

## Comments on April 27, 2017 Planning Commission agenda items, received through April 21

### Item 1, Earhart Subdivision SP

**From:** Lisa Schmidt [mailto:lisa.schmidt@boson.com]

**Sent:** Wednesday, April 19, 2017 4:43 PM

**To:** brenda.diaz-flores@nashville.gov; brian.tibbs@nashville.gov; Allen, Burkley (Council Member); greg.adkins@nashville.gov; jeff.haynes@nashville.gov; jennifer.hagan-dier@nashville.gov; jessica.farr@nashville.gov; lillian.m.blackshear@nashville.gov; Sims, Pearl (NCAC); ron.gobbell@nashville.gov; Sloan, Doug (Planning); Napier, Patrick (Planning); Planning Commissioners; Glover, Steve (Council Member)

**Subject:** 2016SP-062-001 EARTHART SUBDIVISION

Dear Members of the Nashville Planning Commission:

My husband and I are homeowners in the Lakeside Meadows sub-division located in Davidson County. We are writing to express our concern about the potential impact of the zoning change being proposed to allow what we perceive will be significant overbuilding in a new development near us off Earhart Road.

Our objections to this rezoning focus on the strain that will be placed on the existing infrastructure of the area including increased traffic on narrow, unlighted roads that already are in dire need of traffic lights. The water pressure fluctuates now as it is and possible sewage/drainage inadequacies cannot be far behind. It is unlikely that the full impact of demands on schools and local services including fire and police have been thoroughly studied. With two other developments underway (one within the Meadows of Seven Points and the other 'clandestine' activity at Earhart and Rising Fawn), this area is at the limit.

Further, we have reason to believe that this development, even if built to existing RS-15 zoning regulations, is risky due to the topography of the land which contains many sinkholes and caves. As a potential homebuyer, if we knew this, we would run the other way. It would be an error in judgement by the Commission to allow so many new residences to be constructed on already unstable property that may, in turn, cause instabilities elsewhere in the area. This potential outcome cannot be overlooked.

We do not know why the public hearing has been moved so many times without proper notice/signage being posted, but it cannot be to the benefit of the local neighbors. We ask the Commission to be forthcoming in dealing with the residents in the impact zone and work in the best interest of the community and not just the developer.

We respectfully request the Commission to deny rezoning and restrict any development to the existing RS-15 zoning.

Sincerely,

Lisa and Richard Schmidt

4604 Hessey Road

Mount Juliet, TN 37122

From: Kyleigh Vrettos [mailto:kyleighvrettos@gmail.com]  
Sent: Tuesday, April 18, 2017 10:42 AM  
To: Planning Commissioners  
Subject: Specific Plan 2016SP-062-001 (Earhart Subdivision)

To Whom It May Concern:

I am writing to express concern about a planned new Earhart subdivision (Specific Plan 2016SP-062-001). I understand that Nashville and the surrounding suburbs are in high demand right now, and the owner certainly has the right to build new homes on the land. However, the zoning request concerns me for the following reason:

Overcrowding

- on the road (every new house will likely have 2 or more cars that will use the roads in the area)
- in the schools (I have read that the schools are already feeling the burden of too many houses in the district)
- for the emergency systems (it could be difficult for the fire department and ambulances to service an already large area)

There are other developments currently proposed, such as the area across from the new elementary school on Central Pike. It worries me that an already overcrowded Central Pike will become a nightmare, particularly for the people who live on that road. I would like to kindly ask that the rezoning request be denied because I believe it would be in the best interest of all residents involved.

Best Regards,

Kyleigh Vrettos  
2517 Hessey Pass  
Mount Juliet, TN 37122  
KyleighVrettos@gmail.com

**From:** Susan Hutchins [mailto:schutch@msn.com]  
**Sent:** Tuesday, April 18, 2017 10:40 AM  
**To:** Planning Commissioners  
**Cc:** Susan Hutchins  
**Subject:** Opposition to housing developments: Central Pike/Earhart Rd

Hello: I am a resident of Lakeside Meadows Subdivision in Mt. Juliet, TN and want to voice my opposition to new housing development plans in our area. I understand new subdivisions have been proposed on both Central Pike by the new elementary school and another subdivision on Earhart Road ( Reference Plan 2016SP-062-001). I have significant concerns relative to additional traffic and congestion on both Central Pike and Earhart Rd. I am also concerned about losing the beautiful green space which makes this a desirable area in which to live. Central Pike is flat out treacherous in many places, with chunks of road completely missing having long since fallen off the road. This is incredibly dangerous and I can't imagine a steady stream of school buses trying to navigate this road in the current state. Central Pike needs to properly widened to support additional traffic. We also already have an incredibly dangerous intersection at John Hagar and Central Pike, resulting in numerous accidents. This is a very confusing intersection and often has impatient drivers zooming around those waiting to turn. I've experienced several near misses in the 15 months I've lived here. Are there any plans to address the current poor and dangerous state of Central Pike before adding even more traffic? I am also concerned about rezoning proposal in these developments which allow even more homes, duplexes, etc to be built in less space which would further increase traffic congestion and reduce our green space in this area.

