

## Comments through September 22 on September 28, 2017 Planning Commission agenda items

### Item 21, Elder Place Subdivision Resub of Lot 1

**From:** M Glin [mailto:mglinkow@gmail.com]  
**Sent:** Wednesday, September 20, 2017 9:26 AM  
**To:** Planning Commissioners; Planning Staff  
**Cc:** Ed Stevinson; Brince Wilford  
**Subject:** Case 2017S-225-001

Please see attached pdf letter regarding the case 2017S-225-001.

Best regards,

M. Glinkowski  
K. Glinkowski  
owners, residents - 4111 Elder Place  
Nashville, TN 37215

**(attachment follows)**

To: [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov)  
[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)

**RE: Case 2017S-225-001**

Date: 9/20/17

We are writing in regards to an upcoming public hearing of 3800 Estes Road. The request is to permit a duplex on that property. As homeowners and members of the Elder Place Subdivision HOA we have been actively involved in many discussions regarding this property for the last 2 years or so. We are **strongly against** this request and need to point out the following:

1. Stefan Baskin has represented himself as the new owner and has met with selected individuals from HOA. Stefan told us his intention was to subdivide the lot and build one new home that was similar to our existing homes. In addition, he would renovate the existing home on the lot. He has clearly misrepresented his intentions to the neighborhood as this application is not to subdivide but to build a duplex on the existing large lot. Once approval is given the neighborhood would be at the mercy of this developer with no right to weigh in on what he does.
2. We are reasonable homeowners and have made every attempt to work with any potential buyer and allow them to either renovate the existing home, or build a new home on the property or similar as long as it fits the neighborhood, i.e. he would join the Elder Place HOA and obey the same rules as all of us. He has not been willing to commit to any specific plans. It appears we have been misled to delay our response while he waits for the duplex request to get approved.
3. Our neighborhood was developed 11-12 years ago and all of the homes/lots (including the lot he is requesting the hearing) are part of the Elder Place Subdivision. This is not a lot next to our subdivision. This is a lot in our subdivision and a duplex would be completely different than all the other properties by governing, potential for rentals, no ownership of the land, etc. If we knew that a third party could take over a 3800 Estes lot without Elder HOA approval and turn that into a condo or duplex lot it would likely change our decision to purchase our residence. Our home (4111 Elder Place) is the largest and the most expensive home in the Elder neighborhood and the duplex/condo

type of development would negatively impact the value of our life investment. The 3800 Estes lot is in the middle of single family homes with lots being integral part of the individual ownership and the entrance to our neighborhood/street. It would be completely out of character with the surrounding neighborhood as well as our street.

4. Elder Place Subdivision is an eight lot, eight house beautiful community that was approved as one subdivision. How can anyone come in, years later, and change one lot on that subdivision to a duplex so they can make a profit at the expense of all the existing homeowners.

Once a decision is made to allow this there is no going back and our street is changed forever. We are pleading with you to not allow this to happen and allow us to maintain the neighborhood we invested in. Thank you for your consideration. Please deny the request to make this a duplex property. Approval would cause unnecessary and irreparable harm to many long term residents.

Respectfully,

Dr. Michael Glinkowski and Kathy Glinkowski

Owners - 4111 Elder Place

Nashville, TN 37215

Work/cell: 615-984-8192

[mglinkow@gmail.com](mailto:mglinkow@gmail.com)

**From:** Brian Lapidus [mailto:brianlapidus@gmail.com]  
**Sent:** Tuesday, September 19, 2017 9:30 PM  
**To:** Planning Commissioners; Planning Staff  
**Cc:** Kim Lapidus; Brian Lapidus  
**Subject:** Case 2017S-225-001

To Metro Planning Commission:

I am writing in regard to an upcoming zoning request in the Elder Place Subdivision. The request is to take a lot at the entrance of our street and revise the zoning to permit a duplex. As a homeowner for 11 years, and Treasurer of the Elder Place HOA I have been involved in many discussions with potential buyers and developers and am very familiar with the history of this lot. We are **strongly against** this request for the reasons stated below:

1. The applicant listed as the owner, John Loudenslager and Michelle Cunningham no longer own the property. John was supposedly transferring from California for a job in Nashville but moved to Texas instead. He then sold the house to the current developers/owners. Can an out of state person who never lived here and no longer owns the home (just flipped it) request rezoning?
2. Stefan Baskin has represented himself as the new owner and has met with the HOA several times. Stefan told us his intention was to subdivide the lot and build one new home that was similar to our existing homes. In addition, he would renovate the existing home on the lot. This application is by someone who no longer owns the home and the current owner has clearly misrepresented his intentions to the neighborhood as this application is not to subdivide but to build a duplex on the existing lot. Once approval is given the neighborhood would be at the mercy of this developer with no right to weigh in on what he does.
3. We are reasonable homeowners and have made every attempt to work with any potential buyer and allow them to subdivide the lot and build a new home as long as it fit the neighborhood. We have made this same offer to Stefan Baskin but he has not been willing to commit to any specific plans. It appears we have been misled to delay our response while he waits for this to get approved.
4. Our neighborhood was developed 11-12 years ago and all of the homes/lots (including the lot that is requesting the rezoning) are part of the Elder Place Subdivision. This is not a lot next to our subdivision. This is a lot in our subdivision and a duplex would be completely different than all the other houses. I made my decision to spend \$800K+ (now worth \$1M+) on a home knowing this lot was part of our subdivision. If I had thought a third party could take a lot at the entrance of our neighborhood (with an existing home) without our approval and turn that into a condo or duplex I would not have made that purchase. This lot is in the middle of single family homes and the entrance to our neighborhood/street. I can't imagine any zoning laws that would

allow this to happen without the neighborhoods approval. We only have seven houses besides this lot so this would have a huge impact to the look and feel that all of us purchased. It's unfathomable to permit an individual to be allowed to come in to Elder Place Subdivision and destroy our value with a duplex without gaining the approval of the neighborhood. It is completely out of character with the surrounding neighborhood as well as our street.

5. Elder Place Subdivision is an eight lot, eight house beautiful community that was approved as one subdivision. The home directly across the street from this lot is in the \$1.8M+ range. It does not seem reasonable how years later, an individual can change one lot on that subdivision to a duplex so they can make a profit at the expense of all the existing homeowners.

Once a decision is made to allow this there is no going back and our street is changed forever.

I am pleading with you to not allow this to happen and allow us to maintain the neighborhood we invested in. Thank you very much for thoughtfully considering my concerns.

I would appreciate you denying the request to rezone this property. Approval of the zoning would cause unnecessary and irreparable harm to many long-term residents.

Brian Lapidus

Elder Place Resident

4115 Elder Place

Nashville, TN 37215

Work: 615-891-8540

Cell: 615-414-4634

[kcfastone@bellsouth.net](mailto:kcfastone@bellsouth.net)

## Item 22, Brick Church Lane

From: Herman Southerland [mailto:hhsjr2050@yahoo.com]  
Sent: Friday, September 22, 2017 12:27 PM  
To: Planning Commissioners; Council Members  
Subject: Defer 2017S-266-001 Until November

Dear Metropolitan Planning Commission Members and  
Metropolitan Council Members,

Please defer 2017S-266-001 until November. Many of our neighbors that will be directly impacted by the development will be out of town and unavailable until November.

I am against this proposal for many reasons:

- 1.) Traffic Safety... the proposed turn in/out to the development is on a hill near a curve (it is a blind spot for pulling out/in traffic) Many accidents occur on this road without added traffic.
- 2.) The proposed development is R10. However, the entire surrounding area is T2 and AR2A. With 5+ acres and have rural natures.
- 3.) There are No lighting, sidewalks, or trash pick up for our area.
- 4.) Brick Church Lane currently has low water pressures.
- 5.) Brick Church Lane is a very narrow street with high hills and blind curves where proposed entrance for development is to go.
- 6.) I have lived here my entire life...When it snows the hill and curve on Brick Church Lane is blocked by the sun. Thus after snow & ice melts in most areas; Brick Church Lane's hill and curve maintain ice and snow for many days after. Accidents happen EVERY time it snows and Brick Church Lane has even made the news for such purpose.
- 7.) I am Not Opposed to the development. However, I am opposed to building this many houses in this proposed density. As it will cause travel issues on Brick Church Lane.
- 8.) I have invested well over a million in my property and this proposed development will KILL my property value and without a doubt Metro will Not reduce my Taxes for Destroying my property value.
- 9.) I have concerns with crime rates increasing. We have already had 4 murders on our street.
- 10.) There are known slave graves on proposed area of development.
- 11.) Proposed development will back up to the interstate I- 24, Briley Parkway, and Fed Ex. Thus will add noise to our area.

12.) The preposed development will be on hills. Thus causing water erosion. It will contribute to the existing flood area that currently happen on Brick Church Lane. Which as of 2 weeks ago, this caused a Traffic accident.

13.) I am currently looking out my window, and a guard rail on Brick Church Lane is knocked down from an accident that happen within the month by a non-flood accident. The rail is still down.

If you have invested more than a million in your property, Would you be happy having this development across the street from you?

