

## Comments on January 11, 2017 Planning Commission agenda items, received through January 8

### Item 7, Riverview at Cumberland Hills

From: Kelly Mendenhall [<mailto:kellygmendenhall@gmail.com>]

Sent: Saturday, December 30, 2017 10:40 AM

To: Planning Commissioners

Subject: River view at Cumberland Hills - Madison

Hello, I oppose the RiverView at Cumberland Hills development, case # 2017S-254-001. Reinstate special policy 04T3-NM 02 IA01 to preserve the character of the north hills estates neighborhood. Also, it is my understanding the construction entrance will be on the dead end street I live on . This will cause distribution to our street , not to mention the noise, traffics, and workers in the area. It is also a Deer Crossing, if a Deer or animal is hurt during this , I will call you directly or PETA. Thanks for hearing us.

**From:** Stephanie Sturdivant [<mailto:teppie122@yahoo.com>]

**Sent:** Friday, January 05, 2018 5:33 PM

**To:** Planning Commissioners

**Subject:** opposition of 2017S-254-001 RIVERVIEW AT CUMBERLAND HILLS

Commissioners,

I am writing to you today to ask for your consideration in voting not to approve the proposed plan 2017S-254-0001 "RIVERVIEW AT CUMBERLAND HILLS. Forgive me if the number has changed. This is the number and title that was on the December 14, 2017 agenda. It was deferred to the January 11, 2018 meeting.

We have met with our councilman Doug Pardue who has graciously agreed to come the January 11 meeting to speak on our behalf in opposition of this plan. There will also be several of us from the neighborhood to speak our opposition, grievances, and concerns.

I have attached a pdf with maps of the area so that you can have a visual reference to our opposition.

We are a quiet neighborhood where the kids in the neighborhood can still ride their bikes or walk to and from their friends house a couple of blocks away and they are safe because we all know who belongs in the neighborhood and who doesn't. This proposed development will destroy that safety and be detrimental to our quality of life.

The proposed development will increase traffic on our street by 75% and proposes a great potential for flooding and drainage issues to Cumberland Hills Drive.

Our neighborhood - North Hill Estates is zoned RS40. The land being developed was purchased from property in Shepherd Hills Estates, zoned R20. They are not proposing to access Shepard Hills Estates which has 4 entry roads from the main streets.

They are proposing to access North Hill Estates, which has 62 units and has only one way in and one way out, North Side Drive. Their proposed development of 46 units would be in violation of the EMS officials standard of two access roads for over 30 units. This would also mean a total of 108 units with only one way in and one way out.

Please look at my attachment and please protect the character of this neighborhood and the children that live here. Vote against this plan.

Thank you four time and consideration.