Thank you,

Susan Hutchins  
  
2828 Lakeside Meadows Circle  
  
Mt. Juliet, TN 37122

**From:** Steve Hoswell [mailto:[steve@stsgroup.net](mailto:steve@stsgroup.net)]  
**Sent:** Monday, April 17, 2017 2:16 PM  
**To:** Steve Glover (Council Member); Planning Commissioners; Glover, Steve (Council Member)  
**Subject:** RE: 2016SP-062-001 EARHART SUBDIVISION

Thanks for the swift response, I'll CC your message to the community.

## Steve Hoswell

Director of Risk Management Services

STS GROUP | P.O. Box 253 Mount Juliet, TN 37121

Office: 615-450-0513 Fax: 615-577-0166

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**From:** Steve Glover [mailto:[trss610@gmail.com](mailto:trss610@gmail.com)]  
**Sent:** Monday, April 17, 2017 1:17 PM  
**To:** [Brenda.Diaz-Flores@nashville.gov](mailto:Brenda.Diaz-Flores@nashville.gov); [Brian.Tibbs@nashville.gov](mailto:Brian.Tibbs@nashville.gov); [Burkley.Allen@nashville.gov](mailto:Burkley.Allen@nashville.gov); [Greg.Adkins@nashville.gov](mailto:Greg.Adkins@nashville.gov); [Jeff.Haynes@nashville.gov](mailto:Jeff.Haynes@nashville.gov); [Jennifer.Hagan-Dier@nashville.gov](mailto:Jennifer.Hagan-Dier@nashville.gov); [Jessica.Farr@nashville.gov](mailto:Jessica.Farr@nashville.gov); [Lillian.M.Blackshear@nashville.gov](mailto:Lillian.M.Blackshear@nashville.gov); [Pearl.Sims@nashville.gov](mailto:Pearl.Sims@nashville.gov); [Ron.Gobbell@nashville.gov](mailto:Ron.Gobbell@nashville.gov); Steve Hoswell <[steve@stsgroup.net](mailto:steve@stsgroup.net)>; [doug.sloan@nashville.gov](mailto:doug.sloan@nashville.gov); [patrick.napier@nashville.gov](mailto:patrick.napier@nashville.gov); [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov); [steve.glover@nashville.gov](mailto:steve.glover@nashville.gov)  
**Subject:** Re: 2016SP-062-001 EARHART SUBDIVISION

Mr. Boswell,

I have responded to emails. Most request I had was for the planning commission to move the meeting to the Hermitage Precinct. They hold all of their meeting downtown, in order to hear all zoning issues from around the entire county. I have tried to explain this, but continual emails and responses seem to not be heard.

I will hold a meeting on this issue, once the planning commission has completed their work. I also have no control on deferrals at the commission, unless I request the deferral. In this case I did not.

Thank you,

Steve Glover

On Mon, Apr 17, 2017 at 1:08 PM Steve Hoswell <[steve@stsgroup.net](mailto:steve@stsgroup.net)> wrote:

Afternoon,

I am a Davidson County homeowner that will be impacted by the proposed zoning change. Allowing more homes to be built in an area zoned RS-15 will prove disastrous to many existing homeowners in the surrounding area. Increased traffic with no remedy being my major concern.

