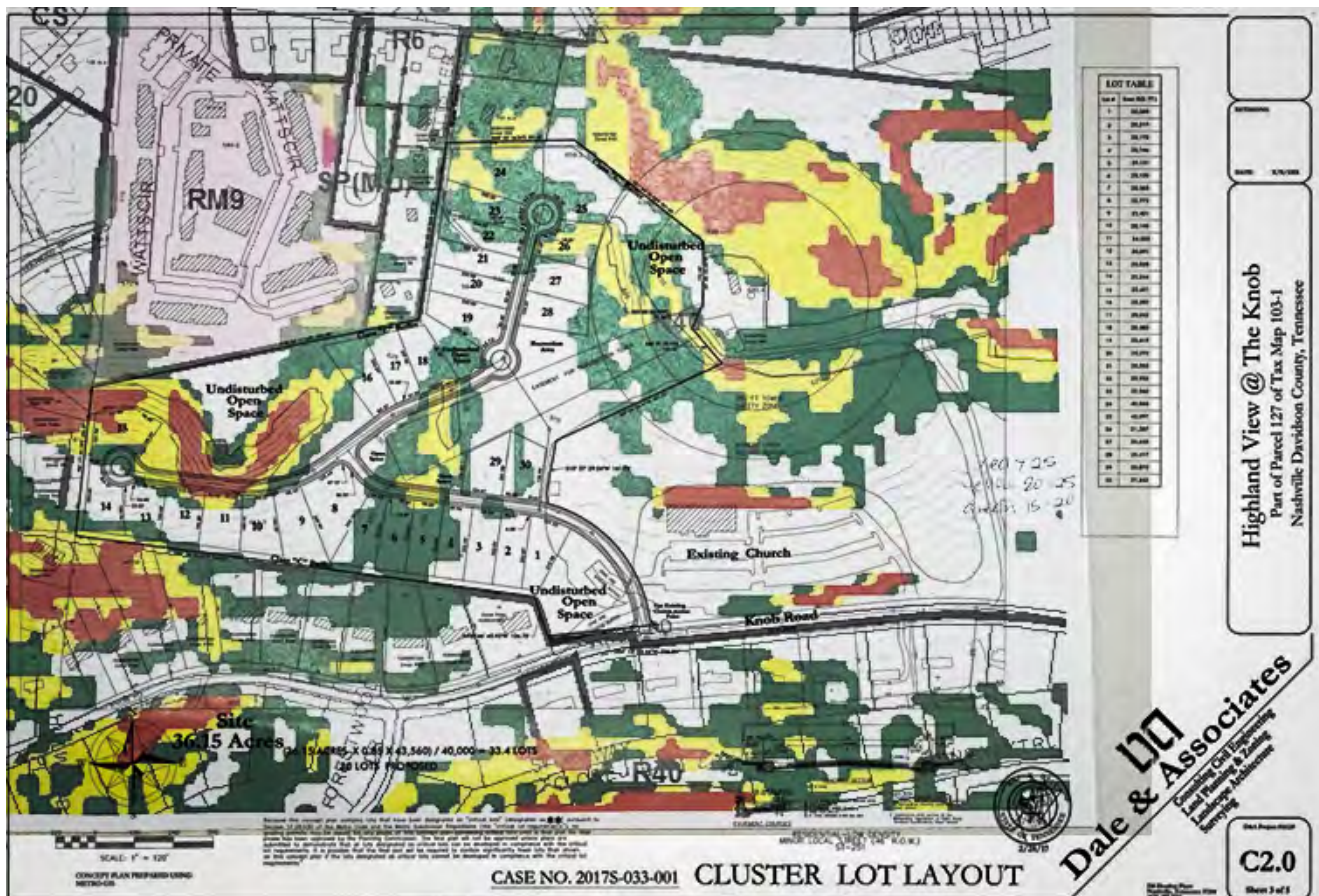
My understanding is that the Subdivision Regulations and Codes are there not only as a guide for Metro agencies and developers but to also protect the community and our property from the effects of developers who do not have specific neighborhood and community needs in mind.

The property under consideration contains steep slopes with soils that are known for slippage during heavy rains, as well as unmarked streams and underground water formations. The current concept will directly or indirectly cause severe environmental and possible financial losses during and after development for any properties or streams on or near the footprint of Knob Hill; including Richland Creek a local connector from the Knob Hill aquifer.

Site Plan: According to the Planning Commission Staff Report, "None of the lots are located on natural slopes of 20 percent or greater, and no problem soils have been identified on the site plan." I believe this is incorrect based on the current concept overlay of a slope map obtained from the Highland View project folder identifying the areas.

According to this information it appears there are currently eight lots that are on slopes of 20-25% in yellow (11, 12, 15, 16, 18, 23, 24 and 26) of those eight lots, three appear to be on a slope of more than 25% in red (#11,12 and 15).