Sincerely,

Stephanie Sturdivant

352 Cumberland Hills Drive

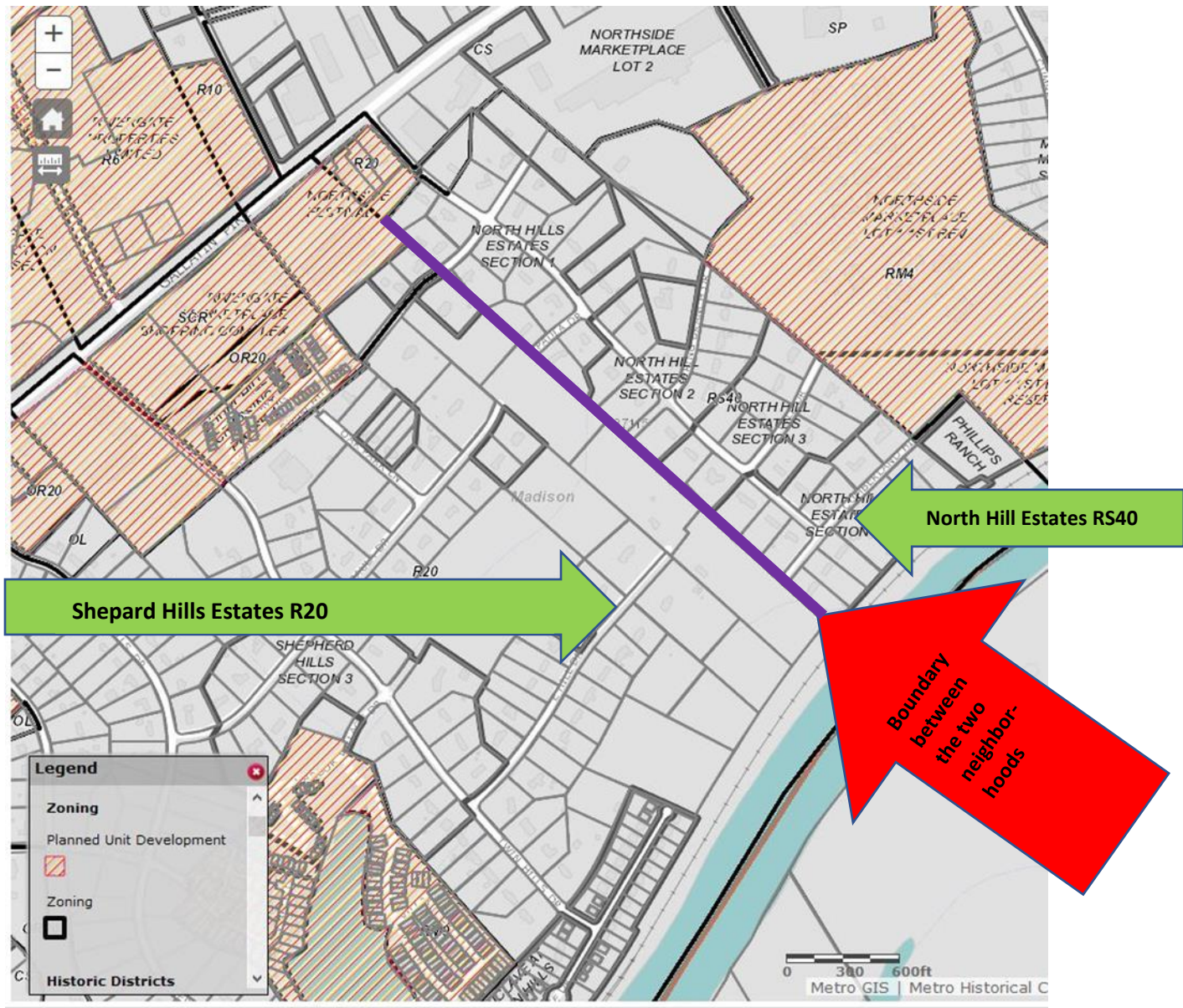
Madison, TN 37115

615-573-7422

[Teppie122@yahoo.com](mailto:Teppie122@yahoo.com)

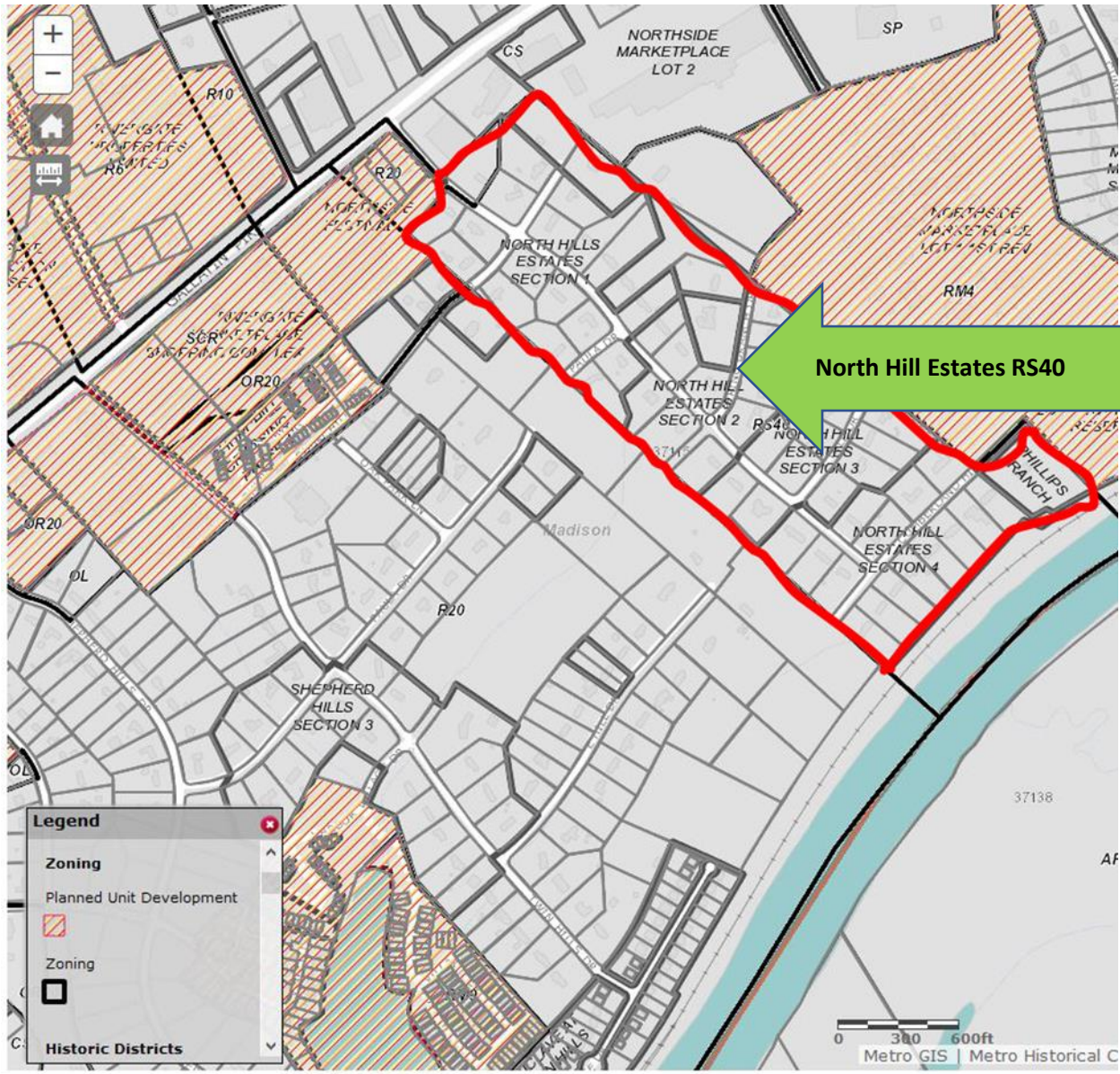
**(attachment follows)**

# Maps of Shepard Hills Estates and North Hill Estates as of 01/05/2018



As you can see these are two very distinct and separated neighborhoods. There is no access to North Hill estates from the Shepard Hills Estates subdivision (See following two images). North Hill Estates is one acre lots, single family dwellings and has been since this land was developed in the late 1960's, early 1970's. This proposed plan is not in keeping with our existing neighborhood. In 1995 the Planning Commission approved the Rezoning of the antiquated 1974 R20 to **RS40 for the North Hill Estates Subdivision**. They also approved a barrier to the east of the Subdivision to prevent further development to ensure the integrity of the subdivision.

