

Comments on September 27 MPC agenda items, received through September 26

Item 2: 2016SP-071-001 – 1300 N. 5th Street

From: Gordon Harmon [mailto:stacy@easeuptravel.com]
Sent: Tuesday, September 25, 2018 7:35 AM
To: Planning Commissioners
Cc: Shepard, Shawn (Planning); Kempf, Lucy (Planning)
Subject: 2016SP-071-001 - 1300 N 5th St

Good morning!

As a resident of Highland Heights (1826 Joy Circle), I am writing to voice my opposition to this SP rezoning request under its current submission for the following reasons:

- 1) Density - this SP will provide a density greater than the project to its immediate south. During our small area study, the Advisory Committee members that live in the neighborhood agreed that on certain intersections, the density would be greater. But we understood that density would be reduced on adjacent properties to facilitate a transition. This SP does the reverse by planning for a considerably denser build that borders on a T4-NM policy.
- 2) Parking - This SP provides for 15 parking spaces for 10 units. Concern is that this will not provide adequate parking for the area. We have consistently seen residences require more than the average 1 space per bedroom guideline.
- 3) Alley access - In addition to the parking concern is the concern that this project sits on an alley that ends just a few properties to the north. Should parking become an issue as we've seen on other streets, that alleyway could become congested to the point that city services and resident access for neighbors would be greatly impacted.

I would support a project with fewer units to align with a more appropriate density for this transitional property. Otherwise, I must petition the Commission to disapprove this project as submitted.

Gordon Stacy Harmon
Your Personal Travel Professional
Ease-Up! Travel Services
(615) JET-SAND (538-7263) fax (888) 505-8604

Item 3a: 2018SP-049-001 – 3415 Murphy Road

From: Suzy Newton [mailto:suzynewton@earthlink.net]
Sent: Saturday, September 22, 2018 10:11 AM
To: Planning Commissioners; Murphy, Kathleen (Council Member)
Subject: Specific Plan District for 3415 Murphy Road

I have reviewed the materials provided by the applicant for the above referenced Specific Plan application and attended the recent neighborhood meeting at which the developers tried to defend their plan, and I disagree strongly that the planned structure should tower above those commercial buildings on the other three corners of the Murphy Rd/West End intersection. The plan purports to want this development to be consistent with the current surrounding neighborhoods; to achieve that, the new structure needs to be in scale with the existing buildings. I recognize that it is inevitable that this property will be built in some form, but the developers claim that it is not feasible without at least sixteen stories and that the majority of that space is needed for hotel rooms. Six months ago, the Nashville Convention & Visitors Corp. noted that the number of Nashville hotel rooms was already outpacing demand, and there are many hotels that have opened since then, as well as others already under construction that will only add more capacity.

The Planning Commission should reject this plan as presented unless the developer agrees to lower the height of the building to match the surrounding structure heights.

Suzy Newton
110 Bowling Ave. 37205

From: Mark Smith [mailto:mjacksonsmithjr@gmail.com]
Sent: Sunday, September 23, 2018 2:46 PM
To: Planning Commissioners
Subject: Proposed development at Murphy Road and West End

The proposal to redone the Fifth Third location to allow this size development is devoid of common sense. I live at 3311 Orleans Dr and three years ago I did a traffic count for the Acklen/Orleans intersection (NOT West End) and there are just short of 7,000 cars a day that come through there. This was a non-holiday work day. Again, this is not West End. The majority of that traffic is crossing West End and either coming from or going to Murphy Rd. To put a 16 story building in the middle of this is, to be charitable, not smart. The only party the wants this is the developer. This is the opposite of "Planning". This is uncontrolled growth. Our hop as a community is not to make windfall profits for developers. Your job is to insert a layer of intelligence on growth decisions. The owners and developers knew how this was zoned when they bought it. If they paid an inflated price counting on being refined, that is their problem; Not ours.

