

Comments on September 14, 2017 Planning Commission agenda items, received through September 8

Item 6, Lebanon Pike at Donelson

From: Joan Greene [<mailto:JoanGreeneDesign@live.com>]
Sent: Thursday, September 07, 2017 6:59 PM
To: Planning Commissioners; Rickoff, Abbie (Planning); Planning Staff
Cc: Rhoten, Kevin (Council Member); Sloan, Doug (Planning)
Subject: Project 2017S-076-001 (Lebanon Pike at Donelson)

Dear Planning Commissioners,

My name is Joan Greene. I purchased my home at Rivercrest about two years ago after an extensive search across Nashville. I was looking for a quiet, convenient neighborhood that felt safe. I selected Rivercrest because I see this as my forever home. Further it was established, had one road in and out, and that combination made it feel safe and stable. When I drove over to check out the community, I loved that it was a diverse neighborhood with people walking around the neighborhood every time I came by. I met families with small children walking their dogs, elderly couples, and a teenager who told me, "We love it here - ask my mom." I love it here too.

Here are some of my concerns and why I am opposed to extending Rivercrest Pass.

- The new community has two access roads without opening Rivercrest Pass.
- Rivercrest has had one access road for over twenty years by design. All approved and built by an outstanding Nashville builder.
- The extension is a Safety Concern for Rivercrest Homeowners -- today there are more families with children living at Rivercrest. On any given day children are playing on Rivercrest Pass and walking between the homes. Directly across from my home there are families with at least nine small children who live and play in and near the street.
- There are many established neighborhoods like Rivercrest up and down Lebanon Road/Pike that have one access road in and out. Why single out Rivercrest? We are not a T3-NE, evolving neighborhood. It is my understanding that we are a T3-NM.
- On a city planner's map our homes may look like squares or dots, but those little squares represent homes with people who chose this community because it was NOT an evolving community but a stable, existing community.

Once again - I am opposed to opening or extending Rivercrest Pass!

I am, also opposed to the crash gate. Years ago, I moved into a beautiful, quiet development of older homes with neighbors much like Rivercrest. A new development was built to the side of us and one of our streets was extended into that new neighborhood. A crash gate was installed and everything stayed the same for about two years. Then the city decided to take down the gate - no hearings, nothing. One afternoon a lost semi truck came around a corner and hit the bike that I was riding on. He pushed my bike into the curb, and I went head over my bicycle into a neighbor's lawn. I was bruised and sore with a twisted ankle. It could have been much worse. The neighborhood was never the same.

I do not understand why you want to change this beautiful little neighborhood community when opening Rivercrest Pass will do nothing to free up the arterial capacity on Lebanon Pike. Please leave Rivercrest Pass and River Crest Neighborhood as it is.

Thank you for your consideration. See attached.

Best regards,

Joan Greene BFA, MA

712 Rivercrest Pass

Nashville, TN 37214

615-207-6980

(attachment follows)

Re: Project 2017S-076-001 (LEBANON PIKE AT DONELSON)

Dear Planning Commissioners,

I am a River Crest homeowner writing to express my concern about a certain aspect of the concept plan for this proposed project, which is item 15 on your September 14th meeting agenda. Specifically, I am opposed to the extension of Rivercrest Pass into this proposed subdivision.

I realize that the standard departmental practice is to promote pedestrian, bicycle, and vehicular connectivity between developments. I also understand that the goal of vehicular connectivity is to relieve traffic stress on major arteries. In this case, the sole vehicular artery serving both projects is Lebanon Pike. However, due to the geographical reality of Stones River to our north and no street connectivity to our west, extending Rivercrest Pass will have absolutely no impact on Lebanon Pike traffic. On the other hand, it will have a significant negative impact on our River Crest community!

River Crest is designated a T3-NM neighborhood in Metro's Community Character Manual (Reformatted Draft 2017 III-CCM-173). The singular policy intent for T3-NM neighborhoods is to "**maintain the general character of suburban neighborhoods as characterized by their development pattern, building form, land use, and associated public realm.**" Since its inception over twenty years ago, vehicular traffic in River Crest has—by design—been limited to residents and their guests. That factor has contributed more than any other to the creation and maintenance of the strong sense of community we enjoy in this culturally diverse neighborhood. Extending Rivercrest Pass into the new development would seriously erode the pastoral character of this unique urban subdivision, while doing nothing to free up arterial capacity on Lebanon Pike.