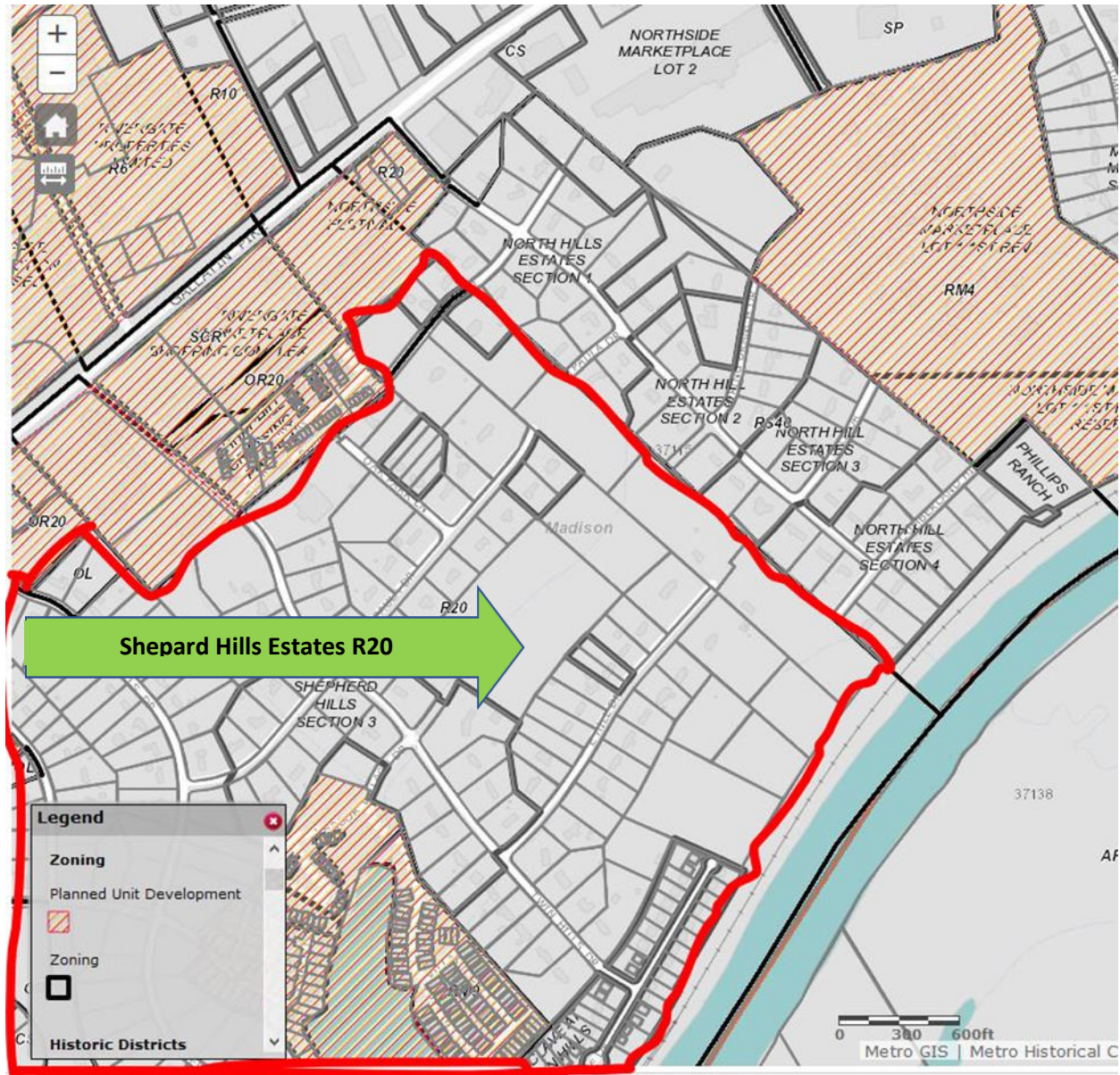
# Maps of Shepard Hills Estates and North Hill Estates as of 01/05/2018



RS40 is also because There was a high-pressure sewer line from Sumner County that went through the subdivision under Cumberland Hills Drive continuing all the way to the Dry Creek Waste Water Treatment Plant on Edenwold Road.

This event determined that all the homes in North Hill Estates from East Hill Dr. and south will never be allowed to connect to sewer and shall forever remain on septic systems. This would mean that any of these homes would never be able to be zoned for anything less than RS40 and adding an addition to the neighborhood zoned at R20 and R10 would devalue these homes. All of homes in our neighborhood are homes on acre plus lots. We respectfully ask that it be considered that since they now call this new plan “REVERVIEW AT CUMBERLAND HILLS” that they are connecting to the **NORTH HILL ESTATES subdivision which is zoned RS40**. It was stated at the previous hearing that the neighborhood was zoned R20 and R10 and is in compliance with existing neighborhood (Shepard Hills Estates). We **ARE NOT** the same neighborhood!!!!