Sincerely,
Mark Smith
3311 Orleans Drive
615/483-4334

From: Eli Ball [mailto:eli@lyricfinancial.com]

Sent: Sunday, September 23, 2018 5:50 PM

To: Planning Commissioners

Cc: Kindall, Ed (Council Member); Murphy, Kathleen (Council Member); Allen, Burkley (Council Member)

Subject: Concern for Proposed 16 story mixed use project at 3415 Murphy Road

Dear Honored Commissioners, First I want to thank you for your service on the Planning Commission. Nashville is enjoying an exciting growth period and I respect the challenge you have managing our growth. However, many times we residents feel as if the tail is wagging the dog regarding development decisions, specifically the avalanche of variances that are challenging the very character of our beloved city. As you know the current zoning for this Murphy Road property is 6 stories and for good reason. It sits at the gateway to two of the most charming neighborhoods in midtown (Love Circle and Sylvan Park). Aggressive residential development in both neighborhoods along with significantly increased cut through traffic to and from West End and I440 is already threatening their unique

"Walking Friendly" residential personalities. Granting any variance (let alone 16 stories) will absolutely swamp our respective neighborhoods with unmanageable traffic that technology, i.e., smart traffic lights, simply cannot address.

As the CEO of a company, I understand growth and empathize with taking advantage of opportunity when it presents itself. However, quantity over quality is highly overrated. I would ask you to decline this variance request and choose to maintain the integrity of these two unique neighborhoods over adding yet another commercial high rise building to an already heavily traffic'd corridor.

Respectfully, Eli and Mary Ball

3340 Acklen Ave.

--

Eli Ball

CEO

LYRIC Financial

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From: Lauren Benton [mailto:laurenbenton@gmail.com]

Sent: Monday, September 24, 2018 10:14 AM

To: Planning Commissioners

Cc: Allen, Burkley (Council Member); kathleen.murphy@nashvill.gov; Kindall, Ed (Council Member)

Subject: Proposed Zoning Variance for 16-story hotel on Murphy R.

Dear members of the Planning Commission, and Councilman Kindall:

I write to urge you to reject the request to provide specific permission for a developer to construct a proposed 16-story building on Murphy Rd. This proposal falls in Mr Kindall's district but would have the greatest impact -- an overwhelmingly negative impact -- on residents of District 18 and District 24.

As a resident of District 18 who lives just a few blocks from the proposed site, I am deeply concerned about the extra traffic that this building will bring to our area. The developer's traffic mitigation plans address only the flow of traffic immediately around the site and at the intersection of Murphy and West End Avenues. There is no plan to mitigate the effects of additional traffic on Acklen Avenue, where literally hundreds of cars (as measured by a recent City study) maneuver dangerously in rush hours twice a day on a narrow, unlined road that is appropriate for only sparse neighborhood traffic. Minor measures by the City in recent years (one new stop sign) have done little to alleviate the unpleasantness and daily danger posed by the current

traffic situation. Residents' pleas for speed bumps, for sidewalks on narrow strips of the road where there are none, and for a serious plan to reroute traffic out of our residential neighborhood have gone unanswered.

These dangerous conditions will worsen if a large hotel, office, and retail building is constructed on Murphy Rd. Google maps will lead hotel guests through our neighborhood, and dozens more office workers will take this route each day. In the opposite direction, additional cars will flow down Murphy Rd. and threaten the pedestrian feel of Sylvan Park while roiling traffic at the roundabout there. The developers seem callously unconcerned about these negative effects. They are propagating the fiction -- and it is a fiction -- that most of the traffic to and from the site will come from cars getting on and off the highway.

The developers also seem unaware and unconcerned that a building of this size will permanently change the neighborhood feel we struggle to preserve and cultivate in this area. At the recent public meeting, the developer admitted that the building is not built to "neighborhood" scale (like the company's recent development in Hillsboro Village) and asserted with evident pride that the hotel would bring a "New York feel" to the area.

In New York, this would be called "chutzpah." The developer's request is truly astounding -- it is for permission to construct a building that is 10 STORIES TALLER than the current zoning envelope of 6 stories. A building of this size would permanently alter the landscape of Murphy Rd. by dwarfing all other buildings in the area, casting artificial light on adjacent neighborhoods, bringing added congestion to residential streets, and making neighborhood-scale developments for nearby properties in the future less likely to be built.

I am not against development. Far from it. It is in fact easy to imagine more sensitive and smaller designs for the same property that would enhance real estate values in the area and set a precedent for environmentally responsible, aesthetically interesting development that would blend with the adjacent residential areas while improving walkability. It is also easy to imagine a proposal to bring something useful FOR THE NEIGHBORHOOD, like a supermarket. And one can imagine a proposal that came with a much wider set of traffic mitigation measures. The proposed building does none of this, and it would move us backward. It is more consistent with development proposals of the 1960s that sought size over design sense and that decimated so many neighborhoods.

