

Comments from the May 4 Burkitt Ridge community meeting

(All questions were addressed at the meeting by staff and/or the development team)

In opposition:

Questions re: access

Oppose, with statements

Oppose, with questions re: traffic study

Oppose, with questions re: infrastructure

In support:

Comments and questions

QUESTION FORM

Name: Alfred Henson Street Address: 117 Gloryland Ln
Zip Code: 37013

Please write your questions for staff and the development team to address at tonight's meeting in the space provided below.

Exiting Gloryland LN
onto Barkitt is becoming
extremely** dangerous how do
we get this addressed??

These new construction projects
hav continued to make
this more dangerous.

QUESTION FORM

Name: Gay Price Street Address: 6994 Barkitt Rd
Zip Code: _____

Please write your questions for staff and the development team to address at tonight's meeting in the space provided below.

Why is secondary Entrance
at a blind spot

MPC COMMENT FORM

SOUTHEAST COMMUNITY PLAN – Community Plan Amendment (MPC Case #2017CP-012-001) – May 4, 2017

Comments will be provided to the Metropolitan Planning Commission in advance of their May 11, 2017 meeting.

Name: FRANK WILBERT Street Address: 5950 Pettus Rd

Zip Code: 37013

Please share your comments:

There has to be a limit the number of houses that this area can handle, traffic-schools personal safety are of great concern. I know of at least 3 properties that have been approved. 40 houses pettus at Preston, OTHB across from community center 15B down OTHB on Right 633 the area cannot handle this much growth. think about I know you just want the tax revenue but enough is enough plus the others that are a secret Help us Now

MPC COMMENT FORM

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Name: Joe + Denise Bisio Street Address: 6701 Burkitt Rd

Zip Code: 37013

Please share your comments:

- ① Reject any changes to A2R zoning
- ② extreme traffic already on Burkitt Rd AND Nolensville Rd
- ③ 800 homes means 2 cars per household that's 1600 extra autos coming + going 4 times per day
- ④ schools need to be in place before starting developments.
- ⑤ Road planning needs to be in place (constructed) before building starts

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Name: Jane Mohr Street Address: 10911 Burkitt Rd
jebmohr@gmail.com Zip Code: 37013

Please share your comments: _____

I am one of the many area residents strongly against this development. We understand the owner of the 143 acre parcel (the developer) can proceed to develop the property with a different plan under current zoning. Given the traffic impact with the current proposed zoning change and developments I would prefer that zoning vote against changing zoning from AR2A and have him develop within the restrictions for AR2A zoning. In other words, vote against granting the zoning change for Burkitt Ridge.

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Name: Wade Williams Street Address: 6470 Burkitt Rd
Zip Code: 37013

Please share your comments: ALL construction should

be STOPPED until it supports the growth of the community.



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Name: Jennifer Kilpatrick Street Address: 6444 Burkitt
Zip Code: 37013

Please share your comments: _____

Burkitt Road must be widened
BEFORE more houses are built.

Burkitt Road is dangerous now
and with more houses → death trap!

MPC COMMENT FORM

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Name: Barbara Maness Street Address: 6592 Burkitt Rd
Zip Code: 37013

Please share your comments: I am against the plan of Burkitt Ridge.

You are talking to people that have lived here for
30+ years. We are not going to benefit in any
way to your proposals.

This is just going to add to traffic problems
that we have had to deal with the last several years.
You want to line your pocket, that is all you
want out of this.

After these houses are built you will move
on and ruin other peoples lives.

Your plans look good on paper to you.
Bottom line this will not work to our advantage

MPC COMMENT FORM

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Name: RICHARD MANESS Street Address: 6592 BURKITT ROAD
Zip Code: 37013

Please share your comments: I AM TOTALLY AGAINST BURKITT RIDGE.
THERE IS ALREADY TOO MUCH TRAFFIC ON
BURKITT ROAD. WE CAN'T EVEN GET EXISTING
POT HOLES REPAIRED MUCH LESS THE UPGRADE
NEEDED FOR THIS TYPE OF DEVELOPMENT.
ALSO WE DON'T WANT THE CRIME AND CONGESTION
THIS DEVELOPMENT WOULD BRING. ALSO IF
BURKITT ROAD WAS WIDENED IT WOULD TAKE MY
FRONT YARD THEREBY RUINING MY PROPERTY
JUST TO MAKE MONEY FOR A DEVELOPER.