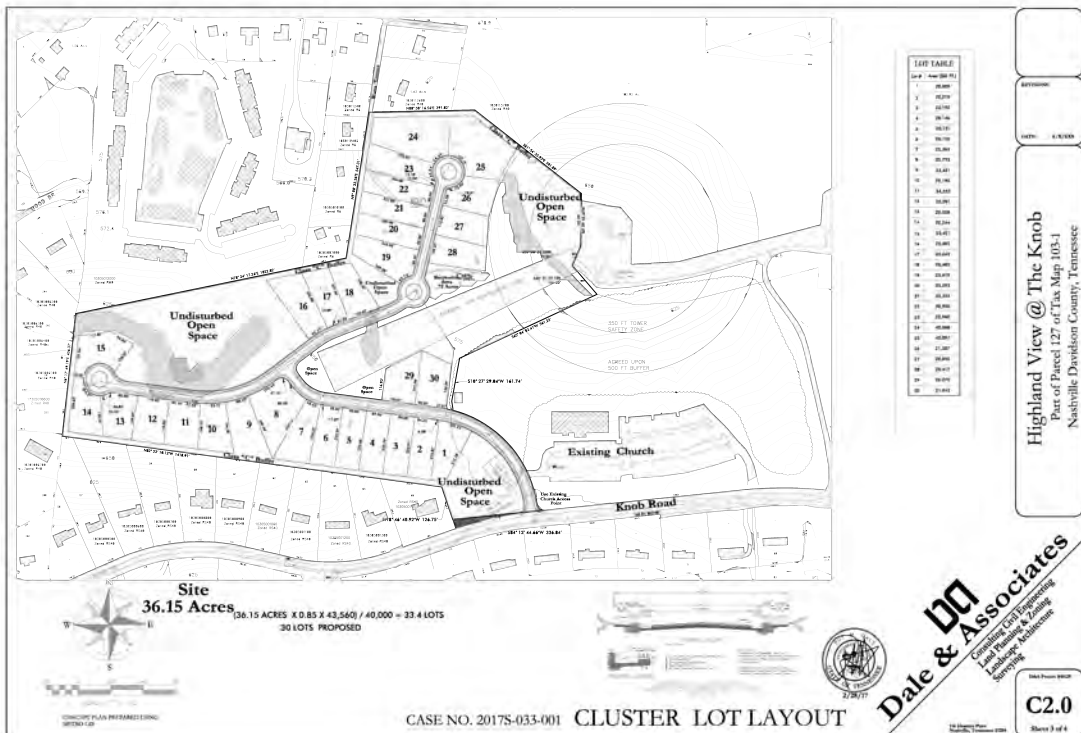
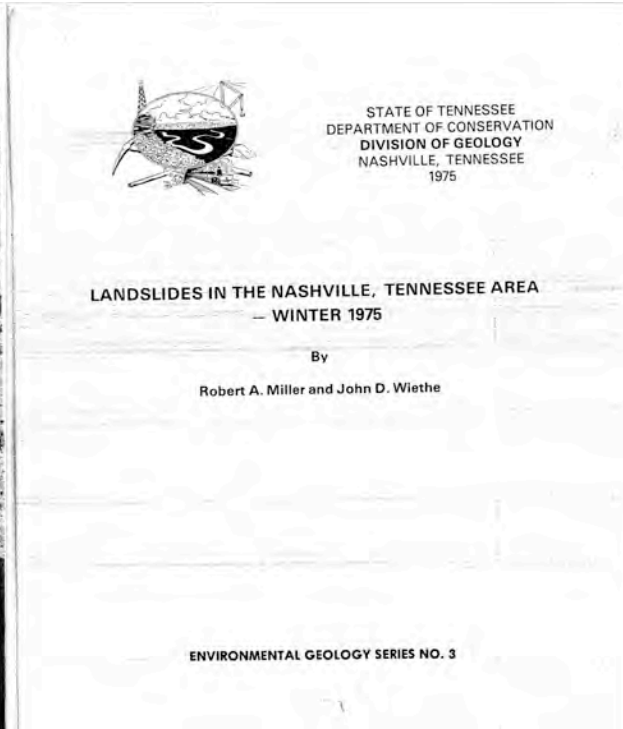
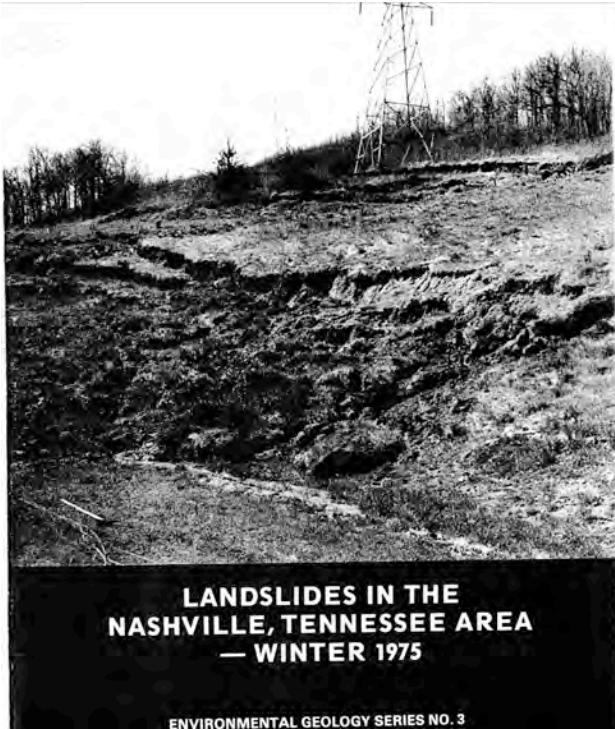
It also appears that the Knob Road entrance crosses a slope of 20-25% which after turning left at the "T" continues on to the western cul-de-sac of anywhere from 20% to **over 25%** slopes.



CASE #2017S-033-001 "Highland View at the Knob" - Steep Slopes, Erosion and Soil Slippage

There have been numerous discussions with the developer at community meetings regarding the soil and possible slippage in relation to the slopes of Knob Hill. These will be made even more unstable through any development removing such a large amount of trees and ground cover, while destabilizing streams both above and underground and causing issues for current and possible new property owners in this area.

We were told by Mr. Dale that this is not an issue but we know there is locally available documentation that proves otherwise. And although I am not an engineer, it seems no one should be ignoring studies that are readily available regarding steep slopes, erosion and soil slippage due to torrential rains for this area especially related to Knob Hill.



Slopes: Slippage from extreme rains is possible due to Mimosa soil and shale rock formations could lead to and according to this study, no house should be built on a lot with a slope greater than 20% .

Natural Environment Analysis

TABLE 6 - DEVELOPMENT CAPABILITY BASED ON GEOLOGICAL FORMATION DATA (CONT.)

Group or Formation	Rock Characteristics	Escarpment	Outcrop Area	Topography	Soil Features	Slope Stability	Bedrock Surface Shape	Mineral Use	Special Consideration	Slope Percent	Geology Zone
Silurian System	Wynnewadine and evenly bedded limestone calcareous shale with limestone interbeds; clayey limestone; yellowish brown field-cherty and glauconitic	Clayey, inter-bedded, depth moderate to thin, irregular	Valley floors at edge of Highland rim and east portion of the park; valley present on higher hills in west and north areas of county	Steep hills and narrow valleys and rolling to flat areas of steeply valley	Moderately common	Steep slopes with moderately deep weathering present where problems	Highly irregular	Land and large scale general use limestone	Steep slopes left natural except for special, valley for residential and agriculture	20+ 10-20 0-10	I II III
Chertaceous Shale Formation	Carbonaceous, block, highly laminated shale	Extremely thin due to amount of clay, usually covered by talus material	Highland rim, and on high hills in basin	Very steep slopes	None	Steep slopes, slope failure critical; weathers to clayey mass	None	None	Outcrop areas should be left unaltered and natural	20+	I
Fort Payne Formation	Limestone, siliceous, shaly, minor crystalline limestone	Normally very deep chert, shaly limestone, clay may have highly irregular bedrock surface at depth	Highland rim and on high hills in basin	Steep rolling and flat rim-escarpment steep slopes, full-steep slopes	Good area, dolomite may be common	Deep weathering, extensive jointing - steep slopes subject to failure when under cut or loaded	May be irregular, but at considerable depth usually	Chert for construction (road base, etc.)	Flat areas excellent for residential development and intensive urban development, steep slopes dangerous for development; Fort Payne good aggregate	0-10 10-20 20+	III II I
Winnon Limestone	Usually a rubble of angular chert blocks in red-tan, overlain by Moundsville soil	Highly cherty, chert is in lens of porous, angular blocks, in clayey soil matrix	Ridges and Highland rim proper to north, northeast, and western parts of county	Upland areas, ridge tops	In un-weathered rock may be common, moderate in weathered condition	No problem on flat to rolling upland surfaces	Highly irregular if not completely weathered	Good source of general purpose limestone if un-weathered, in quantity about all it is weathered and no limestone is present	Blocks of chert may be a major problem in small sections, and incompatibility of soils for land III use - Good soils for agriculture (Moundsville)	0-10	II
Alluvium Deposits	Unconsolidated clay, silt, sand, and gravel	Higher (bluffs) terraces retain most characteristics of recent (floodplain) alluvium showing little effect of weathering	Primarily restricted to floodplains and alluvial slopes of the Cumberland, Harpeth, and Stones Rivers, and other major tributaries	Floodplain within meander loops, and abandoned meander loops, sitting on gently sloping surfaces adjacent to floodplains	Common due to substantial removal of limestone beneath porous alluvial material	Minor slump possible in terrace deposits	Can be highly irregular	Potential source of sand, gravel, and clay	Terraces above any frequency of flooding, which are not least excellent for residential development, fertile, and good permeation		III I-II

More information from studies of this area related to building on unstable soils with slopes over 20%.

channelization programs, etc.) to prevent or reduce the extent of flood inundation. This approach has been only partially effective because of rapid urban growth in flood plain areas protected by public works facilities, as well as, in those areas unprotected. Despite the investment in flood control projects, the losses increase annually.

To push back the flood cost factor, we must shift the policy of flood management from primary emphasis on structure controls to a balance between structural and regulatory controls. The regulatory approach should set guidelines requiring certain uses (e.g., residential) to be entirely prohibited in parts of the flood plain most susceptible to flood losses.

