

Comments on August 23, 2018 Planning Commission agenda items, received through August 17

Items 1a/b – Bellevue Community Plan Amendment/Security Central Storage SP

From: Tana McDonald [mailto:macktan@me.com]

Sent: Wednesday, August 15, 2018 5:26 PM

To: Planning Commissioners

Cc: Henderson, Angie (Council Member); dsanders@Nashville.gov

Subject: Case #2018SP-043-001 and 2018CP-006-001, or the address 7037 Hwy 70 South.

On Aug 1, I listened to an update at Coronada, where I own a home, by the Central Storage developers, & even walked with the owner over the land proposed for this construction. These are my concerns, which I permit you to make public.

1. Like most residents, I'm not an expert on zoning laws, but I'm confused about their change in approach to forego their request for a zoning change to commercial and opt for a new strategy that apparently permits storage construction in residential areas. Why didn't they start with this? To many, this sounds like a maneuver to ward off a likely defeat in a rezoning classification. I interpret this as developers finding ways to ensure that their desire for profits trumps homeowners' investments in a residential area. Why buy land in a residential area if your goal is not residential building? The developers state that they attempted a residential project but were shouted down by the community & others. Yet no one at the recent Coronada meeting could recall such a project. I'd appreciate an explanation of this latest "no-rezoning needed" strategy and any background you can provide on their attempt to build a residential project in the past.

2. My objection to this storage project remains the same. For one, it's mammoth, and from where I walked, it is right next door to Coronada. They have projected at least of year of construction building these modules and roadways, perhaps even more considering the amount of rain we've been getting annually. Many homeowners at Coronada are retired or semi-retired, meaning that for over a year we'd have to listen to the

construction of these huge buildings for up to 12 hours a day, 5-6 days a week. Our homes are built of lightweight material so that noise easily invades our domiciles. The construction would make Coronada unattractive to potential buyers, thereby affecting our sales and even market price. For what? Another storage facility.

3. How many storage facilities does one really need in Bellevue? Just down the street on Old Hickory, between the Mapco and Ganesha Temple, I note that A+ is already embarked on building a new 100,000 sq foot storage facility. Across from them, Budget has a large storage facility and there's another one or two on Charlotte.

Residential areas are zoned residential for a reason. These zones protect a homeowner's investment and, as a result, promise homeowners that their homes, neighborhoods, and investments will be protected. Your approving this project would break that promise and tell homeowners everywhere that their hard earned money must give way to commercial profits.

I hope that I can get some explanation of this new zoning approach, and an idea of how this planning commission and other officials regard protecting homeowners from commercial encroachment.

I've lived now at Coronada 15 years and bought my home because I appreciated the wooded environment and peacefulness of the area.

Tana McDonald

110 Holly Forest 37221

Item 3, Glendale and Scenic SP

From: Lynne King [mailto:lynne.king99@yahoo.com]

Sent: Monday, August 06, 2018 10:34 PM

To: Planning Commissioners; Lynne King

Subject: Representing Community Group at August 9 Planning Commission Meeting

Hello,

I am requesting, in advance, to speak at the above meeting to represent our community coalition, Concerned Neighborhoods of Monroe Harding, regarding the proposed development of the Monroe Harding property. I understand that I will have five minutes to speak about concerns regarding the proposed SP for the property.

Please confirm receipt.

Thank you,

Lynne King

Braxton Hill Court

[Sent from Yahoo Mail for iPhone](#)

Item 9, Old Matthews and Webster Road

From: M G Taylor [<mailto:mizzy9@gmail.com>]

Sent: Wednesday, August 01, 2018 4:00 PM

To: Planning Staff

Subject: Concerns for case #2018S-093-001

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Dear Planning Commission:

I have several concerns and I oppose the proposal for rezoning and subdividing the properties at Toney Road, 2504, 2506 & 2528 Old Matthews Road.

If rezoning and subdividing is granted, the placing of 22 houses on five acres is putting a “subdivision within a subdivision”. It will increase traffic on a two lane street, more accidents will occur due to the low visibility of the property location. And safety is a large concern of all the neighboring homes.

For us the most important thing is our house and property will be boxed in and our driveway will be infringed upon.

Thank you in advance.

