

Comments on August 10, 2017 Planning Commission agenda items, received through August 4

Items 1a/b/c, Neely's Bend Community Plan Amendment/1201 Neely's Bend SP/Odom Sausage Company PUD Cancellation

From: mwskelton@aol.com [<mailto:mwskelton@aol.com>]
Sent: Tuesday, July 25, 2017 4:56 PM
To: Sanders, Dara (Planning)
Subject: Neely's Bend Development on Old Odum Property

Hi Dara,

I just wanted to write you and express my opposition to the planned development on the old Odum property in Neely's Bend. I went to the meeting held at the Police Precinct in Madison a few weeks ago. It was very clear that the participants were not in favor of the development as presented. The density in the number of units was way too high. We all live in Neely's Bend because we like it as it is, and we have been there about forty five years. The impact on the roads, schools, etc. is not desirable. To me, the biggest problem is that many more people trying to get in/out of the Bend at peak traffic times. And, the intersection of Gallatin Road and Neely's Bend Road is already very difficult to navigate. As a side bar, it was a major mistake to grant Walgreen's the entrance/exit on Neely's Bend Road just a few feet from the intersection with Gallatin Road. I have seen and almost been involved in dozens of accidents there.

I see where they have revised the number of units, but there are still too many. Going from 219 to 195 just isn't enough. That is about an 11% reduction when we were looking for a 50% reduction. Thank you for your consideration.

Mickey Skelton

From: Bruce [mailto:b_sikora@hotmail.com]
Sent: Thursday, July 27, 2017 3:33 PM
To: Sanders, Dara (Planning)
Subject: 1201 Neelys Bend Road

Hi Dara,

I have the following concerns.

1. Traffic flow in the area. A traffic study was performed by Ragan-Smith which is also the engineering company on this project. The study took into account traffic up to the intersection of Neelys Bend and Randy Road. It seems an accurate study would need to include traffic up to the intersection of Neelys Bend and Gallatin Road as Gallatin Road would most likely take the brunt of traffic from this development. Since Ragan-Smith has a monetary interest in this project I believe there should be a new traffic study by a mutually agreed upon independent company prior to a final decision on this development being made.
2. This development calls for creating connections to currently dead end streets. I've seen what occurred when Neelys Chase Road was changed from a dead end to a through street. Traffic increased exponentially and vehicles now race down the street to get to their destinations creating dangerous situations for the residents.
3. I believe the current zoning allows for 128 dwellings to be built. That is the plan that should be adhered to.
4. I would be willing to considering rezoning to allow for construction of the 7,000 square foot commercial building as this might be of benefit to the neighborhood providing the other dwellings adhere to current zoning.

Regards,

Bruce Sikora

Dara Sanders

Metro Planning Department

Nashville, Tennessee

615-862-7210

My name is Laurence Cameron. My wife, Ruth Ann, and I have lived at 1104 Neelys Bend Road for the past 48 years. We understand that the Special Use Policy T3 NM now in effect for the subject property, and our surrounding neighborhood, requires any future development to be compatible with and preserve the general character of the existing residential neighborhood. The proposal to construct 157 single family "cottages" and 16 townhouses is not compatible with nor will it preserve the general character of the existing neighborhood. The character of the existing neighborhood is single family houses on lots large enough to encourage well maintained lawns that provide ample space for children to turn off the video games and the violent TV programs and play outside at their own home where

parents can watch over them. Please preserve our neighborhood for future generations by saying NO to the current proposal. Thank you for the opportunity to comment.

From: tonia@trainingspotnashville.com [<mailto:tonia@trainingspotnashville.com>]

Sent: Thursday, July 20, 2017 11:30 AM

To: Sanders, Dara (Planning)

Subject: RE: FW: Neely's Bend (MPC Case 2017CP-004-001)

Dara,

I appreciate the effort but I still believe this was zoned with far less houses still for a reason. During some of the recent deluges of water, we had to pull off at the church before the Mapco to wait the rain out. The area flooded quickly and when we were able to make our way towards the Odom property, there was a 3 inch sheet of water coming over the grass and flooding the street. There is no where for water to go and be absorbed now, much less changing the look from lots with yards to mostly driveways and alleys. That still adds more cars and there are no more needed now. Regen Smith needs to do a real traffic survey using Neely's Bend and Gallatin Road in the results. WE aren't that stupid to fall for those numbers using only three, low service, roads to try to say that it won't add more traffic.

Not one person moved to Neely's Bend for convenience getting to our houses, but this road is so dangerous now and we have to accept some kind of development, but why push the boundaries of safety when it is so awful now.

