

Comments on September 13 MPC agenda items, September 13

Item 4: 2018SP-050-001 – 6280 New Hope Road

From: Oleg Volk [mailto:olegvolk@gmail.com]
Sent: Wednesday, September 12, 2018 6:41 PM
To: Planning Commissioners
Subject: Objections to the New Hope Rd residential development.

I live in the Chesney Glen neighborhood and would be directly affected by this project. The proposed development is incompatible with the existing character of the surrounding neighborhoods, would decrease the quality of life and the property values for its neighbors. For example, the trees currently providing shade for my back yard would be gone, replaced by a driveway. The increase in noise and light pollution would be substantial.

Several detailed explanations are already on file. The response from the developer has been disingenuous, including such disdirections as counting drainage pond and community lawn towards individual lot area, making no attempt to address the massive increase in the traffic inside Chesney Glen neighborhood or the considerable loss of privacy for the residents of the same.

My real estate agent submitted the following:

"The new multi-unit development that is proposed to be built behind your house may have negative effects on your property value. Some of these negative effects are 1) loss of privacy 2) noise increase 3) loss of preferred view (trees and field).

If the development succeeds in going forward your home will be less valuable to home-buyers because of the aforementioned negative effects, thus dropping your property value. For example, your homes' current market value is \$235,000 and will drop to approximately \$215,000 without the bonuses of your lot."

Oleg Volk

615-364-5243

3112 Chambley Ct

From: Vickie Jones [mailto:Vickie.Jones@outlook.com]
Sent: Thursday, September 13, 2018 1:44 AM
To: Planning Commissioners
Cc: adam@daleandassociates.net; Glover, Steve (Council Member)
Subject: RE: Against Proposed Development, 6280 North New Hope Road; Case #: 2018SP-050-001

My name is Vickie Jones, and I have been a resident of New Hope Meadows subdivision for 19 years. I attended and listened carefully at the meeting on September 4th, with the developer and engineer. After several days consideration, I am emailing to oppose this development with the high density of homes. While the primary problem is poor infrastructure planning and implementation for many years, this high density subdivision will **significantly** exacerbate the **current** problem. Pedestrian traffic is a death wish on the two lane roads of both Central Pike and Old Lebanon Dirt Road and therefore non-existent and decreasing the usability of the limited public transportation in the Hermitage area.

Traffic:

On a Saturday or Sunday, it takes me less than 10 minutes to reach I-40 via Central Pike. During weekdays, the same route is at least 15 to 20 minutes, and all other routes take about the same amount of time. Today at 7:15am, the traffic was backed up on Central Pike for almost 1&1/2 miles to New Hope Baptist church.

Cherry picking of comparisons:

We were told at the meeting that houses in the subdivision would be comparable in price to Cobblestone Landing, \$290,000 to \$400,000 and in square footage to New Hope Meadows, 2100 to 2600. The square footage in New Hope Meadows ranges from about 1800 to 2600 square feet, and Cobblestone Landing still has unsold lots with most prices ranging from \$270 to \$350,000.

Water drainage:

We were told at the community meeting that Aaron's Cress was developed by the same group, Wise, while also being told all drainage issues would be addressed. For many years after the development of Aaron's Cress, there was a small creek from the flash flooding on N New Hope Road after any substantial rain. I do not find that **past performance** comforting when considering the potential new development.

Wildlife:

During the construction of Cobblestone Landing, we started to see crushed turtles, and after the construction wild turkeys and deer started visiting our neighborhood. While the engineer and developer may find this irrelevant, it is not their flora that is food for the deer and other wildlife. Without wildlife habitat and connections, the wildlife will increase use in our neighborhoods.

Affordable housing:

With the large number of expensive houses growing in the Nashville area, it is important to include houses with more affordable mortgages. This proposed subdivision does not address the growing disparity between expensive houses and incomes in the area of less than \$100,000/year.

Please do not approve the current plan for Proposed Development, 6280 North New Hope Road; Case #: 2018SP-050-001.

Thank you for your consideration.