In the less susceptible areas a wide variety of land use could be permitted. These hazardous flood plains which must remain open to accommodate flood waters, could be utilized for recreation areas, parking lots, and similar uses which do not represent obstructions to flooding and can be evacuated in advance of flooding. The objective should be to develop a specific land use plan for the flood plains well in advance of development.

Instruments of the regulatory system should be flood control zoning ordinances, subdivision regulations, building and sanitary codes, open space and public land acquisition programs and public policy discouraging the extension of streets and water and sewer lines into flood prone areas.

The above is concerned primarily with major or clearly defined flood plains. Of equal importance is the occurrence of flooding on all the secondary channels. The relationship of urbanization to small streams has many implications which can affect the overall watershed system. This topic will be discussed in greater depth later within the context of natural areas within the urban community.

Additional Locations With Limiting Factors

It is difficult to single out additional areas within the county that show the same degree of hostility as does the Highland Rim Escarpment. It is certain, however, that many areas are due more consideration when under investigation for development. It is apparent that in many cases a total lack of understanding of the area or given site gives way to an ill-fated land use. It would seem that any area subject to either a single problem or combined such as found present in the escarpment warrants careful scrutiny. Therefore, any area with hills or slopes in excess of 20 percent can, as stated earlier, be quite limiting regarding of

CASE #2017S-033-001 "Highland View at the Knob" - Steep Slopes, Erosion and Soil Slippage

This photo is from a landslide due to torrential rains in 1974 that also put the newly opened Opryland underwater.

Torrential rains and flooding happened again in 2010 putting Opry Mills underwater and causing more damage (than shown in this photograph) to a home near Knob Road and the Stoneway-Forestwood blocks. That home had it's rear wall and foundation completely destroyed by a landslide. *Seven years ago.*



Figure 8. Extensive zone of flowage along the toe of a slump.
The material has the consistency of wet concrete.

⁷Glossary of Geology, American Geological Institute.

When the question of responsibility for damage caused by a new development was asked of the developer his response was that this is what our insurance was for. There are too many unanswered questions regarding this concept and this developer does not appear to be addressing them adequately, especially for those of us who have to live with the consequences.

I urge the Planning Commission to look fully into what is being asked and to consider the facts related to the history of soil, erosion and water related problems in this area and to deny this concept and development.

Based on all the slope, soil and erosion information we have found and is readily available to all Metro agencies, as well as commercial engineers and developers - if something were to happen to a current resident or new homeowner related directly or indirectly to the development of *Highland View at The Knob*, who would be the most libel; the engineers and developers for building it or the city for allowing this to happen?

Respectfully,
Rob Cheplicki
6453 Fleetwood Drive / Nashville TN 37209

From: Bess, Michael D [mailto:m.bess@Vanderbilt.Edu]
Sent: Tuesday, April 11, 2017 2:59 PM
To: Planning Commissioners
Subject: Highland View @ The Knob Case # 2017S-033-001

Dear members of the Planning Commission,

My wife Kimberly and I are owners of the duplex located at 806 Russleo Drive. We believe that our property will be very negatively affected by the proposed new development at Highland View referenced above. We have carefully reviewed the proposed plans for this new development, and we have concluded that it is a poorly thought-out and potentially even hazardous project, which should definitely not be allowed to proceed.

We therefore call upon you to reject this new development.

Respectfully yours,

Michael Bess

Michael D. Bess

Chancellor's Professor of History

Professor of European Studies

208 Benson Hall

(On sabbatical leave, 2016-17)

Department of History

VU Station B 351802

Vanderbilt University

Nashville, TN 37235-1802 USA

Telephone: (615) 322-3340

Fax: (615) 343-6002

Web: <http://as.vanderbilt.edu/history/bio/michael-bess>

“When I was a boy in England long ago, people who traveled on trains with dogs had to pay for a dog ticket. The question arose whether I needed to buy a dog ticket when I was traveling with a tortoise. The conductor on the train gave me the answer: “Cats is dogs and rabbits is dogs but tortoises is insects and travel free according.””

– Freeman Dyson

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

Sent: Tuesday, April 11, 2017 2:03 PM

To: Planning Commissioners

Subject: Knob Hill, a tangled network of challenges

Dear Commissioners

There are six interlocking reasons not to build a subdivision on Knob Hill.

These six challenges don't each stand alone: they interweave in ways that prove this essential point: **KNOB HILL IS A COMPLEX ECOSYSTEM, AND IF YOU DISTURB ONE PART OF THAT ECOSYSTEM, YOU WREAK CHANGES IN OTHER PARTS, TOO.**

The TV tower.

Cul-de-sac variance: dangers; self-imposed hardship to the owner.

Streams (above and below ground) and springs: the aquifer.

Slopes: critical-slope land, and steep streets.

Mimosa soil and Chattanooga shale.

Quality-of-life: Nashville Next, Knob Hill, the neighborhood, the city.

THE T.V. TOWER

- In 1957, Channel 4's tower-under-construction near Charlotte Avenue collapsed, killing four people. You can go online and find the front-page newspaper story.
- After the 1957 collapse, Channel 4 relocated to Knob Hill, to build its new tower where a future collapse couldn't endanger residents.
- Throughout the Nashville area, all TV/radio towers are built on land that remains undeveloped today. That's no accident.
- Channel 4's tower has sixty years' wear and tear: metal fatigue on the beams, from 18 tons of weight and from flexing in wind; millions of tighten-relax strains where each of the 36 cables fastens to the tower or to its ground anchor; and sixty years' strain on unstable, porous, fissure-riddled, waterlogged Chattanooga shale into which the cables are anchored.
- Blasting, nearby, may endanger the integrity of the tower, cables, and anchors.
- Extreme wind may endanger the tower. The tower is built to withstand 120 mph winds with a full coat of ice. In 1998, the mile-wide Nashville tornado –

F3, wind speed 158 – 206 mph – missed the tower by less than half a mile. The tower “sings,” which means wind resonance. **Google “Gallop ing Gertie”** and see wind resonance destroy a major suspension bridge. You’ll wonder how the TV tower might twist and writhe in a tornado, tugging on the metal beams, on every cable, and on anchors compromised by blasting.

- The 500’ buffer on the Concept Plan is a GUESS where pieces might land if the tower falls. No one really knows the fall zone. Roy Dale says the TV tower owner must “sign off” on the Concept Plan – but has that owner actually accepted liability if the tower falls?
- In winter, ice falls off the tower (from as high as 1368’), striking the ground with great force. Is a 500’ buffer protection enough against ice falling in high wind?
- A Channel 4 engineer, talking about the proposed subdivision, said, “I wouldn’t build a doghouse there.”

THE VARIANCE: CUL-DE-SACS 1800’ AND 2100’ LONG

- Nashville Subdivision Regulations limit cul-de-sacs to 250’ and turnarounds to 750’. The reason for these maximums is public safety: longer dead-end streets make it dangerous for emergency services to get in and out and do their jobs. (Roy Dale: “Safety trumps by-right.”) For example, a house on Fleetwood dead-end burned to the ground before fire trucks could get water into their hoses.
- The Concept Plan seeks variances to create cul-de-sacs 1800’ and 2100’ long, as measured from the single access point at Knob Road. It is foolish to measure from the proposed “T” or the proposed “middle turnaround,” because when fire trucks attack a fire in either cul-de-sac, the “T” and the “middle turnaround” do absolutely nothing to change the stark fact that trucks coming in off Knob Road are entering cul-de-sacs 1800’ and 2100’ long.
- Any cars that are parked on-street on these extreme turnarounds, may block emergency vehicles that are trying to save lives and property.
- We worry that the dead-end circles create more hazard to service vehicles: if a big fire truck parks in either of the dead-end circles, can a second truck pass it? If not, the bottleneck may prevent multiple vehicles from getting close enough to get the job done. Also a bottleneck makes it hard for a crowd of service vehicles to get in and out of the dead-end street.

