

## Comments on January 25, 2018 Planning Commission agenda items, received January 24-25

### Item 7, Riverview at Cumberland Hills

**From:** Birkeland, Latisha (Planning)

**Sent:** Thursday, January 25, 2018 12:16 PM

**To:** Hutchison, Melanie (NFD-FMO); 'LEESA'; Planning Commissioners

**Cc:** Doyle, Devin (Public Works); Ammarell, Beverly (Public Works); McCormick, Scott (Public Works); Thomas, Al (NFD); Kempf, Lucy (Planning)

**Subject:** RE: Riverview at Cumberland Hills, Project # 20175-254-001

Good Afternoon,

We followed-up with the Fire Marshal's office for clarification on the previous email sent regarding case number 2017S-254-001 - Riverview at Cumberland Hills. See their email below.

In summary, given that the proposal provides future stub streets, the Fire Marshal's office has recommended approval of this plan with conditions, based on Appendix D of the 2012 IFC, Exception 2. This exception allows for more than 30 units along single road, as long as the road will connect with future development.

Latisha

Latisha Birkeland

Planner | Land Development

Metropolitan Nashville-Davidson County Planning Department

800 2<sup>nd</sup> Avenue South

Nashville, TN 37219

615.862.7161

**From:** Hutchison, Melanie (NFD-FMO)  
**Sent:** Thursday, January 25, 2018 9:20 AM  
**To:** Birkeland, Latisha (Planning)  
**Subject:** RIVERVIEW AT CUMBERLAND HILLS

The Fire Department requires 2 means of ingress/egress for this number of units. This development meets the Fire Departments requirements of Appendix D of the 2012 IFC. This plan includes stub streets that will provide access for future development. Therefore, the Fire Marshal's office has approved this plan with conditions.

D107.1 One- or two-family dwelling residential developments.

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Melanie Hutchison  
Assistant Fire Marshal  
800 2<sup>nd</sup> Avenue  
Nashville Tn. 37201  
615-862-6242

**From:** Hutchison, Melanie (NFD-FMO)  
**Sent:** Thursday, January 25, 2018 6:49 AM  
**To:** 'LEESA'; Planning Commissioners  
**Cc:** Birkeland, Latisha (Planning); Doyle, Devin (Public Works); Ammarell, Beverly (Public Works); McCormick, Scott (Public Works); Thomas, Al (NFD)  
**Subject:** RE: Riverview at Cumberland Hills, Project # 20175-254-001

The Fire Department requires 2 means of ingress/egress for this number of units. We also do not have authority over the number of units.

**From:** LEESA [<mailto:lbray@comcast.net>]  
**Sent:** Wednesday, January 24, 2018 6:47 PM  
**To:** Planning Commissioners  
**Cc:** Birkeland, Latisha (Planning); Doyle, Devin (Public Works); Ammarell, Beverly (Public Works); McCormick, Scott (Public Works); Hutchison, Melanie (NFD-FMO)  
**Subject:** Re: Riverview at Cumberland Hills, Project # 20175-254-001

I'm contacting you regarding the above referenced proposed housing development which is to go before the Metro Planning Commission on Thursday, January 25.

I object to this development for two reasons. First, this proposed development of 9 duplexes and 37 houses on 19 acres is too dense for the existing neighborhood. Secondly, I am specifically concerned about the plan to use East Hill Drive off of Twin Hills as the access to this development. The intersection of Paula Drive and Twin Hills Drive is already dangerous

because it is a cut through from Myatt Drive to Gallatin Pike and Conference Drive. This development will only make that situation worse.

Please consider reducing the number of units planned so it will be more consistent with the existing residential area. If that cannot be done, please stop the access from Twin Hills Drive and East Hill Drive to this development so that there will not be increased traffic on Twin Hills.

Thank you for your consideration and assistance.

