

Comments on September 28, 2017 Planning Commission agenda items, received Sept. 27-28

Item 4, Marshall Crossing SP

From: Davis, Ashonti [mailto:DavisA17@aetna.com]
Sent: Thursday, September 28, 2017 11:08 AM
To: Planning Commissioners
Subject: RE: Item 4 on 9/28 Agenda - Marshall Crossing SP 2017SP-074-001

Dear Members of the Planning Commission,

I am writing to express my concerns and opposition to the proposed SP reflected in the above-referenced agenda item. While I understand that the proposed SP is consistent with the existing policy of Urban Neighborhood Evolving, it is important to highlight that the proposed SP is directly adjacent to streets where the Urban Neighborhood Maintenance policy is in effect. As a result, the proposed SP does not fit within the existing character of the neighborhood, and it poses a negative impact on the existing quality of the streets that are within the Urban Neighborhood Maintenance policy.

Additionally, as the Commissioners have wisely observed at previous meetings, this particular neighborhood has experienced a high volume of rezoning petitions over the past several months, and it is critical to consider the aggregate impact of the total number of rezoning plans in this one area. In fact, over the last several months, approximately 600 new units have been approved within a single mile radius for this neighborhood through several different rezoning petitions. This is an older neighborhood with aging infrastructure and small roads. I respectfully ask the Commissioners to weigh the aggregate impact of another rezoning petition and deny this SP proposal.

Additionally, if rezoning petitions like this one are routinely approved, the existing character of this neighborhood will deteriorate thereby diminishing the quality that existed for over seventy years. In the event that the Commissioners are inclined to vote with the Staff recommendation, I ask for a compromise to be reached, if possible. I suggest the following: instead of 15 proposed units as reflected in this SP, the number of units be decreased to 10. The current zoning allows for 7 units on the property, and a slight increase over the current zoning allows for additional housing as well aligns with the existing character and composition of the neighborhood.

I sincerely appreciate your time and consideration of these concerns.

Regards,

Ashonti

321 Edwin Street, 37207

Item 10, West Nashville UZO district

(letter from CM Mary Carolyn Roberts follows)



METROPOLITAN COUNCIL

Member of Council

Mary Carolyn Roberts

Metro Councilmember District 20

614 Monroe Avenue • Nashville, TN 37203

Telephone 615-442-3727

September 27, 2017

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

Re: Proposal No. 2017Z-091PR-001

Dear Chairman Adkins and Members:

I am writing to ask for your support of Proposal No. 2017Z-091PR-001.

This proposal expands the Urban Zoning Overlay District for properties located between Cabot Drive and Briley Parkway, from Knob Road north to Annex Avenue. This UZO will help achieve a wide range of goals identified in NashvilleNext and the community plans for this area.

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,

Mary Carolyn Roberts
Councilmember, District 20

MCR/rh

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

Item 16, 2011 Straightway Ave. SP

(letter from CM Brett Withers follows)



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

One Public Square, Suite 204
Nashville, Tennessee 37201
Office: (615) 862-6780
Fax: (615) 862-6784

1113 Granada Avenue
Nashville, Tennessee 37206
Cell: (615) 427-5946
Email: brett.withers@nashville.gov

BRETT A. WITHERS
Councilmember, District 6

September 28, 2017

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

Re: Proposal No. 2017SP-081-001

Dear Chairman Adkins and Members:

I do support this lot being developed alongside so much other activity in the vicinity and believe that the applicant has proposed a design that is complimentary to the surrounding context, including the adjacent historic homes just to the east along Porter Road. Quite a bit of the surrounding context on Straightway, Creighton, and Porter includes HPR duplexes or double-frontage lots fronting both Straightway and Creighton Avenues within which multiple homes have been constructed over the last few years. The surrounding context also includes a few SPs on Porter Road that include multiple homes, not to mention the very large parcels directly across Straightway that contain apartment complexes. Under these conditions, which bear more characteristics of a Neighborhood Evolving policy than a Neighborhood Maintenance Policy, constructing a Manor Home-style duplex that closely resembles a single-family home is an appropriate accommodation for the immediate context.