I urge the members of this Commission to recognize that arbitrarily applying a generalized departmental preference for connectivity *to this particular case* would violate specific departmental policy and irrevocably degrade the character of this neighborhood without achieving a greater purpose. I therefore stand in opposition to any plan extending Rivercrest Pass beyond its current boundary (with or without a crash gate).

Homeowner Signature: Joan Greene Date: 9/7/2017

Printed Name: JOAN GREENE

River Crest Street Address: 712 Rivercrest Pass
Nashville, TN 37214

From: William J. Hart [<mailto:wjhart.law@gmail.com>]
Sent: Thursday, September 07, 2017 6:43 PM
To: Rickoff, Abbie (Planning)
Subject: 2017S-076-001

Abbie,

Please see my attached memo.

Bill Hart

William J. Hart, Esq.
(615) 542-8921

This email and any attachments are intended solely for the original addressee(s). Please do not share or forward this email without my express permission. If you received this email in error, please delete it and any attachments (without saving, copying, or disclosing any content to others) and notify me immediately at wjhart.law@gmail.com.

(attachment follows)

DATE: September 7, 2017
FROM: Bill Hart (wjhart.law@gmail.com); 601 Rivercrest Way, Nashville, TN 37214
TO: Abbie Rickoff
RE: 2017S-076-001

Abbie,

Thanks for taking my call yesterday and taking the time to explain the reasoning behind the planning department's insistence that the developer extend Rivercrest Pass into the new project for the sake of continuity.

I can only imagine the challenge of being responsible for shaping growth and development-related public policy for all of Metro Nashville & Davidson County, as well as overseeing the proper implementation of those policies. Doing so in the midst of such unprecedented expansion must be a tall order indeed. I claim no expertise in this area, so I covet your guidance regarding policy and practice related to the referenced development. My objection—which is shared by all River Crest HOA Board Members—involves the apparent conflict between your department's standing policy of increasing connectivity and the Planning Commission's express commitment to preserving our neighborhood's distinctive character as expressed in its mission statement and the CCM's T3-NM designation.

The notable absence of a thoroughfare (and its associated vehicular traffic) has undoubtedly been a major factor in the tranquil evolution of this diverse neighborhood's distinctive character over the past twenty-some years. I find it incomprehensible that such a vital, integrated neighborhood asset would be summarily and arbitrarily eliminated simply because adjacent property is being developed. I first thought the Rivercrest Pass extension was requested by the developer, but that is apparently not the case. When we met, Benchmark expressed a willingness to respect our concerns and leave the road as-is. The subsequent reappearance of the road extension on the present plan was, *ipso facto*, a non-negotiable mandate imposed by your department. If that understanding is incorrect, please let me know at your earliest opportunity.

I genuinely appreciate and support the concept of enhancing connectivity—*when, where, and as appropriate*. However, the facts and circumstances specific to *this* development and the impact this mandated connectivity “solution” will have on *this* neighborhood render the imposition of that mandate unreasonable and unnecessary. The immediate geographical realities of Stones River to the north, Lebanon Pike to the south, and zero connectivity to the west eliminate any possibility of achieving a reduction in arterial traffic with this extension. If approved, the only thing it will accomplish is an unprecedented reduction in the quality of life for River Crest residents.

Introducing this unwelcome thoroughfare into our neighborhood is analogous to introducing an alien species into a closed ecosystem over the objections of its indigenous residents. The Law of Unintended Consequences has historically spawned massive debris fields littered with the remnants of similarly ill-conceived mandates. As a member of the River Crest Homeowners Association Board and individual homeowner, I urge you on behalf of all River Crest residents to reconsider and withdraw the mandate to extend Rivercrest Pass.

Thank you.

Bill Hart

From: johnnywalkertour@aol.com [<mailto:johnnywalkertour@aol.com>]

Sent: Thursday, September 07, 2017 4:44 PM

To: Rickoff, Abbie (Planning)

Subject: Opposition to Project 2017S-076-001

(attachment follows)

Re: **Project 2017S-076-001 (LEBANON PIKE AT DONELSON)**

Dear Planning Commissioners,

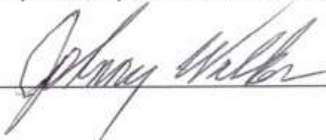
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I realize that the standard departmental practice is to promote pedestrian, bicycle, and vehicular connectivity between developments. I also understand that the goal of vehicular connectivity is to relieve traffic stress on major arteries. In this case, the sole vehicular artery serving both projects is Lebanon Pike. However, due to the geographical reality of Stones River to our north and no street connectivity to our west, extending Rivercrest Pass will have absolutely no impact on Lebanon Pike traffic. On the other hand, it will have a significant negative impact on our River Crest community.

