

# Comments on September 13 MPC agenda items, received through September 7

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

From: LAM [mailto:sparkyk4005@comcast.net]  
Sent: Friday, August 17, 2018 7:41 PM  
To: Planning Commissioners  
Subject: 2018SP-050-001

To whom it may concern,

I have lived in New Hope Meadows subdivision since 2004. My husband and I purchased this property because it was semi-rural yet still within a short distance of many businesses and an excellent hospital.

Over the past few years, the crime rate has grown significantly. As more people move into nearby developments there are more car jackings, home burglaries, and thefts from cars parked in driveways. Pulling out of our neighborhood onto N. New Hope is extremely dangerous. Often, it appears clear, however, there is a large curve and many bushes that cause low visibility.

My children attend the local schools, Dodson Elementary and Dupont Tyler. These schools are already immensely overcrowded and short staffed. The staff is amazing, however, they can only do so much.

The opinions of local residents and neighborhoods have not been considered. At this point, I believe it is very irresponsible to add over 50 residences to the immediate area. I have seen no ideas on traffic reduction and our local schools are losing funding. Crime is increasing. My neighborhood feels less safe from day to day. Helicopters circling has become a common event.

Please meet with the community and listen to our concerns. The current proposal is not what we envisioned for our families when we moved here.

Thanks,  
Lori Amonette

**From:** William Wainright [mailto:will.wainright@gmail.com]  
**Sent:** Friday, August 17, 2018 6:43 PM  
**To:** Planning Commissioners  
**Subject:** 2018SP-050-001 - Request to Deny Proposed Rezoning Plan

Hi,

I live in New Hope Meadows Subdivision and strongly oppose this rezoning plan for the following reasons.

1. The plan does not follow suit with the current subdivisions in the area. There are too many houses proposed on a small piece of land which indicates self-interest rather than community growth.
2. The increased traffic of 53 additional households will be a nightmare for all of the surrounding area. Especially given the fact that the plan includes a cut through for Chesney Glen that will add even more traffic to North New Hope.
3. The poorly planned exits at dangerous locations of North New Hope will only contribute to more hazardous situations.
4. Retaining pools in the plan will increase the mosquito population.
5. No communication was attempted to any of the surrounding subdivisions in the community who will be negatively impacted by this poorly planned development.

I request that you deny the proposed plan and request that the developers and land owner work with our councilman on a plan that benefits our area. Thank you.

-Will

**From:** John Sheets [mailto:serious2003@gmail.com]

**Sent:** Monday, August 20, 2018 9:10 AM

**To:** Planning Commissioners

**Subject:** Docket #2018SP-050-001

I have heard different times for the meeting that is taking place regarding the “specific plan” district ordinance. Could you please let me know date, time, and location of this meeting so the entire neighborhood can attend?

The plot is located near two busy main roads connecting Wilson county and Davidson county that is traveled often instead of interstate 40. Not only will this specific plan (proposed 50+ homes on 10 acre plot) create a bottle neck of traffic but exponentially more accidents like the tragic bus accident a few years back due to the roads’ intersection line of site and congestion.

Thank you for your reply,

John Sheets

Resident of North New Hope Road Community

**From:** DELORES DEWITT [mailto:deedewitt@comcast.net]

**Sent:** Tuesday, September 04, 2018 9:28 AM

**To:** Rickoff, Abbie (Planning)

**Subject:** Case 2018sp-050-001

Hello, my name is Delores DeWitt & I live at 6277 N New Hope Rd in Hermitage, TN. I am concerned about the homes that a builder wants to build on our street. When this property was bought we were told that homes would be built to look like the community & existing homes. Most of all I am concerned with the traffic conditions. There is already traffic problems with lots... of traffic at morning & afternoon of people who cut through this road going to the interstate. In my time of living here I have witnesses 3 deaths from traffic accidents in front of my home, school bus accident injuring an elementary school child for life. Numerous other non-life threatening accidents resulting cars in mine & my neighbors yards. numerous trees badly damaged. I ask you to carefully check on this situation and make wise choices for the future of this community