The front setback reduction is being proposed in response to Planning Staff recommendations to limit the driveway to one access point with rear parking. The original proposal was for the structure to align more closely with the contextual setback but to have two access points from the street. The proposed site plan is a compromise solution recommended by staff.

I would be amenable to requiring the applicant to pay the in-lieu fee for sidewalks rather than construct sidewalks on this site as most all other parcels on Straightway have recently been redeveloped and therefore the likelihood of constructing contiguous sidewalks along the south side of Straightway is remote. Also, the continuation of the proposed sidewalk to Porter Road through the adjacent parcel would seem to be unlikely without significant impact on the adjacent historic home. It is conceivable to me that sidewalk funds could be better used in more critical locations in other areas within Pedestrian Benefit Zone 3 for East Nashville.

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Please let me know if you need anything else from me for the letter. I appreciate your assistance under this short timeline.

Respectfully,



Brett A. Withers
Metro Council, District 6

BW/rh

Item 22, Brick Church Lane

From: Elise Hudson [mailto:elise@elisehudson.com]
Sent: Wednesday, September 27, 2017 9:43 PM
To: Planning Commissioners; Haywood, Brenda (Council Member)
Subject: Defer Brick Church Lane 2017S-226-001

Please defer tomorrow's hearing of Brick Church Lane 2017S-226-001 to early November for the following reasons:

- Many neighbors are unable to attend - including some of the family inside the proposed development U shape, and multiple neighbors on bordering properties along Brick Church Lane (Wesley Hudson, Jim Hudson, Marie Hudson, several members of the Southerland family across the street, and others).
- The development will need a better traffic study that was conducted when school was in session AND the street was not closed due to stormwater construction
- The proposed cluster lot is based off of unusable space taken up by TVA power lines and is much more dense than any of the areas around it which are rural
- The development and lots do not keep in the context of the neighborhood and impose a much more dense suburban model onto a rural (and partially industrial) neighborhood
- The development is not in the urban services district and many neighbors already deal with constant dumping problems and longer emergency service arrivals
- The neighbors around this property currently do not have sewer and do not understand the impact this development will have on their property
- Other developments near here in Bellshire will be impacted by the precedent of this decision on how the cluster lots, steep slopes, traffic, density, neighborhood context, and more
- A full community meeting to discuss these issues with neighbors should be held - the only opportunity anyone had was 10 minutes at last Wednesday's meeting with CW Haywood that was not adequately advertised (only 7-10 members of the community attended who were not members of the church we were borrowing space from or developers). Despite that several members of the community had more questions, we were told our time was up. Sewer, trash, slope, wastewater/flooding, urban services were never discussed.

- There needs to be an archeological study of the area which has several graves from the previous plantation owners

Sincerely,

Elise Hudson

4601 Whites Creek Pike

Whites Creek, TN 37189

(615)557-4695

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

Sent: Wednesday, September 27, 2017 7:20 PM

To: Planning Commissioners

Subject: opposing item 2017S-266-001

How does someone support this development when the people already living there can't get trash removal nor do they have sidewalks? Talk about traffic already a mess are you trying to turn this area into an overcrowded Green Hills?? I do oppose this development

From: Marty Southerland [mailto:msoutherland@southerlandsleep.com]

Sent: Wednesday, September 27, 2017 5:05 PM

To: Planning Commissioners

Subject: 2017S-226-001

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 are concerned with many aspects that would highly impact our safety with the proposed layout such as: Traffic safety on Brick Church Lane. There will be a great possibility of traffic accidents with the proposed entrance/exit near the top of the hill. There will not be enough time to stop if/when they pull out. They also will lack visibility due to the sun setting in the evening. Our street is already prone to accidents.

The 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.