Please do NOT let the developers move ahead with a project that is out of scale, that would significantly worsen the quality of life for area residents, that would be accompanied by a paltry set of minor traffic signal adjustments, and that would plunk an eyesore in our midst. Please hold out for a more environmentally responsible, design-appropriate proposal -- one that would be within the zoning envelope. Please exercise your responsibility to the tax-paying residents of these districts by resoundingly rejecting this request.

Sincerely,
Lauren Benton
3335 Acklen Ave.

From: Alex Ryan [mailto:hryan3084@gmail.com]
Sent: Monday, September 24, 2018 11:15 AM
To: Planning Commissioners; Allen, Burkley (Council Member)
Subject: 3415 Murphy Road SP - Support

Dear Commission Members,

I'd like to express my support for the SP rezoning on Murphy Road.

I live in the Continental building at 3415 West End Avenue, across the street from this proposed development.

GBT Realty did a open house meeting in my building and it was very well received. I have not heard any opposition to the project from within the building.

More than that, it's a good project. Actually living near the site means I am pleased to see new retail, improved parking, bike lanes, and long-overdue traffic improvements at Murphy Road and West End. Even small things, like making the crosswalks safer, will go a long way.

Many of my neighbors take public transit. Many are older folks. We need things that are accessible and walkable to where we live. This is where we need development, along the corridors like West End that have decent bus service and are centrally located.

I am not concerned about the height; in fact, I am hoping this will spur additional needed development in our area.

Please APPROVE this project; We need this.

Thank you,
Alex Ryan, (615) 944-5429
hryan3084@gmail.com

From: PEGGY WILKERSON [mailto:peggywilkinson@bellsouth.net]
Sent: Monday, September 24, 2018 3:37 PM
To: Planning Commissioners
Subject: 2018 SP-049-001 Murphy Rd 5/3 site

I'm writing you because I am concerned about the proposed building at 3415 Murphy Road (GBT Realty).

The existing 3322 West End building at the corner of Murphy and West End is eleven stories tall. The 3415 building is envisioned to be 16 stories tall. So the new one will be significantly taller than the already imposing building on the corner. I don't want to see us set a precedent that allows taller and taller buildings in this area. There needs to be a limit. I live at 315 Greenway Ave and I really don't want to see this building from my front porch.

I am also concerned that we are over building hotels with the Westin, the Marriott, a Hyatt Regency across from the Frist and several others. Do we really need one in this neighborhood?

When I see retail stores going out of business (Jamie, Coco) and the Belle Meade theater building still up for lease, I don't see how we need more retail space in this area.

According to the presentation made by GBT Realty at a recent community meeting, they are proposing two additional traffic lights on Murphy Rd making a grand total of three lights between 440 and West End. That's a stop light at about every 200 to 300 feet.

GBT Realty also stated that one of the reasons they chose this site is its access to 440 which would keep the increase in traffic on Murphy to a minimum. The HUGE flaw in this argument is that you can only travel West on 440 at Murphy Rd. To go East, you must go to the West End intersection and turn right. This will significantly increase traffic on Murphy and West End.

These surrounding residential neighborhoods are so unique and so livable, I hate to see development like this which increases traffic and traffic lights, seems out of place and oversized, and is basically not needed. Please protect our neighborhoods and our quality of life. We pay handsomely for our homes. We also need to protect access to our greenway route across Murphy Rd.

If I wanted to live in downtown Nashville or the Gulch, I would move there!

Thank you for your consideration,

Peggy Wilkerson, 315 Greenway Ave

From: Gigi Rose [mailto:gigi.jacobst@gmail.com]

Sent: Monday, September 24, 2018 4:12 PM

To: Planning Commissioners

Cc: Kindall, Ed (Council Member); Murphy, Kathleen (Council Member); Allen, Burkley (Council Member); Gigi Rose

Subject: Proposed Hotel Construction on Murphy Rd.

Dear members of the planning committee,

I live on Love Circle and as a resident of this neighborhood I would like to state on the record that I am absolutely opposed to the construction of a hotel on Murphy Road near the intersection of Murphy Road and West End Ave.

