

Comments on June 22, 2017 Planning Commission agenda items, received June 16-21

Please note that the applicant on items 12a/b, the Buena Vista Downs SP and related PUD cancellation, has asked that those two items be withdrawn.

Item 2, Sky Nashville SP

From: Heather Karls [mailto:heather@mdiweb.org]

Sent: Saturday, June 17, 2017 10:36 AM

To: Etkindall@aol.com; Kindall, Ed (Council Member); Murphy, Kathleen (Council Member); Planning Commissioners

Subject: VOTE NO TO #2016-SP-004-001*Keep R6- ZONING

Dear Planning Commissioners,

My name is Heather Karls and I live at 3224 Trevor Street, bordering the proposed SKY NASHVILLE.

I am writing to ask you to vote no to #2016-SP-004-001 and keep the current R6 - ZONING.

Having a developer try to fit more than six times the number of homes and people in the proposed space will have severe negative effects on the neighborhood in the following ways:

1. The structural integrity of the Sylvan Summit hill will be at stake when considering building a condominium complex at the peak. This type of proposed structure would require blasting of the rock and this particular hill has already had a rock slide onto the 440 West and 40 West highways within the past year. Single family structures do not require blasting and therefore are considerably safer to prevent rockslides that could kill drivers on the highway or destabilize the existing structures on the hill.

The average daily traffic for Sylvan Summit's rock wall is as follows:

Highway 40 West (TDOT Station 312) 132,691 cars per day

Highway 440 West (TDOT Station 457) 92,437 cars per day

So any potential rock slide puts 225,128 lives at stake each day. This is a serious concern.

2. The Sylvan Summit hill already has drainage issues with its current density. The current R6 (single family) zoning at the peak would require a minimum set-back that would ensure enough green space to keep the absorption rate high enough for heavy rainfall. If this were to change to SP zoning and a condominium complex is built, the percentage of green space on the property would drop substantially and buildings/concrete would cover the majority of the peak of the hill sending all of the water from the entire acreage down into the neighborhood compromising current structure's foundations or sending the water flooding over the edge of the Sylvan Summit cliff destabilizing the structural integrity of the rock wall lining the highways and encouraging rock slides onto the highway. Drainage issues need to be considered for the safety of the public.

3. In addition to the public safety concerns, there is also the impact of this proposed structure on neighbors like me. The proposal would triple our current traffic level, which would make access to our homes impossible without adding traffic lights. There are no sidewalks in the neighborhood, so children would not be able to walk safely outside with this proposed traffic level.

4. All of the houses like mine towards the top of the Sylvan Summit hill have limited water pressure as it is and adding 123 residential units all pulling from the same water lines will make everyone involved have no water pressure. Is metro water prepared to address this issue?

5. The weight of the construction vehicles required to build this level of development will damage our roads and the grade of our roads is so high that the trucks will be at risk of falling. Again in the past year, a 20 foot dumpster full of construction debris fell off the edge of the cliff of Sylvan Summit and landed on the 40 West Highway in the middle of rush hour traffic. Peoples lives are at risk with this proposal.

6. Additionally, changing the plan to only one proposed entrance is against emergency vehicle regulations for neighborhood access. There is a maximum allowable road distance for planned development communities from the entrance to the house furthest from the entrance. The proposed plans do not meet this requirement.

I urge you to please consider these issues while you vote and stop SKY NASHVILLE. Please keep the current R6 zoning for our safety and for the safety of those who drive trustingly past our area every day. Vote NO to SP zoning.

Thank you so much for your consideration! We really appreciate your work to make Nashville the best city to live in!

Sincerely,

Heather Karls

Executive Director

MDI: Missions Development International

615-812-1520 | mdiweb.org

From: aidanslegacy@gmail.com [mailto:aidanslegacy@gmail.com]

Sent: Friday, June 16, 2017 3:42 PM

To: Planning Commissioners; Etkindall@aol.com; Murphy, Kathleen (Council Member); Kindall, Ed (Council Member)

Cc: Rob Lewin

Subject: VOTE NO TO #2016-SP-004-001*Keep R6- ZONING

Dear Planning Commissioners and Council Members ,

My name is Rob Lewin

and I live at 3306A Trevor Street

ACROSS THE STREET FROM THE PROPOSED DEVELOPMENT!

Please...VOTE NO TO #2016-SP-004-001*Keep R6- ZONING

Just like last summer, It's still just greed!

They are zoned for 29 units at the top of a volcano! That's plenty. Please walk our hill to see for yourself. We accept development, but not this development or this level of extreme greed.

Concerns:

EXTREME DENSITY!

- We have had over 50 new units built between 33rd and 37th since summer of 2016!
- Our neighborhood is already dense! and the infrastructure cannot handle more!
- The Community Plan states that the density should be close to the main corridor.
- The Sky Nashville Plan puts the density at the top of the hill the farthest point from Charlotte!
- We are concerned about water and sewer on the top of the hill.

SAFETY:

- this is a hill with an extreme grade!
- there is only one way out of this development on to 35th!
- turning left onto Charlotte without a light at 33rd and 35th with additional traffic! For 250 potential new cars!
- backing out of driveways into traffic, and kids and animals
- getting emergency and safety vehicles in and out with only access to 35th!
- The new Enterprise Car Rental has its entrance on 35th! NO entrance on Charlotte!

ENVIRONMENTAL & STORM WATER:

- Removal of trees and topsoil and adding pavement will cause major problems and pollution!
- What will happen to all the water that runs down the hill now?
- Noise from I40 and I440.

