

## Comments on March 8, 2018 Planning Commission agenda items, received through March 2

### Items 13, Somerset Townhomes, and 21, 2400 Pennington Bend Road

**From:** Syracuse, Jeff (Council Member)  
**Sent:** Thursday, March 01, 2018 8:41 PM  
**To:** Rust, Jason (Planning)  
**Subject:** RE: March 8, 2018 MPC Review Packet

Jason, I will not be able to attend the MPC meeting on 3/8 because I'll be in Seattle with the Chamber trip. I am in support of all my items on the agenda here. Please record my thumbs up on all! Thanks very much.

Best,

Jeff

**Jeff Syracuse**

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## Item 14, Curry Road Cottages

**(Please note: these comments also refer to a second project, McGavock Cottages, which is not on this agenda.)**

**From:** Sara Brindley [<mailto:mrsbrindley@gmail.com>]

**Sent:** Friday, February 16, 2018 2:11 PM

**To:** [planning.commission@nashville.gov](mailto:planning.commission@nashville.gov); Leeman, Bob (Planning); Huezco, Holly (Council Member)

**Subject:** Pertaining to the pending developments "Curry Cottages" and "McGavock Cottages"

To whom this concerns:

Good afternoon. My name is Sara Brindley, formerly Sara Currey. I live at 936 Currey Road, 13th district, in the Seven Oaks/Currywood Acres area. Recently, East Thompson Neighborhood Community held their bi-yearly meeting and spoke to us about the new developments that were pending in the neighborhood. Two pending developments I am concerned with are the Curry Cottages and the McGavock Pike Cottages. My father's property, my landlord, and my grandmother's property are sandwiched between these two pending developments. Having grown up on these properties, I can validate many issues that are problematic now and will be in the future.

Having seen the housing plans for the McGavock Pike Cottages 73 homes in this area, I can attest that this is physically improbable and will be detrimental to the Seven Oaks/Currywood Acre communities as well as surrounding communities. My reasons are as followed:

1. The driveway that allows the only entrance and exit to this property is located on James and Betty Currey's adjacent property. This means a new driveway with entrance and exit must be constructed. Due to the large amount of pending homes that would be built, much of the land would have to go to this driveway/street and thus cutting even more down on spacing for the pending homes.

2. The water/sewer line for the pending development is located on James and Betty Currey's adjacent property. The pending development would need approval from the adjacent property to obtain those resources before any blasting/development could be done.

3. The land is extremely rocky and would require blasting. This would disrupt neighbors who are either retired, work from home, or unable to leave their home for reason, Glengarry Elementary school that is one street away, businesses nearby, and any wildlife that is common to the neighborhood. The neighborhood is accustomed to the nearby airport and the CXS train depot sounds, but not to those that would require such close blasting. Also, the acreage on the pending property is not 12. It is barely over 11 acres.

4. The wildlife that will be impacted by the destruction of the wooded area for the pending development would include several families of deer, several native barn owl habitats and nests, and vast other native birds, small animals, and other animals that visit seasonally year after year. I would feel confident in saying that the wooded area has many different kinds of threatened, endangered, and at-risk species that are native to Tennessee and would be a terrible loss if destroyed for the pending development.

5. The traffic that would accompany this pending development would cause catastrophic consequences to the neighborhood. These pending homes are meant to house families with the capacity to hold two cars and be used by a new driveway/street construction. This is a suburban neighborhood and the pending developments would cause urban issues such as: more traffic in and out of the area, more air and noise pollution in an already tight amount of space, and roads surrounding the pending development cannot handle this high volume of pending homes. Both entrance and exit roads are single car capacity, many tight turns and low speed limits, and much of the roads have little to no sidewalk space. This would make the neighborhood unsafe for those who use the road to exercise, walk their children to and from school, use Seven Oaks Park as enjoyment, and even drivers.

6. Property tax will elevate again in this neighborhood. Many who live here, some their entire lives, live on disability or retirement funds and will not be able to afford their home if these pending developments are put into fruition. Those who live here like the calm, peaceful nature of the neighborhood. Many move here to start their families and many stay until they pass away. Building the pending developments will cause the neighborhood to be unaffordable to those families and they will either move or not even be able to move to Seven Oaks/Currywood Acres because of this issue.

I hope that you will please consider these issues when the pending "Curry Cottages" and "McGavock Pike Cottages" developments are reviewed February 22nd, 2018. Many of those in this neighborhood love growth and we love Nashville. We are not against new developments in the neighborhood. We are against 73-homes on barely 11 acres that will only cause more problems than growth in the city. We want our neighborhood to stay safe. Thank you for your time in reading this.

Sincerely,

Sara Brindley

[mrsbrindley@gmail.com](mailto:mrsbrindley@gmail.com)

**From:** King, Lori A [<mailto:lori.a.king@Vanderbilt.Edu>]

**Sent:** Friday, February 16, 2018 3:53 PM

**To:** Leeman, Bob (Planning)

**Subject:** Pending developments "Curry Cottages" and "McGavock Pike Cottages" - Discussion at meeting on 2/22/2018

To Whom it May Concern:

Good Afternoon. My name is Lori King. I am a resident of the Curreywood Acres neighborhood. I live at 505 Bel Air Drive in the 13th district. I attended a community meeting last night and received information regarding multiple new developments that are pending in our neighborhood.

My grandparents, William and Dorothy Griffin were one of the first families to buy a house in the Curreywood Acre subdivision in 1955. I grew up spending most of my summers and weekends at their house. I always loved the community feel and space the neighborhood provided. When my grandparents passed away, I moved from Rutherford County to Davidson County to raise my family in the community I cherished so much.

We currently live less than a mile from each of the proposed developments. These developments suggest building more houses in one area than most of the houses we have in our own neighborhood. The roads adjacent to these developments are not equipped for the traffic the new families would bring. They are also unsafe for current residents, due to sharp windy roads and lack of sidewalks to name a few. We travel both Currey Road and McGavock Pike frequently and this increased traffic will definitely put a burden on these roadways and our residents.

The building of these developments will likely cause a substantial elevation in property tax for our area. Many who live here, some their entire lives, live on disability or retirement funds and will not be able to afford their home if these pending developments are put into action. Those who live here like the calm, peaceful nature of the neighborhood. Many move here to start their families and many stay until they pass away. I have no plans of leaving this neighborhood and I would like for my children to grow up and live here for years to come.

I am not opposed to growth in my community, but building 73 homes in an area that otherwise would only hold maybe 10 due to typical lot size is unsatisfactory for the neighborhood. It is my hope that you consider the multiple issues that will arise with the development of the pending "Curry Cottages" and "McGavock Pike Cottages" during your meeting on February 22nd, 2018. Thanks for your time.

Sincerely,

Lori King  
[lori.a.king@vanderbilt.edu](mailto:lori.a.king@vanderbilt.edu)