My apologies for not using the planning commissions mass email address. I need to ensure that my voice and opinion are heard on this matter. I had planned to attend the commissions prior meetings to voice my objection in person, however the proposal continues to be pushed 3/23 to 4/13 to 4/27 where I expect it to be pushed again. While I do not pretend to know the dealings of the commission, it appears that the hearing on this proposal continues to be pushed back in an attempt to quell feedback from the public. The mandated hearing notification "sign", still reflects the March 23<sup>rd</sup> date. If not for online resources (Nextdoor.com) many neighbors would not know the status. There are three separate threads, containing 45 responses to the subject of the proposed re-zoning. I also see there are two other Homeowners David Jones and Orlando Rosado who have expressed the same concerns here:

<https://www.nashville.gov/document/ID/a5338488-6385-49e3-894e-abcac5766bfd/April-13-2017-comments-through-April-7>

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

For reasons that should be obvious, the existing roadways will not support the increase of 400 (est.) cars traversing Earhart Road. Please realize that the Planning commission has already approved two other large developments that will affect Traffic considerations on Earhart road, The villas at Meadows of Seven Points, 86 homes and another larger development at 3110 EARHART RD. Earhart is a winding narrow two lane road with no shoulder and no traffic control devices at either ( Central Pike or John Hagar) intersection. To add to the safety concerns, there is not a dedicated turn lane on Earhart Rd. The proposed subdivision, currently allows for one entrance and exit.

Nashville is ranked 19<sup>th</sup> in the United States for the worst traffic. The already dangerous Central Pike and Old Hickory Blvd will undoubtedly feel the negative effects of this proposal as well. While traffic in our district is not as bad as other districts, we've seen the impact that growth, left unchecked and unbalanced does to our communities. I am not denying the ability to develop this land to the Developer, KDS Investments group. They should be required to submit a plan under the current RS-15 zoning. I would ask that the proposal to re-zone this property be denied.

Repeated emails to Mr. Glovers office email remain responded to. One post on [nextdoor.com](http://nextdoor.com) was the detail of a phone call made to Mr. Glover's office, where the homeowner stated *"he was super angry and barked back at me that he didn't know, he'd been out of town and out of contact about the issue", "I wrapped up the conversation because I didn't think he'd be willing to continue anyway. He was irate"*. The intent of relaying this information is in relation to the perception that there are entities that may wish to push the agenda to a vote with little input from the community.

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**From:** Steve Glover [mailto:trss610@gmail.com]

**Sent:** Monday, April 17, 2017 1:17 PM

**To:** Brenda.Diaz-Flores@nashville.gov; Brian.Tibbs@nashville.gov; Allen, Burkley (Council Member); Greg.Adkins@nashville.gov; Jeff.Haynes@nashville.gov; Jennifer.Hagan-Dier@nashville.gov; Jessica.Farr@nashville.gov; Lillian.M.Blackshear@nashville.gov; Sims, Pearl (NCAC); Ron.Gobbell@nashville.gov; Steve Hoswell; Sloan, Doug (Planning); Napier, Patrick (Planning); Planning Commissioners; Glover, Steve (Council Member)

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## Items 5a-f, Short-Term Rentals

**From:** KimC [mailto:Calvert9050@roadrunner.com]  
**Sent:** Wednesday, April 12, 2017 8:28 PM  
**To:** Barry, Megan (Mayor)  
**Cc:** Planning Commissioners  
**Subject:** Time for a reality check on Short Term Rentals

Dear Mayor Barry,

Boy oh boy, little did I know when I decided to buy a home in the Inglewood Place Historic Overlay, planning to rent it out on a part-time basis as a short term vacation rental, that I'd be walking into such a hornet's nest. (And little did I know that by spending my retirement savings on this house, I'd be painted as some kind of Machiavellian "investor.")

Despite specifically looking in an area that had plenty of Type 2 permits available and jumping through all the hoops necessary to get a legal permit from the City of Nashville, now I get to worry that the rug will be pulled out from under me thanks to a few neighborhood activists (and I suspect the hotel industry) who are working hard to fan the flames that short term vacation rentals are bringing evil and destruction to the neighborhoods of Nashville.

The opposition claims that typical STR guests are nasty, immature, immoral, party animals. NOT TRUE! In fact, it's the opposite. My guests (and I'm the norm) must be over the age of 25 and usually, are closer to age 40. They are carefully screened and their identity is verified. Sometimes it's a small group of friends, sometimes it's a mom and dad with a handful of kids. It's never a wild hoard of drunken college students like the opposition claims.

Yet when I see anti-STRP articles online or in the newspaper, they're illustrated with a stock photo image like what you see below (copied from an actual anti-STRP article). Most of what I hear from anti-STRP activists sounds like the same rhetoric heard back in the day from all-white neighbors who were convinced that if an African American family moved in, property values would plummet, the safety of children would be compromised, there would be trash everywhere, and all sorts of havoc would ensue that would endanger the neighborhood. *Really?*



Not your typical STR guest despite what the anti-STRP activists claim.