# Maps of Shepard Hills Estates and North Hill Estates as of 01/05/2018

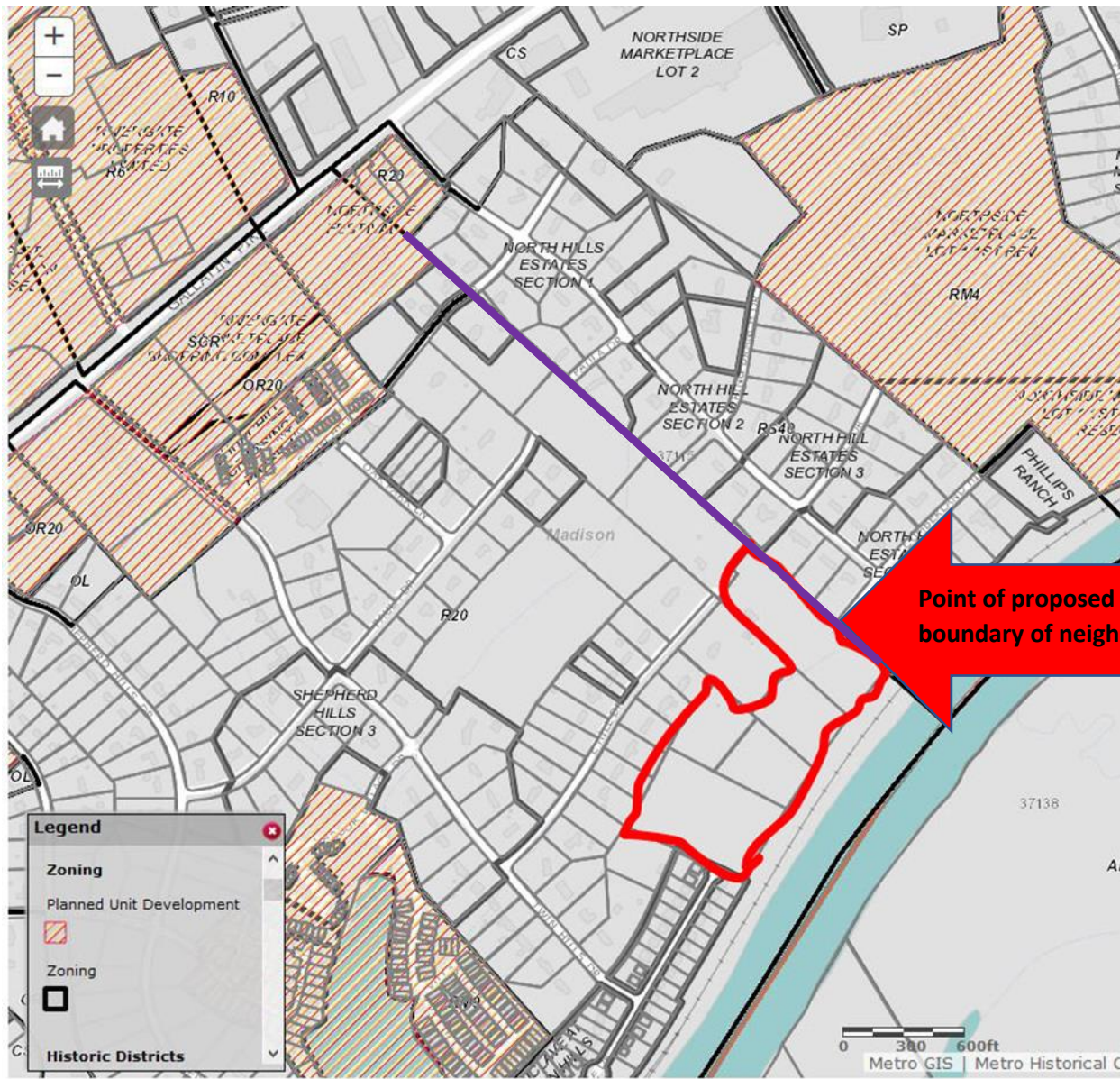


Shepard Hills Estates is already a combination of one acre lots and single family homes that were built in the late 1960's, early 1970's at the time the land was developed and the more recently built multifamily lots.

The one acre lots and single family homes still in the existing Shepard Hills Estates are the lots adjacent to the North Hill Estates area.

Shepard Hills Estates also provides Spring Branch, Cude Lane, Shepard Hills Drive and Twin Hills Drive as exit points in and out of the neighborhood.