Building this hotel would add to enormous traffic problems that already exist in the neighborhood and have yet to be resolved. My neighborhood used to be a little oasis tucked behind a bustling city including the downtown area and Vanderbilt area. It is no longer that. There is incredible traffic congestion now- so bad in fact that I no longer can safely walk in my own neighborhood. Cars drive aggressively and over the speed limit as well as actually run stop signs. I have to sit in traffic on Blair, Acklen, Fairfax, Marlborough, and even sometimes on my street Love Circle.

I can't imagine how traffic congestion would increase by building a hotel so close to the neighborhood. Please think about the number of Uber and Lyft drivers who would be waiting to pick up fares from tourists and other out of towners. This is unacceptable and it is time for the leaders of Nashville to take a stand for residents who pay taxes and who can elect or not elect them and against developers who are just looking to make a profit with blatant disregard for the residents their buildings will affect.

Please do not allow this construction to take place. I am completely opposed to this construction. Please let us keep our neighborhood a neighborhood.

Sincerely,

GiGi Rose

Jacob Street Creative

Writing • Copyediting • Proofreading

gigi.jacobst@gmail.com 615.306.4514

From: Barbara Martin [mailto:boomartin@gmail.com]

Sent: Tuesday, September 25, 2018 9:03 AM

To: Planning Commissioners

Subject: 3415 Murphy Road Development

Commissioners,

Please consider the overall impact of the plans for 2018SP-049-001, Project Name 3415 Murphy Road SP. Development is only good if it supports the area and the people that call that area home. In this case, I do live in the immediate area and would ask you to deny the zoning change request.

Maximizing the building space may be desirable for developers and their profits, but those of us living in this vicinity will not benefit, in fact would be adversely affected if they are granted zoning outside of existing limits. Given the present conditions of traffic congestion in an area already over-re-developed (Sylvan Heights, Sylvan Park and the Nations) to say nothing of proximity to a major thoroughfare from downtown and Vanderbilt to parts south and I-440, added development seems unwise from the start. Projected plans for traffic are nothing to bank on and a weak rationale for approval at this time. Hillsboro and 21st Ave. South/West End are at more than full capacity at present.

Please consider a livable Nashville in your votes.

Respectfully,

Barbara Martin
3825 Richland Avenue

From: Kathleen Murphy [mailto:kathleen@murphyformetro.com]
Sent: Monday, September 24, 2018 6:35 PM
To: Shepard, Shawn (Planning)
Subject: comment cards

Shawn,

I've attached the typed version of the comments cards I received at my meeting on the Murphy Rd. project.

Kathleen Murphy
Metro Council member, District 24

Report non-emergency issues and requests at HUB Nashville: <https://hub.nashville.gov/>
SIGN UP FOR DISTRICT 24 NEWSLETTER: <https://tinyurl.com/yaax99re>
615-422-7109

From: R. Truitt – ellstruitt@gmail.com

This building would make the neighborhood more valuable and desirable in every way. If you can't have density along West End and inside 440 where can it be? Walkability and ultimately transit require density.

From: Bill Titus – billt926@gmail.com 511 N. Wilson Blvd.

Traffic study needs more public review; height is a bad precedent and use of Nashville Next as a "community" justification is weak; property is not going to fit despite efforts to limit light and noise pollution; project is so likely to come online as nation and Nashville will probably be dealing with a major recession and the plans look a little like a total "colored glasses" analysis.

From: Cher Pickney – cherpickney@gmail.com 4604 Dakota Avenue

This proposal sounds too tall. Too many stories, traffic sounds like more on Murphy Road and at the West End intersection. The employees at the existing tall office complex at the corner of Murphy Road and West End cannot safely get on and off the property at rush hour times and lunch time. 16 stories will bring too much density!

From: Beth Bleecker – Elizabeth.bleecker@gmail.com 306 Greenway Avenue

I've already written to planning committee about my concerns, especially with traffic cutthroughs on Greenway Ave where I live with my family and several other families with young children. I did not move to the neighborhood to live near a hotel. I have mounting safety concerns, and this will bring it to a new level.