Thanks,

Marty and Michelle Southerland

605 Brick Church Lane

615-618-2000 Cell

Msoutherland@southerlandsleep.com

www.southerlandsleep.com

From: George Ewing [mailto:georgeofnashville@gmail.com]

Sent: Wednesday, September 27, 2017 2:46 PM

To: Planning Commissioners

Cc: Haywood, Brenda (Council Member)

Subject: Please defer Brick Church Lane proposed subdivision 2017S-226-001

Commissioners,

Please defer Brick Church Lane proposed subdivision 2017S-226-001.

1. The community has not had any information as to the adequate review of stormwater impact of developing such steep areas. The cumulative deforestation, grading, rooftops and paved area runoff of this among several other proposed developments in the area represent real threats to neighborhoods already subject to increased flooding.

2. The traffic safety needs may not have been adequately addressed, reviewed, or communicated regarding:

- a. access and egress at blind rises
- c. increased traffic onto Brick Church Pike at a blind curve also with a rise
- b. adequate attention to the neighborhoods unique cut-through truck traffic from UPS and FedEx
- c. the traffic study may have been during summer school recess and/or during periods of road closure for a Metro Stormwater project

3. The proposed cluster lot development does not comply with usable open space requirements as much of what the developer is counting as open space are “throwaway”/unusable steep slopes or beneath high power lines that are unbuildable and do not present any open space gain for the largely rural and considerably lower density residential pattern of the adjacent neighbors.

4. The proposed cluster lots are contextually insensitive and dictate an outdated suburban model on a rural and historic area. Not counting the warehousing uses which are well buffered to the south, the adjacent residential pattern is nearly all T2 Rural (RS20, AR2A) and all stand to suffer from the precedent established here. The proposal offers no transitional considerations, minimal buffering, and no contextual cohesion to the surrounding residential properties as required in the parcel’s T3 Suburban policy: "The Community Character Policies are written to reflect that the character of individual neighborhoods will be different and should be preserved. One example is in T3 Suburban Neighborhood Evolving/Neighborhood Maintenance policy... The Community Character Manual should not be read to assume that all neighborhoods within T3 Suburban are the same. Rather, each has its own character to be preserved or enhanced..."

5. An extraordinary amount of stakeholders, including owners adjacent to the proposal and myself, are unable to attend the 9/28 Planning Commission hearing.

So for the above reasons and more, please defer this proposal to the November hearing.

Thank you for your dedicated service,

George Ewing

4601 Whites Creek Pike

Whites Creek, TN 37189

615-669-9111

georgeofnashville@gmail.com

From: Wesley Hudson [mailto:whudson2@outlook.com]

Sent: Wednesday, September 27, 2017 12:33 PM

To: Planning Commissioners

Subject: 2017S-266-001

Dear Planning Commission,

We were told that the Meeting concerning 2017S-266-001 was deferred until October. My brother & I have some family business in Mississippi and planned this trip accordingly. My property is directly across (527 Brick Church Lane) from the proposed development and I grew up on the family property that is completely surrounded by it. My mother and brother (James Hudson) and his family still live on the surrounded (534 BCL) family property. My mother has spent her whole life there and turns 89 next week. This is whole thing has upset her terribly. Many of the other affected neighbors are out-of-town at this time also.

I am asking that the planning meeting on this development be deferred to the October meeting. We only recently heard about this from family and neighbors. No notice was sent out and no signs were posted. I know we can't stop progress but this has been handled wrong and we should have some input into any zoning change requests and other issues. We should be allowed time to get our facts in order to make sure this is done in accordance to standards and address safety issues, traffic and storm water runoff. This development is nowhere in line with the Nashville next program put in effect for Whites Creek. And we found out that somewhere our local representatives somehow singled out our and this property to not be included in the overly - without our consent.