River Crest is designated a T3-NM neighborhood in Metro's Community Character Manual (Reformatted Draft 2017 III-CCM-173). The singular policy intent for T3-NM neighborhoods is to **"maintain the general character of suburban neighborhoods as characterized by their development pattern, building form, land use, and associated public realm."** Since its inception over twenty years ago, vehicular traffic in River Crest has—by design—been limited to residents and their guests. That factor has contributed more than any other to the creation and maintenance of the strong sense of community we enjoy in this culturally diverse neighborhood. Extending Rivercrest Pass into the new development would seriously erode the pastoral character of this unique urban subdivision, while doing nothing to free up arterial capacity on Lebanon Pike.

Please understand that I am not opposed to this builder or the project as a whole. My opposition is limited strictly to the extension of Rivercrest Pass as a connector street. Thank you for your consideration.

Homeowner Signature: _____



Date: 09/07/17

Printed Name: John Walker

River Crest Street Address: 608 Rivercrest Way

From: LINDA BRYANT [<mailto:raconrun@comcast.net>]

Sent: Thursday, September 07, 2017 11:39 AM

To: Rhoten, Kevin (Council Member); Planning Staff; Sloan, Doug (Planning); Rickoff, Abbie (Planning)

Subject: Proposed Subdivision 2942, 2946, 3000 Lebanon Pike Nashville Tn behind Rivercrest Subdivision

Please be advised that many in the Rivercrest Subdivision have a great many concerns about the extension of Rivercrest Pass into the new proposed subdivision. We purchased our home in a quiet closed community and want to keep it that way. Two entries into the proposed subdivision seems more than sufficient for the number of lots without creating a through way into Rivercrest.

Mark and Linda Bryant

404 Rivercrest Court

Nashville, Tn

(attachment follows)

Metro Planning Commission,
Doug Sloan --- Executive Director,
Abbie Rickoff --- Plans Reviewer
Councilman Kevin Rhoten,

Commission members, thanks for considering our opinion when you decide whether, or not, to extend Rivercrest Pass to accommodate new construction (Sept. 14th, Item #15).

As seniors, my wife and I hold dear our hope to live out our years in a quiet neighborhood. We love being connected to a main thoroughfare: We, also, love being off of the beaten path. As homeowners in Rivercrest Crest, we have both of those things.

We know our neighbors. Our grandchildren play with their children. While watching children play in our common area (the cul-de-sac), parents get to know each other. As they do, the kind of memories we all should have are made and community is strengthened. We watch: We don't fret. The ladies meet: The husbands borrow tools. It's a nice place to live.

Would it deprive the 48 families that would reside in the subdivision proposed by Benchmark Homes and Civil Site Design Group; if, instead of three access roads to Lebanon Pike, they only had two? We have about 40 families in our subdivision, one access road, and a high level of contentment.

You have a challenging job! We hope you have God's ever present help!
Until He rezones us all... thanks.

Mark and Linda Bryant

From: Mary Gresham [mailto:mchiggybaby@aol.com]
Sent: Wednesday, September 06, 2017 7:38 PM
To: Planning Commissioners
Subject: Donelson Downs Subdivision

Dear Planning Commissioners,

I reside in the Rivercrest Subdivision on Lebanon Pike in Donelson and I am writing to object to the extension of Rivercrest Pass into the new proposed subdivision of Donelson Downs. One of the appeals of our neighborhood has been that we have always had 1 way in and one way out. Opening Rivercrest Pass will admit many , many more cars access to our neighborhood creating safety issues both with children playing in streets and on sidewalks and I believe more opportunity for crime. Our nice quiet neighborhood will turn into a pass through for the new neighborhood and possible the many residents of the Stanford Estate Subdivision. Our nice 34 home community that has always been so appealing to current and future homeowners , will lose much of its appeal! I am not opposed to new homes ;just the connection of those homes to our subdivision. Please consider my strong opposition to this proposal and reconsider this extension.

Thank you for your time in this matter.
Mary Gresham
604 Rivercrest Way

From: Samantha Nelson [mailto:mrs_samanthanelson@icloud.com]
Sent: Wednesday, September 06, 2017 2:47 PM
To: Planning Staff
Cc: Sloan, Doug (Planning); Angus
Subject: Rivercrest Pass road extension

Planning Commission,

Please take a second to reconsider extending River Crest into the new subdivision. While I welcome the development for Donelson, I am fervently against this opening of our neighborhood's road, especially when there are significant exits to be used:

1) Disspayne Dr. (which has a helpful stoplight)

2) Lebanon Pike

I have two kids ages 7 and 8 who ride bikes on River Crest at the dead end. It is the only safe place for them to ride, as River Crest has a slight hill at the entrance of our neighborhood that acts as a dangerous blind spot for cars when kids are playing in the street. They cannot ride on other streets in our neighborhood as there are steep hills.