Several of us are making sure that homeowners in the area are truly aware of what is happening and we will be asking them to speak on behalf of the Bend and maintaining the lifestyle of quiet and easy that we are here for. I don't need a coffee shop down the street or I would have staying in Hillsboro Village where I bought a house in '92 and didn't sell until I moved here in 2010. I was aware of the lack of businesses on this road and love that about it.

Please don't let them destroy what we have. Leave this gem and last bit of quiet in Davidson County. How would you like 500 people in your backyard. Does East Nashville not speak loudly as to how you can ruin a good thing?

Please ask them to back off and not be so greedy,

Thank you for the update but it isn't sufficient,

Tonia Floyd

1737 Hudson Road

Madison, TN 37115

On Tue, Jul 18, 2017 at 3:11 PM Sasha Mullins Lassiter <chromecowgirl@gmail.com> wrote:

Hello all.

Come on! 195 is still way too high of density for this limited infrastructure area. We are Neely's Bend.

Have you researched the amount of available parcels yet to be developed on Neely's Bend, a land surrounded by the waters of the Cumberland River, before even considering giving significant density to one developer? There are many parcels!!!!

195 homes is not in any way shape or form supportive of T3SNM. Low to moderate density! This you present to us is still way too HIGH! It's like they are just tossing around numbers to see if they will stick. 278, 218, 195 and then it's shuffle the houses around, more single family homes and tall and skinnies (cottages) and less Townhomes? To arrive at 195. The land is zoned approx. 130 single family homes at RS10. Make them lovely gated community homes and Townhomes at that already zoned volume. Think Sugar Hill if you want. We want to be mixed income a place for everyone anyway. You've got MDHA low to low low income PILOT project with LITC from state that has just broken ground off Neely's. Balance it out with a gated community if the developers need to make bank with less density.

We are a modest country road that winds through farmlands and then dead ends into the river, with a few feeder roads midway leading out towards Old Hickory with the majority of people heading all the way to Gallatin and turning left to hit the highways.

Neely's Bend cannot handle such density for one developer and I would like to see a design plan suggesting a maximum of 150 residential. We like the idea of neighborhood commercial with some delightful gathering spots for the neighbors to enjoy social interaction.

The traffic study they conducted on their own with their personnel is absolutely null and void and completely one sided to their needs. A third party must conduct a much more accurate and thorough traffic study for Neely's Bend to really understand the impact. The study they presented was inferior, a joke we poked holes through.

Please refer to my extensive letter sent previously confirming the community concerns.

Since I requested a thorough presentation from planning that would show existing parcels of Neely's Bend land yet to be developed and was told that I cannot get such from Planning because I was told that you all don't know or have access to this information, I Therefore had to undertake a journey to visit codes and zoning and see if I can get this essential bit of planning information, so I did the research on my own for you so that YOU the Planning department can understand the development potential scenario out here in farmland suburbia Neely's Bend.

Standby for my research showing a sampling of the amount of properties yet to be developed on Neely's Bend. Only a sampling, a mere sampling.

The amount of PUDs and Parcels to be developed and zoning and codes allowed relative to that should be absolutely front and center to the entire planning department regarding any proposed planning on a limited resource peninsula.

The storm water channels and systems must be completely overhauled to handle storm water runoff from this property. They (the developers) keep touting that they will clean and then release the storm water. We don't care about the cleaning part we care about volume dumping into an already severely strained storm water system that is wreaking havoc on the river communities in Neely's Bend.

Get some kind of methodology for building supportive infrastructure to a large development in place before just throwing out home density numbers at our very concerned community. Think five years down the road!!!! Developers are thick as thieves land grabbing with big ideas. Give the land grabbers Gallatin for high density along the corridor!

We want development to happen for us NOT TO US.

Thank you for an attempt at smart growth. But we need this attempt to be much smarter with more thorough and supportive studies done before planning will get any type of agreeable and eager community support.

Developers are welcome to Madison but not with designs that will stress out and destroy the area. We are not going to be steamrolled with developers slapping down absolutely stupid incoherent plans without an ounce of decent study or supporting documentation.

Thank you for understanding our desire for smart growth.