We know developments have gone in over the years that were mistakes up and down Brick Church Pike. Big lots and houses on one side dense developments on the other. But we always considered everything on the north and west of I24/Briley Parkway as part of Whites Creek as the Zip code and general service line says. This proposed area is in the general services area with no trash pickup, street lights, and less Medical , Police and Fire Protection. The trash has been a constant problem under I24 and all along Trail Hollow. The crime we already see is bad. There have been multiple people shot and left in the street, Trail Hollow and the Business Park. And not a week goes by someone doesn't drive down the street just shooting guns not caring where the bullets land. The water pressure on our street and Trail Hollow is horrible as it is. I have to pump water up to my house. The traffic on this poor old curvy two lane road is dangerous. My driveway is at the top of the hill and people speed excessively.. The proposed streets for this development are in terrible locations one right over a hill and one just around a blind curve. With the already noticed big increase in traffic in our area plus a larger newer school, Fed X, UPS I don't think the infrastructure can support more. We were concerned when industrial type development moved in but the greenspace has provided some buffering of the noise but still on cool nights especially the backup alarms and slamming trucks can get very noisy. Add to this the noise from the interstate and parkway.

When I was younger I walked the woods for hours, It is a beautiful big greenspace for all sorts of wildlife that will be displaced. And the area around the TVA lines is very steep. The creek at the bottom of the hill on the northwest side will flood all the way down to Knight Rd and down into Whites Creek from the runoff if all this water absorption space is turned to houses and asphalt, which is trapped in by I24 and Briley Parkway on the east and south. We already have seen the damage downstream, adding this much more can only make it worse weather it goes toward Brick Church Lane or Knight road or if they find a way out to Ewing Creek it all goes toward Whites Creek. As I recall there are some graves civil, war era or earlier maybe slaves. This was a plantation back in the day and I remember the slave house (pictures attached) before it burned. We always wanted to research the property history and locate the graves, but didn't receive enough of a notification to even consider doing so before this meeting.

In closing for now, I know this is no specific order but it was typed from the heart.

Thank you

Wesley Hudson

527 Brick Church Lane

Whites Creek TN 37189

615-504-5559



From: Marcella Hudson [mailto:mdhudson22@outlook.com]
Sent: Wednesday, September 27, 2017 11:12 AM
To: Planning Commissioners
Cc: whudson2@outlook.com
Subject: FW: Defer 2017S-266-001 Brick Church Ln For 2 Meetings

Dear Planning Commission,

We were told that 2017S-266-001 was deferred until the October meeting. I now see that is on the docket for tomorrow night. I have just been told that was deferred unless the developers got their paperwork in. Is there not a deadline for them to file by other than just before a meeting? This is just a way for them to slip it in at the last minute and is totally unfair to the public. Most of the immediate neighbors around the Brick Church Lane development will be out of town and unable to make this meeting, including my husband and brother-in-law.

I live directly across the street from this proposed development. I have lived here for over 25 years. We were NEVER contacted about this, never received a notice. There have been NO signs posted about this development. I believe that signs HAVE to be posted about proposed zoning changes??? After we found out less than 2 weeks ago we heard that our council person was having a community meeting and wanted to attend to find out about this. We were unable to find out when and where and what was on the agenda until too late. I was informed by someone who was able to attend the meeting that even though it was not on the agenda originally, at the last minute the developers were invited but none of the neighbors were notified.

We participated in the Nashville Next program and were happy to see the overlay accepted. However at the last minute – WITHOUT OUR KNOWLEDGE OR CONSENT - our family property (and this development lot) was excluded from the overlay by our previous council person. Come to find out, years ago when our neighbors voted to have their zoning restricted more, again our property was excluded without our knowledge or consent.

Nashville is growing at an alarming rate. I understand that housing is an issue and that sooner or later this property will be developed. But is there not a process where the people who live here get to have some time to review the plans and respond?

In the mornings a lot of people cut through this road to Whites Creek via Knight to avoid I-24 into town, and reverse in the evening. FedEx used to cut through here all the time to access I-24 and Briley, but we have noticed that they have just recently stopped doing so. Our driveway is just over the top of the hill and is quite dangerous to pull out of. If I am turning right I pull into the oncoming lane (because I can see that is clear) to keep people from rear-ending me, which has saved me numerous times. One of my grandson's friends was rear-ended when pulling out of our driveway and turning right. Our daughters family lives on Trail Hollow which is 25' from our drive just before you top the hill. You can see to the left