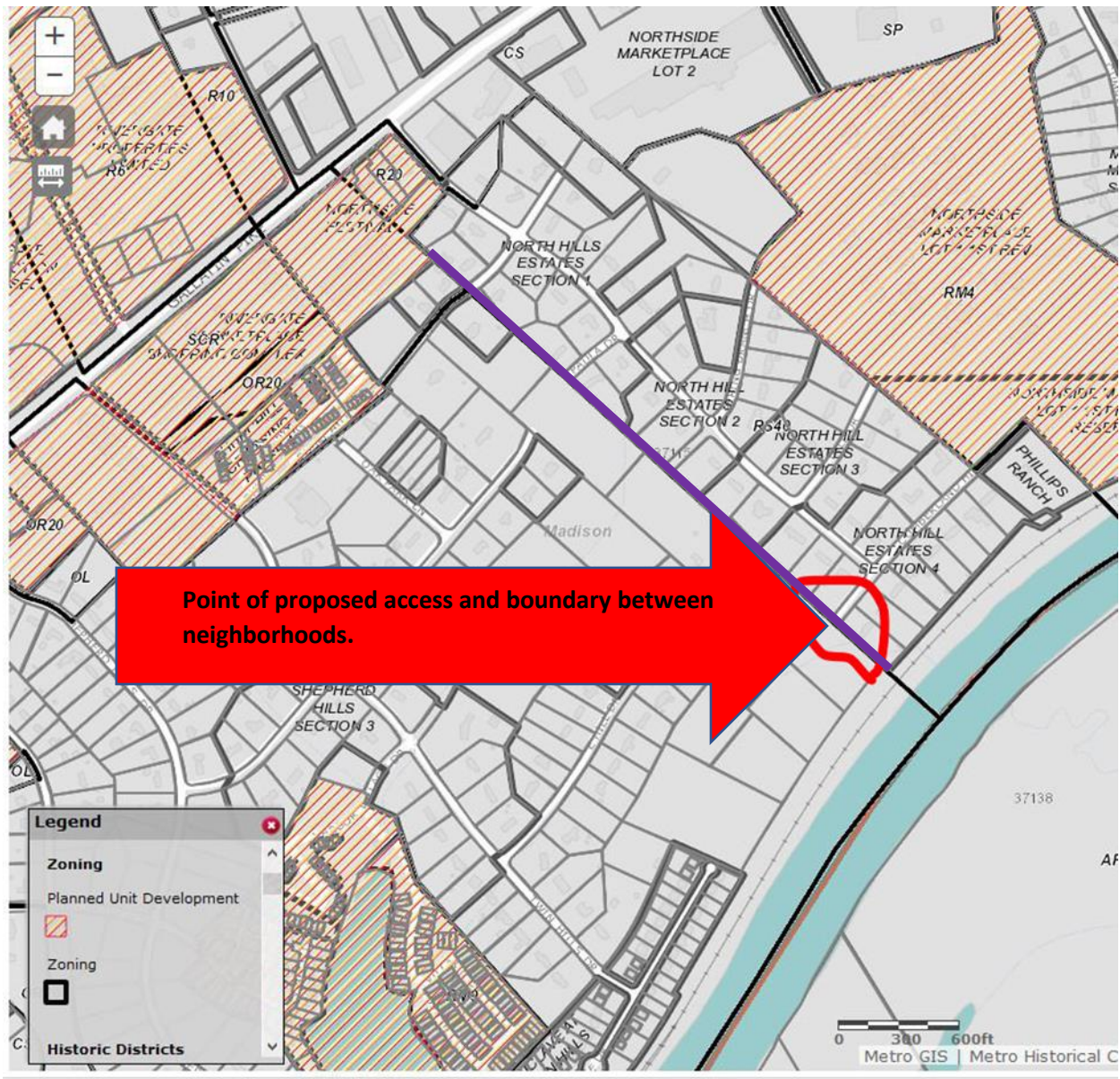
# Maps of Shepard Hills Estates and North Hill Estates as of 01/05/2018



The area highlighted in the above figure is the land purchased by Domus Partners, LLC for development. The access to this property as it exists today is through the Shepard Hills Estates road of Twin Hills Drive. This road nor any other road is connected in any way to North Hill Estates. There will be no way for the proposed development to have access to Twin Hills Drive as the two properties on either side of the development are still privately owned by the family that sold Domus Partners, LLC the 20 acres in question.

Please remember that **Shepard Hills Estates is R20, North Hill Estates is RS40.**

# Maps of Shepard Hills Estates and North Hill Estates as of 01/05/2018



The residents and property owners of North Hill Estates are opposed to the Domus development for the reasons of (but not limited to):