- Icy conditions on steep streets aggravate all of the above safety hazards.
- The landowner seeks dangerous variances, to solve a hardship to the owner. But the owner's continuous property, zoned the same, could give secondary access that removes the need for the variance. The owner is choosing to develop only the parcel on the Concept Map, and not the contiguous property. Therefore the owner imposes hardship upon himself. Self-imposed hardship is not hardship, it is merely inconvenience, i.e., the owner is inconvenienced by making less profit without the variance. Inconvenience isn't reason enough to grant a variance. We urge the Planning Commission to deny the variance(s).

STREAMS AND SPRINGS

- Knob Hill holds water: it is an aquifer. The hill fills with water when rain falls. In rainy periods, springs "weep" out of every part of the Chattanooga shale.
- Roy Dale gives the Planning Staff only partial information about streams and springs on Knob Hill. "I'm required to use what Metro indicates on their GIS." We phoned Metro GIS and they told us their maps show "what we can see from above." Tree canopy blocks aerial view of streams and springs above ground, let alone underground flow of water throughout the Chattanooga shale aquifer.
- Anyone who walks this land, easily sees surface streams and springs that do not appear on Metro GIS. Roy Dale knows that's true, yet he insists on using GIS.
- Roy Dale is a member of Stormwater. He has conflict of interest. Even if Roy Dale recuses himself, other members may feel beholden to do things Roy's way.
- In relatively dry weather, an active spring is bubbling out of the ground six feet from the "middle" cable anchor in the TV tower easement. Those cables are anchored in rock riddled by flowing water. It is not hard to imagine that massive blasting nearby, might weaken the rock and the integrity of the cable anchors.

CRITICAL SLOPES AND STEEP STREETS

- Roy Dale says no lot in his latest Concept Plan has critical slope (greater than 20%). We may have evidence to the contrary.
- We need to make sure the Concept Plan provides enough usable open space, not including critical slopes, water-collection, Class C buffers, or TV cable easement. Also, the plan must provide details on active recreational space.
- The legal grade for streets is 12%. We challenge Roy Dale to demonstrate that no street will exceed 12% grade. And we challenge him to show where, and how much, blasting and cut-and-fill is needed to create those legal streets.
- By actually walking the land, we have seen steep slopes that look like 100' "skirts" running around the two hilltops, roughly 300' from the crests. Streets going to the two dead-ends must "climb" these steeper slopes. We challenge Roy Dale to show that the streets that climb these radical slopes can be built to 12% grade.
- Nashville city services will not clear snow and ice in the new subdivision. Even if streets aren't steeper than 12%, ice or snow may isolate new residents, making them unable to get to the single access at Knob Road, and hindering emergency services from saving lives in the dead-end circles if the Planning Commission approves variances for cul-de-sacs of 1800' and 2100'.

MIMOSA SOIL AND CHATTANOOGA SHALE

- Knob Hill is made of Chattanooga shale topped by a few inches of Mimosa soil.
- Chattanooga shale is riddled with fissures and underground streams. Knob Hill is an aquifer that fills in rainy times and "weeps" from underground springs. Moss, growing on every slope and hilltop, proves there is no place on Knob Hill where water does not flow through the rock, out of the rock, and along the ground.
- Digging into this water-bearing rock, blasting it away to build roads and house sites, will expose flowing water and disrupt it. A break anywhere in the

aquifer can bring unknown effects to the overall system. Neighbors downhill from the proposed subdivision already are challenged by the natural flow from above; they will be challenged worse by developing that land.

- The church is well aware of water runoff. The church has been forced to protect itself by building extensive runoff channels, which are eroding as well. *[Add photos/stories about seepage at the church.]*
- Mimosa soil, a mixture of dirt and clay a few inches thick, is unstable and tends to slide upon Chattanooga shale. Slopes of Mimosa soil may be held stable by trees, bushes, etc., but if that ground cover is scraped away, or if cuts are made in the soil on a slope, the surrounding soil tends to slide. If developers clear-cut and scrape, the likelihood of slippage or landslides goes way up until new ground cover can grow. Landslides create unknowable effects on water runoff, for new residents and for existing neighbors.
- Mimosa soil's tendency to slip, makes it a risky surface to build upon. There are cases where buildings have slipped off their foundations, and landslides have caused big property damage.

OVERVIEW: NASHVILLE NEXT, AND QUALITY OF LIFE

- Nashville Next presents well-thought-out reasons for the city to maintain areas that are either undeveloped or are only developed as greenways or recreation areas. There are few such areas left in West Nashville. Knob Hill is a valuable chance to retain diversity while the area around it is being infilled.
- Knob Hill creates an iconic view shed for the city and for neighborhoods around the hill. To strip away that tree cover, would diminish quality of life for us all.
- Nashville Next promotes tree cover as a valuable asset to the city. Knob Hill's tree cover is indispensable to that asset, and to the city's quality of life.
- Knob Hill is a wildlife area and a wildlife corridor, enriching our quality of life.
- While it is true that Nashville needs to expand, for residence and for business, we argue that there are far better places for expansion than on this rare site. Nashville does not need a cluster-lot subdivision on Knob Hill.
- Nashville Next says infill on Knob Hill should match the character of surrounding neighborhoods, generally one-acre lots and single-family

dwellings; and infill behind Knob Road may include lots that are “slightly smaller.” But the Concept Plan is proposing half-size lots that violate the character of the surrounding neighborhoods.

- Even if it is legal and proper to develop a cluster-lot subdivision with R20 lots on R40 zoning in Transect 3 – which, we argue, may actually be a distortion of the Nashville Next intent and the Nashville Subdivision regulations – it is clear that this development violates the character of the existing Knob Hill neighborhood.

Mike Williams

6457 Fleetwood Drive, Nashville TN 37209

COMMISSIONERS: please be sure to read the 33 emails we posted for March 23 Agenda Item #11.

From: Mike Williams [mailto:12strings22@gmail.com]
Sent: Tuesday, April 11, 2017 1:50 PM
To: Planning Commissioners
Subject: Hazards of hollow core cul-de-sacs

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

A neighbor worries about

HAZARDS OF THE HOLLOW-CORE CUL-DE-SACS

Dear Planning Commissioners,

PLEASE SEE THIS REFERENCE

NASHVILLE CITY REGULATIONS:

- *Section 3-9, 2 i, 1: “Turnarounds shall be designed to accommodate emergency service vehicles as well as passenger cars.”*

MY CONCERN

Are the hollow-core cul-de-sacs, at the proposed dead ends on Knob Hill, wide enough so that if one big fire truck parks in the cul-de-sac, a second fire truck can pass by it?

I’m worried that these hollow-core cul-de-sacs create two hazards:

- Multiple fire trucks can’t get close enough to fight a fire.
- The narrow cul-de-sacs create a bottleneck that prevents emergency vehicles from getting in and out of the scene of an emergency.

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

Mike Williams

6457 Fleetwood Drive, Nashville TN 37209

COMMISSIONERS: please be sure to read the 33 emails we posted for March 23 Agenda Item #11.

From: Mike Williams [mailto:12strings22@gmail.com]
Sent: Tuesday, April 11, 2017 1:48 PM
To: Planning Commissioners
Subject: Variance because of hardship to the owner

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

A neighbor worries about

Variance because of HARDSHIP TO THE OWNER

Dear Planning Commissioners,

PLEASE SEE THESE REFERENCES

THE CONCEPT PLAN 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.

THE PLANNING STAFF’S RECOMMENDATION TO THE COMMISSION, Page 72

Paragraph (c): "Because of 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, if the strict letter of these regulations were carried out."