You're taking the quaint disposition of our neighborhood (one way in/one way out--one of the reasons I purchased here) and making it an unsafe thoroughfare for my children.

Opening it up for safety is not an appropriate concern, as:

- 1) Riverstone condos next door has only one exit
- 2) even with the Lebanon Pike road construction our one-way in worked just fine
- 3) you have sufficient neighborhood exits with Disspayne and Lebanon Pike
- 4) it has been this way for 20 years with no problems--ever.

We did not ask for this development. Build it, but don't change my neighborhood to do so.

Extremely Concerned River Crest Residents,

Samantha and Angus Nelson

717 Rivercrest Pass

From: Planning Staff
Sent: Tuesday, August 22, 2017 7:37 AM
To: Rickoff, Abbie (Planning); Owensby, Craig (Planning)
Cc: 'Debbie Apple'
Subject: RE: Regarding: Rivercrest Pass case 2017s-076-001

Hi,

Please see below for the file and Planning Commissioners' packet.

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

From: Debbie Apple [<mailto:d.apple@comcast.net>]
Sent: Monday, August 21, 2017 2:27 PM
To: Planning Staff
Subject: Regarding: Rivercrest Pass case 2017s-076-001

Please do not let the developers of the new neighbor hood of 48 lots located at 3000 Lebanon Pike and portion of 201 Walcott Drive, put there road connecting to Rivercrest Pass.

Debbie Apple

From: PATTY_LEVERING [mailto:patty_levering@comcast.net]
Sent: Wednesday, September 06, 2017 12:43 PM
To: kevin.roten@nashville.gov; Planning Staff
Cc: doug.sloan@nashville.com; Debbie Apple
Subject: Road Extension of Rivercrest Pass

Dear Kevin and the Planning Staff -

My name is Patty Levering and I reside at 405 Rivercrest Court (I was the third house built in the Rivercrest Community). I have seen this community grow into 40 homes and many changes

taken place. This road extension is going to be a safety concern. There are more families with children that are living in Rivercrest. We have already put up signs for home owners to watch their speed due to children walking between homes, riding bikes and on our sidewalks. We definitely do not need 48 more home owners (which could be 96 cars if not more) coming their our small neighborhood and putting our families at risk. We have one entrance and this subdivision could have one entrance as well.

Over the 20 years I have lived here, this one entrance has not been an issue. I don't understand

why we need a extension of Rivercrest Pass for these new homes, makes no sense.

Please take this into consideration, we want to keep Rivercrest our quiet neighborhood and not change it into a "get through" into another subdivision.

Kevin - I understand you want a "crash gate", Rivercrest has not had a crash gate for 20 years and

we don't need one now.

Patty Levering

Cell: 615-878-4387

Item 8, rezoning S of E Trinity Lane

46 letters follow. You've seen them before – they were posted before the August 24 MPC meeting because they contain comments on both the Trinity Lane SP, which was on the August 24 agenda, and 2017Z-037PR-001, a rezoning south of East Trinity Lane, which is on the current agenda.

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

I am expressing my concerns along with my neighbors about the proposed rezoning, as reflected in 2017Z-037PR-001 and 2017SP-035-2017. The proposed rezoning adversely affects the existing neighborhood on the proposed streets, nearly all are residential streets. A list of the problems that would result from the proposed rezoning include, but are not limited to:

- Increase in Traffic
- Inadequate Parking
- Inadequate Infrastructure
- Detrimental Environmental impact

The proposed rezoning as reflected in 2017Z-037PR-001, is akin to redlining in that it cherry picks and carves out certain portions of an entire neighborhood for rezoning without any justification. For instance, the proposed rezoning of the selected portion of Edwin Street primarily consists of single-family homes on .18 acres. The proposed rezoning of Edwin Street (and surrounding streets) does not account for the existing character of the neighborhood, nor does it include the 2 other blocks that encompass Edwin Street. Further, the proposed rezoning ignores the narrow nature of the existing streets and the fact that the existing topography of the neighborhood cannot support the additional density. It also appears there is a complete lack of oversight on the impact the additional traffic will have on the existing narrow and quiet streets where people frequently walk and children play. As the map indicates, the proposed rezoning does not involve Marshall Street, Pullen Avenue, Gatewood Avenue, and Joy Avenue – all streets with similar composition to the streets proposed for rezoning. It begs the question: why are similarly situated streets being proposed for rezoning?

