

## Comments on October 26, 2017 Planning Commission agenda items, received through October 20

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

**From:** Donald S. Thielemann [mailto:dsthielemann@aol.com]

**Sent:** Monday, October 16, 2017 4:48 PM

**To:** Planning Commissioners

**Subject:** PROPOSED SP FOR THE ALEXANDER

I was advised to also forward the e-mail below directly to the Planning Commission.

Thank you

Donald S. Thielemann  
4311 Lone Oak Road  
Nashville, TN 37215  
615-454-2500  
cell: 201-294-7634  
dsthielemann@aol.com

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

From: Donald S. Thielemann <dsthielemann@aol.com>

To: lee.jones <lee.jones@nashville.gov>; gene.burse <gene.burse@nashville.gov>

Cc: russ.pulley <russ.pulley@nashville.gov>

Sent: Sun, Oct 15, 2017 5:03 pm

Subject: PROPOSED SP FOR THE ALEXANDER

Mr. Jones and Mr. Burse:

This note is to express, on behalf of my wife and myself, our opposition the proposed SP zoning change for The Alexander apartment building. Please

circulate this note to the Board who we strongly urge to reject the proposed SP for the reasons provided below.

While we support your Community Plan for Green Hills, we believe the SP proposal compromises its intentions, standards and goals:

Rather than delivering significant transformational enhancement to the property, Green Hills and especially for the immediate neighborhood by serving the Plan, the proposed SP would allow creation of a gerrymandered jury-rigged hybrid property which is neither practical or beneficial. The overriding goal of the proposed SP appears to be an attempt by the property owner to increase his return from his 2006 real estate investment thereby delivering virtually all benefits to the property owner while all of the negative repercussions would fall on the Community. Approving the proposed SP would be a step backwards rather than the type of productive move forward which Green Hills seeks and your fine plan demands. Approving the proposed SP would undermine the credibility of the planning process, Planning Department and Zoning Board.

If the Board and the Planning Department are truly committed to the high expectations set by the Community Plan/UDO and the betterment of Green Hills, they should stand by those high standards and demand a well founded, compelling and comprehensive plan that productively and soundly transforms The Alexander property in its entirety. The Board and the Planning Department should expect nothing less than a plan that productively serves policy and zoning while delivering widespread significant net incremental benefits to the Green Hills community especially the immediate neighborhood. There is no sound rationale to approve this counterproductive proposed SP.

In addition to the proposed SP's overall failure to meet the expectations of the Community Plan, specific key factors impacting our opposition include:

### 1) PROPOSED SP WOULD FURTHER INCREASE THE ALREADY DANGEROUS CONGESTION IN THAT AREA

-Allowing the proposed SP would exponentially increase daytime traffic in and out of The Alexander thereby adding dangerous congestion to an already dangerous intersection especially given that many patients would be unfamiliar with the location.

-This problem is compounded by The Alexander's tight parking area conditions which would challenge a smooth flow of incoming and exiting traffic.

-The planning summary states that no larger delivery trucks would be allowed on the property during office hours which is an ideal **recipe** for additional dangerous congestion resulting from illegal street parking/standing around the property.

### 2) REJECTING THE PROPOSED SP DOES NOT PROHIBIT THE DOCTOR FROM OPENING A GREEN HILLS OFFICE

-If the Doctor feels compelled to open a Green Hills office, he is welcome to do so and has many options other than The Alexander.

-If the Doctor does not open a Green Hills PT office, residents are still well served by other current and future PT options.

### 3) PROPOSED SP PARKING NOT PRACTICAL

-Meeting ADA parking requirements for rehab centers will require the equivalent of 4 spaces ( $20\% \times 11 \text{ plus fraction} = 3$  of which one must be van assessable requiring virtually two spaces for a total of 4) dedicated to handicapped parking leaving only 7 spaces (of 11 committed to proposed PT during office hours) which is insufficient for the proposed PT office's 4 employees and all patients without handicap parking access.

-The SP does not allow space for resident resident guest parking, etc. despite no adjacent existing Overhill street parking.

-The proposed SP offers no plan regarding how designated resident parking spaces would be maintained.

#### 4) PROPOSED SP DELIVERS VIRTUALLY NO BENEFITS TO GH OR NEIGHBORHOOD

-Where are the Community benefits? When I asked at one of the public meetings what benefits the proposed SP would bring to Green Hills and/or the neighborhood, the only response was 'the elimination of ongoing problems resulting from short term rentals' which is much more of a 'veiled threat' than benefit. If the City is upholding its responsibilities to residents, there should be no problems arising from short term rentals.

I look forward to you upholding the City's high standards for change by opposing The Alexander's proposed SP.

Thank you.