MY CONCERN

The variance seeks to triple the allowable length of dead end turnarounds, in order to relieve a particular hardship to the owner of the property.

However, the owner also owns contiguous property on Knob Hill that is zoned the same; and if the owner were to extend Highland View at the Knob into that property, secondary access could be created and so the variance wouldn't be needed.

The owner is choosing to develop only the current concept plan, and choosing not to develop the owner's contiguous property on Knob Hill.

Therefore the owner's so-called hardship is self-imposed.

And therefore, the owner's necessity to follow the Nashville City Regulations is merely an inconvenience, not a hardship . . . the inconvenience being that the owner can't make as much profit by following the regulations, as by getting a variance.

SUMMARY

The owner's self-imposed "particular hardship" is merely an inconvenience, which does not justify a variance. The Planning Commission should require the Concept Plan to meet the strict letter of 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

COMMISSIONERS: please be sure to read the 33 emails we posted for March 23 Agenda Item #11.

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

Sent: Tuesday, April 11, 2017 1:46 PM

To: Planning Commissioners

Subject: Tornado wind resonance on the TV tower

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

A neighbor worries about

TORNADO WIND RESONANCE ON THE T.V. TOWER

Dear Planning Commissioners,

A Channel 4 engineer has told me, “The tower sings.” He’s talking about wind resonance – the vibration of wind striking metal beams.

I urge you to Google **GALLOPING GERTIE**. Watch a brief video of wind resonance causing a major suspension bridge to writhe like a snake and collapse into the river. This actually happened near Tacoma, Washington.

I witnessed the 1998 Nashville tornado – a mile wide, with F3 winds 158-206 mph – miss Channel 4’s tower by 2000’. According to the same Channel 4 engineer, that tower is designed to withstand 120 mph wind with a full coat of ice.

I urge the Commission to see **GALLOPING GERTIE** and then ask yourself whether you would want to living anywhere near Channel 4’s tower when the next tornado comes.

Mike Williams

6457 Fleetwood Drive, Nashville TN 37209

COMMISSIONERS: please be sure to read the 33 emails we posted for March 23 Agenda Item #11.

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

Sent: Tuesday, April 11, 2017 1:43 PM

To: Planning Commissioners

Subject: Liability for damage or death

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

A neighbor worries about

LIABILITY FOR DAMAGE OR DEATH

Dear Planning Commissioners,

Please consider who might be liable for damages or prosecution, if any of the following events happen after the Commission approves Roy Dale's Concept Plan and variance:

- The TV tower falls and destroys life, limb or property outside the 500' safe zone.
- A landslide on a new homeowner's property damages his own home. (NOTE: this has already happened in Nashville, on similar Mimosa soil and Chattanooga shale.)
- A house in the new subdivision slides off its foundation. (NOTE: this has already happened in Nashville, on similar Mimosa soil and Chattanooga shale.)
- A house burns down before firefighters can get in and put the fire out. (NOTE: this has already happened on Fleetwood dead end 2000' turnaround.)
- A house in the surrounding neighborhood suffers cracks in walls or foundation because of blasting on Knob Hill. (NOTE: this has already happened on Fleetwood dead end, due to blasting in Nashville West shopping center.)
- Neighbors below the new subdivision suffer increased water runoff that damages their homes or requires landscaping or French drains.
- Blasting on Knob Hill weakens the cable anchors for the TV tower, and future high winds cause those cables to fail, bringing the tower down.

Who might be vulnerable to lawsuits, if any of those things happen? Might it be .

..

Highland Park Church?

Roy Dale and Associates?

The owner of the TV tower?

Developers who build on Knob Hill?

The City of Nashville, or any of its agencies?

Owners of new houses, whose construction impacts neighbors below?

We suggest the Commission understand these liabilities, before approving the Concept Plan.

Mike Williams

6457 Fleetwood Drive, Nashville TN 37209

COMMISSIONERS: please be sure to read the 33 emails we posted for March 23 Agenda Item #11.

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

Sent: Monday, April 10, 2017 8:39 PM

To: Planning Commissioners

Subject: Fwd: 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 hillside came down and knocked out the back of the house. The topography here is almost identical to the proposed development above and the mimosa soil/chattanooga shale 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 and suggest they develop the eastern part of the property.

Sincerely

Amanda Livsey

Knob Road









From: suzettecrutch12@bellsouth.net [mailto:suzettecrutch12@bellsouth.net]
Sent: Monday, April 10, 2017 4:40 PM
To: Planning Commissioners
Subject: Concept Plan 2017S-033-001

Thank you for your consideration of the attached comments.

Suzette Crutchfield

(attachment follows)

**Suzette Crutchfield
5406 Knob Road
Nashville, TN 37209**

April 9, 2017

VIA EMAIL

Metropolitan Nashville/Davidson County Planning Commission
800 Second Avenue South
Nashville, TN 37219-6300

Dear Metro Planning Commission Members:

Re: Concept Plan 2017S-033-001—Highland View at the Knob

Thank you for hearing comments about the proposed Highland View at the Knob development. There are many concerns, including:

- The WSMV-TV tower—Many lives could be lost if the tower falls on homes that would be included in the proposed development. The tower could also be weakened by blasting that will almost certainly be necessary for the construction.
- Water runoff—Water runoff is already a problem for many of the residents in that area, and this development will very likely increase the volume of water runoff due to erosion from tree loss due to this project. I understand that the Metropolitan Nashville Stormwater Committee, of which the project engineer is a member, has already approved the plan.
- Cul de sac variance request due to the length of the road—A variance should not be granted due to its impact on access by emergency vehicles.
- Soil type—Mimosa and Chattanooga shale are poor soil types to support this type of development.
- Lack of a recreational facility in the concept plan—For this type of development, subdivision regulations require a recreational facility.
- Slopes and streams—Concern about slopes and existing streams on the property should be adequately addressed prior to any project approval at this location.
- As you can see from the enclosed 2002 article from *The City Paper* regarding the Highland Park Church proposal (adjacent to the Highland View at the Knob property), a church representative said a dense stand of trees would shield the building from the road (a statement he also made at our neighborhood association meeting). However, when development began, the stand of trees was promptly cut down and the church is very visible. This shows how, once approved, developers' plans change and do not have to go through additional approval. If approval is given for this project, requiring a specific plan for this development would help alleviate many of the concerns surrounding changes that can easily be made if approval is granted.

I appreciate your consideration of these comments.

Sincerely,


(Melinda) Suzette Crutchfield

Enclosure

Courts move to MetroCenter this spring

FROM PAGE 1

courthouse currently does not have elevators or holding areas to provide adequate separation of and safety for inmates, jurors, judges and citizens.

Metro has enlisted the help of a judicial facilities consulting firm to ensure that the temporary relocation, currently scheduled to take place in mid-April, goes without a hitch, and is considering such issues as parking, security and logistics in the new location. Courthouse functions will be moved to three buildings off MetroCenter Boulevard, one of which housed the Gore/Lieberman headquarters during the presidential campaign.

"The buildings that are going to be used for temporary space are pretty good," said Michael Thomas, president of Columbia, S.C.-based Justice Planning Associates. "It's easier when you can design a building where you can fit people in exactly where they need to be, but for leased space, this is going to work pretty well."

Early planning for renovations considered the construction of a new courthouse, as well as a possible addition to the existing

Church to build next to WSMV

By Judith R. Tackett
jtackett@nashvillecitypaper.com

The inter-denominational congregation of Highland Park Church will build its first church on 66.5 acres off Knob Road adjacent to WSMV-Channel 4 and will present its building plan to the Metro Board of Zoning Appeals on Dec. 5.