And today I read an [article in the Tennessean](#) about how it's TYPE 2 STRs that are responsible for ALL of the ills in Edgehill. According to this opinion piece, displayed like it was hard news, it's TYPE 2 STRs specifically that are to blame for Edgehill's problems with gentrification, property tax hikes, runaway development and all of

the other housing ills that it faces. Tell me, how can 3 percent of the housing stock be responsible for 100 percent of the housing problems?

I could go on ad infinitum about how my vacation home (like most) brings money into local businesses not generally benefitting from tourist dollars, how I employ small family-owned businesses to renovate, repair and maintain my home, how I pay lodging tax just like a hotel pays along with all of the other taxes involved in owning a property in Nashville, but I'm sure you've already heard that from hundreds of others who own legally permitted STRs.

It's clear that Type 2 and Type 3 STRs have been made into the bogeyman for all of the boomtown ills that Nashville faces these days, but getting rid of them is not going provide a solution to Nashville's growing pains – although I'm sure it would delight the hotel industry and those who think anything other than their idea of "right" is wrong.

Sincerely,

Kim Calvert

1219 Shelton Ave.

Nashville, TN 37216

From: Lisa Youngdahl [mailto:Lisa@lsydesign.com]  
Sent: Tuesday, April 11, 2017 9:19 AM  
To: Council Members; Planning Commissioners; Barry, Megan (Mayor)  
Subject: Keep STRPs Legal

Dear Council Members, Planning Commissioners and Mayor Barry,

We are type 3 short term rental property owners. Our property is located in Riverfront Condominiums, 812 1st Ave. N. We love Nashville, and hope to move there in the future. In the meantime, owning a home allows us to enjoy Nashville throughout the year. Using it a short-term rental property pays our mortgage so we can afford our home until the time we can relocate upon retirement.

Allowing short term rentals has improved our neighborhood. Riverfront Condominiums charges a higher monthly maintenance fees for the owners operating short term rentals. These fees has helped make much needed improvements to the properties, both structural and beautification. Prior to allowing STR and assessing an increased fee, the association maintenance account reserves were very low.

As investors in Nashville, we have made sure we are following all requirement for STR property owners. We have our permit, we are registered with the State and pay property taxes, sales and use tax, hotel tax, franchise tax. We hire local businesses such as handymen, property managers, plumbers and other service providers, large scale purchases such as a new air conditioner, stocking our condo with supplies. and more. The guests who stay at our property bring tourism dollars. Staying with friends at a short term rental property allow visits to Nashville, and enjoying restaurants, concerts, and other attractions, affordable for them.

Our property managers inform our guests of expectations for behavior. Short term rentals need not have a negative impact on a neighborhood if properly monitored.

Gregory and Lisa Youngdahl

**From:** Allison Jones [mailto:allisonjones30@gmail.com]  
**Sent:** Friday, April 07, 2017 7:48 AM  
**To:** Council Members; Planning Commissioners; Barry, Megan (Mayor)  
**Subject:** Keep STRPs Legal

I oppose Bills BL2017-608, BL2017-609, & BL2017-610. My homes are well kept and have been a gift to our family. We think of ourselves as personal Nashville ambassadors. As a native Nashvillian, I take great pride in our city and its growth and evolution. Please let us continue to host travelers. It means so much to us.

Allison Jones

118 Pembroke Avenue

Nashville, TN 37205

**From:** Kyle Pudenz [mailto:kyle@kylepudenz.com]  
**Sent:** Monday, March 20, 2017 1:43 PM  
**To:** Council Members  
**Cc:** Barry, Megan (Mayor); Planning Commissioners  
**Subject:** Short Term Rental Legislation

To whom it may concern,

My name is Kyle Pudenz. I am a Nashville resident of 6 years, full-time professional musician, and part-time AirBNB host. For the past one and a half years, I have operated a short-term rental at my home in Donelson along with my parents, Chris & Kerry Pudenz, the owners of the property. It has recently come to our attention that Nashville lawmakers have been considering legislation that would impose a moratorium on short-term rentals in the city.

On behalf of my parents and myself, I would like to voice my opposition to any such legislation that could eventually lead to a phase out of short-term rentals in Nashville. As a self-employed artist who participates in the AirBNB community both as a host here in Nashville, and as a guest when traveling the world on tour, I believe short-term rentals not only promote the hospitality and tourism of cities like Nashville, but also provide artists and small-business owners such as myself with much-needed supplementary income. The income I generate through AirBNB is a major part of how I am able to keep my mortgage paid while still funding my various musical ventures, and I have many colleagues who also participate in home-sharing and ride-sharing services as a means to maintain their standard of living while working in an increasingly-competitive entertainment industry. I believe short-term rentals are one of several enterprises that enable Nashville to persist as one of our nation's most vibrant and thriving artistic communities, and placing further restrictions on this community would be very destructive to thousands of self-employed Nashvillians including myself.