Also, I don't consider one bedroom, 750 sq ft condo units at \$300 a sq ft "worker housing" especially at the price point that the developer will require! Currently that price is \$250K for a one bedroom condo, hardly worker housing. Also this developer hasn't made any contacts for special financing or expressed willingness to accept low income buyers or to reduce prices for those buyers.

STOP SKYNASHVILLE ! Keep R6 ZONING! VOTE NO to SP zoning!

Thanks for listening!

Rob Lewin

From: Zach Lyons [mailto:kazlyons@gmail.com]

Sent: Friday, June 16, 2017 3:20 PM

To: Murphy, Kathleen (Council Member); Kindall, Ed (Council Member); Planning Commissioners

Subject: Case Number #2016SP-004-001

Dear Planning Commissioners ,

My name is Zach Lyons

and I live at 3300 Trevor St, Nashville, TN 37209

VOTE NO TO #2016-SP-004-001*Keep R6- ZONING

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STOP SKYNASHVILLE ! Keep R6 ZONING! VOTE NO to SP zoning!

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Zach Lyons
General Manager
Lyons Chevrolet-Buick-GMC
Phone: (931) 359-2564
Fax: (931) 359-0725
BAC: 117594

From: jmay06@comcast.net [<mailto:jmay06@comcast.net>]

Sent: Tuesday, June 20, 2017 10:22 PM

To: Murphy, Kathleen; Kindall, Ed (Council Member); lillylewin@gmail.com; Planning Staff

Subject: NO to Sky Nashville 2016SP-004-001

RE: Sky Nashville 2016SP-004-001

This plan has the same draw backs as a previously submitted plan had.

One of the elements that permits additional density is location adjacent to a corridor. This development is as far away from a corridor as is possible in this neighborhood. It turns the adjacent idea upside down.

Intense development should be avoided on a cul-de-sac. This development is a cul-de-sac.

Under existing zoning 42 units, subject to the standards and requirements of the Metro Subdivision Regulations, would be permitted.

In consideration of workforce or affordable houses additional density may be considered. This proposal states a minimum of 6 units of affordable and workforce housing would be included. 42 plus 6 comes to 48 yet there is a request for a maximum of 123 residential units. This ratio appears rather strange. It appears to asking for a lot for very little commitment.

Prior to voting on this proposal I would recommend that the members of the planning commission visit the site, accessing it on 33rd, 35th and 36th and see the present condition of the streets and imagine what adding width to the streets and sidewalks would do to the neighborhood. I would also suggest you visit between 7:30 – 8:30 in the morning or 4:30 to 6:30 in the evening and imagine what joy 133 residential units would add to the cul-de-sac at the back end of Sylvan Summit.

If the intention of increased residential density is to support walkable neighborhoods and mass transit then perhaps the percentage of affordable work force housing should be much greater.

One last question is whether or not there has been an updated traffic study done since the opening of 2700 Charlotte, One City, West 46th and the Hill Center Sylvan Heights on 4100 Charlotte Ave. Each of these more intense developments are actually adjacent to a corridor.

Jim May
233 54th Ave N
Nashville, Tn 37209

Item 5, Donelson Station SP

From: woody McLaughlin [mailto:woodymcl@gmail.com]
Sent: Wednesday, June 21, 2017 10:44 AM
To: Planning Commissioners
Subject: 2017SP-033-001 DONELSON STATION SP

I urge that strong consideration given to APPROVE this request. It appears that much thought and planning has been given this development which will further environmentally thoughtful project. Much research has shown that multifamily developments are much more "green" and sustainable and encouraging responsible growth. The emotional response of "adds to traffic" is not consistent with the facts of the real world.

Thank you,

Woody McLaughlin

From: jo@dataoneintl.com [mailto:jo@dataoneintl.com]
Sent: Monday, June 19, 2017 4:45 PM
Subject: Donelson Parking Median Objection Letter

Hello Shawn,

I am the building manager for the 120 Donelson Associates. We are the building directly across the street from the Donelson-Hermitage Chamber of Commerce.

The residents approached me and wanted me to forward a letter stating their objection to the proposed median on Donelson Pike for the proposed apartment complex in the area.

Please see the attached letter. The physical version is in the mail. Feel free to let me know if you have any questions.

Thank you so much!

Jo Pulcini
Director of Operations
Data One International
jo@dataoneintl.com

859-230-2239



Data One, LLC is a registered MSP/ISO of Merrick Bank Corp., South Jordan, UT.

(attachment follows)

120 Donelson Pike Suite ~~103~~ 203
Nashville, TN 37209
06/15/2017

Dear Metro Planning Commission:

We, the owners of The 120 Donelson Associates, strongly oppose the installation of any median on Donelson Pike. As business owners of more than three decades, we have carefully examined the impact that any median would have on our property and the surrounding neighborhood.

We firmly believe that the median will be dangerous at night. In addition, it will redirect traffic around and the through our property in volumes that the surrounding traffic outlets were simply not designed to handle. We have built great relations with our residential neighbors and we stand with them in opposing this redirection of traffic through their tranquil streets.

As business owners, we will be forced to contend with increased traffic thru our back entrance, forcing us to widen our back entrance by eliminating key parking spots for our clients and employees. In addition, the increased amount of non-business-related turn arounds will hasten the degradation of our parking lot.

In conclusion, for reasons of safety, community, and business; we believe that the proposed median will be a bad design for all involved.

Sincerely,


Suite: 101


Suite: 102


Suite 201


Suite: 103


Suite 202