MPC COMMENT FORM

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Name: Melissa Adkisson Street Address: 6600 Whittemore Lane
Zip Code: 37013

Please share your comments: I would like the Planning Committee to leave the
current zoning of AR2 on this property for many reasons.
One being there are alot of people still farming in this area
and have livestock and have to go on the roads with tractors
and it is dangerous already with the current traffic, Now
more cars will be a nightmare! Also flooding with less rain than
in the past is happening now, because of all the development, so
more development means more flooding.

I am new to this area - wish I had been here for the Nashville next meetings.

MPC COMMENT FORM

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Name: Pam Owens Street Address: 6886 Burkitt Rd

Zip Code: 37013

Please share your comments: This high density (HD) development was presented to us as a "done deal" and we were given a "choice" of HD plan A or HD plan B. These 800 units will put 1200-1600 more vehicles a day on Burkitt Rd. My concern is that the infrastructure is nowhere near what it needs to be to support this development. Burkitt is a 2 lane curvy, hilly road with no shoulders. An emergency vehicle will have a tough time trying to respond to an incident than they do even now.

Also the developers assertion that we could walk to this retail area has never tried to walk on Burkitt Rd. Ludicrous!
Safety of the current residents first! This development is too high density for the infrastructure of this neighborhood. Added commercial traffic is even worse!
A less dense development would be better.

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Name: Pam Adkisson Street Address: 6600 Whittemore Ln

Zip Code: 37013

Please share your comments: Please witness for yourself the traffic congestion on Burkitt Rd before you approve or disapprove this change.

I am against this development!

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Name: Jacob Adkisson Street Address: 6600 Whittemore Ln.
Zip Code: 37013

Please share your comments: Flooding is a huge concern with this project. Around 10 years ago before any development was done on or near Burkitt we never had any problems. Now after development a few inches of rain will affect a big portion of our land.

Also on the contrary, during the construction of phase 1 and 2 of Burkitt place, blasting has dried up multiple creeks running through our property. They simple don't flow anymore. Several of the streams are directly related to the properties being developed.

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Name: JAMES DVORAK Street Address: 6886 BURKITT RD
Zip Code: 37013

Please share your comments: I live 5 lots to the East of this property in a T2RM zoning on a 2 acre lot. I was very surprised to learn that high density development was planned/allowed in this area.

I oppose this development and would prefer to have minimum lot sizes of 2 acres or more with single family homes.

Given that the larger parcel is going to be developed. regardless of my opinion and preference, I am opposed to this plan change and rezoning. Jim Dvorak

The idea of adding "prepare to stop"
lights is a condition I would like
added. In morning and evening it
is difficult and dangerous for me to
get out of my driveway.

QUESTION FORM

Name: Mitchell + Tauler Street Address: _____
Zip Code: _____

Please write your questions for staff and the development team to address at tonight's meeting in the space provided below.

If we allow Any commercial
& use zoning it allows them to
build more & different than stated
& opens door for more commercial
in area.
→ Builder simply don't build it as proposed

QUESTION FORM

Name: Jami O'Quin Street Address: 7680 Burkett
Zip Code: _____

Please write your questions for staff and the development team to address at tonight's meeting in the space provided below.

Marty → is this the vision of this area for the future
that the planning commission has
this type of development attached to this
type, attached to this, and loss of rural
setting

QUESTION FORM

Name: TESSA TALLEY Street Address: 6991 BURKITT RD
Zip Code: 37013

Please write your questions for staff and the development team to address at tonight's meeting in the space provided below.

WILL THERE BE SUFFICIENT PARKING FOR OWNERS TO PARK ON THEIR PROPERTY INSTEAD OF IN/ON THE STREET LIKE LENOX VILLAGE. PARKED ON BOTH SIDES OF THE ROAD WITH ONE DRIVING LANE

QUESTION FORM

Name: DAVID HARPER Street Address: 107 GLORYLAND LANE
Zip Code: 37013

Please write your questions for staff and the development team to address at tonight's meeting in the space provided below.

- 1) With only "potential future connection" for Burkitt Ridge, how can ~~can~~ added commercial traffic be justified?
- 2) How can you justify, at meetings, the employees of a developer as "in favor" of a project? Do they even live in the area?

QUESTION FORM

Name: Trish Parker

Street Address: 6170 Alhus Rd

Zip Code: 37012

Please write your questions for staff and the development team to address at tonight's meeting in the space provided below.

What time is meeting on May 11th?
Is it open to all to attend?

