

Final comments on May 11, 2017 Planning Commission agenda items, received May 10-11

Items 1a/b, Southeast Community Plan Amendment/Burkitt Ridge

From: Fabian Bedne [mailto:fabian@bedne.net]

Sent: Wednesday, May 10, 2017 11:33 PM

To: Sloan, Doug (Planning); Planning Commissioners; Burnette, Brandon (Council Office)

Subject: Burkitt Ridge

Mr Sloan and members of the Planning Commission

It has come to my attention that you were interested in my opinion about the Burkitt Ridge project and explain my support for it. Unfortunately I won't be able to attend your meeting tomorrow (budget hearings and a very important job related engagement will keep me busy)

When any developer asks me to consider a rezoning, I only allow a it to be filed if I have had community meeting/s. I am interested in understanding if it has support. I usually advertise that meeting using regular mail, my e-newsletter, Facebook and Twitter.

After the meeting I try to post a recap about it, which is what I did on this one which describes the third and last meeting that I hosted about the project (excluding the fourth one that you hosted)

[Please follow this link to read the newsletter for November 26th 2016, it is a little long but **explains my support for the project** \(according to mailchimp it was read 1091 times, pretty impressive if I may say so myself\)](#)

One item that came after I published the newsletter is that the developer has agreed to set land aside on his project for a very needed fire station.

Thank you for your service to Nashville

Fabian Bedne

Metro Councilmember District 31, Metropolitan Nashville

Tel: **Error! Filename not specified.**615.829.6226 - fbedne@gmail.com

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From: Kelly Amoroso [mailto:Kelly.Amoroso@pharmmd.com]
Sent: Thursday, May 11, 2017 12:00 PM
To: Planning Commissioners
Subject: OPPOSE Burkitt Ridge and Community Plan amendment

Dear Planning Commissioners,

I am writing to **OPPOSE** any change to the Southeast Community Plan and to **OPPOSE** the rezoning request for Burkitt Ridge.

We thank the Commissioners for facilitating a meeting for us Cane Ridge community members to learn more about the potential amendment to the Southeast Community Plan direct from Metro Planning Department. Any opportunity to learn more about what is occurring or potentially occurring in our community and how that impacts us is greatly appreciated.

Unfortunately, the Metro Planning Department community meeting (held on May 4th) only reinforced our concerns.

Any retail usage will attract more vehicles, increasing the danger for local residents on Burkitt Road. Beyond the border of the property there will be no road improvements on Burkitt Road, which is within the designated Southeast Infrastructure Deficiency Area. Burkitt Road has had no significant improvements since its initial Infrastructure Deficiency Area designation. Its proximity to Williamson & Rutherford counties has rapidly seen it become a major vehicle corridor, with in excess of 12,000 vehicles utilizing it daily. However, this single lane rural road does not meet the basic standards set by the American Association of State Highway & Transportation Officials (AASHTO). Burkitt Road has **inadequate sight distances**, owing to its **extreme vertical grade changes** and **horizontal curvature**. Burkitt Road is already dangerous. It has no shoulder and a steep drop off on either side for the majority of its length. It is no surprise that Burkitt Road is already the site of multiple dozens of accidents yearly, given it's failure to comply with basic AASHTO standards.

The lack of critical infrastructure is one of the primary reasons we still oppose any amendment to the Southeast Community Plan.

This amendment application goes against the long range plan developed by the Nashville Next project to carefully and conscientiously account for projected growth, development and preservation in Southeast Nashville, while allowing the area to retain some of its rural identity.

The current Community Character plan **does not** and **should not** support urban elements of commercial dwellings and mixed use live/work dwellings in an environment of suburban and semi-rural primarily single family detached homes set on acreage. These types of commercial, live/work and multi-story multi-family apartment urban dwellings not only **generate** substantial additional traffic but also **attract** it without the basic infrastructure to **support** it.

We implore Metro Planning Commission to please listen to the overwhelming majority of residents on Burkitt Road, Gloryland Lane, Pettus Road, Whittemore Lane who are vehemently opposed to any change in the Community Plan, or for rezoning to allow the egregiously dense "Burkitt Ridge" development.

Thank you for your consideration.