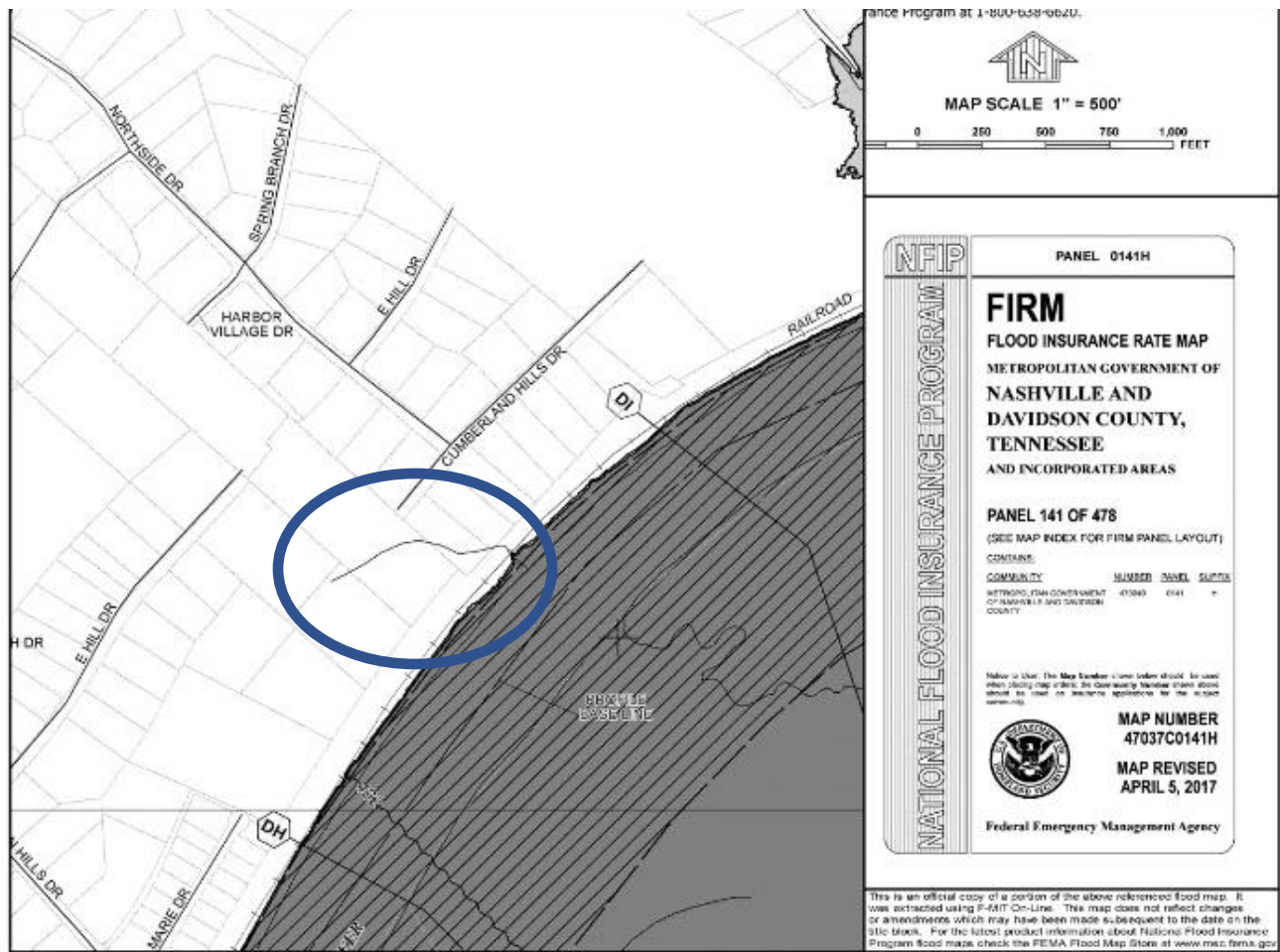
- 1.) their zoning does not match the existing neighborhood zoning to which they are wanting to connect
- 2.) the quality of life and security of the existing North Hill Estates will be forever lost.
- 3.) We already have flooding and water drainage /runoff issues in North Hill Estates. This development has the probable possibility of adding to this problem.
- 4.) North Side Drive cannot handle the 75% increase in traffic this development will incur.
- 5.) Only one access road for more than 30 units is not in compliance with fire codes.



# Maps of Shepard Hills Estates and North Hill Estates as of 01/05/2018

Potential flooding to the neighborhood and the railroad at the back of the subdivision needs to be considered. The proposed connection to Cumberland Hills Drive will destroy a natural drainage ditch. The solution in the proposed plan, are areas reserved for storm water. I would also ask that you consider the hill that will have to be graded to connect Cumberland Hills Drive to the proposed subdivision. This road would disconnect the proposed storm reserve and send massive amounts of water onto the existing neighborhood and onto the railroad track. There are already drainage and flooding problems for the existing houses on Cumberland Hills Drive.

This map from the FEMA website shows the massive drainage ditch (circled in Blue) that runs through both neighborhoods and just how large it is. What it does not show is the huge hill it runs through that will have to be graded down for the new development.



## **Items 10a/b, Antioch-Priest Lake Community Plan Amendment/355 Bell Road**

From: E. Pres [<mailto:thenation10@yahoo.com>]  
Sent: Wednesday, December 20, 2017 11:22 AM  
To: Grider, Anna (Planning)  
Subject: Bell Road Community Plan Amendment

Hello,

First I want to thank the two nice ladies that made their presentation.

I am writing about the proposed change from T3NM to TR by the proposed MPC case number #2017CP-013-001.

I have lived in this neighborhood (Doorhill Acres) for 59 years. I was even a paperboy for all the neighbors for a few years. I am AGAINST any change to the residential status of this neighborhood no matter what.

Thank you for your time and understanding Warmest Regards, Mike Bridges  
337 Bell Rd

## **Item 15, Scovel Street Row Homes**

**From:** Jennifer Coffin [<mailto:jnilescoffin@gmail.com>]  
**Sent:** Saturday, January 06, 2018 9:08 AM  
**To:** Planning Commissioners; O'Connell, Freddie (Council Member); Napier, Patrick (Planning)  
**Subject:** Ludlow Row -- The Historic Buena Vista Community Association weighs in....

Dear Planning Commissioners:

I am the president of the Historic Buena Vista Community Association in North Nashville. I am writing to let you know that Derek Lisle with Place Development has been working with us as a community association throughout the planning process for Ludlow Row, the development at 10th and Scovel. He has met with our organization as a whole, as well as with members of our smaller development committee.

Our community meetings are open to the public and advertised in advance, so there has been opportunity for feedback by all in the community. Mr. Lisle has been responsive to our concerns, and has sought our input and support throughout.

Please do not hesitate to contact me if you have further questions.