Building Chairman Lou Alvarez said the church will only utilize about 10 of the 66.5 acres, leaving the remaining land undeveloped. The proposal calls for a 40,000-square-foot main building, a 10,000-square-foot activities building, a 4,000-square-foot chapel, a 10,000-square-foot second activities building (to be built in the far future), and a 3,000-square-foot home for a pastor.

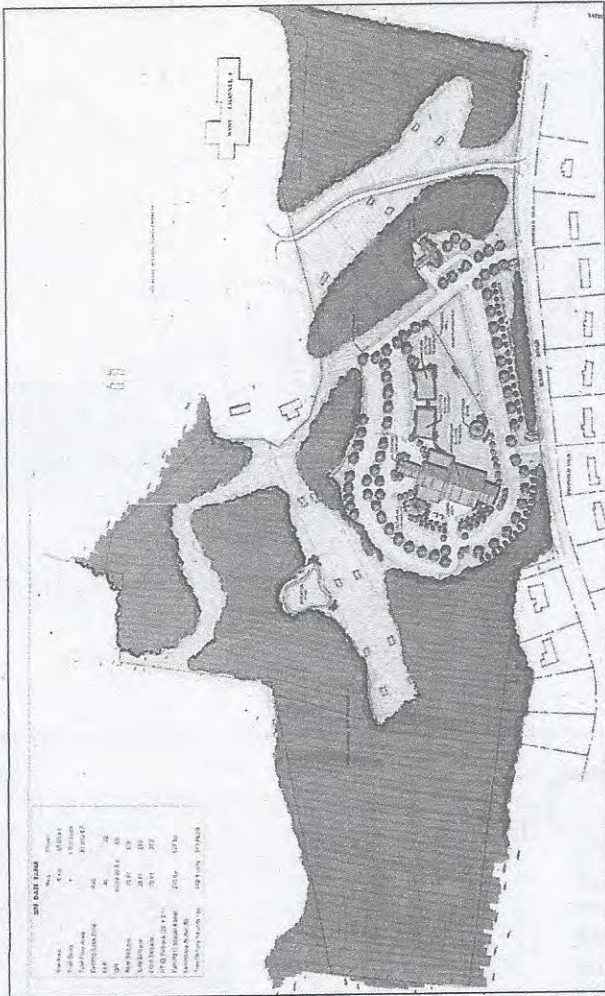
Design criteria departs from traditional standards such as a steeple and pews. Instead the 550-member congregation will be housed in an auditorium with TPAC-like seating.

"We're taking advantage of the slope of the land for the auditorium, which eliminates blasting that would disturb the neighborhood," Alvarez said.

The building is set back from the road with two separate entrances. Alvarez said a dense stand of trees will shield the building from the road.

Alvarez said he had been talking to property owner Vail Resorts, based in California, for more than two years.

A few months ago, Vail Resorts informed the church of a potential developer ready to buy the



Rendering courtesy of Barge Waggoner Sumner & Calman

The land surrounding the church buildings will remain undeveloped.

land to build homes on the site, which is already zoned for R-40 (residential single family and duplex homes). But the developer decided against the project, and the Highland Park Church started to pursue a zoning change.

Last month Alvarez met with residents and the neighborhood association and agreed to some neighborhood-proposed changes. A second meeting with the board of the White Bridge Road

Neighborhood Association is scheduled for today. Alvarez said the congregation started nine years ago with six people. The 550 members meet Sunday mornings at Hillsboro High School.

The earliest Highland Park Church expects to be able to start construction is in 2004/05 depending on funding availability. The needed \$4 million-\$5 million would have to come from the congregation.

From: Duncan Ragsdale [mailto:duncanrag@comcast.net]
Sent: Monday, April 10, 2017 6:40 PM
To: Planning Commissioners
Subject: Re: Highland View at the Knob, Case 2107S-033-001

Dear Planning Commission,

I wanted to reach out to you since I have never had to come to a planning commission meeting before. I do know how busy all of you are and I know there are several new members on your council.

I want to make this as easy for you to find as possible if you haven't been able to review this project yet.

Just a reminder, since the plan was deferred last month many letters have already been submitted on this project that OPPOSE the plan - Highland View at the Knob as proposed.

Here are links to your website that will fill you in on the info already submitted.

<https://www.nashville.gov/document/ID/225e83d2-694a-4f29-ac77-c5df1b6c98c5/March-23-2017-comments-received-March-1722>

<https://www.nashville.gov/document/ID/b5fe044c-9acd-4575-8f13-864e988a4504/March-23-2017-comments-received-March-2223>

Thank you for your time and for all that you do to make Nashville a great city! See you Thursday!

Sincerely,

Duncan Ragsdale

duncanrag@comcast.net

<http://duncanragsdale.com/>

<http://duncanrag.etsy.com>

615.294.5441

From: ed lambert [mailto:ghiaboy@hotmail.com]
Sent: Monday, April 10, 2017 12:43 PM
To: Planning Commissioners
Subject: Re: HIGHLAND VIEW AT THE KNOB – CASE # 2017S-033-001

To the Metro Planning Commissioners,

I am writing to express my opposition and to ask the Commission to vote NO to the proposed development known as Highland View at the Knob. As a Nashville native, a nearby property owner and a member of the Richland Creek Watershed Alliance I am appalled by this proposal for the following reasons.

The plan violates the Community Plans criteria for that neighborhood. It is an incomplete plan lacking the criteria and research needed to properly develop land that is usable, while overextending to develop critical land, to construct upscale housing not in character with that area, sacrificing part of the city's tree canopy and carbon sink in exchange for a "Highland View for the Few". This plan also goes against items in the Mayor's recent Livable Nashville plan:

- Restore natural functions of the landscape to improve water quality, save money, and improve resiliency
- Conserve, restore, and sustainably manage public and private lands throughout Davidson County
- Stop net tree loss and plant 50,000 trees during first term

In attending the community meetings and witnessing the presentations by Roy Dale, I felt he was vague in answers to questions regarding tree removal, degree of blasting that would be required, water runoff, soil erosion and landslide potential. I believe he has not provided the Planning Department 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, while asking for exclusion from subdivision regulations through variances.

This property contains steep slopes, critical lots with soils that would cause slippage in heavy rains as well as unmarked streams and underground water formations that flow into Richland Creek and ultimately the Cumberland River. The Knob Hill aquifer is a feeder to Richland Creek. The current proposed development will cause severe environmental and financial losses during and after development for any properties or streams near the footprint of Knob Hill. Knob Hill consists of Mimosa soil and Chattanooga Shale with a 4-5 land use rating with severe limitations where development of any slope beyond 20% is not recommended, a total lack of understanding this can lead to ill-fated land use for this type of environment. Load bearing capacity is Fair-Poor which in a cluster lot setting this could be disastrous.

Below is a excerpt from a research paper entitled "Bistable dynamics between forest removal and landslide occurrence" published in 2014:

"It is well documented that deforestation results in an increase in landslide frequency due to the control that forest roots have on slope stability. The loss of forest vegetation leads to a reduction in soil cohesion and a decrease in the shear strength of the soil profile. As a result, the slope becomes more susceptible to landsliding and the return time of landslides decreases. When a landslide removes the soil profile, there may not be adequate time for seedlings to grow and enhance soil stability."

<http://onlinelibrary.wiley.com/doi/10.1002/2013WR014819/full>

I have been watching the development that has been going on for many months at the foot of Knob Hill just off White Bridge Road in front of the West End Community Church. They have removed all the trees, have blasted almost every weekend, blocked traffic several times a week and piled huge stones and gravel everywhere. They seem to getting nowhere and many of the neighbors have expressed concerns with the blasting, including cracks in their home foundations. This is a much smaller development than the proposed Highland View.