Additionally, as a permit-holding, tax-paying short-term rental host who devotes a great deal of effort to ensuring compliance with this city's codes and regulations, I believe that phasing-out short term rentals using legislation will not only cost the city millions in tax revenue, but also contribute to more operation of such properties *illegally*. Having traveled to cities around the world with various levels of regulation on short-term rentals, I have seen firsthand the effect of communities that have tried to push out AirBNB and other such short-term rental enterprises, namely, that short-term rentals continue to exist without paying taxes and without following regulations. As a rental operator myself, it is disheartening to see communities like this that give law-abiding hosts like myself a bad name, and I would hate to see the city of Nashville go down this path when it would be much more beneficial to the city government and it's rental owners to continue operating STRs in a way that generates millions of dollars in hotel occupancy tax each year.

For these reasons, we are strongly opposed to any moratorium or ban on short-term rentals in the city of Nashville. We hope that these opinions, like those of many other short-term rental owners around Davidson County, will be taken into consideration when reviewing any new legislation related to the operation of STRs in the future.

Thank you very much,

Chris, Kerry, and Kyle Pudenz

2409 Dennywood Dr.

Nashville, TN 37214

STR Permit #201533198

## **Item 8, Hudson Road/Menees Road rezoning**

From: Sandy Richter [mailto:sandy.richter@ymail.com]

Sent: Tuesday, April 18, 2017 3:22 PM

To: Shepard, Shawn (Planning)

Cc: Pridemore, Bill (Council Member)

Subject: Case number 2017Z-041PR-001

Good afternoon,

My name is Sandra Richter and my husband Harlan and I live at 2101A Neelys Bend Rd in Madison. We are both very opposed to the land at Hudson Rd and Menees Lane being zoned for Agriculture.

Although we welcome Mr Sawyer and his family to the neighborhood, our concern is the traffic on Neelys Bend and also the possibility of the land being used for other things in the future.

As we understand it, if rezoned to Ag land there is a possibility that in the future it could be used as a landfill, mobile home park, mineral extraction among other things. This would disturb the otherwise quiet and country nature of the area. We ask that you please deny this rezoning attempt.

Thank you for your time and attention.

Sincerely,

Harlan and Sandy Richter



## Item 22, Contextual Overlay District north of Battery Lane

**From:** Larry Foster [mailto:lfoster814@gmail.com]  
**Sent:** Tuesday, April 18, 2017 10:29 AM  
**To:** Planning Commissioners  
**Subject:** Bill 2017Z038PR001

My name is Larimore Foster and I live at 4417 Lealand Lane. I am in favor of Bill BL2017Z038PR001

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

From: tcorangebison@comcast.net [mailto:tcorangebison@comcast.net]  
Sent: Tuesday, April 11, 2017 10:02 AM  
To: Planning Staff  
Subject: Case 2017Z-038PR-001

I was notified by mail that this case (# 2017Z-038PR-001) is on the agenda for your April 27, 2017 meeting. I will be unable to attend that meeting but want to give my input. I live in the proposed Overlay District at 4305 Dale Ave. I would like to support your applying this Overlay to our area.

Thank you.

Tommy Clevenger

From: Matt [mailto:[mcummings3484@yahoo.com](mailto:mcummings3484@yahoo.com)]  
Sent: Thursday, April 06, 2017 3:41 PM  
To: Planning Staff  
Subject: Case# 2017Z-038PR-001

TO: Planning Commission  
RE: Contextual Overlay opposition (Dale Avenue)

I am firmly against the proposed contextual overlay in our neighborhood proposed by council member Russ Pulley. We have lived in this neighborhood for over 16 years and believe this change would be a mistake. I have spoken with Mr. Pulley personally about the overlay to hear his reasoning and express my concerns. I feel this would be an unnecessary and burdensome overstep which would result in an unwelcome restriction of my property rights. After doing some research and consideration, I also believe this overlay would hurt our property values. I have one of the newer and larger homes on our street and would be potentially restricted from additions based on my neighbors much older and smaller homes. When we moved into our current house, we had a vacant older home next door. It has since been purchased by a local family, torn down, and replaced with a beautiful home that is valued 4 times more

