

**Comments on April 13, 2017 Planning Commission agenda items,
received through April 7**

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

From: Greg Baker [<mailto:baker.gregory4@yahoo.com>]
Sent: Thursday, April 06, 2017 11:58 AM
To: Planning Staff
Subject: hoggett ford expansion in hermitage

I am fairly worried about the expansion on hoggett ford road in hermitage. I am a resident of the fleetwood division. I just dont think dodson chapel is capable of this proposed expansion. I want to voice my thoughts on not approving this expansion.

Thank you

Gregory Baker

3412 Parkwood Court

Hermitage TN 37076

615-414-0485

From: Sue Senchuk [<mailto:susansenchuk@yahoo.com>]
Sent: Thursday, April 06, 2017 4:41 PM
To: Planning Staff
Subject: docket items are 2016 CP-014-001 and 2016SP-021-001.

Hello,

I am a resident of Fleetwood HOA in Hermitage, a housing area which will be directly and adversely affected by the above docket items (Hoggett Ford Development plans). I am unable to attend the upcoming forum for discussion of these items, so wish to express my opinion here.

Not only will the traffic situation be untenable for our area, but = more importantly to me - having our area greatly impacted by much more new development will greatly change the element of natural beauty and quiet which was one main reason I bought in this area.

I AM NOT in favor of this new development and the huge change it will make to those of us living here. Another example of large corporations coming in who don't care about the people or the area, only about their profits.

Susan Senchuk

Hermitage

From: Sherry [<mailto:sherry@greaternashvilleinsurance.com>]

Sent: Thursday, April 06, 2017 2:12 PM

To: Planning Staff

Cc: Planning Commissioners

Subject: Hoggett Ford Const docket items are 2016 CP-014-001 and 2016SP-021-001.

I am writing as I will not be able to attend the meeting. I ask that you reconsider this construction at this time. I have lived in the neighborhood for 2 years and have in this short time seen an increase in traffic already from this direction. Some days it takes 15 minutes to turn left out of the subdivision. Let's talk about Lebanon Road, I work in Donelson and it takes some days 45 minutes to get here and sometimes also that long to get home. That is not road construction that is everyday traffic. That's crazy. Let's let everything catch up to the building that is going on. (Roads, schools). In a couple years take another look at it. I assure you he will not go broke waiting. Nor will Metro.

Sherry Groom, CISR

Item 4, Earhart Subdivision

From: Orlando Rosado [<mailto:blue51@gmail.com>]

Sent: Tuesday, April 04, 2017 8:23 PM

To: Planning Commissioners

Subject: 2016SP-062-001 Earhart Subdivision

Metro Planning Board,

I am a resident of the Lakeside Meadows Subdivision. I am voicing my opposition to the change in zoning. I am not supporting this new development changes. We need more infrastructure changes to the current road, water and other utilities before anymore homes can be constructed. Just a couple of months ago the water pressure went down and it has never been the same. Imagine what all those neighborhoods will bring. Our roads right now are narrow and without any street lighting, more cars will bring more danger and possible accidents. We need to leave the rezoning the way it is and stop trying to build condos, duplex or any other kind of residential units without the proper buffering zones that include vegetation, tree lines and so forth. I do not opposed that the owner builds in his property, but I do opposed that the zoning is changed. Again, we need street lights in an already dangerous and very small rural road, we need improvements to the already thin out water, light and road infrastructure. I hope you hear our concerns before you go out and approve and another developer who does not care about the city since he just builds ups and goes and instead listen to the residents that live and stay here and want the best for our city.

Thank you,

Orlando Rosado

2840 Lakeside Meadows Circle

Item 9, Fairfield Inn & Suites

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

Sent: Monday, April 03, 2017 9:32 AM

To: Shepard, Shawn (Planning)

Subject: Case 2017SP-020-001

Ms Shepard,

I intend to appear at the hearing next week to register my opposition to the Fairfield Inn & Suites but would appreciate it if you could provide a copy of my planned testimony to the Planning Commission.

Thank you,

Mark Riebau
206-245-8552

(attachment follows)

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- February 2014 -We purchased #602 from our son.
- March 2014-The Midtown Study was adopted that changed the height restrictions on Lots 109-113 29th Ave. N allowing a building height of 9 stories.
- Neither we, nor our son, received notification of the intention to change the zoning to allow buildings of 9 stories vs 6 stories.
- 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:



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

Item 11, Highland View At The Knob

(Please note – three short videos were attached to this comment. They will be forwarded separately due to their size.)

From: Kimberly Garner [<mailto:kgarner1031@gmail.com>]

Sent: Saturday, March 25, 2017 10:41 PM

To: Planning Commissioners

Subject: Highland View at the Knob

To Whom it May Concern,

This letter is intended for review by the planning commission for Highland View at the Knob. Concerned neighbors have asked me to explain water runoff issues in my yard since construction began for Hillwood Court off of Charlotte Pike.

My name is Kim Garner and my family moved to 867 West Hillwood Drive in August, 2015. At that time, we felt we had purchased our dream home. The home itself wasn't what attracted our family of five with children ages 7, 5 and 4. It was the yard. We had never had a large yard for the kids to play in and this home had a relatively flat, park-like acre. We were thrilled and planned to renovate the home in a couple of years.