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Name: Alfred G. Henson Street Address: 111 Gloryland Ln.
Zip Code: Antioch, TN 37013

Please share your comments: CONCERNS IN order of Highest priority for myself.

- (1) Traffic density on Burkitt.
 - a) In the last few years has become extremely dense.
 - c) It has become unsafe to enter Burkitt from Gloryland.
- (2) Our Land borders this for about 800 ft. Concerns because of Extreme density of housing/business
 - a) Noise
 - b) Loss of Privacy
 - c) Loss of property value.
- (3) Please Please consider U A prepare to stop Light at hill ~~450~~ near G Gloryland Ln.

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Name: Angelique Jackson Street Address: 6892 Burkitt Rd. Antioch, TN
Zip Code: 37013

Please share your comments:

- ① In consideration of already expanding density on Burkitt Rd please consider adding "blind drive way" signs and yellow caution lights coordinated with light that say "prepare to stop".
- ② What will be restrictions on business types allowed in the mixed use community.
- ③ Please Re-open "public meeting" portion regarding property and commercial use of property

QUESTION FORM

Name: Angelique Jackson

Street Address: 6892 Burkitt Rd

Zip Code: 37013

Please write your questions for staff and the development team to address at tonight's meeting in the space provided below.

- ① What is Benefit of having 2 mixed use communities within $\frac{1}{2}$ to 1 mile of each other.
- ② Can a sign/blinking yellow lights be added to help drivers "prepare to stop" before the blind hill just before Gloyland Rd.

QUESTION FORM

Name: Angelique Jackson

Street Address: 6892 Burkitt Rd Antioch, TN

Zip Code: 37013

Please write your questions for staff and the development team to address at tonight's meeting in the space provided below.

- ① How can ~~we~~ ~~add~~ additional mixed use communities within a half-to one mile area with 3-5 minute wait times to exit driveways onto Burkitt Rd ~~as~~ as it stands?
- ② What will impact of light be to the already high volume Burkitt Rd & additional home volume as well?

QUESTION FORM

Name: Susan Henson Street Address: 111 Gloryland
Zip Code: _____

Please write your questions for staff and the development team to address at tonight's meeting in the space provided below.

Would you consider a "Prepare to Stop LIGHT"¹¹
Before the Crest of the Hill (before Gloryland)
IF you put in Red Light - It will Back Up
& Drivers coming over hill - to blind backups
of traffic - I have pictures on my
cell.

QUESTION FORM

Name: Al Henson Street Address: 111 Gloryland
Zip Code: 37013

Please write your questions for staff and the development team to address at tonight's meeting in the space provided below.

What is the width
of "buffer zone" of
property on Gloryland Ln
East boundary?

QUESTION FORM

Name: Kelly Amoroso.

Street Address: 6266 Pettus Road

Zip Code: 37013

Please write your questions for staff and the development team to address at tonight's meeting in the space provided below.

- 1) Yes or no - will there be any road improvements past the boundary lines of this property?
- 2) How are local community members outside of the proposed development or Burkitt Springs supposed to walk to the community center when there are no sidewalks on Burkitt Road?
- 3) With Burkitt Road being so dangerous already, is there any government funding ~~is~~ allocated to mitigate current safety and density concerns?
- 4) Can we get a show of hands of all persons associated w/ Regent Homes or the McGowan family by employment, blood relatives or marriage? (including future marriage)

QUESTION FORM

Name: David McCowan

Street Address: 1601 Carson Meadows Ln

Zip Code: 37135

Please write your questions for staff and the development team to address at tonight's meeting in the space provided below.

Does having a developer in this area increase the chances of road improvement since its near a rural district area?

QUESTION FORM

Name: John Tice Street Address: 6561 Burkitt Rd
Zip Code: _____

Please write your questions for staff and the development team to address at tonight's meeting in the space provided below.

What is the ~~cost~~ ^{Time} cost for putting in turn lanes lights etc.? other words how long will traffic be effected by the road construction.

QUESTION FORM

Name: RICHARD MANESS Street Address: 6592 BURKITT RD
Zip Code: 37013

Please write your questions for staff and the development team to address at tonight's meeting in the space provided below.

WHEN WILL THE TURN LANE BE BUILT ON BURKITT ROAD? THEY WILL HAVE TO TAKE A LARGE PORTION OF MY FRONT YARD THERE BY RUINING MY PROPERTY JUST TO MAKE MONEY FOR A DEVELOPER.

