

Comments on October 26, 2017 Planning Commission agenda items, received October 24-25

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

From: Dawn Matthews [mailto:83texasyankee@gmail.com]

Sent: Wednesday, October 25, 2017 12:14 PM

To: Gary Bouge; Pulley, Russ (Council Member); Planning Commissioners; cscoopernash@gmail.com

Subject: Re: Alexander pl

Someone is making their own interpretation of the Planning Commissions rules and regulations as stated in the email below. The rules and regulations specifically state prior to the meeting at which the application is to be heard. The meeting is scheduled for Thursday, October 26th. There is not a reference in the rules and regulations stating a sign does not need to be posted if a case has been deferred.

3. Public Hearing Signs. For all zone change proposals, the applicant shall obtain sign(s) at his or her expense and post such sign(s) on the property at least 10 calendar days prior to the Commission meeting at which the application is scheduled to be heard.

Sent from my iPhone

On Oct 25, 2017, at 12:00 PM, Gary Bouge <garybouge@gmail.com> wrote:

Dawn — just now received a response from Charlotte regarding the sign violation. Please note RP email below.

Begin forwarded message:

From: Charlotte Cooper <cscoopernash@gmail.com>

Subject: Fwd: Alexander pl

Date: October 25, 2017 at 10:56:43 AM CDT

To: Gary Bouge <garybouge@gmail.com>

Response from Russ.

Charlotte

Begin forwarded message:

From: "Pulley, Russ (Council Member)" <Russ.Pulley@nashville.gov>

Subject: Fwd: Alexander pl

Date: October 25, 2017 at 10:26:27 AM CDT

To: "jcoopernash@comcast.net" <jcoopernash@comcast.net>

Sent from my iPhone

Begin forwarded message:

From: "Grider, Anna (Planning)" <Anna.Grider@nashville.gov<<mailto:Anna.Grider@nashville.gov>>>

Date: October 25, 2017 at 10:22:00 AM CDT

To: "Pulley, Russ (Council Member)" <Russ.Pulley@nashville.gov<<mailto:Russ.Pulley@nashville.gov>>>

Cc: "Burse, Gene (Planning)" <Gene.Burse@nashville.gov<<mailto:Gene.Burse@nashville.gov>>>, "Sanders, Dara (Planning)" <Dara.Sanders@nashville.gov<<mailto:Dara.Sanders@nashville.gov>>>

Subject: RE: Alexander pl

CM Pulley,

Thanks for your email. A public notice sign isn't required for the plan amendment, but it is for the SP. Signs would have been originally placed for the July 13, 2017 Planning Commission hearing, the first time the case was scheduled to be heard. They may well not be up anymore given the length of time that's passed since July. When a case is deferred at Planning Commission to a certain date we are not required to send out new notices as the agenda and minutes of the meeting state the new date.

Hope that helps,

Anna Grider, Community Plans
Metropolitan Nashville Planning Dept.
anna.grider@nashville.gov<<mailto:anna.grider@nashville.gov>>
615.862.7199

From: Charlotte Cooper [<mailto:cscoopernash@gmail.com>]
Sent: Wednesday, October 25, 2017 12:12 PM
To: Planning Commissioners
Subject: Pls Vote NO 2017CP-010-002 - Green Hills/Midtown Community Plan Amendment

Good Afternoon Commissioners:

I am requesting your NO vote on the amendment request to the Midtown-Green Hills Community Plan. This Community Plan along with the General Plan (NashvilleNext) was updated only 2 years ago. What is driving this request now – apparently the financial benefit of one property owner. Amending a Community Plan to change the land use for just one property surrounded by residential zoning is most unusual, especially when it appears to be only for the financial benefit of one property owner.

The current T3-RC land use is intended to maintain, enhance and create a suburban residential corridor. That is exactly what is currently in place. The entire block is residential. The Alexander Condos are already currently being used as multi-family residential abutting other multi-family residential units and SP property containing a newly constructed duplex (HPR).