Sincerely,

Nick and Kelly Amoroso

6266 & 6268 Pettus Road

From: Kelly Amoroso [mailto:Kelly.Amoroso@pharmmd.com]

Sent: Thursday, May 11, 2017 11:50 AM

To: Planning Commissioners

Subject: Deception re Burkitt Ridge / Southeast Community Plan amendment

Dear Planning Commissioners –

I wanted to bring to your attention the deception that has been occurring on behalf of the developer, Regent Homes, regarding the application for amending the Southeast Community Plan (2017CP-012-001) and zoning change for proposed development, Burkitt Ridge (2017SP-023-001).

In the community submissions from the May 4th community meeting held by Metro Planning Department, you will find a letter of support from David McGowan III. He has failed to disclose to you that he is the son of Regent Homes' president, David McGowan, and thus has a conflict of interest in commenting on these applications.

You will also find a comment card from that same meeting, in addition to a submitted letter direct to the Planning Commissioners from Nicki Swann (Ashley Swann). She is the soon to be daughter-in-law of Regent Homes' president, David McGowan. She also has not disclosed her relationship to the developer's family, or her conflict of interest.

Michael Jacobs also submitted a comment card at the May 4th community meeting. He failed to disclose that he is employed as an Area Manager for the developer of this proposed development, Regent Homes. You can find details of his employment on Regent Homes' website, and his LinkedIn page.

In addition, at the May 4th community meeting, members of Regent Homes' extended network of employees and family relations, including David McGowan III, Nicki Swann and John Hughes, wife of Regent Homes' sales agent, Kathy Hughes, posed questions into the public domain under the guise of community members which were tailored to create the perception of community support and positivity towards these applications.

We respectfully ask the Metro Planning Commissioners to remove their comments of support from the record.

Thank you.

Kelly Amoroso

Coordinator, Friends of Burkitt Road

Owner: 6266 & 6268 Pettus Road

From: Leigh Ray [mailto:leighray@mail.com]
Sent: Thursday, May 11, 2017 10:51 AM
To: Planning Commissioners
Subject: OPPOSE 2017CP-012-001 & 2017SP-023-001

My name is Leigh Ray. This proposed development on Burkitt Road will border our property line on Pettus Road. I OPPOSE the request to amend the community plan to permit any retail / commercial uses on Burkitt Road due to dangerous condition of the roads and the lack of infrastructure necessary on all of Burkitt to handle existing traffic, let alone future traffic caused by this proposed development. In addition, I OPPOSE the rezoning request for the specific plan for the aforementioned reasons as well as its gross density.

Please disapprove both applications.

Thank you.

Leigh Ray

Pettus Road

Antioch

From: Melissa Adkisson [mailto:phadkiss@aol.com]

Sent: Thursday, May 11, 2017 10:00 AM

To: Planning Commissioners

Subject: MPC Case #2017CP-012-001

Dear Commissioners,

My name is Melissa Adkisson and I have lived at 6600 Whittemore Lane for over 32 years. I am speaking for 3 generations of family, some of which have resided at 6587 Whittemore Lane for over 46 years. We are all opposed to these zoning changes to allow the development of Burkitt Ridge. This proposed development will border our property, which is a working farm. We raise beef cattle, goats and hay. There are at least seven other farms on Whittemore Lane that include horses, goats, sheep, chickens, etc. There are numerous farms and hay fields on Burkitt, Pettus and Old Hickory Blvd that have been in existence for over 100 years. This is very much an agricultural area and a development of such high density simply will not fit in. There are dangerous road conditions, including hills, sharp and numerous curves and no shoulders that make it hazardous for driving tractors and trucks with wagons currently. There are also four developments under construction currently that are adding to the existing traffic problems we have. A huge development like Burkitt Ridge will make traveling through these country roads an absolute nightmare! We will have up to ten years of construction noise and pollution. Indian Creek crosses our land and our cattle drink from it as well as many of our neighbors. On April 22nd with only a few hours of rain Indian Creek rose so high out of its banks the livestock could not cross it. This has not happened so quickly and with that small amount of rain before, and I feel it is a direct result of all the development that has already been done in our area.

Everyone I know and have spoken with that reside on Whitemore, Pettus, Burkitt and Old Hickory Blvd are opposed to this zoning change. I feel it is important to listen to the people who live around this proposed development because we are the ones who will have to live through it each and every day. I do not feel the opinions of a developers family and employees should carry as much weight.

Please, please, please disapprove both applications for these zoning changes.