QUESTION FORM

Name: Jane Mohr

Street Address: 6911 Burkitt Rd

Zip Code: 37013

Please write your questions for staff and the development team to address at tonight's meeting in the space provided below.

What happens if it is not approved? Any differences in roads & infrastructure?

QUESTION FORM

Name: John Hughes

Street Address: 2161 Kirkwall Dr

Zip Code: 37135

Please write your questions for staff and the development team to address at tonight's meeting in the space provided below.

How much Private Commercial Developer money is being spent by the developer for Infrastructure Improvements on behalf of the County Taxpayers "us"?

QUESTION FORM

Name: Jami O'Dain

Street Address: 6880 Barkitt Road

Zip Code: 37013

Please write your questions for staff and the development team to address at tonight's meeting in the space provided below.

- ① Current plan shows 1 entrance/exit for 800+ units; is there a code requiring a certain number of exits based on density.
- ② 3 ~~more~~ roads with plan dead end at territory edge; what is the plan for those? will land be taken from current land owners to provide outlets to Pettus Rd.
- ③ If Barkitt Ridge, Barkitt Springs & Barkitt Village are allowed to build all the way ~~to~~ to Barkitt Road, how will the Road be extended to the 4-lane road we know it will eventually become?
- ④ ~~If Planning for Community has intent to keep an area as~~
~~How does such a high density area, meld with the remainder of the~~
~~building types in Barkitt Place, Barkitt ~~Ridge~~ Village, stand alone housing (certain~~
~~order)~~

5) Will land be ~~be~~ taken from surrounding neighbors to create sidewalks to
Neighborhood center

QUESTION FORM

Name: Cheryl Harper

Street Address: 107 Gloryland Lane

Zip Code: 37013

Please write your questions for staff and the development team to address at tonight's meeting in the space provided below.

- How can you justify approving this "high density" development including Commercial on Burkitt Rd. when it cannot handle the growth that has already occurred & when we the neighbors have not even seen the effects of ~~the~~ Burkitt Commons at the corner of Burkitt & Nolensville Rd. & the continuing construction in Burkitt Springs & Village?
- What is the time table of Burkitt becoming 5 lanes that was stated at the Planning Commission?
- Is there a real need for commercial when Nolensville Rd is just a

(over)

mile away?

- What would we the neighbors on Gloryland Lane do if a traffic light is put at Burkitt Ridge because it would back up the traffic to where we will have a very difficult time turning left & right?

MPC COMMENT FORM

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Name: Jami O'Quin Street Address: 6880 Burkitt Road

Zip Code: 37013

Please share your comments: I suggest the Planning Com. confirm # allocated to widening Burkitt Rd
Concerns about density with 1-2 entrances/exits

Noblesville

Can adjacent property be taken under eminent domain

Will the city take land adjacent to Burkitt Rd to widen/sidewalks

Are all developers providing land for 4-laning Burkitt Rd

There will be quality of life decrease w/ in construction traffic, traffic & traffic light - It already takes me 5-10 min to get out of my driveway. I have cracks in walls due to blasting

Will this & crime?



is this the plan for this area? high density development
attached to high density develop → total loss of rural setting

MPC COMMENT FORM

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Name: Susan Henson Street Address: 111 Gloryland Lane

Zip Code: 37013

Please share your comments: (1) TOO HIGH Density

(2) Every time we meet there are more changes + additions
(Now added - Condo's, Apartments, Assisted Living + Retail
We don't want this)

(3) Traffic is already Dangerous - Every TIME we pull out of Gloryland
we take our lives in our hands) We are at Crest of hill
adding more 800 homes + 2 Cars Per Home - Retail
+ Assisted Living Workers - that is 3-4,000 Cars coming in road
the Entrance Plus Access Barkist Spring Volume -
When Red Light comes on Traffic will Back Up - We will
not get out of our Drive People coming over hill will
be dangerous + wrecks will happen.

* MR. Mc Gown promised each on Gloryland certain things
4) We Asked to Put it in Writing. We Need this in Writing over

I have 3 acres + now I will be landlocked,
my Neighbors (Harders) are only 15 feet to the
Fence line - . They need what was promised
to them is still so. They need that in writing.