From: Anna Shepherd [mailto:Musicmomma@comcast.net]  
Sent: Tuesday, September 04, 2018 12:26 PM  
To: Rickoff, Abbie (Planning)  
Subject: 55 Zero-lot homes at 6280 N. New Hope Road

Dear Ms. Rickoff,

Please DO NOT approve the re-zoning request at 6280 N. New Hope Road! We do not have the infrastructure to handle that many new houses on N. New Hope Rd. This will seriously overcrowd Dodson elementary school where those children would be zoned for school. Also, our council representative Steve Glover did NOT have a neighborhood meeting prior to this zoning hearing. So we are having one tonight. He will not be in attendance because he will be at the council meeting. He does a poor job of representing the constituents in his district. But he does a good job of representing developers.

PLEASE VOTE NO!

Sent from my iPhone  
Anna Shepherd

**From:** Sean Wilson [mailto:srwilson87@att.net]  
**Sent:** Tuesday, September 04, 2018 2:37 PM  
**To:** Rickoff, Abbie (Planning)  
**Cc:** Glover, Steve (Council Member)  
**Subject:** North New Hope Road - Case: 2018SP-050-001

Abbie,

I am writing to express my concern for the planned 55 unit development on North New Hope Road in Hermitage, case # 2018SP-050-001. The plan that has been submitted is in no way consistent with the neighboring subdivisions or prior zoning rulings in the area, especially with respect to density. The subdivisions and properties currently connecting to North New Hope Road are all RS15, or larger, parcel size zoning. Therefore, allowing a SP zoning with some parcels smaller than 3500 sf would be extremely inconsistent and a disservice to the community.

In addition, the proposed intersections on North New Hope Road are unsafe and do not facilitate the additional traffic that will be created by the construction of this subdivision, much less the additional intersection traffic created by the cut-through into the existing Chesney Glen Subdivision. Further, one of these intersections is proposed for a dangerous turn on North New Hope Road, which will likely result in more vehicular accidents along that road.

I am all for responsible development, and I look forward to the approval of a reasonable development plan for that tract of land. Unfortunately, the plan that was submitted is unreasonable, inconsistent with other zoning in the area, and not in the best interest of the community as a whole. At a minimum, the developer should be required to reduce density to conform to the neighboring properties and subdivisions, at least within a reasonable level thereof (RS15). In addition, the developer should be required to provide safe ingress and egress of the proposed development, with adequate turn lanes at all intersections from both directions on North New Hope Road.

Please pass these concerns onto the planning commissioners, and please confirm receipt of this email

Sincerely,  
Sean Wilson

Concerned resident and property owner in New Hope Meadows.

**From:** Rick Hays [mailto:rickohays@gmail.com]

**Sent:** Tuesday, September 04, 2018 5:28 PM

**To:** Rickoff, Abbie (Planning); Rhoten, Kevin (Council Member); Syracuse, Jeff (Council Member); Huezo, Holly (Council Member); Glover, Steve (Council Member); Mendes, Bob (Council Member)

**Subject:** Support for the 55 home development on 6280 new hope road

For what it's worth, I support this development of 55 homes on new hope road. The attached flier said to contact Abbie Rickoff to voice my opposition, unfortunately I support this project

More residential development increases the tax base. More residential development attracts more commercial development to the Donelson Hermitage community.

Not sure who's council district this effects, but residential growth anywhere in the area will have a positive impact on our local economy.

Perhaps there should be a review of 50 year old zoning rules, and possibly present the economic benefit of residential development.

For what it's worth,

Regards,

Rick Hays, MBA, EA  
Renaissance Bookkeeping, LLC  
MyCFOGuy.com  
615.970.2274

**Item 6: 2018S-117-001 – 3700 Woodlawn Subdivision**

**See attachments on following pages.**

To: The Planning Commission  
City of Nashville

Regarding: Project No. Concept Plan 2018S-117-001  
Project Name: 3700 Woodlawn Drive  
Requested by: Smith Gee Studio, LLC, applicant, Phyllis Pennington, owner

Dear Commissioners,

My name is Bradley Karro, and with my wife, Harriet, own and reside at 3800 Woodlawn Drive, which is the lot immediately next to the Project Name in question.