Michelle G. Taylor

Item 22, 6280 New Hope Road SP

From: Andrew & Lori Morris [mailto:andrewlorimorris@comcast.net]

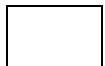
Sent: Friday, August 17, 2018 1:45 PM

To: Planning Commissioners

Subject: Opposition to New Development on North New Hope Road

I am emailing to voice my opposition to the new development planned on the 10 acre tract of land near Old Lebanon Dirt Road (OLDR) on North New Hope Road. From the information I've seen, this is a disaster waiting to happen. The traffic we have on this road is already extremely heavy during transit times. We live at 6150 N New Hope Rd, and the traffic can back down as far as our house from Central Pike during peak times. For those who choose to try to get out of the area via OLDR, the traffic backs up there as well. It is a trap at peak times. When the traffic happens to not be backed up, people drive at high rates of speed making it exceedingly dangerous to have kids playing outside like we often do. The worst part of it all is that they are placing the entrance right in a very dangerous curve. This seems to be all about money and not about safety or the culture of the community. This development as it is now needs to be blocked and seriously reconsidered. The entrance needs to be placed a different place and the units need to be cut down by at least half IF this development is to happen. It would be preferable to our community for it not to happen at all. Things are cluttered enough as it is.

Lori Morris



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Item 26, 806 Olympic SP

From: Kenneth Graves [mailto:kag@citysource.com]
Sent: Monday, August 06, 2018 4:50 PM
To: Planning Commissioners
Subject: 8/9 item 15: 806 Olympic SP

Recently you took care with the Hillside/Edgehill redevelopment to ensure that sightlines between Reservoir Park and Ft Negley would be preserved. I'm concerned that allowing extra height in this SP would create sightline difficulty between Ft Negley and Rose Park.

A simple line drawn from Rose Park to Ft Negley crosses the property in question. I don't have a good tool to take the grade difference into account. Maybe the sightline goes over or past the proposed structure regardless of the extra story. I hope someone with the necessary tools has examined the issue.

Kenneth Graves
907 18th Ave S, #204

Item 28, 1308 Litton Ave.

From: William Rosenthal [mailto:will@opnwrks.com]
Sent: Monday, August 13, 2018 1:46 PM
To: Hill, Levi (Planning)
Subject: Re: 2018S-128-001 - Final Plat

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Levi,

Thanks, that sounds good. The digital copy is attached. Please use the language below that I hope helps explain why I feel the request is appropriate:

This proposal is in consideration of subdividing a previously unsubdivided lot at 1308 Litton Avenue in East Nashville near Gallatin Pike. Given this lot is within the T4 Urban Neighborhood Maintenance policy area, the subdivided property must meet the minimum lot frontage requirement based on a frontage width that is 70% of the average of the 5 adjacent parcels. Planning staff has informed me the required width is 52' per parcel. A recent survey of 1308 Litton shows that the existing parcel is 99' wide, giving the subdivided parcels a width of 49.5'. Should this subdivision application be approved, I believe this parcel width will still allow homes to be built that will maintain and strengthen the character of the neighborhood because:

- 1) The 5 adjacent parcels are unusually wide for the neighborhood or are not oriented to Litton Ave therefore requiring a slightly larger frontage width than is required to 'fit' within the neighborhood character.
- 2) There are 33 R6 single family home plats that are 50' or less facing Litton Ave within 1/4 mile of the site.
- 3) The existing parcel exceeds the subdivision area requirements.
- 4) The average parcel width of R6 lots within 1/4 mile of the site is 66'. Using the standard calculation would give a lot frontage requirement of 46.2'.
- 5) If you only look at R6 lots within 1/4 mile facing Litton Ave, the subdivided lot frontage requirement would be 38.5'.
- 6) We propose a shared access easement of max 16' width to decrease the number of curb cuts to Litton Ave.
- 7) A similar project was approved for subdivision directly across Litton Ave with a final subdivision parcel width of 50.02'.

Thanks Levi and please let me know if there is anything else I can do before the meeting.