Sincerely,  
Leesa Bray  
375 Harbor Village Drive  
Madison TN. 37115  
615-406-3296

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

From: Cynthia Rouch  
To:  
Sent: January 24, 2018 at 6:10 PM  
Subject: Fwd: Riverview at Cumberland Hills, Project # 20175-254-001

I'll make it easy for you. You can copy my email below and send to the Planning Commission, Councilman Doug Pardue and the others I had listed. See...I'll make activists out of all of you yet. Sent from my iPad Begin forwarded message: From: Cynthia Rouch Date: January 24, 2018 at 6:02:18 PM CST To: [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov) Cc: [latisha.birkeland@nashville.gov](mailto:latisha.birkeland@nashville.gov), [devin.doyle@nashville.gov](mailto:devin.doyle@nashville.gov), [beverly.ammarell@nashville.gov](mailto:beverly.ammarell@nashville.gov), [scott.mccormick@nashville.gov](mailto:scott.mccormick@nashville.gov), [melanie.hutchison@nashville.gov](mailto:melanie.hutchison@nashville.gov) Subject: Riverview at Cumberland Hills, Project #20175-254-001 I'm contacting you regarding the above referenced proposed housing development which is to go before the Metro Planning Commission on Thursday, January 25. I object to this development for two reasons. First, this proposed development of 9 duplexes and 37 houses on 19 acres is too dense for the existing neighborhood. Secondly, I am specifically concerned about the plan to use East Hill Drive off of Twin Hills as the access to this development. The intersection of Paula Drive and Twin Hills Drive is already dangerous because it is a cut through from Myatt Drive to Gallatin Pike and Conference Drive. This development will only make that situation worse. Please consider

reducing the number of units planned so it will be more consistent with the existing residential area. If that cannot be done, please stop the access from Twin Hills Drive and East Hill Drive to this development so that there will not be increased traffic on Twin Hills. Thank you for your consideration and assistance. Sincerely, Cynthia Rouch 617 Glenn Circle Madison TN. 37115 615-417-3926 Sent from my iPad

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**From:** Joshua Wilson [mailto:wilsojc@hotmail.com]  
**Sent:** Wednesday, January 24, 2018 10:08 PM  
**To:** Planning Commissioners  
**Subject:** Riverview at Cumberland Hills

Hello,

I currently reside at 213 Twin Hill Dr in Madison. It has been brought to my attention there is a proposed development being heard by the Commission tomorrow night about making E Hill Dr an access road for this new development. I am not against development but would like to know more about it before it is voted on. I thought there was a hearing process that typically took place but this is the first I have heard of it. Maybe we do not live close enough to be required to give notice but doesn't the councilman typically call for a Community Meeting? This development would bring more traffic into our neighborhoods and make the streets even more unsafe to walk on as there are currently no sidewalks now. I have small children and enjoy walking the neighborhood in the warmer months with my kids but with even more cars coming through this would make that totally out of the question, especially without sidewalks.

I think I could feel better about it with more information.

Thank you for your service to the city.

Respectfully,

Josh Wilson  
wilsojc@hotmail.com  
615.969.7528

From: Jack Freckman [mailto:jfreckman@aol.com]  
Sent: Wednesday, January 24, 2018 8:37 PM  
To: Planning Commissioners  
Cc: Birkeland, Latisha (Planning);  
"devin.doyle@nashville.gov.beverly.ammarell@nashville.gov.scott.mccormick@nashville@gov.melanie.hutchison"@nashville.gov  
Subject: Riverview at Cumberland Hills, Project # 20175-254-001

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>> Thank you for your consideration and assistance.

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>> Sincerely,

>> Jack Freckman

>> 261 Harbor Village Dr.

>> Madison TN. 37115

>> 615-504-7360

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**From:** John Sturdivant Jr [mailto:junior@junctionstudio.com]  
**Sent:** Thursday, January 25, 2018 12:01 PM  
**To:** Planning Commissioners; Leeman, Bob (Planning)  
**Subject:** OPPOSITION TO 2017S-254-001

Members of the Planning Commission,

I am writing you in opposition to 2017S-254-001 RIVERVIEW AT CUMBERLAND HILLS. I respectfully submit the following to show that this Concept Plan should not be approved as per terms of the Requirements and Policies set forth by the Planning Department and Metro Nashville.

