

**Comments on July 13, 2017 Planning Commission agenda items,
received July 12-13**

**Item 11, Subdistrict Boundary Standards
(letter from CM Freddie O'Connell follows)**



METROPOLITAN COUNCIL

Member of Council

July 12, 2017

Chairman Greg Adkins and Members
Metropolitan Planning Commission
Metro Office Building - Sonny West Conference Center
700 Second Avenue South
Nashville, Tennessee 37219

**Re: Proposal No. 2017Z-018TX-001
Subdistrict Boundary Standards
BL2017-827**

Dear Chairman Adkins and Members:

I am writing in support of the above referenced proposal which is on the Agenda for the Planning Commission meeting Thursday, July 13, 2017. This proposal would update and clarify standards pertaining to subdistrict boundaries and their applicability.

I have reviewed this proposal with Planning staff and think it represents a common sense update to the Downtown Code that could satisfactorily address conditions at subdistrict boundaries in ways that appropriately reduce design-based collisions for projects that assemble parcels at those boundaries.

Thank you for your attention in this request.

Regards,

Freddie O'Connell
Councilmember, District 19

FO/dc

cc: Members of the Planning Commission
Mr. Doug Sloan
Mrs. Carrie Logan
Ms. Lucy Kempf

Item 13, Brinkley Property SP

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

Sent: Wednesday, July 12, 2017 3:24 PM

To: Planning Staff; Burnette, Brandon (Council Office); Dallas Brown

Subject: 2015SP-068-003

Planning Commissioners

I am writing in support of this request.

This legislation was created to correct the language of legislation BL2015-1247 approved on 8/14/2015. That Legislation had language that was inconsistent with the agreement made between the Indian Creek Neighborhood HOA, the developer and myself (I have all the correspondence available for your review)

This legislation is an effort to revert to the language that had been agreed to.

Please also see attached an e-mail from the HOA regarding supporting the change.

Thanks

13. 2015SP-068-003 On Consent: Yes BRINKLEY PROPERTY SP Public Hearing: Open Council District 31 (Fabian Bedne) Staff Reviewer: Gene Burse A request to amend a Specific Plan on property located at Pettus Road (unnumbered), east of the terminus of Lacebark Drive, zoned SP-R (56.84 acres), to permit the use of brick, stone, cement board, cultured stone and/or wood on 100% of the front facade and side facade of the buildings, requested by Civil Site Design Group, applicant; The Principals Group, LLC, owner. Staff Recommendation: Approve with conditions and disapprove without all conditions.

Fabian Bedne

Metro Councilmember District 31, Metropolitan Nashville

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

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(attachment follows)



Fabian Bedne <fabian@bedne.net>

Brinkley Properties Change

dallasbrown@comcast.net <dallasbrown@comcast.net>
To: Brandon.Burnette@nashville.gov, fabian@bedne.net

Thu, May 25, 2017 at 8:52 AM

Fabian and Brandon, the HOA board of Indian Creek Estates has voted to allow the word changing to masonry products. Please inform Mr. Lamb

Thank you

Dallas Brown, President

Sent from XFINITY Connect Mobile App

Item 27, 1015 44th Ave. North

From: Carolyn James [mailto:cwjames46@gmail.com]

Sent: Wednesday, July 12, 2017 1:31 PM

To: Planning Commissioners

Cc: eldridge simmons; ed.kindall@metro.gov

Subject: Case 2017Z-072PR-001 - 1015 44th Avenue North 37209

Hello,

I found out that it is an hour past deadline to submit comments, since the meeting is tomorrow, but if possible would you please pass this on to the Commissioners? I am directly affected by the proposal.

The property at 1015 44th Ave. North is on a very busy industrial-type street, although it does not always seem so.

I understand that to staff, the area looks less built out that so many other places.

But this area is not set up properly to be built out at greater density.

2 bus lines use the street. It is a rather steep hill up and down. A lot of big trucks also use 44th Avenue daily. There are no sidewalks on 44th Avenue.

If 2 or more houses are put on one lot there, the children of the families will have nothing but their concrete driveways to play on.

If a bike or trike rolled down into the street, it would be quite dangerous for the child.

There are also no storm drains on that entire hill. When it rains, a lot of water comes down the hill, carrying gravel that stops up the two drains that go to the creek.

If there are multiple houses on the property, all the water from the houses and driveways will run directly out onto the street, adding to what comes down the hill.

The alley across the street from the property also runs onto 44th and on down the hill.

My house is near the low spot so I have watched this for years.

Please do not change the zoning here. This seems like a bad precedent to start.

I'd like that property and those adjoining to keep a natural drainage onto the grassy area that is downhill from the property.

(I think the grassy area can't be developed down below because it belongs to Innophos and they still check it for pollution levels from the factory.)

Thanks for your consideration.

Carolyn James

1048 - 44th Avenue North

Nashville TN 37209

Item 28, Knob Road contextual overlay

From: suzettecrutch12@bellsouth.net [mailto:suzettecrutch12@bellsouth.net]

Sent: Thursday, July 13, 2017 6:50 AM

To: Planning Commissioners

Cc: Murphy, Kathleen (Council Member)

Subject: Case Number 2017Z-275PR-001

Commissioners,

I wanted to add to my earlier comments regarding the proposed contextual overlay on Knob Road. Our homes are constructed with asbestos shingles. With teardowns in our part of the neighborhood, we are exposed to that asbestos. This could have devastating consequences on our health in the future.

Suzette Crutchfield

5406 Knob Road

From: ed lambert [mailto:ghiaboy@hotmail.com]

Sent: Wednesday, July 12, 2017 5:53 PM

To: Planning Commissioners

Subject: Contextual Over lay 5400 block of Knob Rd, CASE NUMBER 2017Z-075PR-001

I am writing to show support of my neighbors who want a contextual overlay for the 5400 block of Knob Road. The reason my wife and I purchased a home in this neighborhood was that the area was quiet, reasonably affordable with mature trees and limited access to traffic flow. The homes are charming, well built and easily maintained. It's a area where young couples, single people and older persons can start out or retire to. This area was not designed for large oversized homes. This area is very close to Richland Creek, an important part of Nashville's water supply and home to many species that would be negatively impacted by construction runoff. The looks of the homes on top of each other without trees on nearby streets like Orlando is not a great look. Homes that were built in the last few years are being resold already. People are finding out that a lack of a yard around their home and living on top of your

neighbor is not desirable. Nashville needs areas like ours. We have tried to get an overlay on our own street but individuals, not neighbors, who own several houses on the street and rent them were against it. I highly suspect some of the individuals who signed a petition against the overlay don't even live in this area. We are in favor of the overlay and appreciate your consideration of these comments.

Thanks,

Ed Lambert & Michele Baier-Lambert