Best,

Will

Will Rosenthal | Partner
openworks

954 9th Avenue South
Nashville, TN | 37203
e: will@opnwrks.com
p: | 504 | 717.5535

(attachment follows)

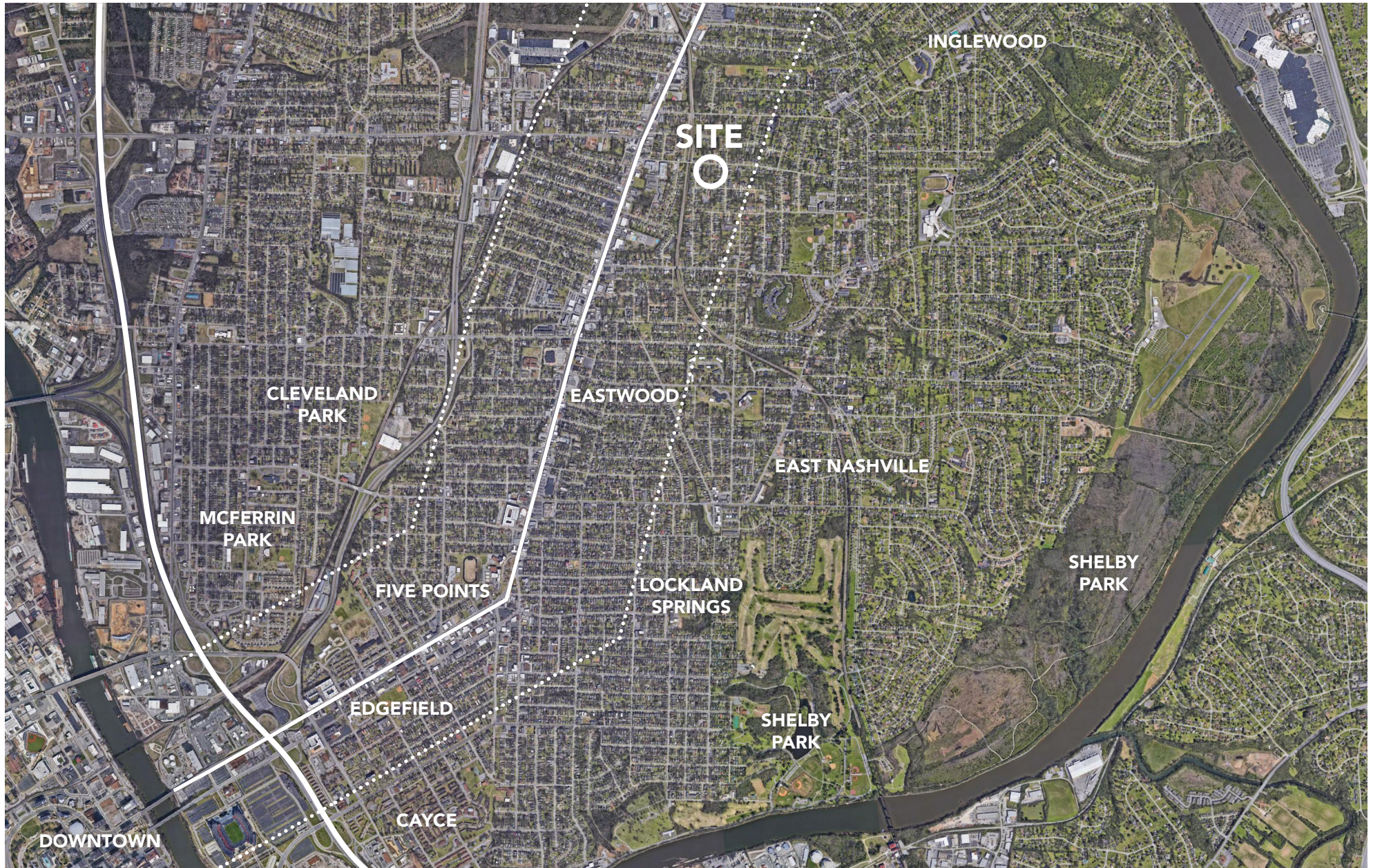


1308 LITTON AVE

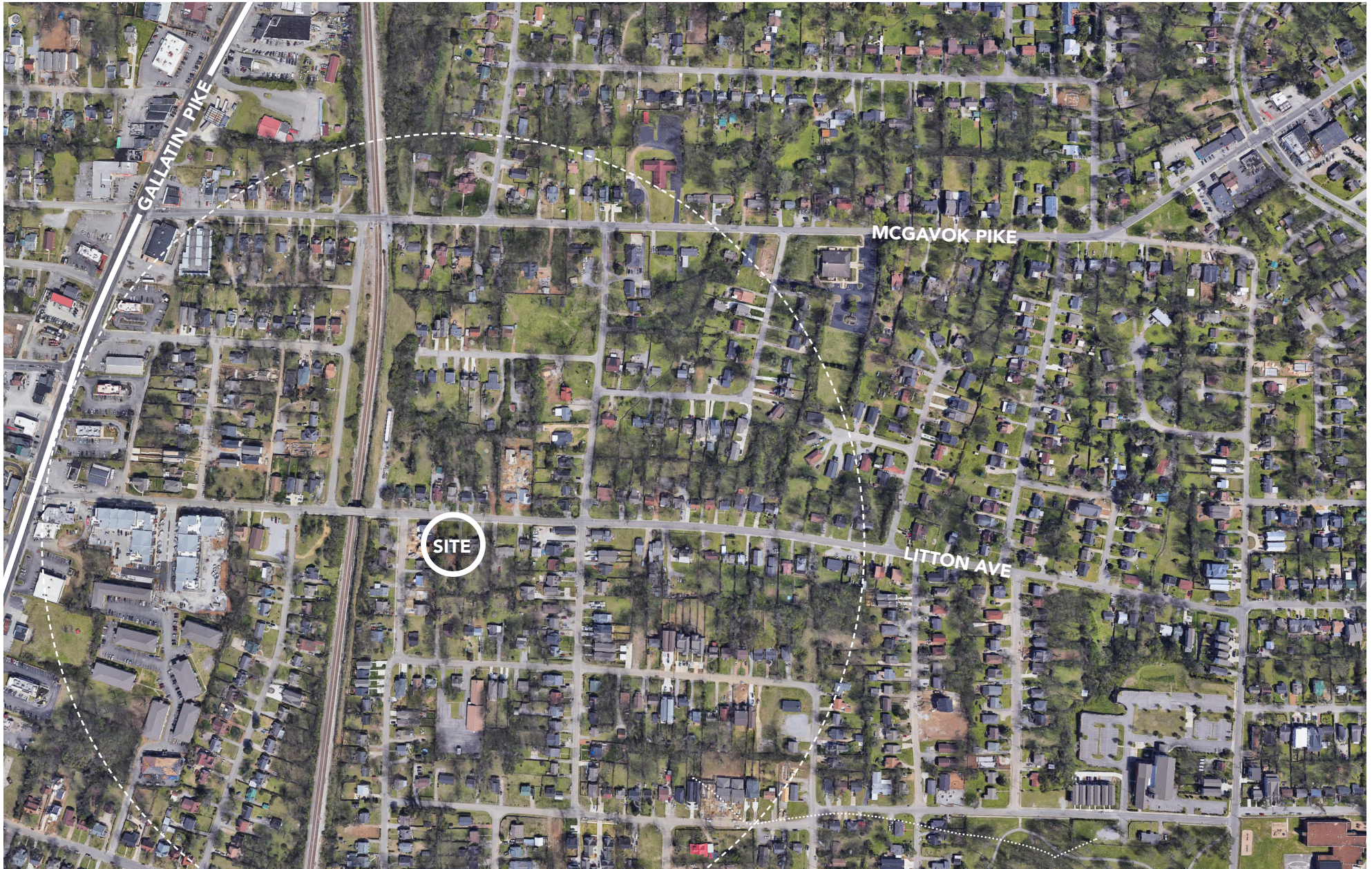
