

Comments on October 12, 2017 Planning Commission agenda items, received through October 6

Items 1a/b, Green Hills-Midtown Community Plan Amendment/Alexander SP

From: William Steve [<mailto:bsteve@wgsteve.com>]
Sent: Tuesday, October 03, 2017 10:53 AM
To: Grider, Anna (Planning)
Cc: Meredith Steve
Subject: Alexander-SP-2017SP-045-001 Council District 25, Pulley

Hi Anna:

Thanks for helpfulness.

1. The owner is asking for the policy change, not the neighborhood.
2. Only the owner and his patients are for the change.
3. The neighborhood is against the policy change.
4. Overhill has successfully been the boundary for years!

I strongly oppose the policy change.

Thank you and the City for your attention to this matter.

Best regards,

William G. Steve

4232 Hillsboro Quarters

From: William Siesser [mailto:wgsiesser@gmail.com]
Sent: Tuesday, September 19, 2017 5:56 PM
To: Planning Commissioners
Subject: Re: The Alexander Rezoning Attempt SP 2017CP-010-002

I am very much opposed to the rezoning effort of the above property at 2041 Overhill Drive. No commercial property south of Overhill Drive.

William G. Siesser

2009 Overhill Drive

Nashville, Tn 37215-3414

From: Lynne Siesser [mailto:lsiesser7@gmail.com]
Sent: Tuesday, September 19, 2017 5:40 PM
To: Planning Commissioners
Subject: Re: The Alexander Rezoning Attempt SP 2017CP-010-002

I am very much opposed to the rezoning effort of the above property at 2041 Overhill Drive. No commercial property south of Overhill Drive

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Lynne Siesser

2009 Overhill Drive

Nashville, TN 37215-3414

615-298-5659

lsiesser7@gmail.com

www.vanderbilt.edu/vwc

www.churchillsocietytn.org

From: Meredith Steve [mailto:meredithsteve@yahoo.com]
Sent: Tuesday, September 19, 2017 12:16 PM
To: Planning Commissioners
Subject: Re: Alexander Rezoning Attempt SP 2017SP-04-001

Dear Mr. Pulley-

I am strongly opposed to the proposed rezoning effort of the above property at [2041 Overhill Drive](#). I do NOT support commercial property south of Overhill Drive.

Sincerely - Meredith Steve 4232 Hillsboro Quarters

From: Gretchen Hommrich [mailto:ghommrich@gmail.com]
Sent: Monday, September 18, 2017 5:27 PM
To: Pulley, Russ (Council Member); Planning Commissioners
Subject: RE: The Alexander Rezoning Attempt SP 2017SP-04-001

RE: The Alexander Rezoning Attempt SP 2017SP-04-001

I am strongly opposed to the proposed rezoning effort of the above property at 2041 Overhill Drive. I do NOT support commercial property south of Overhill Drive.

Gretchen Hommrich

Resident of Hillsboro Quarters

Nashville, TN 37215

From: Beverly Wilson [mailto:beverly.wilson.realtor@gmail.com]

Sent: Monday, September 18, 2017 3:13 PM

To: Planning Commissioners; Pulley, Russ (Council Member); Shulman, Jim (Council Member)

Subject: Rezoning of the Alexander

I am unable to attend the neighborhood meeting this Thursday but wanted to make sure you had my viewpoint before making any decisions. I have lived at 4202 Kirtland Rd (across the street from the area in question) for 22 years now. When I bought my house there were only 3 homes on Hillsboro Rd between Overhill and Castleman. When the first two were torn down for condos and townhomes I didn't have a problem with it. They were residential, and being replaced with residential. When the previous owners of the Alexander property wanted to tear down the house and build a commercial property I was adamantly opposed. I along with many of my neighbors (with Jim Shulman as our city council member) went to many neighborhood meetings and city meetings to oppose the change from residential to commercial. I thought we had won that argument and could put the issue to rest. I am very upset that the owners are back at it trying to change the residential zoning to commercial zoning again! I do not want a doctor's office in the condo building. I do not want any further commercial development down Hillsboro Rd except where it is already zoned as such. The traffic at the corner of Overhill and Hillsboro is already awful, and about to get worse as soon as the PUDS at Kirtland Rd and Overhill are occupied.