Regarding the proposed rezoning in 2017SP-035-2017, there are thousands of trees in the proposed area, and a development of 190 units would irreparably harm that area. With the unique topography of that area, it is unlikely that the trees can be preserved and maintained, with such a large development despite best efforts. Also, Edwin Street is a residential neighborhood with single family homes, and placing such a large development in a quiet neighborhood ruins the existing character of that neighborhood. Additionally, a narrow and dangerous curve runs adjacent to the proposed development and rezoning area, and adding additional homes without addressing the impact on infrastructure and traffic is problematic.

I urge the Commission to deny the proposed rezoning as shown in in 2017Z-037PR-001 and 2017SP-035-2017 for several reasons, including that such rezoning does not align with the existing characteristics of the neighborhood and any proposed rezoning should not ignore the existing quality of the neighborhood.

Signed: Alex Covell

Date: July 26, 2017

Print Name: Alex Covell

Address: 1442 Joy Cir. Nashville TN

July 28, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: _____

Date: _____

Print Name: _____

Address: _____

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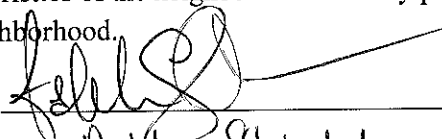
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Signed: _____

Date: _____

Print Name: _____

Address: _____


Date: 7/26/17
Print Name: Ashlee Stokely
Address: 2303 Shadow Ln, 37214

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: Edward Henley Jr Date: 7-12-17

Print Name: Edward Henley

Address: 314 Edwin St

July __, 2017

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Signed

 C.B.C.

Date:

7/12/17

Print Name: Chance Coulter + Hannah Murchalk

Address: 307 Edwin St. 37207

July __, 2017

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I urge the Commission to deny the proposed rezoning as shown in in 2017Z-037PR-001 and 2017SP-035-2017 for several reasons, including that such rezoning does not align with the existing characteristics of the neighborhood and any proposed rezoning should not ignore the existing quality of the neighborhood.

Signed: Randy Wellman Date: 7/12/17
Print Name: RANDY WELLMANSON
Address: 340 EDWIN STREET

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

I am expressing my concerns along with my neighbors about the proposed rezoning, as reflected in 2017Z-037PR-001 and 2017SP-035-2017. The proposed rezoning adversely affects the existing neighborhood on the proposed streets, nearly all are residential streets. A list of the problems that would result from the proposed rezoning include, but are not limited to:

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Signed: Amber R. Barba Date: 7/12/17

Print Name: AMBER R. BARBA

Address: 537 EDWIN ST. NASHVILLE 37207

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed:  Date: 7/26/17

Print Name: Cary Nichols

Address: 413 Edwin St Nashville, TN 37207

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

I am expressing my concerns along with my neighbors about the proposed rezoning, as reflected in 2017Z-037PR-001 and 2017SP-035-2017. The proposed rezoning adversely affects the existing neighborhood on the proposed streets, nearly all are residential streets. A list of the problems that would result from the proposed rezoning include, but are not limited to:

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Signed: Zelma Fudge Date: 7-26-2017

Print Name: ZELMA FUDGE

Address: 332 PULLEN AVE
NASAVILLE, TN 37207

July ___, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: _____

Date: 7/26/17

Print Name: RICHARD SMITH

Address: 301 PULLEN AVE

July 13, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

I am expressing my concerns along with my neighbors about the proposed rezoning, as reflected in 2017Z-037PR-001 and 2017SP-035-2017. The proposed rezoning adversely affects the existing neighborhood on the proposed streets, nearly all are residential streets. A list of the problems that would result from the proposed rezoning include, but are not limited to:

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Signed: Sade Davis Date: 7/13/17
Print Name: Sade Davis
Address: 315 Edwin Street - Nashville, TN 37207

July 11, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

I am expressing my concerns along with my neighbors about the proposed rezoning, as reflected in 2017Z-037PR-001 and 2017SP-035-2017. The proposed rezoning adversely affects the existing neighborhood on the proposed streets, nearly all are residential streets. A list of the problems that would result from the proposed rezoning include, but are not limited to:

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Signed: Joseph Falcones Date: 07/11/17
Print Name: Joseph Falcones
Address: 344 Edwin St.