Toward the end of 2015, we started to notice a wet patch in the grass, probably about 2 ft x 2 ft that would get a little boggy for a day or so and dry up again. Around that time, we also noticed a large complex of tall townhomes going in behind us (Hillwood Court).

In early 2016 the wet patch started to grow. Neighbors on either side took notice and said they had never seen it do this before. One neighbor has lived next door for 25 years and the other for 15. The previous owners of our home came to take a look as well and were shocked at the deteriorating condition of the back yard. They, too, had never seen anything like this in the 12 years that they owned our home.

That summer in July we had a heavy rain. I filmed (attached) muddy water rushing from the higher Hillwood Court complex into my lower back yard. It flowed quickly into our creek that had previously been mostly dry, and out to the ditch in our front yard, overflowing into my yard in several places along the way.

Around this time Roy Dale visited my yard, and said that the boggy portion was likely the creek overflow and that I should take care of it myself by putting in swales and maybe a berm.

I started going to Hillwood Court neighbor meetings and voiced my concerns to the developer Caleb Fuqua. He said that my yard was his highest priority and he put a silt fence in the back corner of my property and also in the back corner of his project. When this didn't help, he put bales of hay behind both silt fences.

This seemed to help the direct runoff from Hillwood Court, although it did not completely alleviate the problem. My yard with the creek in it has always been where water naturally flows from what is now Hillwood Court. But the creek has always been mostly dry, except for an occasional heavy rain, according to long-time neighbors. It's mostly wet now, after numerous trees have been removed from the Hillwood Court property and all of the grass is gone. For obvious reasons, I am concerned about what will happen to my yard when concrete is poured over the Hillwood Court property to create the parking lot.

As the runoff from Hillwood Court improved, the boggy area in my yard got worse. MUCH worse. Today almost half of my yard is completely saturated from what we now realize is a spring that has continually flowed, in rainy or dry spells, since Hillwood Court began. Several civil engineers have visited my home and voiced concern over the likelihood that Hillwood Court disrupted the water table underground and caused a minor spring in my yard to become very overactive. Every week I see new areas of saturation, and about a month ago, the saturated area began to cut a new path across the yard toward my house. It has come all the way up to the corner of our detached garage as well, and I'm concerned it could begin affecting the foundation there.

Over the past several months, Mr. Fuqua has monitored my property multiple times. Mr. Dale has also visited again. When he saw the tremendous change in my yard compared to his previous visit 6 months prior, he pointed to the Hillwood Court project and said, "Occam's Razor", meaning the simplest explanation for our sudden marsh, is most likely that the construction project behind us caused the spring to become overactive. He also promised to share this information with Mr. Fuqua and recommended that Caleb issue a check to us instead of bringing his own equipment onto our property.

We've had two landscaping companies look at our property and after measuring 70 feet of saturation across the broadest portion of our marsh, one company said the job was too big for a landscaper. He recommended we get a civil engineer evaluation. We have had a civil engineer look at the yard and he is in the process of assembling plans for how to alleviate our problem.

Mr. Fuqua contacted our family last week and offered to compensate us about 1/4 the total cost of estimated repairs. He has now agreed to wait until we get a confirmed estimate from our civil engineer and landscaping company and readdress compensation at that time.

With spring quickly approaching, we are hoping to get answers soon. As more heavy rains on our already saturated yard could begin to affect our home. Not to mention the mosquito problems that we will likely face.

We appreciate your interest in this as we are concerned for our neighbors affected by the development on Knob Hill. Please let me know if I can help in any other way.

Kim and Matt Garner

From: mary kirkman [mailto:mckirkman55@yahoo.com]

Sent: Thursday, March 23, 2017 3:54 PM

To: Planning Commissioners

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

Dear Planning Commissioners,

As a concerned neighbor of the Knob Road area, I urge you to vote no on Highland View at Knob, Case #2017S-033-001. It would be detrimental to our neighborhood.

Sincerely,

Mary Kirkman

416 Alden Ct.

Nashville, TN 37209

From: Keith Wallace [mailto:ktwruns@gmail.com]

Sent: Thursday, March 23, 2017 3:15 PM

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

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

Council members and Metro Planning Commission members,

I am opposed to the variance extending the length of a cul-du-sac and proposed subdivision Highland View @ The Knob Case # 2017S-033-001.

I live on Russleo Drive which for all purposes is an extension of Knob. Knob turns into Russleo at Fleetwood. My concerns and opposition to this development are for the following reasons;

- 1.) I am concerned about additional traffic on Russleo Dr and Knob Rd.
- 2.) Water runoff affecting my house and the houses of my neighbors. My house backs up to Knob Hill, where the proposed development will be built. This has a direct impact on me.
- 3.) I don't want allowing a variance and development on Knob to establish precedence so that the next builder and the next after that can destroy our neighborhood we have selected to live in. There have already been attempts to develop the other end of Knob, Russleo at Charlotte.
- 4.) I am concerned about the steep slopes on Knob Hill being able to hold housing and water runoff. Additionally, members of the community have raised concerns over the soil and rock substrate on Knob Hill which have not been answered. There is a reason this land hasn't been built on.

I have a number of other concerns but these are the most pressing, and the ones I feel that might give you reason to decline the proposed development.

Thanks for your time and attention to this matter,

Keith Wallace
842 Russleo Drive

Nashville, TN 37209

615 243-5942