Thank you,

Melissa Adkisson

Sent from my Verizon Wireless 4G LTE DROID

From: carolh24 [mailto:carolh24@msn.com]
Sent: Thursday, May 11, 2017 1:04 AM
To: Planning Commissioners
Subject: Case No. 2017CP-012-001 Metro Planning Commission

Associated case #2017SP-023-001

As property owners at 105 Gloryland Lane, Antioch, TN, 37013, my husband and I do not believe a change to allow retail/commercial, live/work on Burkitt Road is appropriate for our community. Burkitt Road is now a two lane winding, hilly road with limited visibility and no appreciably shoulders. Currently there are numerous accidents within close proximity to the proposed site. We are in a rural community, and the commotion and movement in and out of our community with these type of businesses is unwelcome. Crime rates will increase. Noise and pollution will increase. Traffic and accidents will increase. Please vote no to this proposed change.

Carol and Lloyd Hackett

105 Gloryland Lane

Antioch, TN 37013

615-554-0142

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

From: Tessa [mailto:tessajt@comcast.net]

Sent: Wednesday, May 10, 2017 8:29 PM

To: Planning Commissioners

Subject: Burkitt Ridge

Sent from my iPad

Something is not right with this entire process performed by the developer and councilman, including the neighborhood members.

Our councilman has not represented or supported our true wishes for the proposed plan.

Fire Station? Yes

Commercial? No. Nolensville Road is a mile away. Put any commercial re zoning on a road which already has commercial properties.

Medium Density Housing? No. Currently Burkitt Road is too dangerous for more congestion on the road. We are asking that no more rezoning be allowed until Nolensville Road is widened to allow for the additional vehicles.

During rush hours it takes 15 minutes to go less than a mile.

Commuters drive in excess of 55 MPH where the speed limit is 30. There are hills and Blind curves. It is way too dangerous.

The developer and councilman are asking for you to allow the current zoning of 1 single family home per 2 acres to more than 8 units per acre. We still have some deer, Wild turkeys, and live stock in this area.

We are asking for building conditions be attached to this proposed plan, so our property values do not decrease. We would like for this proposed development to mesh with the existing properties and not stand out. We would like for a buffer area exist so we don't see the proposed development. Please contact us for the attached conditions.

Thank you for your time and attention with this rezoning request.

Tessa Talley
6991 Burkitt Rd
Cane Ridge, TN
615-941-4713

From: janice [mailto:jhollars6068@comcast.net]
Sent: Wednesday, May 10, 2017 7:55 PM
To: Planning Commissioners
Subject: Burkitt Ridge Development

We live at 6985 Burkitt Rd. and are against this commercial development because of the heavy traffic already on this road. It is a two lane with no improvements. The traffic is so great in the mornings and evenings with this road being a cut through from I24 and 165 and all the new development in the area to Brentwood and Nolensville and other points VIA Nolensville Rd. The school bus has to stop just below the curve where this zone change is requested. It is already dangerous for the school bus and children. We take our lives in our own hands trying to get out of the drive at the curve at 6985 Burkitt Rd. Please do not approve this to be commercial. Thanks for your consideration. James and Janice McGowan. 6985 Burkitt Rd.

From: jckb4@united.net [mailto:jckb4@united.net]
Sent: Wednesday, May 10, 2017 7:03 PM
To: Planning Commissioners
Subject: Burkitt Ridge

Please put a STOP to Burkitt Ridge as well as any other developments UNTIL the community (those that have lived in the area for at least seven years - those directly on Burkitt Road) supports growth AND until Burkitt Road its self can handle the traffic flow. I have lived on Burkitt Road for 39 years and terrified to drive on a road that I know with my eyes closed due to the traffic and excessive speeding. Burkitt Road is a hazard and putting a turning lane and stop lights will only cause more serious accidents. These will not help the situation but hurt those that have roots in this area. PLEASE consider not passing or changing anything for Burkitt Ridge but putting a STOP to it all. Thank you!

Jennifer Kilpatrick

-----Original Message-----
From: Andrea Velasquez [mailto:andreav132@icloud.com]

Sent: Wednesday, May 10, 2017 3:36 PM
To: Planning Commissioners
Subject: Burkitt Ridge

I live at 1144 Frewin Street in Burkitt Springs. I support Regent Homes' plans for Burkitt Ridge. I want to be able to walk to retail shops. In addition, I am very much in favor of the associated Burkitt Road improvements.

Thank you,

Andrea Velasquez

Sent from my iPad