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed:

Rita Viramontes

Date:

July 26, 2017

Print Name:

Rita Viramontes

Address:

338 Pullen ave

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: _____

Date: _____

Print Name: _____

Address: _____



7/2/17

Kristin Walker

531 Edwin St

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: _____

Date: 7-29-17

Print Name: Bond Hinson

Address: 337 Pullen Ave

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: Fermin Lopez

Date: 07-25-17

Print Name: Fermin Lopez

Address: 339 Pullen Av.

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: Harold Day

Date: 7-12-17

Print Name: HAROLD DAY

Address: 523 EDWIN ST.

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: 

Date: 07-12-2017

Print Name: NICHOLAS J. DRISCOLL

Address: 525 Edwin St.

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Regarding the proposed rezoning in 2017SP-035-2017, there are thousands of trees in the proposed area, and a development of 190 units would irreparably harm that area. With the unique topography of that area, it is unlikely that the trees can be preserved and maintained, with such a large development despite best efforts. Also, Edwin Street is a residential neighborhood with single family homes, and placing such a large development in a quiet neighborhood ruins the existing character of that neighborhood. Additionally, a narrow and dangerous curve runs adjacent to the proposed development and rezoning area, and adding additional homes without addressing the impact on infrastructure and traffic is problematic.

I urge the Commission to deny the proposed rezoning as shown in in 2017Z-037PR-001 and 2017SP-035-2017 for several reasons, including that such rezoning does not align with the existing characteristics of the neighborhood and any proposed rezoning should not ignore the existing quality of the neighborhood.

Signed: Evelyn D Henley Date: 7-12-17
Print Name: Evelyn D Henley
Address: 314 Edwin St

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

I am expressing my concerns along with my neighbors about the proposed rezoning, as reflected in 2017Z-037PR-001 and 2017SP-035-2017. The proposed rezoning adversely affects the existing neighborhood on the proposed streets, nearly all are residential streets. A list of the problems that would result from the proposed rezoning include, but are not limited to:

- Increase in Traffic
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Signed: _____

Date: 7-12-17

Print Name: John Caldwell

Address: 403 Edwin Street Nashville, TN 37207

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: Michelle R. Sparks Date: July 12, 2017

Print Name: Michelle R. Sparks

Address: 510 Edwin Street 37207

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

I am expressing my concerns along with my neighbors about the proposed rezoning, as reflected in 2017Z-037PR-001 and 2017SP-035-2017. The proposed rezoning adversely affects the existing neighborhood on the proposed streets, nearly all are residential streets. A list of the problems that would result from the proposed rezoning include, but are not limited to:

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Signed: Sarah Mitchell

Date: 7-11-17

Print Name: Sarah Mitchell

Address: 836 Marshall St.

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

I am expressing my concerns along with my neighbors about the proposed rezoning, as reflected in 2017Z-037PR-001 and 2017SP-035-2017. The proposed rezoning adversely affects the existing neighborhood on the proposed streets, nearly all are residential streets. A list of the problems that would result from the proposed rezoning include, but are not limited to:

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Signed: Michelle Renee Sparks Jr. Date: July 12, 2017

Print Name: Michelle Renee Sparks Jr.

Address: 310 Edwin Sparks

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: _____

Evelyn Davis

Date: _____

7/12/17

Print Name: _____

Evelyn Davis

Address: _____

315 Edwin St

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: Katia Buckley

Date: 7/12/17

Print Name: Katia Buckley

Address: 344 Edwin St Nashville, TN

July __, 2017

Dear Members of the Planning Commission,

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Signed: Donnie DeFoe Date: 7-11-17

Print Name: DONNIE DEFOE

Address: 308 EDWIN ST

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: Donald Desore Date: 7-12-17

Print Name: Donald Desore

Address: 308 Edwin St 37207

July __, 2017

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RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: _____

Date: _____

Print Name: _____

Address: _____

Joe Ford

7-12-17

JOE FORD

427 Edwin

July 11, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: Flaine Estes Date: July 11, 2017

Print Name: Flaine Estes

Address: 1808 Lischey ave Nash TN

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: _____

Date: 7/11/17

Print Name: James Buevaca

Address: 1810 Lischey Ave Nashville
TN 37207

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: _____

Alicia Green

Date: _____

7/11/17

Print Name: _____

Alicia Green

Address: _____

334 Marshall St

July __, 2017

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I urge the Commission to deny the proposed rezoning as shown in in 2017Z-037PR-001 and 2017SP-035-2017 for several reasons, including that such rezoning does not align with the existing characteristics of the neighborhood and any proposed rezoning should not ignore the existing quality of the neighborhood.