than the previous structure. This and other similar upgrades would not have been allowed under the proposed contextual overlay. Our neighborhood is already made up of such a broad mix of different home sizes, ages and designs that there really isn't much context or character to protect at this point. I can see that this might be a useful tool in some other neighborhoods with a certain character to protect, but it doesn't make sense in ours. I invite you to drive down our street before you reach a conclusion. Our street has already been rezoned to single family, which I think was a wise move. The proposed overlay would create a very unfair inequality on what can be done on a house to house basis on the same street or opposite sides of the street. Three older homes around me were recently torn down to be replaced with 4 newer ones that have all been appraised over \$1 million. That meant that there were increased property tax revenues which helps to keep all our individual taxes lower while metro government costs will almost certainly rise over time. I'm guessing this increased regulation would result in more enforcement that would likely lead to increased government costs. Thank you for your consideration. Please do not vote to further restrict my property rights.

Sincerely and Respectfully,

Matt Cummings, CFP  
4304 Dale Ave  
Nashville, TN 37204  
(615)579-2818

> From: Pulley, Russ (Council Member)  
> Sent: Thursday, April 13, 2017 4:08 PM  
> To: [tcorangebison@comcast.net](mailto:tcorangebison@comcast.net)  
> Cc: Planning Commissioners; Burnette, Brandon (Council Office)  
> Subject: Re: Council Bill No. BL2017-670  
>  
> Thanks very much, Tommy. I'll make sure to forward this to the planning commission for their records.  
>  
> Russ Pulley  
>  
> Sent from my iPhone  
>  
>> On Apr 13, 2017, at 4:05 PM, "[tcorangebison@comcast.net](mailto:tcorangebison@comcast.net)" <[tcorangebison@comcast.net](mailto:tcorangebison@comcast.net)> wrote:  
>>  
>>  
>> I live at 4305 Dale Ave and have been made aware of Planning Commission Case 2017Z-038PR-001 concerning a Contextual Overlay District for my area. I do not anticipate being able to attend the public hearing, but wish to voice my support of approval for this Overlay.  
>>  
>> Thank you very much.  
>>  
>> Tommy Clevenger  
>>  
>> Sent from my iPhone

Metro Planning Commission  
Howard Office Building  
700 2nd Avenue South  
Nashville, Tennessee 37210

April 18, 2017

In Regards to:

Council Bill No. BL2017-670  
Case BL 2017Z-038PR-001

Dear Commissioners,

We own a home at 4310 Scenic Drive, Nashville, Tn 37204. We are writing this letter to let you know that we are in favor of applying a Contextual Overlay to our neighborhood. We understand that a contextual overlay district provides appropriate design standards for residential areas necessary to maintain and reinforce an established form or character of residential development in a particular area. This is a good thing! With Nashville's continued growth it is very important to preserve and develop existing neighborhoods in a responsible way.

We would appreciate your recommendation of this bill to the Metro Council and we look forward to their approval.

Sincerely,



Carol and Bill Dick  
4310 Scenic Drive  
Nashville, Tn. 37204

## Item 31, Clearview Resub of Lot 58

**From:** Kate Rogers [mailto:katherinelee29@hotmail.com]

**Sent:** Thursday, April 20, 2017 11:32 AM

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

**Subject:** Subdivision Case 2017S-089-001

Dear Planning Commission,

I oppose the subdivision in case 2017S-089-001 (731 Crescent Drive) until solid plans for driveways, access points, and the locations and orientations of the homes are submitted by the applicant. The "written narrative" the applicant submitted is vague and unhelpful in determining this information. I also oppose the current 20 foot setback, as this is not harmonious with average setback of the surrounding houses.

The development of this lot affects 10 surrounding lots and will have a tremendous impact on the neighborhood as a whole. Because of the unique characteristics of this lot, I think it is important to pay special attention to the development plans.

My concerns are:

1. The "written narrative" the applicant submitted does not show real, solid plans for driveways, access points, or the location or orientations of the homes so it is very hard to determine whether this development will be "harmonious" with the rest of the neighborhood. But the drawings do show four access points to the road - two parking pads and two driveways - which is a concern from a safety standpoint.

This lot is very unique in its shape and location. It is surrounded on all sides by narrow roads (see attached crescent\_clearview\_land.jpg). On the western side of the property - the roadway is very narrow (approximately 16 feet of roadway) between this property and another island of land. There is room for only one car to safely pass at a time (see attached photo - western\_side\_clearview.jpg). This is not clearly shown on the site map and is not shown at all on the informational drawing submitted by the applicant. I have attached a revised drawing showing the other piece of land. All the roads around this property have no center lines - and there are many blind spots. This makes solid plans for access points/driveways very important - and should be considered before subdivision is granted.

