

Comments on September 28 Planning Commission agenda items, received Sept. 23-26

Item 18, Belmont-Hillsboro NCO

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

From: Hayes, Roseanne (Council Office)

Sent: Monday, September 25, 2017 4:45 PM

To: Planning Commissioners

Cc: Sloan, Doug (Planning); Logan, Carrie (Planning); Leeman, Bob (Planning); Burnette, Brandon (Council Office); Sledge, Colby (Council Member)

Subject: Letter for the Planning Commission-September 28, 2017

This communication is being sent at the request of Councilmember Colby Sledge.

Rosie

Roseanne Hayes, Chief of Staff
Vice Mayor/Metro Council Office
One Public Square, Suite 204
Nashville, TN 37201
Office: 615.880.3350
Fax: 615.862.6784
Cell: 615.305.4330

(attachment follows)



METROPOLITAN COUNCIL

Member of Council

Colby Sledge

Metro Councilmember District 17

614 Monroe Avenue • Nashville, TN 37203

Telephone 615-442-3727

September 25, 2017

Chairman Greg Adkins and Members
Metropolitan Planning Commission
700 Second Avenue South
Sonny West Conference Center
Nashville, Tennessee 37210

Re: Proposal No. 2017NHC-005-001

Dear Chairman Adkins and Members:

I am writing to ask for your support of Proposal No. 2017NHC-005-001.

This proposal expands the Belmont-Hillsboro Neighborhood Conservation Overlay District to various properties along Clayton Avenue and Gale Lane. This NHC extension is in keeping with the preservation and protection of the historic features and will aid in the implementation of the design principals provided for in the land use policy.

I have not received any opposition to this proposal. I will be unable to attend the Planning Commission Meeting in person, but I thank you in advance and appreciate your support.

Sincerely,

Colby Sledge
Councilmember, District 17

CS/rh

cc: Mr. Doug Sloan
Ms. Carrie Logan
Mr. Bob Leeman

Item 22, Brick Church Lane

From: Jordan Anderson [mailto:jjarrett86@gmail.com]

Sent: Monday, September 25, 2017 7:50 PM

To: Planning Commissioners

Cc: Haywood, Brenda (Council Member)

Subject: I oppose 2017S-266-001

Dear planning commission,

I oppose this subdivision development off Brick Church Lane. I don't think it fits with the rural character of the Whites Creek community.

Thanks,

Jordan Anderson

4306 Whites Creek Pike

Whites Creek, TN 37189

From: Corey Chatis [mailto:chatisct@gmail.com]

Sent: Monday, September 25, 2017 9:19 AM

To: Planning Commissioners

Subject: Item 2017S-266-001

Dear Commissioners,

I am writing to express my opposition to item 2017S-266-001 for the following reasons:

- An inadequate traffic study and traffic safety plan for the hill

and curve where the proposed entrances will be was conducted. It was 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 or open areas.
- Too many lots along the entrances and proposed connector roads onto Brick Church Lane will cause additional visibility and safety issues.
- The density of lots is inappropriate for the area. The surrounding areas are all T2 and AR2A zoning. This one is R10. The entire neighborhood/surrounding area are on 5+ acres and have a 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 three sides of the proposed 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.
- Major environmental and wastewater impact to the hills and nature on these properties

- This is the unimproved General District without trash and other services.

Thank you for your consideration.

Corey Chatis

1306 Greenwood Ave

Nashville TN 37206

615-297-1929

From: Kelly [mailto:ms_kalexander@hotmail.com]

Sent: Monday, September 25, 2017 8:57 AM

To: Planning Commissioners

Subject: 2017S-266-001

I oppose this development as proposed 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 the property around the lots - 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!

From: jrod714@comcast.net [mailto:jrod714@comcast.net]

Sent: Monday, September 25, 2017 8:46 AM

To: 'mailto:planning.commissioners@nashville.gov' <mailto:planning.commissioners@nashville.gov>

Subject: 2017S-266-001 (Opposition)

I as Whites Creek resident oppose the residential proposal due to the traffic and infrastructure impact to our area. Please take the following other reasons for opposition to the proposal.

- 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 the property around the lots - 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.).