but not to the right so to be safe when turning left onto BCL we again turn into the oncoming lane to avoid being rear-ended. One of the proposed entrances will be almost opposite of Trail Hollow. The other is in a blind curve. In the morning when I am driving my granddaughter to school it can take us 10 minutes to turn right from Brick Church Lane onto Brick Church Pike. Because of the industry in the Business Park there are numerous tractor trailers pulling in and out of BCL. This creates an issue because of the narrow roads, they need the full width of the road to turn. I have had to back up (traffic allowing) to allow them access, and they frequently block BCP waiting for vehicles to clear and give them enough room to turn in. This is a narrow county road with no shoulders or sidewalks and people drive fast. Brick Church Pike is also a narrow 2 lane road and lacks any shoulders or sidewalks. In fact the metro bus stop (about 200' south of BCL on BCP) is a sign posted in an overgrown ditch. Yet the traffic study was done in the summer when our road was closed at the Brick Church Pike end and school was out.

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,

Marcella Hudson

527 Brick Church Lane

Whites Creek, TN 37189

615-210-5560

Item 25, 1308 Montgomery Ave.

From: Fowler, Andrea [mailto:afowa@allstate.com]

Sent: Thursday, September 28, 2017 7:09 AM

To: Planning Commissioners

Cc: dcuthber@gmail.com; Martha Carroll; Courtney Williams; holyspirt@bellsouth.net

Subject: Planning Commission Case Number: 2017Z-099PR-001; ITEM 25, 1308 MONTGOMERY AVE

Importance: High

Dear Planning Commission Members,

We are writing on behalf of Highland Heights Neighborhood Association concerning the request to rezone property at 1308 Montgomery Ave from RS5 to RM20-A.

This letter is to inform you that Duane Cuthbertson (Land Development Solutions Nashville) and William Smallman (The Magness Group) met with the Highland Heights Neighborhood planning committee as well as presented their plan change at our regularly scheduled monthly meeting on September 21st. They listen to community concerns, input and answer any questions.

We appreciate Duane and his team commitment to engage with our Highland Heights community on this project. We look

forward to continued engagement with both our neighbors in close proximity to the project and with our community as a whole. It is with great expectation that the input provided by our community at these forums will help in shaping the project plans as it moves forward to the Metro Council.

Highland Heights Planning Committee and community members who attended our Thursday night meeting support this project moving along and realize we will have another opportunity to speak during the public hearing before Metro Council.

Sincerely,

Martha Carroll, Highland Heights-Chair

Andrea Fowler, HHNA Planning Committee Member

Courtney Williams, HHNA Planning Committee Member

From: Jason Feller [mailto:jkfeller@gmail.com]
Sent: Wednesday, September 27, 2017 3:15 PM
To: Owensby, Craig (Planning)
Subject: RE: 2017Z-099PR-001

Hi Mr. Owensby,

I was told that you would be the appropriate person to send this to. I hope that's the case. Thank you in advance for taking time to read the attached letter.

Sincerely,

Jason Feller

(attachment follows)

Metropolitan Nashville Planning Department
800 Second Avenue South | P.O. Box 196300
Nashville, TN 37219-6300

Re; Agenda Date: 9/28/17
Planning Commission Case Number: 2017Z-099PR-001

To Whom it May Concern

As an owner of properties in the surrounding Highland Heights neighborhood I am **supportive** of the requested zone change for 1308 Montgomery Avenue from RS5 to RM20-A. It will allow the property to be developed in a way that supports healthy reinvestment in the Douglas Avenue corridor.

Two of the main goals of the Nashville Next plan are to increase walkability and get better mass transit. I believe this zoning change helps with both of these goals by creating a more dense urban core. In fact, I would like to see a zoning change like this throughout most of our inner city, but particularly in Highland Heights. This neighborhood has quick and easy access to several main thoroughfares and is largely under-served in terms of walkable retail and restaurants. The current zoning is a hindrance to an area that can support and thrive with increased density (which this city desperately needs). I respectfully ask that you support the requested zoning change and any other similar requests in the future.

Sincerely,

Jason Feller
329 Gatewood Ave
2652 Bethwood Ave