Although the zoning on the other three corners allows businesses, Hillsboro Pike and Overhill Drive have been the boundaries between low-intensity businesses and residential. The other three corners of this intersection at Overhill Drive and Hillsboro Pike are acting as the low-intensity transitional area between higher-intensity (around the Mall at Green Hills) uses and multi-family residential uses. The streets of Overhill Drive and Hillsboro Pike are better suited as the boundary rather than jumping the streets to create a new boundary consisting of one small property (0.43 acres) already abutting multi-family residential uses.

In addition, the other three corners have better access with at least two entry/exit locations with one being an entry/exit to Hillsboro Pike. The Alexander Condos has only one entry/exit onto Overhill Drive; that one entry/exit is near the congested intersection of Overhill and Hillsboro. There is no entry/exit onto Hillsboro Pike from the Alexander.

Also of importance, at all community meetings the applicant stated this request was only to allow a physical therapy office. Now the SP language limits the use to “medical office.” That is a much broader usage. Some neighbors have been told there may be up to three different doctors using the proposed space (dermatologist, orthopedic surgeon and a vascular surgeon).

Once again I urge you to vote NO on the Community Plan amendment, as well as the request to rezone from RM20 to SP. Thank you for your time, your consideration and your service to Nashville.

Charlotte Cooper

3409 Trimble Rd

Nashville TN 37215

District 34

83texasyankee@gmail.com

From: Dawn Matthews [mailto:83texasyankee@gmail.com]
Sent: Wednesday, October 25, 2017 12:05 PM
To: Planning Commissioners
Cc: Pulley, Russ (Council Member)
Subject: Alexander Condos/Case #2017CP-010-002 and #2017-2SP-045-001.

Sent from my iPhone

On Oct 25, 2017, at 8:42 AM, Dawn Matthews <83texasyankee@gmail.com> wrote:

Metropolitan Planning Commission,

We are unable to attend the Metropolitan Planning Commission Public Hearing on Thursday, October 26th regarding the owner(s) of 2041 Overhill Drive, Nashville, TN 37215, (to be henceforth referred to as "The Alexander"), request to change policy and zoning. We are adamantly opposed to the Metropolitan Planning Commission's recommendation to allow The Alexander to be changed to a Transition (TR) policy and to a Specific Plan (SP) zone.

We do not support the transition from a residential building to a commercial building, containing a medical office, based on the following:

- 1) The Alexander is located on a block containing all residential properties. Although the building is located by a major thoroughfare, it does not have direct access to the major thoroughfare, as do the other commercial buildings in the area. Access to the building is limited to Overhill Drive, which currently is congested with residents leaving our neighborhood.
- 2) The Alexander's parking availability is conducive to residential living and not a commercial business. Parking spaces not currently reserved for residents are limited to seven and these are used to accommodate visitors of the Alexander's residents. I

have seen 3 cars parked in the visitor's space at 6am; this validates their residential use. Limiting the medical office to four patients per hour, equates to eight patients during the transition period. In addition, at a minimum of one parking space will need to be eliminated to account for handicap parking and an additional parking space will need to be van accessible. The impact of the buildings lack of parking will result in overflow patient parking on Galbraith Drive, Overhill Drive and Kirtland Road.

3) During the October 12th Community meeting in Green Hills, the Planning Committee staffer stated the recommendation is being made to support the "needs" of the Green Hills Community. The immediate area contains 8 physical therapy office which is sufficient to meet the needs of our neighborhood. In addition, the medical center is located 5 miles or 15 minutes from Green Hills Mall. Should the owner of the Alexander be interested in adding additional physical therapy offices, where our need is already met, sufficient commercial open medical office space is available in our community.

4) During the October 12th Community meeting in Green Hills, the Planning Committee stated and provided in writing the SP rezoning is for a physical therapy office. The SP allows for medical offices; should the rezoning be approved there is no jurisdiction to limit the first floor space to a physical therapy office. In addition, should the rezoning be approved, a precedent would be set to potentially allow for the building to be completely converted to a commercial business.

I have spoken to a resident of The Alexander and the individual was excited the building would contain an orthopedic surgeon, vascular surgeon and dermatologist. A physical therapy office was not included in this individual's very zealous enthusiasm.