Sasha Mullins Lassiter

1100 Berwick Trail

Madison, TN

From: Sasha Mullins Lassiter [mailto:chromecowgirl@gmail.com]

Sent: Wednesday, July 19, 2017 10:52 AM

To: Sanders, Dara (Planning)

Cc: Penn, Bill (Codes); Pridemore, Bill (Council Member); Bobby & Brenda Whiteside; Boyd, Kelli L; Brenda Gilmore; Sloan, Doug (Planning); Matthews, Lonnell (Mayor's Office); Robbie Jones; Shepard, Shawn (Planning); Planning Commissioners; rep.bill.beck@capitol.tn.gov; sen jeff yarbro; sen steven Dickerson

Subject: LAND ANALYSIS ref: Neely's Bend (MPC Case 2017CP-004-001)

Here is my brief overview below, an analysis of Neely's Bend land to be developed, redeveloped or repurposed. (There are many more not listed here but this info alone should make you all dig into your planning expertise and reconsider giving high density to one developer.)

I had asked a few weeks back for Metro Planning to produce their own thorough report per their expertise to the Madison community with them coordinating with Zoning and planning. I had asked to please provide a thorough analysis of Neely's Bend land to be developed, redeveloped or repurposed especially as it relates to the SP proposal for 1201 Neely's and impact of high density allowed for one developer now while so many other parcels are yet to be developed meanwhile resources and infrastructure are limited on a peninsula area.

Since Metro Planning informed me that they did not have knowledge of such information, nor the ability to create such a report, and sent me off to figure it out, here below for your immediate and urgent consideration, I am providing you with the following research:

Here is an overview of existing PUDS in Neely's Bend:

PUD RS5, medium density yet to be built:

Forest Park Rd.

501 Forest Park Rd. Open land T4- UNE

Is owned by MDHA purchased 5/31/17. Low income housing subsidized by state and metro. In progress. No community meeting held. High crime and high poverty area. Stats available.

509 and 525 Forest Park Rd. Open land T4- UNE

Is Owned by Woodbine Organization purchased 2014

Which manages and operates low income housing to be built.

Single family owners with PUD overlay: T4- UNE

507, 513, 517, 521, 601 Forest Park Rd.

(Note: 520 and 516 Forest Park RD. Open land Residential RS5 lots owned by Salvation Army. No PUD overlay here, but the combined 1.5 acres can be built for medium density, single family min. 5,000 sq meet per. and possibly applicable to low income)

Note: Urban Housing Solutions purchased 11+ acres for affordable housing project for artists, workforce and low income. This is on East Old Hickory and links to Forest Park Rd. Behind Little League fields. Neely's Bend may be used as a cut through to Gallatin from Old Hickory during rush hour which happens quite regularly.

Commercial PUD:

1311 Neely's Bend Rd.

1.2 acres, Mapco currently on property.

RS10- with OV-RSS PUD T3-NM

926 Idlewild Drive

Owned by Matthew FRAZIER

2.8 acres. Currently for sale.

RS-20 with OV-RES PUD T3-NM

0 Neely's Bend Road (corner of Howse)

Owned by Top of the World Music and Investment Corp.

4.5 acres

RS-10 with OV-RES PUD T3-NM

636 Neely's Bend Road (Next to 0 Neely's Bend and butts up to 926 Idlewild)

Owned by Top of the World Music and Investment Corp.

4.5 acres

RS-10 with IND PUD - SP for moderate to high density proposal with commercial in progress. Alters T3-NM to T3-NE. And conflicts with Conservation overlay since storm water would drain into flood plain system which is currently in great disrepair.

1201 Neely's Bend. Also Special Policy infill area [Special Policy Area 04-T3-NM-21](#)

Examples of land to be developed or redeveloped or repurposed:

RS-20 with anticipated SP proposal (no PUD) T3-NM

Smithhead Craig School Next to Idlewild Mansion

23 acres on Neely's Bend. Was for sale and pulled from market. School is experiencing financial challenges. Anticipate that private purchase deal may occur.

RS-10 and RS-5 with Some T3-NE policy which encourages infill and redevelopment moderate density increased housing diversity. Also falls into the Suburban Corridor [Special Policy Area 04-LS-T3-RC-01](#)

200+acres, Off Sanitarium and Neely's

Owned by Seventh Day Adventist some property used for private school.

Also Special Policy with Residential Corridor along Neely's Bend. Some small parts of this land along Neely's has recently been posted for sale

RS-10. T3-NM. Some T3-NE. Falls under the Larkin Springs Community Plan as a special infill area [Special Policy Area 04-LS-T3-NE-01](#)

Off Larkin Springs

11+acres

Owned by two private owners

RS-15 T3-NM

Off Pawnee Trail

25+ acres

Owned by private owner

RS-15 T3-NM

1201 Pawnee Trail

12 acres

Recently sold at auction

RS-40 T3-NM

Hudson Road

32+ acres

Owned by private owner

RS-40 T3-NM

Neely's Bend

28+ acres

Owned by private owner

RS-80. T2 Rural Maintenance. Low density with Conservation subdivision

Neely's Bend and Overton

54+ acres

Owned by private owner

and this listing is just an example. There are several more properties zoned RS 20, 40 and 80 in Neely's Bend that have the zoning and policy for housing yet to be developed.