NASHVILLE TN, 37216

CASE # 2018S-128-001

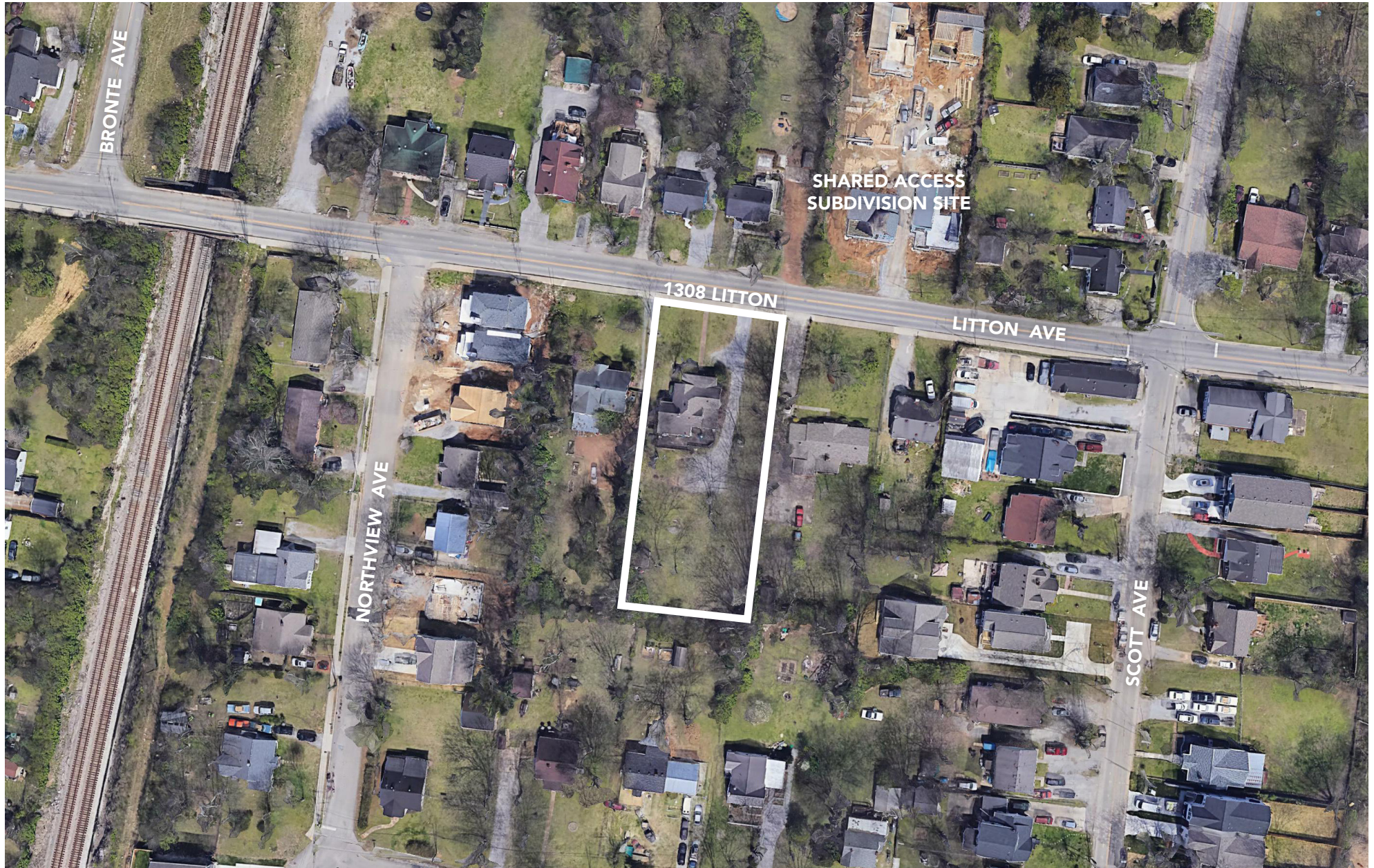
Site Location



Site Location