From: Cynthia Stow Yancey [mailto:cksy@aol.com]
Sent: Tuesday, September 25, 2018 4:19 PM
To: Planning Commissioners
Cc: Kindall, Ed (Council Member); Murphy, Kathleen (Council Member); Allen, Burkley (Council Member)
Subject: Objection to erection of an office building on Murphy Road near West End

Dear Commissioners:

Thank you for your service on the Planning Commission. Nashville's exponential growth makes your job more challenging than I could ever imagine, and I certainly support your efforts and want them to be well-planned and successful.

In light of smooth and thoughtful expansion, I call to your attention a matter in my own immediate neighborhood that will cause major disruption if it is not nipped in the bud: The idea of a 16-story mixed use building near the intersection of Murphy Road and West End is absurd to begin with (as others have expressed), but it will be disastrous unless traffic calming measures on the other side of West End are instituted effectively.

Acklen Avenue and Orleans Drive are the major cut-through routes between West End and Natchez Trace and have been since the advent of I-440. In recent years, however, with more businesses along this part of West End, the flow has become utterly unmanageable. Despite the many discussions and promises over the last 2-3 years, nothing has changed in our neighborhood except for the addition of a stop sign at Acklen and Marlborough. The 20-mph speed limit in our "walking neighborhood" is totally ignored, and "slow down" signs that residents have purchased and erected have been routinely taken down. It is a very dangerous stretch: the roads are irregular, narrow, and unlined; there are no shoulders; there are blind curves; and street parking is unregulated. Driving is an obstacle course, and crossing the street can be risky indeed - just ask any regular pedestrian (and there are many from the nearby office buildings as well as residents), yard crew, or repair person.

This situation will mushroom completely out of control with the addition of a new building across the way. How about taking care of what is already facing us before we allow more chaos? Or will it take a very nasty accident to make people aware of the situation?

Cynthia Yancey
3343 Acklen Avenue

From: Clarke Gallivan [mailto:justclarke@gmail.com]
Sent: Tuesday, September 25, 2018 4:24 PM
To: Planning Commissioners
Cc: Allen, Burkley (Council Member); Kindall, Ed (Council Member); Murphy, Kathleen (Council Member)
Subject: Neighbor opposition to zoning changes for 16 story building 3415 Murphy Road

I am a long time resident of the Love Circle neighborhood (since 1984) and have seen many many changes in our area. Some are improvements and many are inevitable and occur within existing zoning laws. However, any commercial and outsized construction requiring zoning variance needs to be examined very carefully especially in light of how it impacts the residential feel and quality of living in the neighborhood.

The area around Murphy Road, I-440 and West End cannot absorb any more traffic - even if stoplights are added. There are now times of the day when I am literally trapped at home, unable to get out of the Love Circle area because of traffic back ups as Vanderbilt Medical occupied offices let out and the cut through traffic to and from Natchez Trace/West End clogs the narrow streets and backs up West End. The "walkability" of the neighborhood is threatening by the traffic. Although the proposed building is on the other side of West End and not technically part of the Hillsboro West End Neighborhood we are the residents who will pay the price for this increased density.

Additionally, a building that looms 16 stories seriously changes the aesthetics of this residential area of midtown. If I am correct in my understanding that the lot we are discussing is zoned for 6 story building, it seems absurd to grant a variance that is almost three times taller than zoning permits.

I respectfully request that the planning commission reject the developers request for a zoning variance.

J. Clarke Gallivan

From: Jason Horowitz [mailto:jason.b.horowitz@gmail.com]

Sent: Tuesday, September 25, 2018 4:32 PM

To: Planning Commissioners; Murphy, Kathleen (Council Member); Kindall, Ed (Council Member); Allen, Burkley (Council Member)

Cc: me

Subject: Murphy Road Support Letter

To whom it may concern:

The 3415 Murphy Road development will serve my neighborhood off West End positively in the years to come. The development accommodates my area's needs of walkable retail, dining, and additional service amenities. On top of our area not having enough amenities within walking distance, this development will improve the traffic situation, make the streets more complete, and add shared parking for Dose Coffee, Grand Cru Wines and other businesses I frequently walk or jog to.

Thank you for your consideration.