Don

Donald S. Thielemann  
4311 Lone Oak Road  
Nashville, TN 37215  
615-454-2500  
cell: 201-294-7634  
[dsthielemann@aol.com](mailto:dsthielemann@aol.com)

## Items 2a/b, Southeast Community Plan Amendment/14899 Old Hickory Blvd SP

**From:** dawn [mailto:dawn@lboh.net]

**Sent:** Thursday, October 19, 2017 2:29 PM

**To:** Planning Commissioners

**Subject:** planning commission for new market on bell rd. Antioch

Dear City Planner, My name is Elizabeth Dye the owner of Little Bit of Heaven Learning Center @14897 Old Hickory Blvd. Antioch, TN. 37013. Our center services 65 children and parents in the area. The ages range from six week old babies to five years of age. I believe the plans for 14899 Old Hickory Blvd. are unsafe for women and children . The road between our school and the market will bring unsafe traffic. With large delivery trucks several times a day. Our parking lot area is safe for the children to walk to and from school. I am very concerned about our children walking into traffic so close to the schools entrance . The parking lot is going to face a schools front door and playground. This will not work for our school and should be considered. We have parents that are very upset about the plans for the property between the college and our school.

Thank You,

Elizabeth Dye owner of Little Bit of Heaven Learning Center

## Item 5, Marshall Crossing SP

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

From: Christy Grace [mailto:christy.h.grace@gmail.com]  
Sent: Thursday, October 12, 2017 7:04 AM  
To: Planning Commissioners; Davis, Scott (Council Member)  
Subject: Oppose 2017SP-74-001 Marshall Crossing

As a resident of Lischey Street, I strongly oppose the proposed rezoning of 2017SP-74-001 Marshall Crossing. The density is inappropriate and out of character with the small, single family homes surrounding it. It sets a terrible precedent for future development in the heart of a residential area. It threatens to cause traffic problems and lower my property value and the property values of my neighbors. Unfortunately in speaking with the developer they were unwilling to consider any reduction in density whatsoever.

While I am aware that this space was quite recently designated as neighborhood evolving, my neighbors and I are working to change the land use designation back to neighborhood maintenance. Indeed I was never notified of the change and many of my neighbors felt that they did not understand this part of the neighborhood would have its designation changed. Lischey is not a true transportation corridor, with only an occasional city bus that is rarely used. This is an old neighborhood with old streets and in fact Lischey is so narrow that there is not even room for on street parking.

In addition the infrastructure for electricity is very old and cannot support increased use. We have transformers blow and lose electricity with shocking regularity in our neighborhood. Parts of our neighborhood experience flooding as well. Traffic lights are rare. Sidewalks are incomplete. Our neighborhood park is tiny and inadequate. In short, our infrastructure does not in fact support this kind of density.

Sincerely,  
Christy Grace  
1603 Lischey Ave

**From:** Gordon Stacy Harmon [mailto:stacy@easeuptravel.com]  
**Sent:** Tuesday, October 10, 2017 1:32 PM  
**To:** Planning Commissioners  
**Cc:** Sloan, Doug (Planning); Davis, Scott (Council Member)  
**Subject:** Marshall Crossing 2017SP-074-001

I reside at 1826 Joy Circle, and I want to officially state my objection to this rezoning. I have two primary reasons: 1) density of the proposed project, and 2) development of Marshall Street.

1. Density - Under the current zoning, these lots can accommodate 1-2 dwellings per lot. To consider allowing the combined rezoning permitting 15 units on less than 1 acre is ill-advised. The density and overall look of the project comparative to the neighborhood in general is not conducive to the area. There is no property currently in our neighborhood (although there are two other planned projects that are on the drawing boards) that will have a density of this level. The density of this project - when considered along with the 1801 Meridian project and the East Trinity/Edwin project - will create increased traffic detrimental to the neighbors and neighborhood.
2. Marshall Street - To develop Marshall street to the east of Lischey is another objection of mine. Marshall Street does not directly connect across Lischey, and this off-set intersection will create even more challenges. As this will be the only street from which Marshall Crossing residents can access parking, the potential for additional accidents involving both pedestrian and vehicular traffic will increase dramatically. Pursuant to the Mayor's Executive Order on Green and Complete Streets Policy, this partial development of Marshall Street is counter to the enabling of safe access to people moving along and across the street right-of-way. The off-set nature of Marshall Street's intersection with Lischey is but one part of the challenge. If the city wishes to develop Marshall Street, it should continue the project all the way through to Jones instead of placing the responsibility of a public right-of-way development onto a private developer. The increased traffic along such narrow streets designed for the density and zoning established for the neighborhood seems counter to the Policy of creating safer, easier to use streets for all modes of traffic - foot, bike, bus, or car.