Our infrastructure CANNOT handle medium to high density. This includes the damaging affects regarding traffic, storm water, conservation overlays, neighborhood maintenance, road safety, pedestrian traffic, strain on schools...

Sasha Mullins Lassiter

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917.514.0058

Community Advocate:

Founder, Madison Community Alliance and All Together Madison (ATM)

Project Coordinator, All Together Madison Economic Market Analysis and Strategic Plan led by Randall Gross, Economist

From: kelboyd00 [mailto:kelboyd00@gmail.com]

Sent: Tuesday, July 18, 2017 4:16 PM

To: Sanders, Dara (Planning)

Cc: Planning Commissioners; chromecowgirl@gmail.com; Pridemore, Bill (Council Member); Shepard, Shawn (Planning); brenda.gilmore@comcast.net; Sloan, Doug (Planning); nolim5555@aol.com; Penn, Bill (Codes); sen.steven.dickerson@capitol.tn.gov; sen.jeff.yarbro@capitol.tn.gov; rep.bill.beck@capitol.tn.gov

Subject: Re: FW: FW: Neely's Bend (MPC Case 2017CP-004-001)

Hi Everyone,

I second Sasha's sentiments wholeheartedly. This is not a development that is in keeping with the culture and character of Neelys Bend. The opposition for this high density housing development is resounding throughout our community.

As a planning commission and a group that is tasked with responsible development of our wonderful city I am unclear why the voice of the community is not being considered. In addition to the clear opposition within the community, it must be reiterated that the traffic study was performed by the team proposing the project. This is a blatant conflict of interest and on that fact alone, this project should NOT be allowed to progress until an independent party can perform a traffic study.

Like Sasha, I would welcome the density of houses that the current zoning allows (about 130) as would the majority of our neighbors in the Neelys Bend Community. Given what they paid for the property, this group can still make plenty of money selling houses and creating a community with 130 units. I am actually very excited about the commercial

/restaurant space they are proposing. I think that will be a great addition/value added to our community. However, the density of houses is entirely too high.

As a planning committee that represents the people of Nashville I am urging you to halt this project until an independent traffic study is performed and to visit Neelys Bend and get a feel for what our community is about and the type of development that is in keeping with our character. Stop and visit us. We would be happy to visit with you and for you to get to know us. Then, using that knowledge you can guide this developer to a solution that makes sense for everyone and creates something that enriches our neighborhood not something that takes away our charm.

Sincerely,

Kelli Boyd

1420 Neelys Bend Rd.

615.260.3108

From: Matt Campbell [<mailto:matt.campbell.tn@gmail.com>]

Sent: Sunday, July 16, 2017 11:08 AM

To: Sanders, Dara (Planning)

Cc: AnneMarie Campbell

Subject: 1201 Neely's Bend Road Madison, TN

Dara,

Thank you for this opportunity to voice our disagreement to the proposed changes of the Community Character Policy (Property at 1201 Neely's Bend Road, Madison, TN 37115). As I stated in the meeting that took place on June 21st, most attendees at the meeting were concerned about the impact on traffic on Neely's Bend Road and storm water changes. I am going to concentrate on traffic, which affects me and my family the greatest.

According to TDOT traffic data from 2015 (station near Neely's Bend Road and Larkin Springs) approximately 11,000 trips were made on Neely's Bend Road. At the intersection of Neely's Bend Road and Gallatin Road the number of trips recorded are 14,000. With the data two years old, we can surmise those numbers have increased since 2015 with the rapid growth of Nashville. Mr. Thompson stated in the meeting, the proposed new development will add approximately 2,600 additional trips to Neely's Bend Road. This is an approximate 25% increase. In talking with traffic engineering professionals, this is a significant increase in typical traffic studies. I see this as problematic since most cars funnel up Neely's Bend Road to the intersection of Gallatin Road, a collector road transitioning into an arterial road. Additional, the cut through traffic of Old Hickory residents (using Larkin Springs Road) trying to avoid the intersections of Myatt Drive/OHB and Gallatin Road/OHB exacerbates the situation during the morning and afternoon commutes.

