

Comments on January 11, 2018 Planning Commission agenda items, received January 9-10

Item 7, Riverview at Cumberland Hills

From: Ted Montmeny [mailto:ted.montmeny@gmail.com]

Sent: Wednesday, January 10, 2018 1:39 PM

To: Planning Commissioners

Subject: Please reinstate Special Policy 04-T3-NM-02-IA01 for North Hills Estates

Dear Members of the Planning Commission,

My wife & I are proud residences of the North Hills Estates neighborhood located in Madison, TN. We want you to know that we strongly oppose the Riverview at Cumberland Hills development (case# 2017S-254-001). We ask that you please reinstate Special Policy 04-T3-NM-02-IA01 to preserve the character of our North Hills Estates neighborhood. Building 46 homes, including 9-Duplexes, on lots a small fraction of those in our neighborhood & connecting to our neighborhood will only have a negative affect on the character & value of our home in North Hills Estates. In addition the large volume of added vehicle traffic being added should be a safety concern to all especially since the proposed plan would require access to Gallatin Pike to be exclusively via our neighborhood.

My wife & I relocated here & bought our house in April 2017. We fell in love with this neighborhood because of the large lots, being so quiet & peaceful, the single family homes, the great presence of wildlife, very little

vehicle traffic especially being that there are no sidewalks and that our street has no street lights. It is a very peaceful neighborhood & we knew it would be a great neighborhood to spend current & retirement years with our sons, their wives, our granddaughter & future grandchildren. It reminded me so much of the wonderful memories of the neighborhood where I was raised by my parents.

Please help us to retain & preserve the beauty & character of this neighborhood. I recall at the initial meeting one of your members making the comment of his good memories of this neighborhood when he was younger. I would ask that you please put yourselves in our situation & ask yourself if you lived in this neighborhood, would you welcome this proposed very negative impact to its current character?

Therefore we ask that you please vote in opposition of the Riverview at Cumberland Hills development (case# 2017S-254-001).

Sincerely,

Ted & Lori Montmeny

401 Cumberland Hills Drive

Madison, Tennessee 37115

From: Sondra Walker [mailto:bamagram1211@gmail.com]
Sent: Tuesday, January 09, 2018 2:56 PM
To: Planning Commissioners; Pardue, Doug (Council Member)
Subject: I am in opposition of the Riverview at Cumberland Hills development

I have sent a letter to Doug Pardue and have not received a response so I am contacting the Planning Commission to oppose the Riverview at Cumberland Hills development, case# 20175-254-001. My husband and I purchased this home 18 years ago because it is a dead end street in a settled neighborhood. Our neighbors walk their children, their pets and our children walk to the school bus stop with no sidewalks...up until now, I have not been concerned because our neighbors already know this and take the necessary precautions when driving. My fear with the proposed development, having different zoning with additional traffic being opened up, we will lose this comfort in knowing our children especially are safe.

Please reinstate the Special Policy 04-T3-NM-02-IA01 that was deleted as part of a "regulation clean up". By reinstating this special policy, it will allow us to preserve our single family homes with acre lots and then please do not allow our neighborhood to be ruined by adding these 37 units with 9 duplexes which would mean a 75% increase in traffic. The new development will not have any of the character of our current neighborhood. Approximately 80 of our neighborhood of our existing 62 home neighborhood have signed a petition against this so please hear us and listen to us.

Item 20, 425 Woodberry Court SP

From: Sami Massie [mailto:massie_d@bellsouth.net]
Sent: Tuesday, January 09, 2018 2:29 PM
To: Planning Staff
Subject: Case 2018SP-004-001, 425 Woodberry Court

I live at 2307 Cloverdale Road. I have to work on the 11th, so will be unable to attend the zoning hearing for above mentioned address. From everything I have seen this gentleman post, he is doing everything in his power to keep the neighborhood as it is. Some of the neighborhood is becoming rental – there are at least 2 on my block, and I would be more comfortable knowing Mr. McCloskey will be living in the other half of the property he plans on renting out. In addition, he has stated he will not have short term rentals. He has my vote.

Thank You,

Gloria (Sami) Massie

Item 25, Simpkins Grocery (Development Plan Revision)

From: Katherine McDonell [<mailto:kemcdonell@gmail.com>]

Sent: Wednesday, January 10, 2018 11:37 AM

To: Planning Staff

Cc: Withers, Brett (Council Member)

Subject: 2014NL-002-003 -- SIMPKINS GROCERY (DEVELOPMENT PLAN REVISION)

Dear Planning Commission Members,

I am writing in strong support of the proposal to allow for a bicycle shop at 1627 Shelby Ave. As a Shelby Hills resident, I think this would be a great addition to our community. Our neighborhood is currently lacking in shops and businesses that residents can walk and bike to, and the number one way to improve livability would be to include some commercial amenities that are easily accessible without the use of a car. Shelby Ave Bicycle Co would be an ideal place to start.

Austin Bauman is a responsible businessman with a strong track record of success with his Green Fleet Bicycle Shop. He has made positive community involvement a priority in his business model, and it is clear that Green Fleet is a strong asset to the local community. His proposal is extremely well-researched and carefully thought out, and he has done extensive groundwork to ensure that his plans respect the historical nature of the building and surrounding neighborhood. The hours he has proposed are conservative and are completely reasonable for a successful business. The Sunday hours in particular are very important, especially for customers with inflexible work schedules given the limited hours during the week. EastSide Cycles, the only other bicycle shop in East Nashville, is not open on Sunday, which is often the only day I have time to run errands and work on my bike.

The other great thing about this being a bicycle shop is that parking is of minimal concern. As is evident at other bike shops around the city, these businesses are typically very low traffic, with many customers walking or biking there and others stopping by for only a few minutes to pick up parts or drop off a bike.

Austin has put considerable effort into addressing all of the concerns of the immediate neighbors and has put forth a very respectful and comprehensive proposal that should be accepted without reservation.

The Shelby Ave Bicycle Co will be a great asset to our community for many years to come, and I look forward to more positive developments like this to improve the walkability and bikeability of our neighborhood.

Thank you for your consideration.

Katherine McDonell

717 S. 12th St