For the record, I do not object to development of this parcel of land as long as it is done in a manner reflecting the general look and feel of the neighborhood. Creating a small pocket of tiny, cluster-style homes in less than an acre is not comparable to the area. In no way do I agree with or endorse development of Marshall Street east of Lischey as a public right-of-way (partially or otherwise) capable of sustaining both vehicular and foot traffic.

Gordon Stacy Harmon, CHS

Your Personal Travel Professional

Ease-Up! Travel Services

(615) JET-SAND (538-7263)

**From:** Gordon Stacy Harmon [mailto:stacy@easeuptravel.com]

**Sent:** Wednesday, October 04, 2017 8:40 PM

**To:** Christy Grace; Planning Commissioners; Pearlgsims@gmail.com

**Cc:** Elissa Pugh; Ariana Evans; Robert Grace; Courtney Williams; Ashonti Davis;

stacy@easeuptravel.com; Rae Sovereign; Davis, Scott (Council Member); Russ Sims  
**Subject:** RE: Fwd: Meeting request: Marshall Crossing

I have a conflict next Tuesday evening that I can't reschedule. I'm out of town tomorrow through Sunday but will be available starting Monday. My days are pretty flexible.

Just let me know if a time is set, and I'll do whatever I can to attend.

Gordon Stacy Harmon

Your Personal Travel Professional

Ease-Up! Travel Services

(615) JET-SAND (538-7263)

This email was created and sent using 100% recycled electrons.

**From:** Christy Grace [mailto:christy.h.grace@gmail.com]  
**Sent:** Wednesday, October 04, 2017 8:14 PM  
**To:** Planning Commissioners; Pearlsims@gmail.com  
**Cc:** Elissa Pugh; Ariana Evans; Robert Grace; Courtney Williams; Ashonti Davis; stacy@easeuptravel.com; Rae Sovereign; Davis, Scott (Council Member); Russ Sims  
**Subject:** Fwd: Meeting request: Marshall Crossing

Commissioners and neighbors,

This email is just a little nudge to follow up on my request for some of us in the Highland Heights neighborhood to get to speak a commissioner regarding 2017SP-074-001 Marshall Crossing SP prior to the 10/12 planning meeting.



Thank you,

Christy Grace

1603 Lischey Ave

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

From: Napier, Patrick (Planning)

Sent: Monday, October 02, 2017 11:58 AM

To: Planning Commissioners

Subject: RE: Meeting request: Marshall Crossing

Ms. Grace,

Good morning, my name is Patrick Napier, I am the Planning Staff case reviewer for the Marshall Crossing SP. I wanted to touch base with you to see if you have any questions about the Marshall crossing SP. In your previous email you stated that several neighborhood members expressed their opposition in writing, I have only received comments from two individuals. Do you have any contact information for anyone else who has in the past or intends to in the future submit comments for the case? I want to make sure that we receive a copy of the comments so that we can place the correspondence in our files for our records.

While I can't speak for the planning commissioners in regard to attending a neighborhood meeting, I am certainly happy to meet with you in our office located at 800 2nd Avenue South. I would encourage you to reach out to the Council Member in order to facilitate a community meeting for this case. Please let me know if I can be of further assistance.

Patrick Napier  
Planner  
Land Development  
Metro Planning Department  
800 2nd Avenue South  
P.O. Box 196300  
Nashville, TN 37219-6300

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

From: Christy Grace [mailto:christy.h.grace@gmail.com]

Sent: Monday, October 02, 2017 8:38 AM

To: Planning Commissioners

Subject: Meeting request: Marshall Crossing

Nashville Planning Commission members,

Many residents of the Highland Heights neighborhood are seriously concerned about the rezoning request for 2017SP-074-001 Marshall Crossing SP. The issue has been deferred at multiple planning commission meetings and will be on the agenda for the next meeting. Before the last commission meeting several neighborhood members expressed their opposition in writing and five neighbors were able to rearrange their work schedules to attend the meeting in person.

While I would like to invite any interested commission members to attend a future regularly scheduled neighborhood meeting, regarding this specific issue I would like to request a separate meeting prior to the next planning commission meeting on 10/12. Depending on how schedules align perhaps a few of us neighbors will be able to meet with a planning commissioner or two. Please let I know when this would be possible.

Thank you very much,  
Christy Grace  
1603 Lischev Ave

----- Forwarded message -----

From: **Christy Grace** <[christy.h.grace@gmail.com](mailto:christy.h.grace@gmail.com)>

Date: Mon, Oct 2, 2017 at 8:37 AM

Subject: Meeting request: Marshall Crossing

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

Nashville Planning Commission members,

Many residents of the Highland Heights neighborhood are seriously concerned about the rezoning request for 2017SP-074-001 Marshall Crossing SP. The issue has been deferred at multiple planning commission meetings and will be on the agenda for the next meeting. Before the last commission meeting several neighborhood members expressed their opposition in writing and five neighbors were able to rearrange their work schedules to attend the meeting in person.