Siting information from the Metro Public works website, the intersection of Neely's Bend and Cheyenne Boulevard (0.4 miles from the proposed development entrance) is being improved because of "congestion around Neely's Bend Elementary and Middle School is heaviest during the morning commute and is expected to worsen..." An intersection improvement project is also listed on the Metro Public Works site for Neely's Bend and Randy Road (1 mile from the proposed development entrance). These are improvements that were deemed necessary even before this proposed development was announced.

The Metro Planning Department facilitated the nashvillenext "A General Plan for Nashville and Davidson County several years ago. My family and I (my parents, my sister, and my wife's parents all live in Madison) took part in this process. I'd like to mention the ULI Madison report as well. I believe this proposed development does not conform to the intent of both of these reports. Specifically in regards to land usage, development location, design intent, and traffic.

In closing, we would respectfully ask the planning commission and Metro Council to vote NO to the request of changing the community character policy for this property. I continue to argue the proposed density is too great. Traffic on Neely's Bend Road will be adversely affected for the current citizens living in Neely's Bend.

Respectfully,

Matt Campbell

600 Hidden Acres Drive

Madison, TN 37115

From: Litchfield Trent [mailto:Trent.Litchfield@hcahealthcare.com]

Sent: Thursday, July 06, 2017 4:18 PM

To: Planning Commissioners

Cc: Sanders, Dara (Planning); Pridemore, Bill (Council Member); Shepard, Shawn (Planning)

Subject: Proposed High Density Housing Development at 1201 Neely's Bend Road

Dear Commissioners,

I'm writing to express my concern regarding the proposed High Density Housing Development at 1201 Neely's Bend Road in Madison and the associated rezoning request. I want to first say that I am not anti-development and am pleased that developers are interesting in the Madison area which has been neglected for far too long. My concerns are directly related to traffic congestion/safety and the request for rezoning to allow a higher density of housing than is currently zoned.

Traffic Congestion/Safety:

A few years ago Neely's Bend road was noted as being one of the most deadly roads in Davidson County, if I remember correctly, based on the number of fatal accidents per mile. The addition of a center turning lane on the north end seems to have improved the situation. As a resident who travels Neely's Bend Road several times a day with my loved ones, I do not want to see us take a step backwards and jeopardize safety as a trade off for this development. As in many areas, the amount of traffic on Neely's Bend Road has significantly increase in recent months. This is most evident by the long line of cars waiting to get on to Gallatin Rd at the north end of Neely's bend road each morning. As this line gets longer and longer more cars start cutting through residential neighborhoods which is a safety and quality of life concern for residents of those areas. I understand a traffic study was conducted by the engineers of this development. However, I have several concerns with this study. The study only covers a short distance around the development and does not look at the intersection of Gallatin Road and Neely's Bend Road where I feel the greatest impact will be felt. In addition, the objectiveness of the

study is called in to question due to close a business relationship between company who performed the study and the developers. It is also unclear if Regan Smith is qualified to perform traffic studies. I hope this commission is committed to ensuring that the traffic study is high-quality, comprehensive, independent and will play a vital role in the decision regarding approval of this development and associated rezoning. At minimum the developers should be required to install turning lanes on Neely's Bend in front of the development to avoid traffic congestion. This is especially important to avoid congestion resulting from people turning left into the development from Neely's Bend Road.

Rezoning:

This development is an exciting opportunity to move Madison forward, but I do not want it to sacrifice safety or quality of life. I question if the rezoning to allow for higher density will benefit anyone other than the developers. This level of density is not consistent with other developments in the area and will further exasperate traffic congestion. I encourage the planning commission to question if the rezoning is in the best interest of those who are already making their home in the Neely's Bend area and the long term effect of the area.

Thank you for your time and careful consideration of this proposal.

Sincerely,

Trent Litchfield
904 Tamarack N
Madison, TN 37115

615-944-8004

From: Sasha Mullins Lassiter <chromecowgirl@gmail.com>
Date: Wed, Jul 5, 2017 at 9:36 AM
Subject: Berwick trail area flooding

To: Bill Pridemore <bill.pridemore@nashville.gov>, Matthews, Lonnell (Mayor's Office) <Lonnell.Matthews@nashville.gov>, Palko, Tom (WS) <tom.palko@nashville.gov>

We have been experiencing terrible water back up this weekend and now we are concerned about today.

Neighbors are filming and gathering photos.