5) During the October 12th Community meeting in Green Hills, the Planning Committee staffers stated they only evaluate the "needs" of the community and not the potential for increased tax revenue. According to your website, one of the Planning Commissions roles is to prepare the Capital Improvements Budget. A budget requires funding and in this instance the Planning Commission's recommendation to change a residential building to a commercial business will generate tax revenue to supplement their budget.

The handout provided during the Green Hills-Midtown Community Meeting states Nashville's land use policies are guided by the Community Character Manual (CCM) and a function of this manual is to "Help shape the form and character of open space, neighborhoods, centers, corridors and special use districts within a community." This vision is certainly not being upheld within the Green Hills community. The character of Green Hills is being destroyed on a weekly basis. A 18 story building in the heart of Green Hills does not add to the character of our community. The leveling of single family homes which are being replaced by two to four homes, does not add to the character of our community. This is a picture of Kimbark Drive; it is difficult to imagine the Metropolitan Planning Commission and Russ Pulley view this picture as a depiction of Green Hill's character.

<image.png>

Allowing our residential community to be changed to a commercial entity is the beginning of a slippery slope and will be used as a precedent to expand commercial buildings into our residential neighborhoods. Green Hills current commercial space allows for any individual or business the opportunity to provide services without encroaching into our residential neighborhoods.

Should the Planning Commission approve the policy and zoning change, there is a high probability the space will be used outside the stated physical therapy use. The Alexander does not have a short term rental permit and I know an individual who has rented the top unit for an extended weekend. Who will monitor the actual use of the space to ensure the owner stays within the confines of the law?

I question the intent of the Metropolitan Planning Commission's recommendation to change The Alexander's policy and zoning and Russ Pulley's apparent lack to support the voice of the Green Hills community he serves. Our community contains sufficient open commercial space for the owner of the Alexander to open a physical therapy or medical office. The only logical reason for the Metropolitan Planning Commissions recommendation and Russ Pulley's lack of support is increased tax revenue.

I ask the Metropolitan Planning Commission to disapprove The Alexander's request for a change in policy and zoning. Make a decision which supports the character of our Green Hills community by leaving our residential communities free of commercial business.

Steve Bloemer and Dawn Matthews

2006B Galbraith Drive, Nashville, TN

From: Laura Hill [mailto:chrischill@att.net]
Sent: Wednesday, October 25, 2017 9:34 AM
To: Planning Commissioners
Cc: Pulley, Russ (Council Member)
Subject: MPC 26 October 2017 Alexander Condominium Building

Good morning Planning Commission members and Mr. Pulley and thank you for serving the city of Nashville. We live at 4215 Farrar Avenue, we use Overhill Drive daily and we oppose the effort to rezone one corner of one block of our residential neighborhood. As you know, the block bordered by Overhill Drive and Castleman Drive on the Belmont side of Hillsboro Road has been through rezoning already and that rezoning allowed the Alexander to be built as a residential building. Please honor the people who live here and keep this area residential. How could it be right to change the zoning for one person, the owner of the Alexander, and disregard the concerns of the owners of all of the other houses and condos on that block?

Chris and Laura Hill

From: Dawn Matthews [mailto:83texasyankee@gmail.com]
Sent: Wednesday, October 25, 2017 7:42 AM
To: Planning Commissioners
Cc: Pulley, Russ (Council Member)
Subject: Public Hearing October 26th Regarding 2041 Overhill Drive

Metropolitan Planning Commission,

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2) The Alexander's parking availability is conducive to residential living and not a commercial business. Parking spaces not currently reserved for residents are limited to seven and these are used to accommodate visitors of the Alexander's residents. I have seen 3 cars parked in the visitor's space at 6am; this validates their residential use. Limiting the medical office to four patients per hour, equates to eight patients during the transition period. In addition, at a minimum of one parking space will need to be eliminated to account for handicap parking and an additional parking space will need to be van accessible. The impact of the buildings lack of parking will result in overflow patient parking on Galbraith Drive, Overhill Drive and Kirtland Road.

3) During the October 12th Community meeting in Green Hills, the Planning Committee staffer stated the recommendation is being made to support the "needs" of the Green Hills Community. The immediate area contains 8 physical therapy office which is sufficient to meet the needs of our neighborhood. In addition, the medical center is located 5 miles or 15 minutes from Green Hills Mall. Should the owner of the Alexander be interested in adding additional physical therapy offices, where our need is already met, sufficient commercial open medical office space is available in our community.