While I would like to invite any interested commission members to attend a future regularly scheduled neighborhood meeting, regarding this specific issue I would like to request a separate meeting prior to the next planning commission meeting on 10/12. Depending on how schedules align perhaps a few of us neighbors will be able to meet with a planning commissioner or two. Please let I know when this would be possible.

Thank you very much,  
Christy Grace  
1603 Lischev Ave

## Item 6, Southpoint SP

**From:** Chris Strong [mailto:cstrong@orchidmonroe.com]

**Sent:** Monday, October 16, 2017 11:04 AM

**To:** Planning Commissioners

**Cc:** Bedne, Fabian (Council Member)

**Subject:** Request to remove stub street proposed for Southpoint Development

Dear Planning Commissioners:

A proposal has been put forth for a development called Southpoint to be located near the intersection of Pettus Road and Nolensville road. The proposal contains a stub street at the top of the development that goes to the back of a 4 acre parcel that presently has a home on it (aka the Morris property). Our community is amenable to the Southpoint development but respectfully request this stub street be removed as we wish to maintain a buffer between this development and our community. This buffer will allow us to maintain the current fabric of the existing community.

Thank you in advance for your consideration of our request.

Sincerely,

Chris Strong  
6323 Pettus Road  
Cane Ridge, TN 37013  
[cstrong@orchidinternational.com](mailto:cstrong@orchidinternational.com)  
(615) 397-0971

## **Item 9, Elder Place Subdivision Resub of Lot 1**

**From:** Brince Wilford [mailto:bwilford@covenantcap.com]

**Sent:** Monday, October 16, 2017 3:13 PM

**To:** Planning Staff; Planning Commissioners

**Cc:** Stefan Baskin

**Subject:** CASE 2017S-225-001 - Letter of SUPPORT

Please see attached and let me know if you have any questions...

Thank you.

bw



**Brince R. Wilford**

Partner

Covenant Capital Management, LLC

**(attachment follows)**

Brince Wilford  
4122 Elder Place  
Nashville, TN 37215

Nashville City Planning Commission

[Planning.commissioners@nashville.gov](mailto:Planning.commissioners@nashville.gov)

[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)

**CASE 2017S-225-001**

October 12, 2017

To whom it may concern:

My name is Brince Wilford and I am the homeowner at 4122 Elder Place. You are entertaining a petition from a developer to develop two homes on a property in our neighborhood via a "duplex" zoning allowance. Having met with the developer and understanding his vision for the property, which is to renovate the existing older home and add a nice newly constructed home on the back lot (detached). The new will join our neighborhood as the eighth house on the street. The developer also intends to add these homes to the Elder Place Homeowners' Association.

Please be aware that in light of the developer's commitments to the neighbors stated above, I fully support the developer's petition, and hope that you grant it. I am convinced that the developer's project will be a great asset for both our neighborhood Association as well as the city as a whole.

In addition to being a homeowner affected by this property, I am also the president of the aforementioned Elder Place Homeowners' Association. I can tell you that as an association, the members are vastly supportive of the developer and hope to see you approve his request so that the project can move forward.

If you have any questions feel free to give me a phone call. 615-473-0174.

Sincerely,



Brince Wilford

## Non-agenda item: Cloud Hill/Greer Stadium

**From:** donotreply@nashville.gov [mailto:donotreply@nashville.gov]

**Sent:** Saturday, October 14, 2017 11:03 AM

**Subject:** Planning Commission - Citizen Email

Name : Don Forte

Phone Number : 615 646 3466

Email Address : dforte2000@aol.com

Other option for Cloud Hill /Greer Stadium Currently two considerations have been made; both to leave Fort Negley as is; one is to create a park at the Greer Stadium the other is to develop housing/business on the Stadium and adjacent property. I would agree to leave the Fort as is but with many improvements that would make it an attractive destination for visitors interested in the history of that place and time including history classes from local schools. As for developing mixed use for the rest of the property I think is a terrible idea. We have enough asphalt and concrete in our city that totally destroys the natural ego system of natural habitat. Why not be a little creative and turn the land into a natural habitat for food and shelter for birds,butterflies, native bees, honey bees and other insects. A natural place for rain water to be absorbed in the soil instead mixing with all kinds of toxics from asphalt and lawn chemicals and pesticides to run off in our streams. I know that developers allow a certain amount of green space in their plans but it is of a pitiful small amount of land that does little to alleviate the the waste water runoff. Beekeeping organizations partnered with three land partners in Ohio to create 33 acres of public/private partnerships of pollinator habitat. Lets send a committee of the Metro Council to Ohio to study the feasibility of such a plan. We don't need more asphalt, concrete, fertilizers and insecticides in our "it" city. Develop "out of the box" for a change and a little creativity.