1. SUBDIVISION REGULATIONS of the Nashville Davidson County Metropolitan Planning Commission 3.3.3. Minor Local Street

Title 17.04.060 Metro Code: "Minor local street" means a street that is a dead end or loop street providing service to no more than fifty single family residential lots or sixty-five multi-family units.

North Hill Estates is a dead end and at capacity. Any extension without another access per terms of this regulation should not be allowed.

2. CONSERVATION – **Design Principles**

Some CO area's with sensitive environmental features have already been developed, while in other areas, these features remain undisturbed. Construction of new buildings in undisturbed CO areas within a Transect is inappropriate unless the site in question cannot be developed at all without some disturbance of the sensitive environmental features. In these cases, limited development is balanced with conservation. These design principles balance needs of CO areas and the supported principles of the surrounding policy areas.

A portion of the land that is proposed for developed is designated as Conservation Land. Metro Water Services does not take in to account for this designation for their approval. Metro Water Services acknowledges that it is the decision of the Metro Planning Commission as to regulate such designated areas. This area under the CO policy should be left undisturbed and left as open space in development to preserve designated Conservation Land under the

Nashville Next plan.

3. FIRE DEPARTMENT – Thirty or more dwellings are required to have two accesses. Fire Department states that it is up to the Planning Commission to determine the legitimacy of “if and when” of future accesses in approving proposed Concept Plan.

4. ZONING – T3-NM as determined by Nashville Next / R20 from Nashville Planning Department web site and listed as current. – Low-medium density residential, requiring a minimum of 20,000 square foot lot and intended for single and two-family dwellings at a density of 1.85 dwelling unit per acre.

The ZONING listed on the application is not the same as what is designated by the Planning Department’s web site. The Concept Plan is asking to build more than is allowed under the current zoning and also as allowed under T3-NM. This was also confirmed when 2017SP-053-001 was disapproved on 7-13-2017 by the Planning Commission. It cited that “the proposed plan is inconsistent with the T3 Neighborhood Maintenance policy. 2017S-254-001 is the same parcels of land for development as 2017SP-053-001. It was also cited that the proposed plan does not provide open space equal to the cluster lot standards and does not meet lot compatibility requirements of the Subdivision Regulations for Neighborhood Maintenance policy areas.

It is evident that due to the Planning Commissions own Regulations this Concept Plan should not be approved.

John Sturdivant, Jr.

**(attachment follows)**





## Item 14, Hank Snow/Rainbow Ranch

**From:** [friendofthebend@jeffweems.us](mailto:friendofthebend@jeffweems.us) [[friendofthebend@jeffweems.us](mailto:friendofthebend@jeffweems.us)]

**Sent:** Wednesday, December 20, 2017 11:50 AM

**To:** VanReece, Nancy (Council Member)

**Subject:** Rainbow Ranch Rezoning

To whom it may concern,

My name is Jeff Weems. I live at 308 E Marthona Rd, next to the Rainbow Ranch property of which the owners are seeking an Historic Landmark Overlay. My wife and I have watched the former Hank Snow home transform from a neglected property to one that we are proud to be neighbors of. Cal and Sandy Blakney have not just refurbished a home, they have truly restored the legacy of the home of the country music legend. They have recovered many of Hank's personal belongings and have decorated the house and property in a manner which illustrates his contributions to Nashville, the Grand Ole Opry, and country music. It is refreshing to see this type of involvement from owners, especially when we see other historic properties being razed or allowed to fall into a state beyond repair. When we heard Jimmy Snow was going to put up the house for sale, we were worried that the property would merely be flipped and the historic value of the home would be lost. We are very happy with the result of Cal and Sandy's hard work and attention given to Hank's long and storied career and the warmth they have shown to the neighborhood. Through our many interactions with the Blakney's, we are confident in their ability to preserve this historic home and support Madison and Nashville's musical history. We hereby support, unequivocally, the designation of an Historic Landmark Overlay for the property at 312 E Marthona Rd.