1. Berwick trail between Rivercrest and Center where Piedmont had gas lines dig and resodded is a mud pool running through properties because they did not dig trenches when they finished the job a week ago.
2. Jasperson river channels are in horrific disrepair. Patricia Petty on Jasperson is suffering the worst backup of water overflowing way out of the channel and flooding her basement too. This has been ongoing since 2010!
3. LESLIE Richardson on Jasperson is also experiencing horrible overflow out of the channel. These channels deliver water FROM outlying neighborhoods through OUR river neighborhoods and the backup of water it is getting worse.
4. NixPass/RiverPass/Berwick Trail is experiencing terrible water backup flooding properties there too. This is the same storm waterway that would deliver storm water FROM the proposed SP for 218 homes on the 1201 Neely's Bend property to the river through our neighborhood!!!

Photos and reports to come but know this, the neighborhood wants this storm water flow through our river neighborhoods and into the river cleaned out and repaired by Metro Stormwater. This is extremely serious.

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917.514.0058

Community Advocate:

Founder, Madison Community Alliance and All Together Madison (ATM)

Project Coordinator, All Together Madison Economic Market Analysis and Strategic Plan led by Randall Gross, Economist

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917.514.0058

Shawn M Shepard, AICP

Planner II | Land Development

phone: 615.862.6263

From: Sasha Mullins Lassiter [mailto:chromecowgirl@gmail.com]

Sent: Wednesday, July 05, 2017 10:17 AM

To: Pridemore, Bill (Council Member); Palko, Tom (WS); Sanders, Dara (Planning); Shepard, Shawn (Planning)

Subject: 1201 Neely's Bend property, an example of non working storm water channels in river neighborhood across street, from this past weekend more to come.







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917.514.0058

Community Advocate:

Founder, Madison Community Alliance and All Together Madison (ATM)

Project Coordinator, All Together Madison Economic Market Analysis and Strategic Plan led by Randall Gross, Economist

From: Sasha Mullins Lassiter [<mailto:chromecowgirl@gmail.com>]

Sent: Friday, June 30, 2017 2:29 PM

To: Pridemore, Bill (Council Member); Matthews, Lonnell (Mayor's Office); Sanders, Dara (Planning)
Subject: Re: Neely's Bend (MPC Case 2017CP-004-001)

The community would like a third party traffic study performed which includes Neely's Bend and Gallatin intersections including revisiting Randy Rd. Larkins Springs and Cheyenne intersections. A third party study will be conducted so that the study is unbiased. As it currently stands, the traffic study is completely in favor of Regan Smith's needs to push the project through since they conducted the study and represent the development/owner. And in fact they conducted a very inaccurate study not including Gallatin intersection and we found it rather patronizing that they thought they knew better than the actual community does the behavioral manners of drivers because they did not take into account cut throughs from Old Hickory and would not know too since they are not at all familiar with this area.

The community does not agree with the volume of homes for this 1201 Neely's Bend property considering that there are other PUDs, RS10, RS20 and RS40 zones yet to be developed in the Neely's Bend area.

While we are excited about progress and alternative home styles in Madison, even the possibility of light commercial to create a social and inviting neighborly area, we do not at all agree with the volume of homes proposed for this one development, the effect on the conservation overlay for the floodplain area, that which contributes to the neglect of the archaic storm water channels delivering water into the river from outlying areas. These concerns and more to be discussed are not good for the Neely's Bend area as it relates to volume of homes planned.

Smart Growth is what we desire for OUR Madison and we appreciate Metro Planning keeping this foremost in mind.

We will actively oppose the proposed volume of homes and continue to conduct our own research of best practices for development in an environmentally sensitive area with infrastructure challenges as it relates to being on a peninsula aka bend.

Thank you so much for your presentation and support. We are more than happy to work with the developers and Metro Planning to support a development that makes common sense.

Please provide me with a complete report of existing PUDs both active and inactive, and open land zones for housing in Neely's Bend. You will see for yourself and easily conclude how detrimental such volume for one parcel can be.

As Councilwoman VanReece says, we want development to happen FOR us not TO us.

Kindest regards,

Sasha Mullins Lassiter

Madison Community Alliance

All Together Madison

Items 2a/b, Green Hills-Midtown Community Plan Amendment/Alexander SP

From: Doug Bailey [mailto:dcbailey3@comcast.net]
Sent: Friday, July 28, 2017 10:44 AM
To: Planning Commissioners
Subject: Re: The Alexander Rezoning Attempt SP 2017SP-045-001

Re: The Alexander Rezoning Attempt SP 2017SP-045-001

I am very much opposed to the rezoning effort of the above property at 2041 Overhill Drive.