I am not opposed to the condos being used for Air BnB purposes, and as a very close neighbor have never had a problem with anyone staying there.

Thank you,

Beverly Wilson

From: Leslie DiNella [mailto:lesliedinella@gmail.com]

Sent: Thursday, September 14, 2017 5:13 PM

To: Planning Commissioners

Subject: "Re: The Alexander Rezoning Attempt SP 2017SP-010-002

To: Planning Commission

"Re: The Alexander Rezoning Attempt SP 2017SP-010-002

We and our neighbors oppose the rezoning of the Alexander for commercial use. This rezoning does not conform to the zoning that we already fought to maintain when the building was constructed nor does it fit with the long-range plan for Green Hills created by the residents of Green Hills. We are angry that we create plans and zoning and then those restrictions are often easily changed or ignored.

Do not approve this rezoning.

Thank you,

Dr. and Mrs. Thomas DiNella

From: Matthew Pierre [mailto:chewypierre@hotmail.com]
Sent: Friday, September 15, 2017 10:55 AM
To: Planning Commissioners; Pulley, Russ (Council Member)
Subject: Re: The Alexander Rezoning Attempt SP 2017SP-010-002

Hi,

I live on Galbraith Drive and I am very much opposed to the rezoning effort of the above property at 2041 Overhill Drive. No commercial property in this area please.

Thank you.

From: Matthew Pierre [mailto:chewypierre@hotmail.com]
Sent: Friday, September 15, 2017 10:55 AM
To: Planning Commissioners; Pulley, Russ (Council Member)
Subject: Re: The Alexander Rezoning Attempt SP 2017SP-010-002

Hi,

I live on Galbraith Drive and I am very much opposed to the rezoning effort of the above property at 2041 Overhill Drive. No commercial property in this area please.

Thank you.

From: carmen [mailto:ccowden@aol.com]
Sent: Friday, September 15, 2017 6:25 AM
To: Planning Commissioners
Subject: Rezoning request

Russ, please stop this guy. It is critical that we protect our neighborhood. This would open the flood gate for others who don't care. Dr. Dube's intentions are not good and my and others property value is at stake.

Thank you for your positive support.

Carmen Cowden

From: Roddy Story [mailto:rstory@tennbank.com]
Sent: Friday, September 08, 2017 3:01 PM
To: Planning Commissioners
Subject: Alexander Condo rezoning

Dear Commissioners:

If I am correct the owner of the Alexander Condos is seeking a zoning change so as to convert the ground floor of the property to commercial use. While I understand his interest in doing this I feel this should not be done. The Alexander was developed for a residential use and should remain so in my opinion. I feel this would set a precedent where increasingly there would be pressure to "commercialize" residential areas and there would also be a complicated traffic issue. I live just off of Hobbs on Dorman and am very familiar with that intersection. In a short span between Kirtland and Hillsboro Rd on Overhill you have the intersection of Galbraith, the turn ins to the Exxon Station and Valvoline plus the entrance to the Alexander. I feel to allow the Alexander to be partially adapted to a commercial use is not in the best interest of the neighborhood and nearby residents. Thank you.

From: Charlotte Cooper [mailto:chna37215@gmail.com]
Sent: Friday, September 08, 2017 12:59 PM
To: castlemanhobbs-neighborhood@googlegroups.com
Subject: Re: [Castleman/Hobbs] Fwd: Alexander Condos Update: Community meeting - Sep 21 at 6:00 pm Granny White Church of Christ

Emails should be sent to MPC closer to the Oct 12 meeting to planning.commissioners@nashville.gov. Another notice/reminder will be sent before Oct 12. The community meeting on Sep 21 will be a chance to ask questions, voice concerns and learn more about the two actions.