Jeff and Cristy Weems

308 E Marthona Rd

Madison

## Item 16, Highway 100 Urban Design Overlay

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

From: D Sharp [mailto:dalsharp10@gmail.com]

Sent: Thursday, January 25, 2018 10:07 AM

To: Planning Commissioners

Subject: Case 2018UD-001-001 Resident reasons for not consenting

Members of the Planning Commission,

I reside at 7928 Meadow View Drive, Nashville, TN 37221. My husband and I have lived at this address for 27 years and raised our family in this neighborhood. Of the approximately 12 houses on our Street and the 26 homes in our subdivision, many of the homeowners have lived here longer than we have. Of the few new neighbors we have, two couples chose this street as a retirement location. We represent a demographic that is popular in Bellevue, the mature or over 55. Not many homes have sold on our street in the last 15 years, and to sell and relocate in Davidson County in an equitable setting with a spacious lot makes no financial sense for most. I would like the choice to stay and live with dignity in the neighborhood and community we have helped established.

It is my understanding that the current Urban Design Overlay does not impact RS40 and RS30 zoned homes, even if these lots are redeveloped with new homes or the homes do an addition. I would like confirmation that is correct and that the "compliance triggers" do not refer to these residential zones.

If that is correct, then there is no need to worry that three story structures could back up to our property. This would disrupt the quality of life we have enjoyed as we helped build this community. The entire reason for having land and space is negated when three-story shotgun houses or larger homes look down on our backyard. Our view of trees and sky would be gone.

For those who will live next to these possible non-residential developments on HWY 100, would you please consider limiting the overlay to a two-story maximum, not including an in-ground basement. There is ample land on these lots for lovely and spacious two story buildings which are in keeping with the current look and feel of the homes on highway 100. A common frustration in the "new" Nashville is to view the large new buildings and homes that overshadow and push out the smaller established residents and houses.

Please address another ongoing "new" Nashville issue. If taller dwellings are allowed, those building should be responsible for planting mature tall trees, bamboo, or other appropriate tall landscaping if their new dwelling will obstruct an established owner's view. In this small and unique neighborhood, people live here because they desire space, a view of nature, and some privacy.

A specific restriction on the lighting heights is also needed. As a community, we had a Publix and a strip mall dropped-in with little to no knowledge. Since that experience, our community has actively rallied and strongly objected to two proposals for commercial development in the middle of the current RS40 zoning as the proposals were for high density, high traffic, and high lighting uses.

I am appreciative of the measures being taken to grow and preserve this small and unique stretch of Nashville between Percy and Edwin Warner Parks and the entrance to the Trace. Our city can continue to lead with progressive and preserving planning opportunities.

Change should be beneficial for all those involved, not just the seller and the developer. Those who have established these neighborhoods and choose to stay should be afforded the opportunity to live at the same quality of life or higher with change, not less. For myself and many in this neighborhood, quality includes not having to stare at a large new structure, or have them staring down on my yard, or experience more light pollution at night.

Thank you for your consideration,

Denise Sharp  
7928 Meadow View Drive  
Nashville, TN 37221

## Non-agenda item: STRPs

**From:** Regis Ge [mailto:regisgeorge@me.com]

**Sent:** Wednesday, January 24, 2018 11:46 AM

**To:** Planning Commissioners

**Subject:** Vote YES on Bill 937!

Dear Member Planning Commission,

Dear Council Member,

Thank you for your time and consideration of short-term rental property (STRP) regulations in Nashville. I urge you to approve Bill 937, which represents the policy solutions reached by the STRP Ad Hoc Committee, and will allow all STRPs in Nashville to continue to operate responsibly across the city. STRPs have been a part of Nashville's culture for generations, and responsible short term rental operators like me have only enhanced the quality of our neighborhoods and strengthened our local economy. Please also vote NO on bill 608, which would effectively ban most STRPs, and punish good actors that have invested in their properties and communities. Bill 937 will protect my right to use my home for short-term rental, while ensuring accountability and responsible renting.

Thank you,

Regards,

Regis Ge

1922 14th Ave N

Nashville, TN 37208