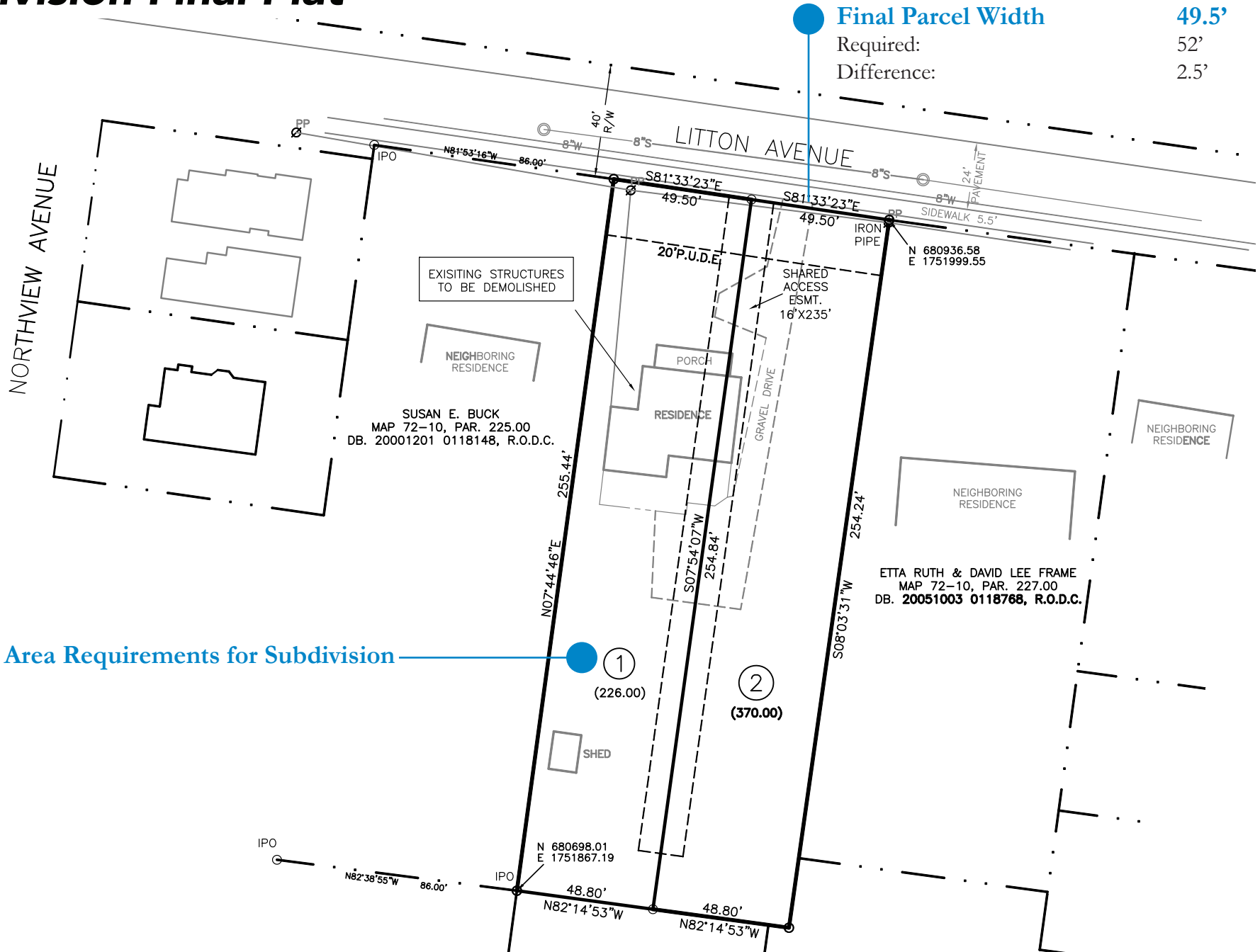


Site Map



Subdivision Final Plat

Final Parcel Width **49.5'**
Required: 52'
Difference: 2.5'