Thank you,
Jeff Rodriguez
4903 Laws Rd.
Whites Creek, TN. 37189

From: Marsha Murphy [mailto:murphy3801@gmail.com]
Sent: Sunday, September 24, 2017 10:32 PM
To: Planning Commissioners
Subject: Defer 2017S-266-001

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:

- 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.
- 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

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,

Marsha Murphy

4462 Stenberg Road

Whites Creek, TN 37189

615-876-2710

From: Taylor Hudson [mailto:taylorhudson3009@yahoo.com]
Sent: Sunday, September 24, 2017 3:50 PM

To: Planning Commissioners
Subject: Save Whites Creek

Dear Planning Commission,

My name is Taylor Hudson, and I am a native Nashvillian/ native resident of Whites Creek. I am sending this email to oppose the 200+ homes that are planned to be built on brick church lane. This beautiful rural area needs to be conserved, and not destroyed. The small road of brick church lane cannot support 200+ extra vehicles driving on it everyday. The terrain of the area is thick woodland that provides cover and homes to many different types of wildlife. There is civil war, and African American history in this small town. This is the last rural area of Davidson county and we need to protect that. Please reconsider. Thank you.

Sent from my iPhone

From: Erin Walters [mailto:endeason@gmail.com]
Sent: Sunday, September 24, 2017 3:06 PM
To: Planning Commissioners
Subject: Brick Church Ln Housing Development

Dear Planning Commissioner,

We oppose this development *as proposed* 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
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- 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
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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.

Regards,

Erin Walters

From: Niki Conolly [mailto:nikiconolly@gmail.com]

Sent: Sunday, September 24, 2017 1:40 PM

To: Planning Commissioners

Subject:

I oppose item 2017S-266-001. I live in whites creek/37189. PLEASE oppose this for the following reasons.

- 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
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- There are
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- 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
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noise and
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sides of this
development.
There is
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vehicle
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night long.
This is not an
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(Some of this
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- Major
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- 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. Niki Conolly

From: rhio hirsch [mailto:incenseofthewest@gmail.com]

Sent: Sunday, September 24, 2017 1:28 PM

To: Planning Commissioners

Subject:

I strongly OPPOSE the proposed development 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
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- 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.).

I STRONGLY URGE YOU TO REJECT THIS OBVIOUS PRO-DEVELOPMENT, PRO-CONSTRUCTION, ANTI-ENVIRONMENTAL PROPOSAL.

Sincerely,
Rhio Hirsch
Whites Creek, TN 37189

From: Christy
[mailto:nashcats@yahoo.com]
Sent: Sunday, September 24, 2017
1:26 PM
To: Planning Commissioners
Subject: Housing development on
Brick Church Lane

I am deeply concerned about the 200 house development proposed for Brick Church Lane . This neighborhood cannot withstand that large of influx population without harming the geography and climate of the area. Please do not pass this growth plan.
Christy Lyons

Sent from my iPhone

From: Vicki Cooper

[mailto:vicki.cooper@crye-leike.com]

Sent: Sunday, September 24, 2017

1:11 PM

To: Planning Commissioners

Subject: Re item 2017S-266-001

Hello,

The disappointment continues with the way Metro is handling the growth in this area.

We oppose this development as proposed 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 the property around the lots - these slopes push the boundaries of acceptable buildable grades
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- 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 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.).

What is the point of having zoning if it is to be ignored in favor of developers? The number of proposed homes are out of line on so many levels.

This area is a LONG way from being able to support this type of growth. Pushing development such as this with inadequate planning and infrastructure support is premature. These proposals beg for more thorough research, studies and consideration before moving forward so quickly.

No doubt all of the community concerns will fall on deaf ears & are a waste of time but we continue to try.

Thanks,

Vicki Cooper
REALTOR, Crye-Leike
Multi Million Dollar Club
"Selling Real Estate with Integrity"
615-268-9020 cell
Efax 739-9736
Visit my website to see my featured listings at
vicki.cooper@crye-leike.com

From: Marilyn Johnson
[mailto:marilynjohnson1@att.net]
Sent: Sunday, September 24, 2017
12:45 PM
To: Planning Commissioners
Subject: Oppose 2017S-266-001 to
planning.commissioners@nashville.gov

Please opposed the new proposed development of more than 200 houses on Brick Church Lane at Trail Hollow Rd,, which the planning commission is set to hear Thursday, Sept. 28. **2017S-266-001**

This is another attempt at either poor or overdevelopment in this city. It is the planning commission's duty to protect

Nashville from overzealous and greedy developers, many of whom do not live here and who care only about profits and not about the quality of life here.

Please vote no. Please, please protect this city.

Thank you.

Marilyn Johnson

Nashville Resident