The construction of 30 or more homes with one access road would create a substantial increase in traffic emptying onto Knob Road, a winding, hilly road with a speed limit of 30 mph and frequent deer crossings. This would create increased noise and decreased safety to the existing homes and current residents. This single road also limits access in times of emergency and inclement weather.

The proposed proximity of some of the lots to the WSMV tower and its supporting guy wires seems ill-conceived and at a possible risk from falling ice that forms on such structures and be carried by winds in storms up to 100 feet or more from the tower or support wires. I work at a radio station and in speaking to the staff engineers and showing them the plan, both thought it was preposterous to have some lots so close to guy wires and a 1,368 foot tower. In the Wikipedia article on the station is the history of the 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. 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."

The tower was built there to be away from potential damage to life and property and the plan calls for removing the soil stabilizing forest and blasting on the hilltop where this tower has stood serving the entire community since 1958.

Below are excerpts from a 2002 paper entitled "Health Effects in the vicinity of Radio/TV towers and mobile phone base stations" by Dr. Neil Cherry, Associate Professor of Environmental Health":

"There is robust scientific evidence that electromagnetic radiation is a Ubiquitous Universal Genotoxic Carcinogen. If this understanding was applied to the data available when IARC declared benzene a Human Carcinogen, then the level of data for RF/MW radiation being a human carcinogen was considerably stronger than that for benzene. A large body of laboratory experiments and epidemiological studies now confirm the hypothesis. The evidence is further strengthened through the biophysics understanding of the EMR Spectrum Principle. This shows that as the carrier frequency increases the dielectric constant declines and the induced tissue electric field and induced current increases significantly. This implies and confirms that all of the

health effects found in "electrical workers" will be found at much lower mean exposure levels in the vicinity of broadcast towers. Where studies have been carried out, the adverse health effects have been found. When compared with actual radiation patterns they show a causal effect. This confirms that hypothesis and the toxicology of the signals with a safe level of zero exposure. Hence living in the vicinity of broadcast and mobile phone towers produces Cancer, Cardiac, Reproductive and Neurological (CCRN) health effects."

[www.avaate.org/IMG/doc/Probable health effects associated with cell sites.doc](http://www.avaate.org/IMG/doc/Probable_health_effects_associated_with_cell_sites.doc)

In conclusion, there are many reasons that that this proposed plan is not in the best interest of our community and not something that should be approved by the Planning Commission.

Thank you for your time and consideration,

Ed Lambert

5620 Meadowcrest Lane

Nashville, TN 37209

From: Rob Cheplicki [mailto:rob.cheplicki@gmail.com]

Sent: Monday, April 10, 2017 12:18 PM

To: Planning Commissioners

Cc: Kempf, Lucy (Planning); Sloan, Doug (Planning); Leeman, Bob (Planning); Milligan, Lisa (Planning); Mary C. Roberts; Burnette, Brandon (Council Office); Hutchison, Melanie (NFD-FMO); Holt, Steve (NFD Admin); Murphy, Kathleen (Council Member); Johnson, Mina (Council Member)

Subject: CASE #2017S-033-001: Highland View at The Knob

Dear Planning Commissioners,

I am writing to address the Highland View @ The Knob Hill concept being presented by Roy Dale and Associates. A pdf attachment contains my letter and several photographs related to my position on this matter.

I am also copying other Metro parties involved in this matter.

Best,

Rob Cheplicki

6453 Fleetwood Dr

Nashville, TN 37209

(attachment follows)

CASE #2017S-033-001 "Highland View at the Knob" Cul-de-sac and Connectivity Concerns

Dear Commission members,

I and many of my neighbors believe the current Highland View @ The Knob concept plan does not follow the criteria to properly develop land that is useable, while overextending to develop critical land, purely for financial gain.

Based on the current concept and community meetings with the developer I believe he has not provided the community or the Planning Department with an accurate or detailed enough concept that takes into consideration the environmental and conditions that Nashville Next and Nashville West Community plans designate for Knob Hill, while asking for exclusion from Nashville Subdivision regulations through variances.

This property contains steep slopes, soils that could cause slippage from torrential rains as well as unmarked streams and underground water formations. The current proposed development could directly or indirectly cause severe environmental and financial losses during and after development for any properties or streams on or near the footprint of Knob Hill, including Richland Creek.

Developer's Variance Request

The current concept plan seeks a variance(s) from the Nashville Plan regulations that limit the length of cul-de-sacs and turnarounds. The current concept contains two cul-de-sacs and only one entrance from Knob Road totaling well over 750 ft in length.

Section 3-9.2(i).2 requires that the maximum length of dead end streets with turnarounds shall be 750 feet. The applicant does not meet this requirement and is requesting a variance from this section of the Subdivision Regulations.

SUMMARY: The owner is choosing to develop the current concept plan and not to develop the owner's contiguous property on Knob Hill. This development offers absolutely no benefit to the existing West Nashville community and according to Nashville Subdivision Regulations, the request for a variance is based on a *self-imposed hardship and does not justify a variance*. The developers have created their own hardship and therefore, no variance should be granted. I can also address the issue of a cul-de-sac personally.

We are on the northern end of Fleetwood Dr that has a dead-end/cul-de-sac and last February the home next door to ours at 6449 Fleetwood Dr. caught fire and burned to the ground at 5:00 am.



Rob Cheplicki / 6453 Fleetwood Dr. / Nashville TN 37209

This was the perspective from our home.



Our part of Fleetwood Dr. begins and ends at the corner of Knob Road/Russleo. There is only one way in and one way out.

Highland View at the Knob has more homes than ours (30 lots at the moment) and longer streets, with only one way in and one way out; and that entrance/road will be shared by the church property owners. In most any other case an owner would say no to this arrangement but the church is allowing this because they will ultimately profit from its implementation.



This is a partial view of the 13 fire department vehicles that were here that day.



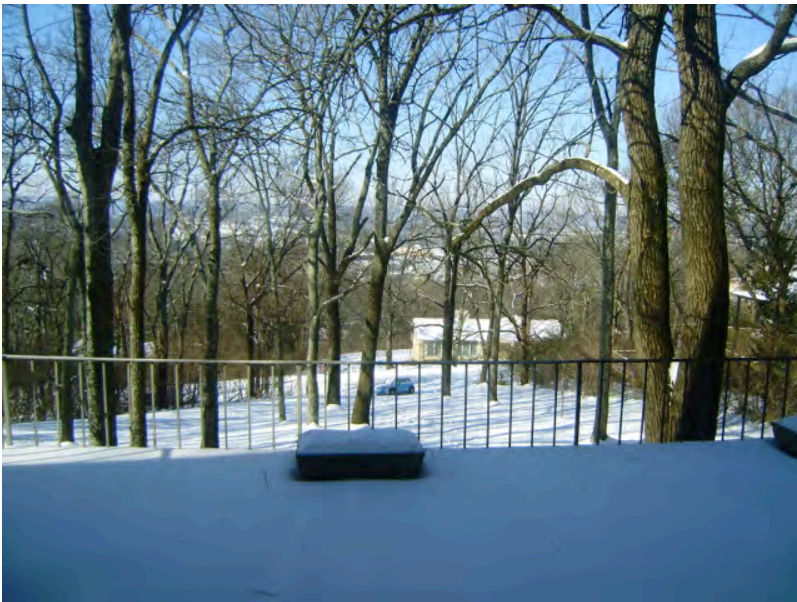
Fortunately no one was injured but everything was lost and this is what remained of the home. It has not been rebuilt.



It took over 20 minutes for the fire department to be in a position to fight the fire and also spraying our home because we were so close to the flames.

It was February so we were lucky that there was no ice or snow on Fleetwood Dr.