Best regards,

Jennifer Niles Coffin

Historic Buena Vista Community Association

**From:** Derek Lisle [mailto:derek.lisle@placedevelopment.com]

**Sent:** Tuesday, January 02, 2018 10:52 AM

**To:** Jennifer Coffin

**Cc:** Planning Commissioners; O'Connell, Freddie (Council Member); Napier, Patrick (Planning)

**Subject:** Re: Ludlow Row - Expansion Update

Jennifer,

Happy New Year and thank you so much! Yes, it can be an email sent to the planning commissioners at the address below. Also, if you don't mind, please copy Freddie and Patrick Napier, the planning staff member that is reviewing our plans.

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

[freddie.oconnell@nashville.gov](mailto:freddie.oconnell@nashville.gov)

[Patrick.Napier@nashville.gov](mailto:Patrick.Napier@nashville.gov)

Thanks!

Derek

--

Derek B. Lisle

Place Development Company  
PO Box 150204  
Nashville, TN 37215

Direct:(615)543-5535  
Cell:(615)390-5535  
[Derek.Lisle@PlaceDevelopment.com](mailto:Derek.Lisle@PlaceDevelopment.com)

On Jan 2, 2018, at 10:46 AM, Jennifer Coffin <[jnilescoffin@gmail.com](mailto:jnilescoffin@gmail.com)> wrote:

Hi Derek -- Yes, I can write a letter. Can you please tell me to whom I should address this letter? And can it be an email? That would help me a lot. Thanks!

On Wed, Dec 27, 2017 at 1:38 PM, Derek Lisle <[derek.lisle@placedevelopment.com](mailto:derek.lisle@placedevelopment.com)> wrote:

Jennifer,

I wanted to follow up and let you know that after some back and forth with the Planning department our expansion of the Ludlow Row development will now only be 4 units instead of five. Plans and elevations are attached. If possible, we would really appreciate it if you could write the Planning Commission and let them know that we have been working with you throughout this process. I believe we are scheduled for the January 11th Planning Commission meeting.

Thanks!

Derek

--

Derek B. Lisle

Place Development Company  
PO Box 150204  
Nashville, TN 37215

Direct:[\(615\)543-5535](tel:6155435535)

Cell:[\(615\)390-5535](tel:6153905535)

Derek.Lisle@PlaceDevelopment.com

## Item 22, Sustain at City Heights

*(This comment references 2018SP-015-001, but staff conversations with the commenter confirm that it is actually meant to address this item, 2018SP-014-001)*

**From:** Tajuana Mitchell [<mailto:Tajuana.Mitchell@tn.gov>]

**Sent:** Monday, January 08, 2018 8:32 AM

**To:** Planning Staff

**Cc:** Tajuana Mitchell

**Subject:** Case 2018sp-015-001

To whom it may concern:

I oppose this development because it adds too many more homes to our neighborhood.

Thank you,

Bernest and Eleanor Harris.



**TaJuana Mitchell** | Supervisor Team Leader Foster Care

Tennessee Valley Region

5600 Brainerd Road, Suite C-20

Chattanooga, TN 37411

p. 423-634-6657

[Tajuana.Mitchell@tn.gov](mailto:Tajuana.Mitchell@tn.gov)

[tn.gov/dcs](http://tn.gov/dcs) | [facebook](#) | [twitter](#) | to report child abuse or neglect: 1-877-237-0004

## Item 25, Simpkins Grocery (Development Plan Revision)

**From:** Mary Hinton [mailto:maryhinton615@gmail.com]

**Sent:** Saturday, January 06, 2018 9:03 PM

**To:** Planning Commissioners

**Subject:** Case 2014NL-002-003

To Whom It May Concern:

I am writing in support of the proposed new bike shop on Shelby Avenue. I am a senior who cycles for fitness and recreation. I am a long-time customer of Green Fleet Bike Shop, having first met Austin Bauman when the shop was located in the Edgehill area.

Austin is a responsible businessman who promotes recreation and community through bicycling.

I ask you to approve the new bike shop.

Mary Hinton

1325 5th Ave N #9

Nashville, TN 37208

From: Withers, Brett (Council Member)  
Sent: Thursday, January 04, 2018 9:03 AM  
To: [hayescm91@gmail.com](mailto:hayescm91@gmail.com); Planning Staff  
Subject: RE: Shelby Ave Bicycle Co

Thanks for writing, Tina.

Brett A. Withers  
Metro Council, District 6  
Mobile (615) 427-5946 | [facebook.com/Brett A. Withers](https://www.facebook.com/Brett.A.Withers) | [twitter.com @brettawithers](https://twitter.com/brettawithers)

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From: [hayescm91@gmail.com](mailto:hayescm91@gmail.com) [hayescm91@gmail.com]  
Sent: Thursday, January 04, 2018 8:57 AM  
To: Planning Staff  
Cc: Withers, Brett (Council Member)  
Subject: Shelby Ave Bicycle Co

Dear Brett Withers & a Planning Commission,

Hope you all are having a great start to the new year! I am reaching out in regards to the Shelby Ave. Bicycle Co. (1627 Shelby Ave) and the requested changes to the signage and hours.

Unfortunately, I am unable to make it to the planning commission meeting next Thursday, January 11th, so I wanted to advocate for this great addition to the neighborhood. As someone who has lived at 14th and Boscobel and most recently 18th and Lillian, I can confirm that this is the perfect spot for a bike shop. It is close to the park, will meet needs of the neighborhood and will be sure to bring the community together. I currently go to Green Fleet Bike Shop (all the way in Germantown!) when I need a flat fixed or a tune up because they are friendly, good at what they do and teach me about my bike. It would be awesome to have a shop like that right around the corner and so close to the greenway. More people will be out riding and that's just better for everyone!