Signed: Shannon Gault Date: 7/11/17

Print Name: Shannon Gault

Address: 333A McIvor Street

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: _____

Eric G. Smith

Date: _____

3/7/11/2017

Print Name: _____

Eric G. Smith

Address: _____

1710 Lischer A

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: _____

Date: _____

Print Name: _____

Address: _____

Pete Bentley
Peter Bentley
521 Edwin St

7/12/17

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: Louisa June Vaughn

Date: 7-12-17

Print Name: Louisa Vaughn

Address: 503 Edwin St

Wash, TN 37207

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: _____

Date: 7/1/17

Print Name: Daniel Stevens

Address: 344 Marshall St

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed:

Crystal Turner

Date:

7-12-17

Print Name:

Crystal Turner

Address:

407 Edwin St A

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed:



Date:

7-12-17

Print Name:

William B. Rewington

Address:

435 Edwin St.

July 12, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

I am expressing my concerns along with my neighbors about the proposed rezoning, as reflected in 2017Z-037PR-001 and 2017SP-035-2017. The proposed rezoning adversely affects the existing neighborhood on the proposed streets, nearly all are residential streets. A list of the problems that would result from the proposed rezoning include, but are not limited to:

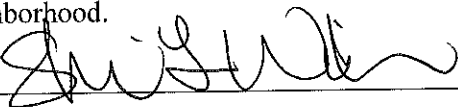
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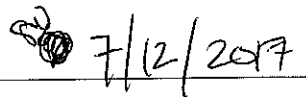
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Signed: _____



Date: _____



Print Name: _____

SHARI WIDENER

Address: _____

504 EDWIN ST, NASHVILLE, TN 37207

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: Amanda Aydelott Date: 7/12/17
Print Name: Amanda Aydelott
Address: 304 Edwin St

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: _____

Date: 7/12/17

Print Name: Patterson Ford

Address: 427 Edwin St.

July __, 2017

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RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: Mary Kevish

Date: 7/12/17

Print Name: Mary Kevish

Address: 512 Edwin Street

July __, 2017

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Signed: Robert Hunt Date: 7 12 17

Print Name: Robert Hunt

Address: 325 Edwin St.

July __, 2017

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RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: _____

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Print Name: _____

Address: 321 Marshall St

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Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

I am expressing my concerns along with my neighbors about the proposed rezoning, as reflected in 2017Z-037PR-001 and 2017SP-035-2017. The proposed rezoning adversely affects the existing neighborhood on the proposed streets, nearly all are residential streets. A list of the problems that would result from the proposed rezoning include, but are not limited to:

- Increase in Traffic
- Inadequate Parking
- Inadequate Infrastructure
- Detrimental Environmental impact

The proposed rezoning as reflected in 2017Z-037PR-001, is akin to redlining in that it cherry picks and carves out certain portions of an entire neighborhood for rezoning without any justification. For instance, the proposed rezoning of the selected portion of Edwin Street primarily consists of single-family homes on .18 acres. The proposed rezoning of Edwin Street (and surrounding streets) does not account for the existing character of the neighborhood, nor does it include the 2 other blocks that encompass Edwin Street. Further, the proposed rezoning ignores the narrow nature of the existing streets and the fact that the existing topography of the neighborhood cannot support the additional density. It also appears there is a complete lack of oversight on the impact the additional traffic will have on the existing narrow and quiet streets where people frequently walk and children play. As the map indicates, the proposed rezoning does not involve Marshall Street, Pullen Avenue, Gatewood Avenue, and Joy Avenue – all streets with similar composition to the streets proposed for rezoning. It begs the question: why are similarly situated streets being proposed for rezoning?

Regarding the proposed rezoning in 2017SP-035-2017, there are thousands of trees in the proposed area, and a development of 190 units would irreparably harm that area. With the unique topography of that area, it is unlikely that the trees can be preserved and maintained, with such a large development despite best efforts. Also, Edwin Street is a residential neighborhood with single family homes, and placing such a large development in a quiet neighborhood ruins the existing character of that neighborhood. Additionally, a narrow and dangerous curve runs adjacent to the proposed development and rezoning area, and adding additional homes without addressing the impact on infrastructure and traffic is problematic.

I urge the Commission to deny the proposed rezoning as shown in in 2017Z-037PR-001 and 2017SP-035-2017 for several reasons, including that such rezoning does not align with the existing characteristics of the neighborhood and any proposed rezoning should not ignore the existing quality of the neighborhood.