On Sep 8, 2017, at 12:25 PM, Roddy Story <rstory@tennbank.com> wrote:

I would like to email noting my opposition to this. Where should this be sent? Thanks

From: castlemanhobbs-neighborhood@googlegroups.com [mailto:castlemanhobbs-neighborhood@googlegroups.com] **On Behalf Of** Charlotte Cooper
Sent: Friday, September 08, 2017 11:44 AM
To: Castleman/Hobbs Neighborhood Neighborhood <castlemanhobbs-neighborhood@googlegroups.com>
Subject: [Castleman/Hobbs] Fwd: Alexander Condos Update: Community meeting - Sep 21 at 6:00 pm Granny White Church of Christ

FYI

Begin forwarded message:

From: Green Hills Neighborhood Association <greenhills37215@gmail.com>

Subject: Alexander Condos Update: Community meeting - Sep 21 at 6:00 pm Granny White Church of Christ

Date: September 8, 2017 at 11:41:50 AM CDT

To: undisclosed-recipients;

Good Afternoon,

We notified you in August that the two actions involving the Alexander Condos were deferred at the August 10 Metro Planning Commission public hearing. This was done so another community meeting could be scheduled before these actions come before the Planning Commissioners on October 12. CM Pulley has scheduled the community meeting for **Thursday, Sep 21, 2017 from 6:00 pm to 7:30 pm at Granny White Church of Christ, 3805 Granny White Pike.**

We urge you to attend this very important meeting. You can see wording for both actions below, but in short, the owner of the Alexander Condos wants to use the first floor for a business – his physical therapy facility. His practice is in Hermitage, but he wants his physical therapy facility to occupy the ground floor of the Alexander. Currently a business is not allowed for this residentially zoned property, so a rezone is necessary. However, the land use policy under the Green Hills Community Plan also does not allow a business. Therefore, the Community Plan would first need to be amended for this one piece of property (surrounded by residentially zoned properties) after which the MPC could consider a rezone from RM20 to SP. So both requested actions are simply for the financial benefit of one property owner.

2017CP-010-002

A request to amend the Green Hills-Midtown Community Plan from T3 Suburban Residential Corridor (T3-RC) Policy to Transition (TR) Policy on property located at 2041 Overhill Drive, at the southeast corner of Overhill Drive and Hillsboro Pike, zoned Multi-Family Residential (RM20) (approximately 0.43 acres).

2017-2SP-045-001

A request to rezone the Alexander condos (corner of Overhill Drive and Hillsboro Pike across from the Exxon) from Multi-Family Residential (RM20) to Specific Plan-Mixed Use (SP-MU) zoning on property located at 2041 Overhill Drive, (0.43 acres), to permit medical office and five multi-family residential units.

If these actions are approved it sets a dangerous precedent for other residentially zoned properties throughout Green Hills. So please mark your calendar for Sept 21 at 6:00 pm and make every effort to attend.

Thank you for your participation in supporting the Green Hills Neighborhood Association.

The GHNA Board

We appreciate your support, which allows us to continue the organization's mission to preserve the integrity of our community. Donations can be made online at https://www.paypal.com/cgi-bin/webscr?cmd=_s-xclick&hosted_button_id=SJXYRSB9TCASE or sent by mail to GHNA, PO Box 150873, Nashville, TN 37215. The Green Hills Neighborhood Association is a non-profit organization with a volunteer staff and board of directors. All donations will be used strictly to further the organization's mission and, as codified in our charter, no proceeds will be used to benefit any director or officer.

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You received this message because you are subscribed to the Google Groups "Castleman/Hobbs Neighborhood" group.

To unsubscribe from this group and stop receiving emails from it, send an email to castlemanhobbs-neighborhood+unsubscribe@googlegroups.com.

To post to this group, send email to castlemanhobbs-neighborhood@googlegroups.com.

Visit this group at <https://groups.google.com/group/castlemanhobbs-neighborhood>.

For more options, visit <https://groups.google.com/d/optout>.

From: April Hackney [mailto:aprilhackney@gmail.com]

Sent: Thursday, September 07, 2017 5:47 PM

To: Pulley, Russ (Council Member); Planning Commissioners

Subject: The Alexander Rezoning Attempt SP 2017SP-04-001

I am strongly opposed to the proposed rezoning effort of the above property at [2041 Overhill Drive](#). I do NOT support commercial property south of Overhill Drive.

Thank you,

April Hackney

Green Hills Resident