The proposed changes to the building are important and simple, keeping the signage congruent with the building the Simpkins Grocery sign, but reflecting what the shop is and how they will serve the community. The current hours 11-8 are very odd for it being a neighborhood and it's not necessary to be open that late. 10-6 T-F will serve most customers (stopping on their lunch or right after work) and the 10-4 Saturday and 12-4 will meet the needs of folks who don't have a flexible work schedule, like myself. People are out riding mainly Saturdays and Sundays, it would be sad for the shop to not be open when there is the greatest need.

I can't think of a better thing to put in that building besides a bike shop. I hope you will consider all of this to make east nashville better.

Thanks!  
Tina

**From:** Lucas Chesnut [<mailto:lucas@craftsmanresidential.com>]  
**Sent:** Tuesday, December 12, 2017 1:13 PM  
**To:** [austin@greenfleetbikes.com](mailto:austin@greenfleetbikes.com); Planning Staff; Withers, Brett (Council Member)  
**Subject:** MPC 2014NL-002-003 1627 Shelby Avenue

Dear MPC and CM Withers,

I have reviewed the request by Mr Bauman for 1627 Shelby Ave. I believe his operation would enhance the neighborhood and be a positive addition to it.

Please support his request as presented.

Lucas Chesnut  
Owner  
1706 Long Avenue

**From:** Pete Griffin [<mailto:petegriffinemail@gmail.com>]  
**Sent:** Sunday, December 10, 2017 8:00 PM  
**To:** Planning Staff; Withers, Brett (Council Member)  
**Subject:** 1627 Shelby Ave comments

Hello!

I recently received the letter asking for comment on the Bicycle Shop opening at 1627 Shelby Ave. Here are my comments:



- Business Hours: the neighborhood grocery store was intended for just that, the neighborhood to use. Such stores were historically placed throughout a city so people could walk to them for their every day needs. They existed so people didnt have to drive. The bicycle shop is similar in some ways, and different in others. Its similar in that locals who have bikes may go there to get things fixed, tuned up or purchased. Its also different in the sense that it would be more of a destination for people outside of the neighborhood to bring their bikes or shop, or for tourists to rent bikes to bike the trails at Shelby Park. Its the latter here that I foresee an issues. A bike shop wont be sustainable with just local, walking business like a grocery store would. For the shop to be successful they will have to market outside the neighborhood and to tourist. As you can see from their website, Green Fleet Bikes markets itself as a bicycle tour company, not just a local bike shop. This means they will be bringing people from outside the neighborhood into the area. **The problem here is there is no parking.** A local grocery store intended for neighbors didnt need to worry about this. A bike shop that cant rely on neighbors for all its business does need parking. Its current location has a parking lot. This location would not. Furthermore, Green Fleet offers tours lasting 2.5 hours, meaning people on these tours could be parking for 3-3.5 hours. Even if they dont do tours at this location, by offering rentals it will have the same affect which is people driving to the neighborhood and parking for hours at a time. As it stands now, parking for most residents of the neighborhood is on the street, and limited at that. While this wont be a problem for most people Tues through Friday while they are at work, **on the weekend it will be a huge problem, especially on Sundays.** The bike shop is caddy corner from a church. On Sunday from 10am through the night time there is virtually no parking available a block in every direction from the church/bike shop, just because of church and local resident parking. If you doubt this, please come to the neighborhood on Sunday and lunchtime and try to find parking within a block or two from the shop, specifically where I live on 17 and Long. With additional business from the bike shop, its going to cause a HUGE problem for people that live near the shop in terms of parking.
  - I support the changes to the proposed hours change for the bike shop during the week, however **I do not support allowing the shop to operate its business on Sundays.** The current shop at this location is not opened on Sundays. Green Fleets current bike shop is closed on Sundays as well, and this one should be too. I think there will be too many parking issues that will result from this business being open in a residential area which is exactly why such ordinances exist in the first place, to protect the residents of the neighborhood. Its the responsibility of Councilman Withers to protect his residents and I hope that he does so in this matter.
- Exterior Signage: **I support allowing modified exterior signage so long as it maintains the historical design and fonts of the building and is approved by the zoning commission.**

In the end, I think a bike shop is great and from what I can tell Green Fleet is a good business. Ive even had them work on a bike of mine in the past when they were located in Hillsboro and it was a good experience. While I welcome the business to the area, I do not think an ordinance that was created to protect local neighbors should be amended to allow a business to inconvenience the citizens it was set forth to protect by allowing it to be open on Sundays and taking away parking from neighbors who simply want to park in front of the houses they own and pay taxes on.

Thank you!

Pete

## Item 35, Adult Entertainment Overlay

**From:** Gilmore, Erica (Council Member)  
**Sent:** Tuesday, December 19, 2017 7:59 AM  
**To:** Ed Freeman  
**Cc:** Planning Staff  
**Subject:** Re: Adult Entertainment Overlay

Thank you for the email.

Sent from my iPhone

On Dec 13, 2017, at 9:16 AM, Ed Freeman <[ed@storplace.com](mailto:ed@storplace.com)> wrote:

As a property owner and business operator in the central business district, I strongly support removing the "adult entertainment overlay district". The reputation of our city does not benefit from this type of "entertainment".

Thank-you Councilwoman Gilmore for sponsoring this bill,

Ed

J. Edmond Freeman, Jr.

615-383-3111 office

615-397-6981 cell

<image001.png>