When we moved to Nashville in 2003, we were attracted to this area of Nashville due to the large lots with mature trees and older homes. We wanted to be in the city but not feel like you do in many parts of the city with large scale developments of townhouses or smaller homes with very little outdoor space. What the Applicant is asking the Commission to approve, is in complete contrast with the position of most, if not all, the residents in the immediate area.

When the Commissioners last reviewed the request from the applicant a few months ago, you overwhelmingly voted against the project in question. The staff report was emphatic that the proposed subdivision being requested is inconsistent with the development in the immediate area.

#### WHAT HAS CHANGED IN A FEW MONTHS:

- 1) The applicant has resubmitted the plan excluding a lot that they had already received subdivision approval (the Lot on the southwest corner of the area in question). This is a disingenuous attempt to deceive the Commissioners as to the scope of the project. This is not about building 3 new homes, but actually it's four in addition to the existing home that's on the site in question.
- 2) The applicant is now proposing a public street with side walks to service 4 homes. This is laughable on its face, as there are no sidewalks along Woodlawn or the immediate area. If this project is approved, will the Commissioners require the applicant to put a side walk also along Woodlawn Drive across the total frontage of the Pennington property? Are the citizens of Davidson County now responsible for the maintenance of this new public street that benefits the applicant? Has Public Works completed any traffic or safety studies to show the impact of this new public street?
- 3) The applicant has had a new staffer review the proposal that seems to give no consideration of the impact on the neighborhood. This is strange as this was the primary reason for denial of the initial request by the applicant. On the face of it, it looks like forum shopping. Make no substantial changes and wait to get a staffer that will align to the applicants point of view.

If the Commissioners approves the subdivision request, it will have a detrimental impact on our immediate neighborhood. The applicant has professed its desire to maintain the old large trees on the property that also permeate this neighborhood. This is another disingenuous statement. The applicant will be selling the sub divided lots to one or more builders that will do what developers do. Clear cut the lots and then plant small trees. We believe that if the Commission approves the recommendation of its Staff (and as the Staff had previously stated in their report presented to you at the last meeting when this plan was denied), "This pattern of development would change the character of this section of Woodlawn Drive".

I would urge the Commissioners to support the residents most effected by this proposal and vote NO to this sub division request. We believe in property rights, and would encourage the

Applicant to pursue development of the property in question in a way consistent with the neighborhood.

Sincerely,

Bradley & Harriet Karro

Metro Planning Commission

Merto Office Building

800 Second Ave, S

P.O. Box 196300

Nashville, TN 37219-6300

Case NO: 2018S-117-001

3700 Wodlawn Subdivision

NASHVILLE & DAVIDSON COMPANY

AUG 30 2018

METROPOLITAN PLANNING DEPARTMENT

Dear Commissioners:

The undersigned are the members of the Board of Directors of Brighton Place. The property adjoins the rear of the subject property. We believe that the members of the Woodlawn Neighbors have correctly expressed the feelings of our members. However, we wish to point out that this new request for 4 lots places the construction areas to the rear of the subject property which more than likely will destroy the beautiful old trees that are now providing our property with beauty and privacy. We request that an additional condition be added that requires the developer/builder to respect that current condition along the rear property line.

Additionally, we request that the final approval acknowledge the slope of the whole property area that slopes to the lower areas along Brighton Road. The developer should be required to submit, if it has not already done so, an engineer's hydrological report indicating how the drainage will be handled during construction and thereafter.

Thank you for your consideration of all of the valid requests.



Robert Brandy, President



Jane Miller, Member

David Herbert, Member

Mailed this 29<sup>th</sup> day of August, 2018