Signed: _____

Date: _____

Print Name: _____

Address: _____

Chris Sharp
Date: *7/12/17*
Print Name: *Chris Sharp*
Address: *5041 Edwin Street*

July __, 2017

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RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

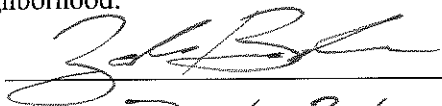
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Signed:  Date: 7/12/17
Print Name: Zach Baker
Address: 507 Edwin St.

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Signed: Amie R Coatswell Date: 7/11/17

Print Name: Amie R Coatswell

Address: 334 Edwin St Nashville, TN
37207

Items 11a/b, East Nashville Community Plan Amendment/Cayce Place

> From: Randy Dowell [<mailto:RDowell@KIPPNashville.org>]

> Sent: Friday, September 08, 2017 11:12 AM

> To: Grider, Anna (Planning)

> Subject: RE: Did you get my email?

>

> Anna - I'll send you two separate emails. This is the first and contains a background of actions our team took coming out of last Tuesday's meeting along with a compact that, as of yesterday afternoon 195+ parents and community members had signed.

>

> The following email will include 80 of those signatures. I can send the rest if needed... many of which come on separate sheets of paper b/c they were letters signed by parents and returned in student folders yesterday. Please let me know if you want me to send PDFs for the rest (I will need to batch them into multiple emails).

>

> Let me know what questions you have. Thanks,

>

> -Randy

>

>

(attachment follows)



KIPP KIRKPATRICK ELEMENTARY SCHOOL

For Consideration:

- On Tuesday, August 29th, two parents of KIPP Kirkpatrick students living in James Cayce attended the Town Hall meeting to voice opinions on the placement of the new school.
- On Wednesday and Thursday (August 30th & 31st), 124 families voted between the two placement options and provided input on their rationale. 111 parents voted to approve Amendment #2 which would place the two schools farther apart than the original Specific Plan. Rational and vote results were communicated in a KIPP Kirkpatrick Family Association Compact (attached below).
- School was not in session from Friday, September 1st, thru Tuesday, September 5th.
- On September 6th and 7th (Wednesday & Thursday), parents received the Compact and signed their names in support of the decision to urge for Amendment #2 to be passed.
- The KIPP Kirkpatrick Family Compact is below, accompanied by signatures of 197 families of the community who are very grateful for your thoughtful consideration of their voice.



KIPP KIRKPATRICK ELEMENTARY SCHOOL

KIPP Kirkpatrick Family Association Compact

The families of KIPP Kirkpatrick are in favor of amending the original Specific Plan (SP) for Envision Cayce in order to place the new school building further away from the existing school building and urge you to vote in favor of the amendment.

Family Voice and Input:

124 parents and guardians participated in a poll, voting between the original SP's placement of the new school and the proposed amendment of the SP's placement of the new school.

Results of the Poll:

- 101 people voted in favor of the amendment to move the new school further from the existing school.
- 9 people voted to keep the location of the original SP.
- 3 people voted indifferently.

Chief Concerns Voiced:

Impact of Traffic with Two Schools so Close Together

- o KIPP Kirkpatrick's full enrollment is 500 students, all walkers or car riders. Per MNPS policy, no bussing is provided since the zone is less than 1.25 miles in area. This is a significant amount of foot and car traffic for the neighborhood during arrival and dismissal.
- o Explore!'s full enrollment would at least double the number of students and families traveling to and from school each day in a dense area of the community. Additionally, Explore! would have busses driving routes from the surrounding city as well as in the community.
- o With a large percentage of KIPP Kirkpatrick students and families walking through the neighborhood and past Explore!, concerns for safety and congestion of traffic are significant.
- o ***Moving the new school site further away would open up alternative routes to distribute traffic more evenly and increase safety for walkers, cars, and busses alike.***

Inequity Between the Schools and the Community

- o Families expressed a feeling of **inequity** and **unfairness** that a new school (Explore!) would be built right next to the existing school (KIPP Kirkpatrick).
- o Kirkpatrick—now KIPP Kirkpatrick—has served as the school of zone for the community since 1952, and roughly 80% of students in the zone currently attend in grades K-3 in 17-18, K-4 in 18-19 and beyond.
- o Explore! would move into a brand new building in the middle of the existing community but would not chiefly serve students in the community because of their lottery-based enrollment system.
- o ***This creates a tension between the two schools that is alleviated by setting them further apart from each other in the Specific Plan.***