Doug Bailey

Property Owner in Hillsboro Hall

615-804-7355

dcbailey3@comcast.net

From: Julie [mailto:jdb714@comcast.net]
Sent: Friday, July 28, 2017 10:51 AM
To: Planning Commissioners
Subject: I oppose the commercial rezoning of residential neighborhoods in Green Hills. I also feel that whoever approves of new buildings in older neighborhoods i.e. Houses ought to re-think everything done recently in Green Hills. Developers are crowding spac...

(no content, just the subject line was sent)

Sent from my iPhone

Item 10, Knob Road contextual overlay

From: jonrobbin [mailto:jrnashville@comcast.net]
Sent: Wednesday, August 02, 2017 8:09 PM
To: Planning Commissioners
Cc: Murphy, Kathleen (Council Member)
Subject: Case Number 2017Z-075PR-001

To Whom It May Concern,

This message is to confirm my support for the proposed contextual overlay for the even-numbered side of Knob Road. I live on the odd-numbered side of Knob Road, but I'm concerned that houses that are too tall and are situated too close to the street or the property line will negatively affect the relaxed and friendly character of this great residential neighborhood. I believe that houses that are too large for a property are being built only with an eye to monetary profit, to the detriment of the people who simply love this neighborhood for what it is: a family-and-neighbor-oriented place to live. The very nature of Nashville as a welcoming and livable city is at stake here. Please vote for the contextual overlay. Thank you.

Jon Robbin
5413 Knob Road

From: Kathy Moran [mailto:mkmoran26@gmail.com]
Sent: Friday, July 14, 2017 8:40 AM
To: Planning Commissioners
Cc: Murphy, Kathleen (Council Member)
Subject: Case Number 2017Z-075PR-001

Attached please find a letter in support of the contextual overlay proposed for the even-numbered side of the 5400 block of Knob Rd. Thank you for your kind attention and consideration.

Phyllis M. Moran

(attachment follows)

PHYLLIS M. MORAN
5422 Knob Road
Nashville, TN 37209

July 13, 2017

Metropolitan Planning Commission
800 Second Avenue South
Nashville, TN 37219-6300

RE: Case Number 2017Z-075PR-001

SENT VIA E-MAIL

Dear Planning Commission Members:

I live at 5422 Knob Road with my daughter, Kathy Moran. My late husband, Sanford Moran, and I purchased our home in 1959. I have been privileged to live in our neighborhood ever since.

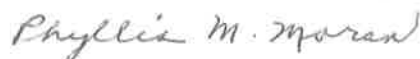
When my husband and I purchased our home, we selected Knob Road as it was in a quiet neighborhood filled with families and single people and affordable on our salaries as a City of Nashville police officer and a Baptist Hospital nurse. Our neighbors were city and state workers, sales people, tradespeople, teachers, law enforcement officers, and office workers. We started our family and raised our daughter in this neighborhood. The neighborhood was filled with lots of children, and they were always playing outside in the front yard.

As a longtime resident of the neighborhood, I support the contextual overlay. It will allow property owners to make improvements and additions to their homes but in keeping with the spirit of the neighborhood. The homes that have been demolished in the neighborhood are being replaced with homes that are oversized and do not go with the general character of the neighborhood. Mature trees are being cut down and generous front yards that have characterized our neighborhood are being paved over to make way for two-car front entry attached garages.

It is an affordable, modest neighborhood with lots of green space, trees, and affordable homes. I fear that if the overlay is not passed, what makes our neighborhood so special and appealing to families, single people, and retirees will be lost forever.

Thank you for your consideration of my comments.

Sincerely,



Phyllis M. Moran

**Items 12a/b, North Nashville Community Plan Amendment/Delta
Avenue Townhomes SP**

(attachment follows)

MPC COMMENT FORM

NORTH NASHVILLE COMMUNITY PLAN -

Community Plan Amendment (MPC Case #2017CP-008-001) - WEDNESDAY, JULY 26, 2017

Comments will be provided to the Metropolitan Planning Commission in advance of their August 10, 2017 meeting.

Name: Chad & Maricela Lantt Street Address: 1709 Nassau ST
Zip Code: 37208

Please share your comments: We strongly oppose the proposed amendment to the North Nashville Community Plan from T4NM to T4NE Case #2017CP-008-001.