5) No ~~Fire Hall~~
~~Sirens will go off day & night~~

6) where is the 2nd Entrance

7) Add "Prepared to Stop Light" ^{East} before
Crest of Hill before
Gloryland ←

8) Restrictions in

MPC COMMENT FORM

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Name: Susan Henson Street Address: 111 Gloryland

Zip Code: 37013

Please share your comments: _____

Restrictions - on Retail - No Alcohol Bars

(NO) = Massage Parlors

⇒ We personally work with Traffic Victims -
these are high Risk areas.

MPC COMMENT FORM

RE: Burkitt Ridge Meeting

SOUTHEAST COMMUNITY PLAN – Community Plan Amendment (MPC Case #2017CP-012-001) – May 4, 2017

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Name: Tim Searcy Street Address: 808 Branch Side Trl
Zip Code: Nolensville 37135

Please share your comments: If the builder is willing to
install a traffic light at Burkitt & Westcott at no
cost to taxpayers, I am in favor in Metro
giving immediate authorization to install a traffic
light now for safety purposes. I pray any
waiver be considered prior to development as
a pre-condition of plan approval.

I have no objection to the proposed change.

email: timsearcy56@gmail.com

MPC COMMENT FORM

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Name: MARGARET WILSON Street Address: 7145 Nolensville Rd
Zip Code: _____

Please share your comments: _____

① STOP LIGHTS WILL HELP TRAVEL. BRING

② PREPARE TO STOP LIGHTS WILL HELP

③ A FIRE HALL WILL BE GREAT.

④ _____

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Name: MICHAEL JACOBS Street Address: 2180 KIRKMAN DR

Zip Code: 37135

Please share your comments: _____

VERY EXCITED TO SEE THE NEW COMMUNITY
COMING TO THE AREA THE PLAN FOR THE
AREA IN MY OPINION IS VERY POSITIVE,
SPECIFICALLY ROAD IMPROVEMENTS

MPC COMMENT FORM

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Name: David McGowan III Street Address: 1601 CARON MEADOWS

Zip Code: 37135

Please share your comments: NO MATTER WHAT THE CITY IS GROWING ...

W/ THAT SAID THIS PROPERTY IS NEXT TO A RECENT
DEVELOPER DISTRICT WHICH NEEDS DEVELOPMENT ON
THE BURKETT ROAD. THIS PROJECT WILL GIVE US
THOSE IMPROVEMENTS SO I AM ALL FOR IT

AS WELL AS A FIRE STATION, BECAUSE THIS
AREA HAS HAD MANY RETIRED MILITARY WORK-
ING TO VOLUNTEER AT ONE

MPC COMMENT FORM

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Name: NICKI SWANN Street Address: 1160 CARSON MEADOWS LN
Zip Code: 37135

Please share your comments: _____

I AM ALL FOR
THIS!!

MPC COMMENT FORM

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Name: GREG & MARY BRUSS Street Address: BURKITT SPRINGS
825 BRANCH SIDE TRAIL
Zip Code: 37135

Please share your comments: We are 100% in favor of this change to allow small commercial in Burkitt Ridge. Our neighborhood watch group discussed this change at our last meeting and the consensus was also supportive of this change. As the subdivision directly across the street, our main entrance/exit will be directly across from Burkitt Ridge's main entrance/exit. We want the change in order to have small commercial that we can walk to rather than having to drive several miles, adding to the existing road traffic in the area. We know that something will be built and we signed the change because we believe it will provide the best growth opportunity for us, our neighborhood, and the surrounding community. Thank you for the opportunity to express our opinion on this subject. Thank You,
Greg & Mary Bruss

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Name: TESSA TALLEY Street Address: 6491 BURKITT RD
Zip Code: 37013

Please share your comments: _____

NO COMMERCIAL/RETAIL
NO MORE MED DENSITY UNTIL NOLENSVILLE RD WIDENED
NEED A FIRE STATION
PREFER SF HOMES - BRICK EXTERIOR - 4 SIDES TO GRADE
DEVELOPER ^{IS} TRYING TO REZONE FROM 1 SF
HOME PER 2 ACRES TO MORE THAN 8 UNITS
PER ACRE - WANT LOWER DENSITY

RE: Burkitt Ridge Meeting

QUESTION FORM

Name: Tim Searcy Street Address: 808 Branch Side Trl
Zip Code: 37135

Please write your questions for staff and the development team to address at tonight's meeting in the space provided below.

No objection to the proposal. However, rather than requiring post development markers be met prior to authorizing a traffic light at Burkitt/Westcott, it needs to be installed as quickly as possible. It is currently both difficult and dangerous exiting Westcott onto Burkitt during high peak times.