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The handout provided during the Green Hills-Midtown Community Meeting states Nashville's land use policies are guided by the Community Character Manual (CCM) and a function of this manual is to "Help shape the form and character of open space, neighborhoods, centers, corridors and special use districts within a community." This vision is certainly not being upheld within the Green Hills community. The character of Green Hills is being destroyed on a weekly basis. A 18 story building in the heart of Green Hills does not add to the character of our community. The leveling of single family homes which are being replaced by two to four homes, does not add to the character of our community. This is a picture of Kimbark Drive; it is difficult to imagine the Metropolitan Planning Commission and Russ Pulley view this picture as a depiction of Green Hill's character.



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I question the intent of the Metropolitan Planning Commission's recommendation to change The Alexander's policy and zoning and Russ Pulley's apparent lack to support the voice of the Green Hills community he serves. Our community contains sufficient open commercial space for the owner of the Alexander to open a physical therapy or medical office. The only logical reason for the Metropolitan Planning Commissions recommendation and Russ Pulley's lack of support is increased tax revenue.

I ask the Metropolitan Planning Commission to disapprove The Alexander's request for a change in policy and zoning. Make a decision which supports the character of our Green Hills community by leaving our residential communities free of commercial business.

Steve Bloemer and Dawn Matthews

2006B Galbraith Drive, Nashville, TN

From: Dawn Matthews [mailto:83texasyankee@gmail.com]

Sent: Wednesday, October 25, 2017 7:38 AM

To: Planning Commissioners

Cc: Pulley, Russ (Council Member)

Subject: Oct 26th Hearing for 2041 Overhill Drive and No Public Hearing Sign Posted

Planning Commission,

On October 26th the Metropolitan Planning Commission will hear a request to change policy and zoning for 2041 Overhill Drive. This property has not meet the rules and regulations of your department, as they do not have a public hearing sign posted.

I am requesting you disapprove the application or defer to another date to the ensure the Green Hills Community is aware and that the rules and regulations are being adhered to.

3. Public Hearing Signs. For all zone change proposals, the applicant shall obtain sign(s) at his or her expense and post such sign(s) on the property at least 10 calendar days prior to the Commission meeting at which the application is scheduled to be heard. The number and placement of signs shall be consistent with Section 17.40.730 C of the Metropolitan Code. The Planning Department will provide the required specifications for the sign and a map showing where the sign(s) must be posted. Failure to post the required public hearing sign(s) may result in a decision by the Commission to defer or disapprove the application on the basis of inadequate notice to the surrounding community. Signs shall be removed by the applicant within three business days after the final public hearing date advertised on the signs.

Thank You,

Dawn Matthews

2006B Galbraith Drive

Nashville, Tn

From: Dawn Matthews [mailto:83texasyankee@gmail.com]

Sent: Wednesday, October 25, 2017 7:38 AM

To: Planning Commissioners

Cc: Pulley, Russ (Council Member)

Subject: Oct 26th Hearing for 2041 Overhill Drive and No Public Hearing Sign Posted

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Thank You,

Dawn Matthews

2006B Galbraith Drive

Nashville, Tn

From: Kelly Bulbulkaya [mailto:k.bulbulkaya@me.com]

Sent: Tuesday, October 24, 2017 7:55 PM

To: Planning Commissioners

Cc: Pulley, Russ (Council Member)

Subject: Against Alexander Condo Rezoning

Dear Planning Commission Members,

I am writing to express my disapproval for two requests regarding commercial zoning of the Alexander Condos on the corner of Hillsboro Pike and Overhill Drive.

Overhill Drive has been the boundary between commercial business and residential. The Alexander condo property is currently zoned for residential and is surrounded by residential zoning. There is no business anywhere else on that entire block.

Amending a Community Plan for just one property surrounded by residential zoning is most unusual, especially when only for the financial gain of one resident.

Thank you for voting against these requests.

Respectfully,

Kelly Bulbulkaya