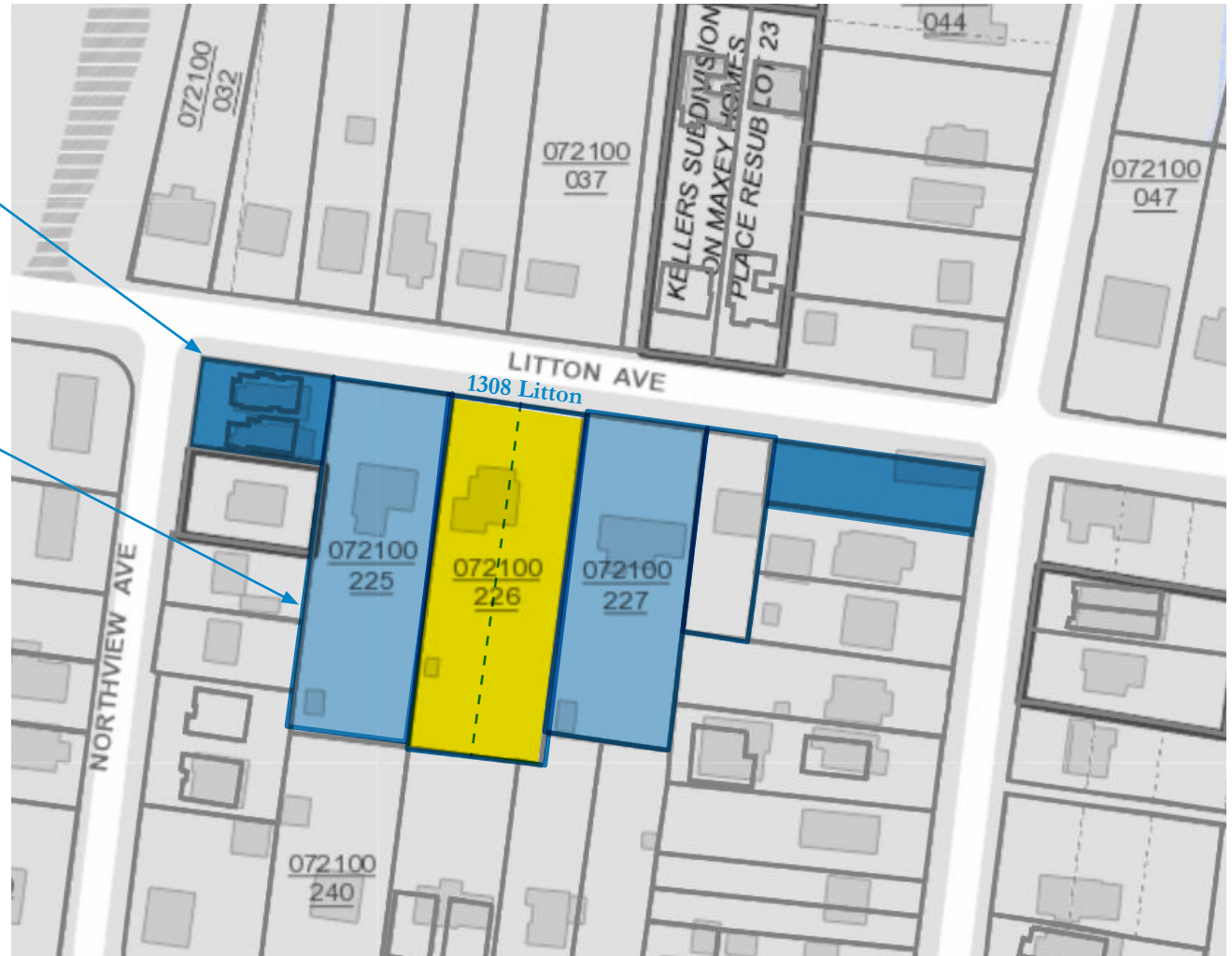


Meets Area Requirements for Subdivision

Neighborhood Lot Character

1308 Lots are short by 2.5' of the required width. This is because:

- 1) This Block has two parcels facing minor streets
- 2) Adjacent Parcels are unusually wide for area



Neighborhood Lot Character

Based on a 1/4 mile survey of Litton Ave:

**Required Min Lot Width:
38.5' - 46.2'**

All Lots Calcs:

- 33 Lots 50' or less

- Avg. Lot Width is 66'

- Min Lot Width: 46.2'
 $66' \times 70\% = 46.2'$

Litton Facing Calcs:

- 33 Lots 50' or less

- Avg. Lot Width is 55'

- Min Lot Width: 38.5'
 $55' \times 70\% = 38.5'$



Calculations

	North Side	South Side
West	241.5	62.5
	200	120.5
	60	129
	60.12	74.77
	65	97
	57.5	86
	57.8	87
	50	50
	50	150
	85	50
	15	50
	50.02	50
	50.02	57
	152	50
	73	50
	50	75
	50	75
	50	50
	50	50
	50	50
	50	50
	50	50
	55	20.87
	55	35.58
	55	28.57
	100	28.73
	69.69	23.42
	70	30.06
	132	29.26
East		23.67
	North Side Total	South Side Total
Avg	73	60
	Avg Facing Litton	Avg Total of All
	55	66

**THANK YOU FOR YOUR
CONSIDERATION**

Item 30, Bedford Hotel

From: davismorganw@aol.com [<mailto:davismorganw@aol.com>]

Sent: Thursday, August 02, 2018 2:40 PM

To: Planning Staff

Cc: bobbeasley@comcast.net

Subject: 8/2 Case # 2005UD-005-006

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I am a neighbor that has rec'd the hearing notice for rezoning for the above captioned case. I am not in favor of this, and wonder if anyone from the city has actually done a site inspection? If not, I think they should, and it will become immediately apparent that anything over 3 stories tall is inappropriate for this street, and in addition, there is no parking to accommodate a structure as proposed. Please let me know. Thks

Morgan Davis

Sent: Thursday, August 02, 2018 2:40 PM

To: Planning Staff

Cc: bobbeasley@comcast.net

Subject: 8/2 Case # 2005UD-005-006

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