Sincerely Yours,

Herman and Connie Southerland  
641 Brick Church Lane  
Whites Creek, TN 37189

**From:** Elise Hudson [mailto:elise@elisehudson.com]  
**Sent:** Thursday, September 21, 2017 2:13 PM  
**To:** Planning Commissioners  
**Cc:** Haywood, Brenda (Council Member)  
**Subject:** Defer 2017S-266-001 Brick Church Ln For 2 Meetings

Dear Planning Commission,

I'm writing to ask you to please defer 2017S-266-001 to early November. Many of the immediate neighbors around the Brick Church Lane development will be out of town and unable to make the next 2 meetings at the Planning Commission.

I OPPOSE this proposal because of the following issues:

- Inadequate traffic study and traffic safety plan for the hill and curve where the proposed entrances will be (done while the road was closed and school was out)

- Cluster lots leave only steep open areas under TVA electric lines that will be largely UNUSABLE as parks/open areas
- There are multiple known slave/civil war remains and graves along the boundary of the property to the east (closer to the interstate) - this property was a working plantation in the 1800's
- Lots on hills and increased slopes on the west side that will dramatically impact our family property at 536 Brick Church Lane - these slopes push the boundaries of acceptable buildable grades
- Too many lots along the entrances and proposed connector roads onto Brick Church Lane will cause additional visibility and safety issues
- Too many lots in general - the surrounding areas are all T2 and AR2A zoning. This one is R10. The entire neighborhood/surrounding area are on 5+ acres and have distinctly rural nature.
- Proximity to both I-24 and Briley Parkway AND the Industrial zoned areas of FedEx - there is constant noise and pollution on 3 sides of this development. There is constant loud loading and vehicle backup beeping ALL night long. This is not an acceptable environment for housing - especially since one of the targeted markets is retirees. (Some of this property even has industrial policy.)
- Major environmental and wastewater impact to the hills and nature on these properties
- This is the UNIMPROVED General District without trash and other services
- This is one of several planned developments that would ultimately build over 2000 units in the same mile and a half/two mile radius over the next 2-3 years in Whites Creek/Bellshire. The infrastructure in this neighborhood cannot support this (no sidewalks, sewer, traffic lights, trash, low water pressure, etc.)

PLEASE oppose the development as is AND/OR defer the meeting until adequate traffic, environmental impact, noise, and archaeological studies can be performed and the plans can be revised to accommodate the results.

Thank you,

Elise Hudson

4601 Whites Creek Pike

Whites Creek, TN 37189

(615)557-4695



**From:** Stephanie McGee [mailto:smcgee0714@gmail.com]

**Sent:** Thursday, September 21, 2017 12:42 PM

**To:** Planning Commissioners

**Subject:** Hearing Item: 2017S-226-001

Metropolitan Planning Commission,

We would like to request that the Planning Meeting Hearing on item 2017S-226-001 for the development at "Brick Church Lane and across from Trail Hollow" be deferred to November 6th, 2017 instead of September 28th. Our community would like to have the opportunity to be present for this hearing; and, many from our community will be out of town on September 28th.

We as a community are concerned with Many aspects that would highly impact our safety with the proposed layout such as: Traffic safety on Brick Church Lane, also, Brick Church Lane is zoned for T2 and the proposed development is T3NE which is way to dense for the area, the TVA lines that are in the area of development, the proposed area of development is directly against the interstate and industrial areas, there are known Slave Graves in the area where this development is proposed, additionally, we are concerned with the increased crime for our community.

Thank you in advance for your consideration on a deferral date of November 6th for this hearing.

Best Regards,

Brandon and Stephanie McGee

627 Brick Church Lane

Whites Creek, TN 30718

**From:** Cheryl Hudson [mailto:chudson@balp.com]

**Sent:** Monday, September 18, 2017 10:47 AM

**To:** Planning Commissioners

**Subject:** 2017S-226-001

I would like to request that the hearing on 2017S-226-001, please be deferred to the November 6, 2017 Planning meeting. We will have some of the residents there for that meeting. There are some concerns that we could go over.

Please, let me know if this can be done.

Thank you,

Cheryl Hudson

536 Brick Church Lane

Whites Creek, TN 37189

From: Lisa [mailto:ljproctor@comcast.net]

Sent: Sunday, September 17, 2017 8:08 AM

To: Planning Commissioners

Cc: Haywood, Brenda (Council Member)

Subject: OPPOSE 2017S-226-01

Dear Planning Commission,

I am writing you to request you oppose, or at the very least delay, this proposed development of 206 houses in Whites Creek on Brick Church Lane at Trail Hollow. Although I do not live in that neighborhood, I have dear friends and friend's families that will be sorely impacted.

A community meeting should be held to discuss this proposed development. Council Lady Haywood should host that meeting for her constituents to weigh in on its impact, and she has not.

Our forests and rural environment is being bulldozed enough. We need to preserve Whites Creek rural character and this goes against the wishes of many in the community.

Thank you for your service and consideration of this important issue.

Lisa Proctor  
4129 Dry Fork Rd  
Whites Creek