2. The setback is listed as 20 feet on the site plan right now. That does not match the setback of the surrounding houses. Usually, the setback is based on an average of the setbacks of the surrounding houses - but the applicant is using the fact that this is an island lot to say there are no neighboring houses and they can use a standard 20 foot setback. But there are 10 homes

surrounding this lot. If the average setback of these 10 properties was used, the setback would be far greater than 20 feet. The new homes should have to follow the established setbacks of the other homes on the street of the same orientation.

3. Stormwater - Historically, this lot has been prone to flooding. There are three drainage pipes on the northern, eastern and southern corners of the property. The one of the north side of the property is often full of standing water after rain. I am concerned if this land is not developed properly, water and flooding issues could worsen.

Thank you for your careful attention to this decision.

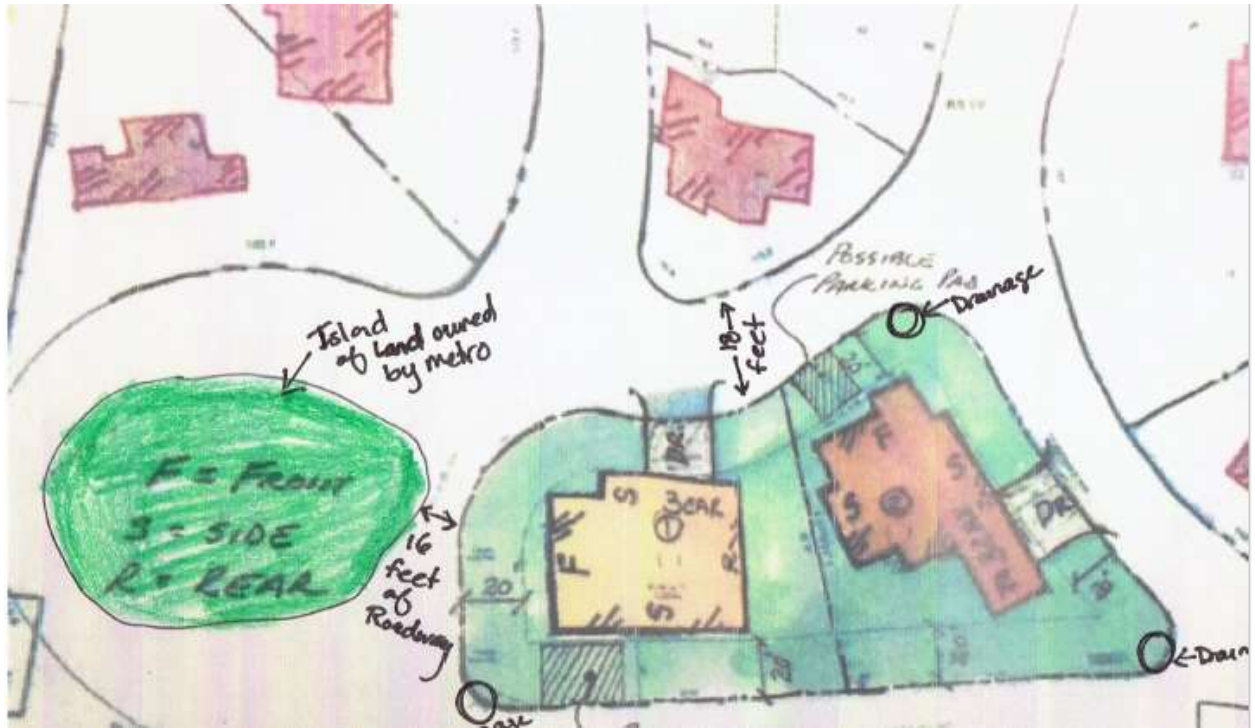
Katherine Cunningham

902 Clearview Drive

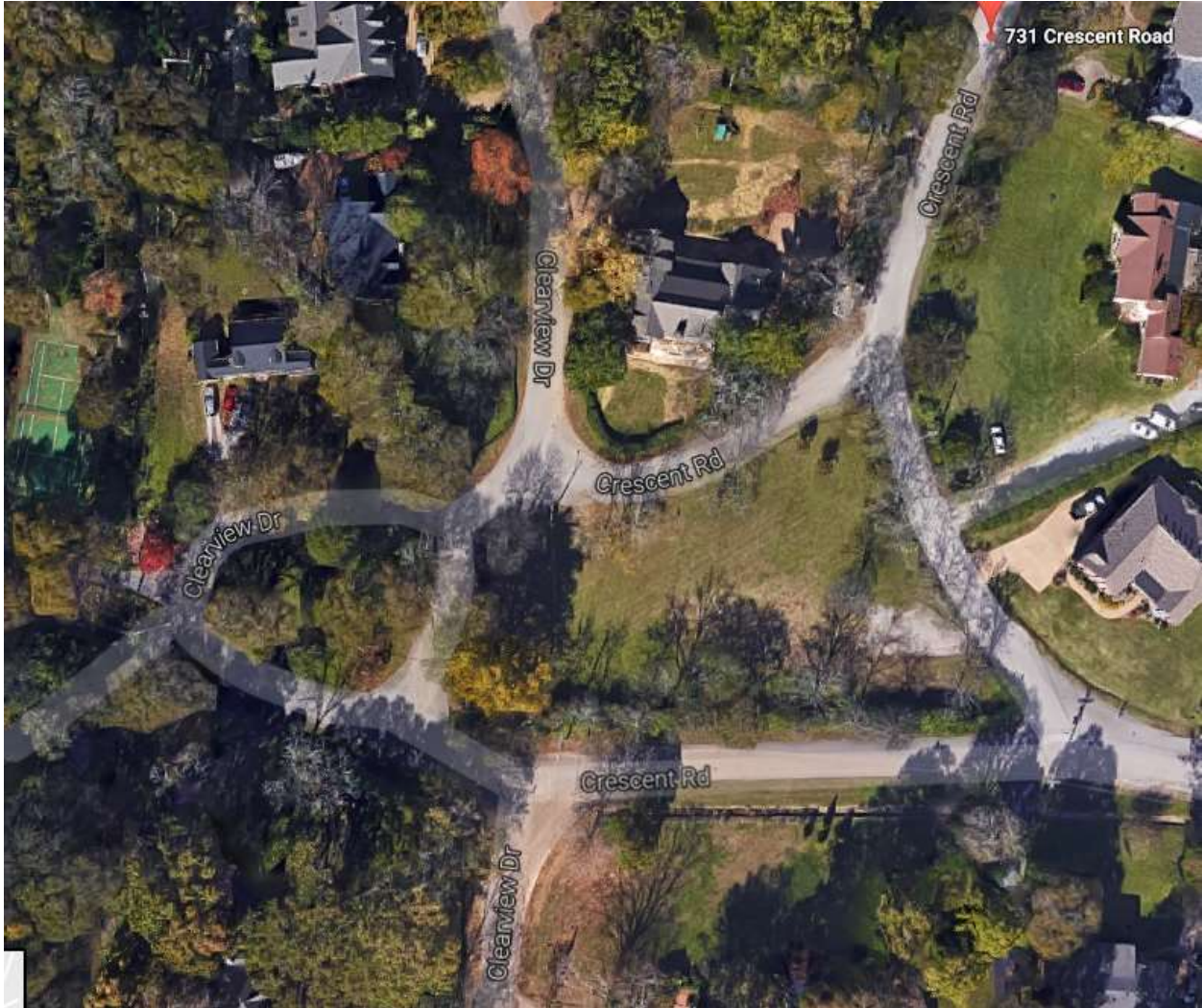
617-461-7082

**(5 attachments follow)**









## Non-agenda item: comment on traffic congestion

**From:** tcb888@att.net [mailto:tcb888@att.net]

**Sent:** Wednesday, April 19, 2017 11:35 AM

**To:** Planning Commissioners

**Subject:** Traffic Congestion Solutions

Dear Commissioners,

The traffic congestion in the Nashville MetroFlux is a huge issue and is only going to worsen with time.



It is time to take steps to provide Mass Transit opportunities that will relieve the congestion problem, enhance the environment by reducing vehicular pollution, and enhance the tourism industry with convenient transportation options.

If politicians in Nashville had this vision 20 or even 10 years ago, the solutions would have been less impactful than will be in the current "BoomTown" condition. However, as a sign at a local nursery that I visit says, "The best time to plant a tree is 20 years ago. The next best time is Today!".

Do the right thing and make a conscientious and proper decision to move forward with plans for better, faster Mass Transit for the Middle Tennessee travelling public.

Regards,

Tyler Bourne

1503 Oakwell Farms Lane,

Hermitage, TN 37076

Ph.# 615-714-7733