Jason Horowitz

From: Darwin Pankey [mailto:pankey@comcast.net]

Sent: Tuesday, September 25, 2018 4:56 PM

To: Planning Commissioners; Murphy, Kathleen (Council Member); Kindall, Ed (Council Member); Allen, Burkley (Council Member)

Cc: fhaulte@gbtrealty.com; fhaulte@gbtrealty.com

Subject: Murphy Road Project GBT Realty

I attended a community meeting at the West End Middle School where this project was discussed. I wanted to write to express my support for the plan. I understand the height was reduced from 20 stories to 16.

The building will include a hotel component as part of the development, which could reduce the need for Airbnb. The traffic improvements will go along way to help reduce congestion.

Darwin Pankey

227 Lauderdale Rd

Nashville, Tn 37205

From: Rob Shuler [mailto:rob@blueskyequityllc.com]
Sent: Tuesday, September 25, 2018 6:36 PM
To: Kindall, Ed (Council Member); Murphy, Kathleen (Council Member); Planning Commissioners
Subject: Murphy Road Development Project

Kathleen, Ed and Planning Commission:

I own a historical home on West End (3714) and have been made following the proposed mixed use property on Murphy Road. The reason I bought my home years ago was to be close to everything - retail and working space. I love the fact I can walk to restaurants and the like within reasonable distance of the neighborhood.

I fully support this project (one of the main reasons I purchased my home in the first place) and am looking forward to having more retail nearby.

Thanks for representing me and my fellow Nashvillians and I appreciate all the hard work you do to make Nashville the best city in America!

Best Regards- Rob

Robert G. Shuler
3714 West End Avenue
Nashville, TN 37205
615.969.3411

From: robert_kashani@yahoo.com [mailto:robert_kashani@yahoo.com]
Sent: Wednesday, September 26, 2018 11:23 AM
To: Planning Commissioners; Murphy, Kathleen (Council Member); Kindall, Ed (Council Member); Allen, Burkley (Council Member)
Subject: I support Murphy Road SP

Dear Planning Commissioners,

I am a homeowner and resident on 38th Avenue N, a block from Murphy Road, and under a half mile from this proposed development. I fully support it and hope you approve it.

The plan to replace the bank and surface parking with an office/hotel tower makes a lot of sense.

It will provide retail options that are walkable and improve the area.

It complies with the Community Plan and has the support of the planning department. The opposition is "NIMBY" and not focused on what's best for Nashville as a whole. Nashville needs to keep growing, especially the dense areas like West End Avenue.

Robert Taedkashani
204 38th Avenue N
Nashville, TN 37209

From: Michael Nowers [mailto:michael.nowers@gmail.com]

Sent: Wednesday, September 26, 2018 12:40 PM

To: Planning Commissioners; Murphy, Kathleen (Council Member); Kindall, Ed (Council Member); Allen, Burkley (Council Member)

Subject: GBT - Murphy Road Project

To whom it may concern:

I live in the Richland neighborhood. I've heard a lot about the Murphy Road project. We love our location because we're close to everything, and understand that as a result of our proximity, that redevelopment will happen near us. We are one of the few neighborhoods in Nashville with a very dense tree canopy and sidewalks, and I support this project as I welcome restaurants we can use our sidewalks to walk to. I also appreciate that the location of the development will allow for people to get on and off the interstate quickly and which will minimize traffic on our neighborhood streets.

Thank you,

Michael Nowers
325 Greenway Ave

Item 10: 2018Z-006TX-001 – Zoning Code Text Amendment

From: Kevin Gangaware [mailto:KevinG@civil-site.com]

Sent: Monday, September 24, 2018 8:02 AM

To: Shepard, Shawn (Planning); Leeman, Bob (Planning); Kempf, Lucy (Planning)

Subject: Text Amendment 2018Z-006TX-001 - screening for Dumpsters

Shawn,

I am writing to provide a comment on the proposed text amendment referenced above.

I would strongly recommend / request that the design standard number 7 (receptacles shall be located in the rear of the building) be removed from the text amendment.

While I think we all agree placing the dumpster pad behind the building is preferred, that is not always possible or practical. The amendment accomplished much by placing a screen wall around the dumpster.