Vickie Jones

From: Peter Whitlow [mailto:peterwhitlow@att.net]
Sent: Thursday, September 13, 2018 5:03 AM
To: Rickoff, Abbie (Planning)
Subject: zoning hearing case2018Sp-050-001 New Hope road

This whole project keeps changing from the original proposal and it seems the only one that will be benefiting from this is the Wise corporation. They will be benefiting at the expense of people like myself losing in the property values we have. If they put the street through on Glenboro Drive, which is the street that I live on is narrow, to narrow for a through street, if widened then they will have to use property from each side of the street and our lots are not that large as it is again lowering our property values. This whole project needs to be blocked either for reexamining or more likely permanently.

Peter Whitlow

3033 Glenboro Dr

Hermitage, Tn 37076

Pete

From: MK [mailto:nashvillecameras@gmail.com]
Sent: Thursday, September 13, 2018 8:09 AM
To: Planning Commissioners
Cc: sidneyforesterbennett@gmail.com; Glover, Steve (Council Member); Jernigan, Darren (Council Member)
Subject: Case 2018SP-050-001..6280 N. New Hope Road

I wish to make it known that I am totally opposed to the zoning change from AR2A to SP requested in Case 2018-SP-050-00, 6280 New Hope Road.

Any further residential development in the area bordered by North New Hope Road-Old Lebanon Dirt Road-Tulip Grove Road and Central Pike should not be considered until road infrastructure and traffic planning is completed.

As the President of the Farmingham Woods Homeowners Association, I speak for the HOA Board and the will of the property owners in our subdivision.

I will be attending tonight's meeting and make a public comment if allowed.

Respectfully,

Michael Korak

President

Farmingham Woods

Home Owners Association

Hermitage, TN

“By failing to prepare, you are preparing to fail.” Ben Franklin

From: kristin gawel [mailto:kristingawel@icloud.com]
Sent: Wednesday, September 12, 2018 5:53 PM
To: Planning Staff
Subject: 6280 North New Hope Rd

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

To whom it may concern:

I'd like to voice my concerns about the development option across from Cobblestone Landing (Hermitage) entrance. We have a large amount of traffic on North New Hope Rd, as well as land still not developed in our neighborhood. I don't feel adding in another housing development would be beneficial to the traffic already existing in our area. I also have many concerns about the value of our larger homes with a smaller development going in. I do not feel as if this smaller area of land is adequate for such a tight development in any well developed area. Please contact me further if you have any questions from me.

Thank you!
615-957-8091

Kristin Gawel

Item 16a: 2018SP-056-001 – Buena Vista Mixed-Use

From: coreydjenkinssr@gmail.com [mailto:coreydjenkinssr@gmail.com]

Sent: Thursday, September 13, 2018 4:32 AM

To: Planning Commissioners

Cc: haynes-trinity-neighborhood-coalition@googlegroups.com

Subject: Support for 2018SP-056-001

Commissioners,

I'm writing this letter in support of 2018SP-056-001 Buena Vista Mixed Use SP commonly known as Buena Vista Downs.

I am a 20 year resident of District 2 and an advocate for growth & development in this area. For many years this area has been neglected by developers and those who did invest here never took time to ask the community what they want.

LDG has changed that paradigm with this development. They have proven that a large company can have values and respect for the community they wish to join.

In 2017, LDG presented a project to the community that they were told by those outside this immediate community would be welcomed. To their surprise, the community rejected the plan. Rather than giving up or pushing through a bad project, they asked what the community did want. Without any fights, threats or posturing, LDG took the community's suggestions and redesigned their project.

LDG is the 4th largest affordable/low income builder and owner in America. This community insisted they didn't want any more affordable housing but would accept market rate housing with commercial businesses along the corridor. LDG was willing to accommodate that request even though it meant they had to get new financing, materials sources, and generally operate outside of their comfort zone. They have even offered to negotiate a community benefits agreement with the community to further demonstrate their commitment to being a good neighbor.

I will wholeheartedly support this proposal and ask you to support it too.

Sincerely,

Corey D. Jenkins Sr

[615-592-6020](tel:615-592-6020)