Garfield ST is encumbered by a vision reduced overpass "hill" and a treacherous intersection of SIX streets on a blinded curve including: Garfield Ave, Garfield ST, Delta Ave, Jenkins ST. With that said, a "higher density" community plan is NOT safe. Not to mention this small pocket neighborhood or what's left of it, should remain SF homes with spacious yards and "green space" with a more traditional family friendly feel. Finally, there is just not adequate street parking for a higher density community plan. Thank you

Items 13a/b, Cloverland Drive - Southeast Community Plan Amendment/ALMC Nashville SP

From: John Graham [mailto:jmgduke@gmail.com]
Sent: Tuesday, July 18, 2017 3:11 PM
To: Grider, Anna (Planning)
Cc: Swope, Robert (Council Member)
Subject: Southeast Community Plan Admendment

Regarding Edmondson/Cloverland Area MPC Case #2017CP-012-002

Ms. Grider,

Thank you for taking the time to meet with the community at Granbery last night. We have lived directly across Cloverland from the undeveloped property for fourteen years. It seems like it has been for sale for the majority of that time. It is true that there could be many worse options for something going in on the property, and we do like the idea of permanent green space for a good portion of the property. That said, it is our opinion that the proposed structure does not fit within the neighborhood. While there are larger buildings on Old Hickory Blvd and on Edmondson north of Nipper's Corner, that is not the case on Cloverland Drive or on Edmondson south of Frontier. The only building we can think of like this in our immediate neighborhood is the Montessori school which cannot be seen from the street. We trust that planning staff will carefully consider this specific neighborhood when deciding whether or not to recommend a change to the Community Character Policy. We are confident that you and your colleagues have the skill and foresight necessary to weigh our opinion with many other considerations for an informed final decision.

If the development does move forward, we also would like to add our opinion regarding the entrance to the facility. While we can imagine that some residents of Sterling Oaks might be opposed, we believe an entrance from Sterling Oaks Drive rather than Cloverland Drive makes far more sense for the community as a whole. In fact we were quite shocked when the speaker from the developer side stated that they

were adamantly opposed to that idea. Sterling Oaks Drive already has a stoplight to assist traffic getting onto and off of Cloverland Drive, and Sterling Oaks Drive has an access already built to accommodate this property. If the expected traffic is as light as the developer and councilman propose, then the disruption to Sterling Oaks should be far less than the disruption caused by the same volume of traffic trying to enter and exit Cloverland without a stoplight. We request that the Planning Commission push for a change to this particular piece of the plan.

Thanks,

John and Vicky Graham

From: Elizabeth Stubblefield [<mailto:elikabeka@comcast.net>]
Sent: Tuesday, July 18, 2017 9:56 AM
To: Grider, Anna (Planning)
Cc: Swope, Robert (Council Member)
Subject: MPC Case # 2017CP-012-002 (Cloverland & Edmondson)

I attended the informational session that Councilman Swope held last night at Granbery Elementary and believe that this Community Plan amendment will be a good fit for the tract of land at the corner of Cloverland Drive and Edmondson Pike.

I support this because:

- It establishes a park for residents of the Cloverland community and I've long wished that we had some green space or a green way nearby.
- I am pleased that the engineers for the proposed project are sensitive to the concerns immediate neighbors would have to such a development, as demonstrated in their placement of the building and necessary plantings.
- The Conservation overlay is observed in retaining geographical features through the woody buffer and the park and that will (at least somewhat) preserve the habitat of the wildlife.

Thank you for the informative handout as well as the map of the proposed NE change. Having this information in print to read prior to the meeting was very helpful.

Best regards,
Elizabeth/Betsy Stubblefield
5711 Cloverhill Drive
Brentwood, TN 37027 (Davidson County)

Item 20, Cherokee Avenue Master Plan SP

From: Chris Griswold [<mailto:chrisgriswold@gmail.com>]

Sent: Monday, July 10, 2017 9:32 PM

To: Sewell, Marty (Planning)

Subject: New Development at the end of Delmas Ave.

Hi Marty,

My name is Chris Griswold. My wife Abbey and I live at 936 Delmas Avenue, and we are concerned about the new Aerial Development plans at the end of Delmas Ave. The development I'm referencing is in this Tennessean story:

<http://www.tennessean.com/story/money/real-estate/2017/07/06/developer-aerial-plans-166-residences-commercial-space-near-ellington-parkway/456377001/>

We've lived on Delmas, a through street, for almost 4 years. In that time we've seen an increase in population density. Our street has a huge speeding problem and no sidewalks. Similarly, our street ends right across from the East Nashville YMCA. It's incredibly common to see kids and adults running across 4 lanes of traffic to get to the Y.

I'm very concerned that our street is already lacking proper infrastructure for the population we currently have. I'm far more concerned that this new development will make things much worse. I implore you to speak to our residents on Delmas before reviewing the proposed development.

Thank You Kindly,

Chris Griswold & Family

936 Delmas Avenue

615.483.7425