In my experience, the owners / developers always want the dumpster pad in an inconspicuous location and also want it convenient to the tenant. We certainly always start with that at the rear of the building, but often end up with the dumpster on the rear / side or side of the building or sometimes in the front / side of the building. There are so many variables that must be considered in the placement (space, access, truck maneuvering, aesthetics, convenience, etc.). The amendment indicated the location is in the rear of the building. Does that mean directly behind the building itself? This amendment offers to allow the codes department to choose the location if it cannot be located behind the building. The codes department would be the zoning codes folks who have no extra time to start choosing dumpster locations. And when we are doing conceptual site plans, we will have to determine the location of the dumpster pad very early on in the conceptual design process and if it is not behind the building, we have to go and have a meeting with the Zoning Dept. to let them choose a location. Then, how do we confirm that the location that zoning code staff member chose for us is okay with the zoning code staff member who reviews the site plans in six months when the plans are submitted for building permit.

I can see this specific design standard causing a tremendous amount of issues that will eventually cause a mountain of complaints from the development community, which will eventually cause this standard to be removed. Please consider removing this standard now.

Respectfully,

Kevin F. Gangaware, P.E.

Principal

CIVIL•SITE DESIGN GROUP

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KevinG@civil-site.com

Item 18: 2018S-162-001 – Paradise on Elm

From: Jessica Schultz [mailto:schultzmediation@gmail.com]
Sent: Wednesday, September 26, 2018 12:28 AM
To: Huezo, Holly (Council Member); Planning Commissioners
Subject: Project #2018S-162-001

Councilwoman Huezo and Planning Commissioners:

I am writing to express my sincere concern about the rezoning request for 3108 Elm Hill Pike.

The current home's lot is located directly at a busy intersection which is extremely busy during rush hour times. The current owner's driveway is essentially the street and they are required to catch a light to even exit their own property.

However my biggest concern is that if the new residents turn right, they are immediately merging from 2 lanes (same direction) to 1 very narrow lane.

The narrow lane is extremely dark and has no shoulder and zero sidewalks. The closest public transportation for the new residents is 1.48 miles away, which requires them to walk on this very dark narrow road that has several steep hills and little room for driver error.

I have evidence dating back to 2016 about issues and incidents with this section of roadway that was acknowledged by the city but has not been addressed. I will be happy to share that information upon request.

There are multiple rezoning requests being pursued on this same road that could bring up to 200+ more residents all adding to the already dangerous conditions of this road.

Without serious changes to that section of narrow roadway and the addition of sidewalks, approving these rezoning changes today would be negligent as many lives will be in danger.

Please strongly consider the safety of our community by not approving any rezoning requests in this section of Elm Hill Pike until the roadway is made safer.

Thanks for your time and service to our community.

Sincerely,

Jessica Schultz
3113 Noble Valley Dr
Nashville, TN 37214

Email regarding Woodlawn Subdivision on 9/13 MPC

From: Edith Porter-Shirley [mailto:bunnyps@icloud.com]
Sent: Sunday, September 23, 2018 1:19 PM
To: Planning Commissioners
Subject: thank YOU for your time and thoughtful consideration

Dear Planning Commissioners,

Sorry it has taken me more than a week to respond to your decision regarding the Pennington property. I did write to you several time regarding my concerns about the development plan that the Penningtons were proposing. I am not a public speaker but took a deep breath and did speak at the meeting in East Nashville and the last one here when we could speak.

Given your vote at the closed meeting of 5 to 2 I wanted to write and thank you for your thoughtful consideration of this project. I stated previously and mentioned when I spoke that I do live on Lynnbrook Road. My concern had been about the swath of trees that would be required to cut down to build the road (extension of Lynnbrook Road) plus the additional trees required tp be removed for the new homes. We need the trees to live and breath in our world! I appreciated Council person Sims note w/ regards that we are closer and closer to the inner city of Nashville (as the city expands) and consequently there are fewer and fewer "green spaces". It was also noted that the Jarman property was developed in a manner that preserved the look of the area and that there are several other large pieces of land\ that eventually will be sold. It was significant because of not wanting to set a principle that would make it easier to override zoning issues when these pieces of property come before you for development. It had also crossed my mind whether anyone had driven by the property on Woodlawn or even driven on Woodlawn. I was pleased that two of you had and do drive Woodlawn frequently so you better understand the concerns the neighbors have had.

You have patient and thoughtful with us and where I wrote to all of you when this went before you I now want to write and just say,
"Thank YOU!"

Bunny Porter-Shirley