When that happens, we are usually stuck in our home as others are on this end of Fleetwood Drive; particularly from where we are on the street's grade.



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Metro only maintains Knob/Russleo Road during snow and ice situations so Fleetwood Drive does not have ice prevention or snow plowing.

This would be the same for the *Highland View* subdivision.



This all speaks to having a cul-de-sac built on steep slopes and the lack of connectivity, especially in the context of emergencies

And this is not the first fire on our street, it's the second within the last three years. The outcome was not as bad for that one but the situation with the fire department and accessibility were exactly the same.

So for these reasons my neighbors, local council members and myself, urge the Planning Commission to deny the developer's requested variance and this concept until one can be developed that truly takes into account the area protected by the West Nashville Community Plan, Nashville Next and Nashville Subdivision Regulations - which were written for the protection of the community.

There are too many unanswered questions regarding this concept and this developer does not appear to be addressing them adequately for those of us who have to live with the consequences of that decision.

- Rob Cheplicki

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

Sent: Sunday, April 09, 2017 8:23 PM

To: Planning Commissioners

Subject: Letter in reference to Highland View at the Knob, Case # 2017S-033-001, Item #11 for the April 13 meeting

Letter to Planning Commissioners

April 10, 2017

Dear Commissioners,

This is in reference to **Highland View at the Knob, Case 2107S-033-001, Agenda Item # 11.**

This case was on the agenda for the Planning Commission for March 23, 2017, and 33 letters were submitted prior to that meeting. Since the meeting was deferred to April 13, we want to be sure that you have access to the file of those letters. I was able to retrieve these letters online at the Planning Commission site, in a file called Related Documents, which is in a different section below the Documents for the April 13 meeting. Please look for Comments Received, March 17 – 22 and March 22-23. I am calling your attention to this body of letters, as I am not sure what the normal practice is in preparing for an upcoming meeting. It would be easy to just look at the documents filed under the April 13 meeting, and overlook these previous letters. Thank you for your attention to these letters.

Here is the information on who sent letters, March 17 to 23:

Cynthia Crenshaw – flooding issues

Kimberly Williams, Knob Rd – the variance

Robin Cohn, Greeley Dr – terrain and ecosystem

Leslie Dauqui – “this is terrible for the neighborhood.”

Tom Anderson, Watts Terrace – consequences to developing the hill; runoff; need more studies

Hope Pehler, Knob Rd – the variance; and consequences to hillside development; ecosystem

Kathy Baker – Nashville Next

Rob Cheplicki, Fleetwood Dr – TV tower

Claiborne McLemore III, Knob Rd – the variance

Michael Bess, Russleo Dr – opposed

Kimberly Bess – the variance; blasting

Amanda Livsey, Knob Rd – drainage; no connectivity; landslide photos

Paul Miller, Knob Rd – ecosystem; slopes

Debi Robin, Neartop Dr – doesn't conform with neighborhood

Carole Richmond, Cammack Ct – opposed

Margaret McRedmond, Kendall Dr – blasting; TV tower; the variance; traffic

Caleb Dixon, Fleetwood Dr – drilling; blasting; critical lots; TV tower

Cherie Dixon, Fleetwood Dr – construction; blasting; doesn't fit the character of West Meade

Cindy Anderson – flood

Gary Lee, Wilhugh Pl – water runoff

Allison Fox, Forestwood Dr – oppose

Lil Cook, Knob Rd – land and environment

Mike Williams, Fleetwood Dr – TV tower; var./intent; var./safety; var./property; var./hardship; cul-de-sacs;

Kathy Cloninger, Fleetwood Dr – ecosystem

Billy Livsey, Knob Rd – water drainage; erosion; slopes; streams

Trish Bolian, Hickory Valley Rd – West Nashville Plan, Community Conservation Policy

Duncan Ragsdale, Fleetwood Dr – the variance; Stormwater

Ashleigh Prince, Stoneway Trail – environmentalist

Willi Honegger, Rolling Fork Dr – creek through eastern area, roundabout will cut off flow; steep slopes

Margaret Bauer, Watts Ln – water and foundations

Katie Patton, Knob Rd – Knob Hill as rare and vital symbol of Nashville; tree canopy, green space

Heather Scheiderer, Brownlee Dr – the variance; West Nashville special policy

Phyllis Sells, Kendall Ct – Tower to close; violates West Nashville policy; drainage

Thank you for your time and for your service on the planning commission.

Kathy Cloninger

Fleetwood Dr, Nashville

Item 23, Hudson Road rezoning

From: Joanna Routledge [mailto:jroutledge2008@gmail.com]

Sent: Wednesday, April 12, 2017 11:25 AM

To: Planning Commissioners

Subject: Support for 2017Z-041PR-001

I would like for the planning commission to approve this zoning change.

Thank you.

Joanna E. Routledge

709 Nix Pass

Madison, TN 37115

From: Sasha Mullins Lassiter [mailto:chromecowgirl@gmail.com]

Sent: Wednesday, April 12, 2017 11:19 AM

To: Pridemore, Bill (Council Member); Mayor (Mayor's Office); Shepard, Shawn (Planning); Planning Commissioners

Subject: Neely's Bend Hudson Road Project

Case #2017z-041pr-001

Dear Shawn, Bill and Planning Commissioners.

As lovely as changing the zoning to Agriculture AR2A sounds, the zoning includes horrific possibilities such as landfills, mineral extraction, among other projects that would absolutely disturb the bucolic beauty and preservation of Neely's Bend and the fragile environment.

The new owner, Adam Sawyer, can just farm as an accessory to the zoning already in place. Word on the street is that they may be newbies at farming anyway. I hear they may be pursuing an organic certification which is extremely strict and difficult to obtain and best administered to very experienced farmers. Anyway, there isn't a need for a zoning change as They can farm as an accessory to the zoning already in place.

On behalf of the environment, my long experience fighting that horror show quarry in Old Hickory which is an environmental disaster to the once beautiful and fragile Hadley's Bend, (which by the way is completely against the very thorough Nashville environmental report from the NRDC stating that all the Bends should be environmentally preserved) and on behalf of the beautiful families and important history of Neely's Bend, I ask that you DO NOT rezone this land to Agriculture.

Agriculture zoning should be just that. Here is the definition of Agriculture: the science or practice of farming, including cultivation of the soil for the growing of crops and the rearing of animals to provide food, wool, and other products.

But Agriculture zoning has become a catch all type of zoning because the Metro Nashville Zoning description allows for special permissions for businesses that will absolutely destroy the environment!!! Has nothing to do with the definition of Agriculture.

And as we have learned with the quarry at Old Hickory, all you need is a powerful attorney with friends in high government, big lobbyists and a new owner with deep pockets and the most vile of businesses will be permitted, based on zoning, not policy.

Thank you,

Sasha Mullins Lassiter

Berwick Trail, Madison, TN

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917.514.0058

Community Advocate:

Founder, Madison Community Alliance and All Together Madison (ATM)

Project Coordinator, All Together Madison Economic Market Analysis and Strategic Plan led by Randall Gross, Economist

Item 19, 26th and Clarksville Pike SP

From: Rickoff, Abbie (Planning)

Sent: Wednesday, February 08, 2017 12:32 PM

To: Planning Commissioners

Subject: 2017Z-029PR-001

Rodgers Collier

2006 28th Street

Parcel: 08106000100

Rodgers is in opposition to the zone change because he does not feel it is consistent with the surrounding character. He does not have access to email so I thought I would relay the message. I did provide him with the Planning Commission number.

Abbie Rickoff, AICP

Planner II | Land Development

Metropolitan Nashville Planning Department

800 Second Avenue South | P.O. Box 196300

Nashville, TN 37219-6300

phone: 615.862.7217