

Comments on October 11 MPC agenda items, received through October

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

From: McClurg, Lynn [mailto:Lynn.McClurg@ingramcontent.com]

Sent: Thursday, September 13, 2018 12:50 PM

To: Rickoff, Abbie (Planning)

Subject: Today: Case 2018SP-050-001

Hello Abbie Rickoff,

I was hoping to make it to the hearing today but of course something has come up at work. I wanted to make my objection known to the rezoning of the 10 acres on New Hope Road (Case 2018SP-050-001). My property is directly connected to the planned rezoning area. The zero-lot line homes and additional traffic is not a benefit to the area. I do not have an issue with the area being developed, I would welcome the dilapidated house on the property to be demolished but building 55 zero-lot houses is not the right choice.

Also is there a way for me to see what the outcome of the vote is on line?

My home address is:

4301 Chesney Glen Dr.

Hermitage TN 37076

Thank you,

Lynn

Lynn McClurg

Software Engineer

1 Ingram Blvd, LaVergne, TN 37086

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From: Anton Visser [mailto:visseraj@gmail.com]

Sent: Thursday, September 13, 2018 2:18 PM

To: Planning Commissioners; Glover, Steve (Council Member)

Subject: re-zoning: 2018SP-050-001

Dear Councilman Glover and Metro Planning Commissioners:

My name is Anton Visser and I live 1008 Grasshopper Ct, Hermitage, TN 37076.

I am writing to request that the Planning Commission recommend the denial of petitioner's request to rezone the area on New Hope Road that is on the agenda as 2018SP-050-001.

The reasons for this request are many, but they all come down to one simple idea: fairness.

The developer did not notify the community per the requirements set out. They put out signs to notify the community, but did not update them to show that today was the correct date of the hearing, so many people were not able to plan ahead to attend today. Add to this the developer stating they will leave the old growth trees on the property to preserve some of the privacy of those yards buttressing the property, but the detailed plans already filed show they intend to remove those trees, I think it is not a stretch to say the developer is not playing fair.

Even without the procedural slight, and the difference between what the developer claims will happen and their actual plans, the development would negatively affect the quality of life of the residents of surrounding the area, something that is not fair in of itself, as we all bought the properties based upon the area and all it has to offer.

This development would drastically change the character of the neighborhood by its downzoning. The neighborhood is characterized by around one third acre lots for each single family home, and this development plan shows 55 single family homes set upon 10 acres. Allowing for the area used for drainage, open spaces, interior streets, these houses will have even less than the 1/5 acre lots -- approximately twice the density of the surrounding neighborhoods, and certainly not in keeping with the character of the neighborhood.

This is a problem because the downzoning would decrease the property values of the homes around the area. That's not fair to the people who bought these homes with the surrounding areas reflecting the same general character, leaving them with the expectation that if any development were to occur, it would be in keeping with the same general character, and not a special downzoned lot that will drag their property values down. No one bought their homes in these neighborhoods factoring in the risk of a downzoning, as the homes in those neighborhoods have the same general lot sizes.

Besides the change of character and the decreasing of property values, we also have issues of construction noise that will affect the quality of life of all those around, the risks of the construction affecting our property like blasts during construction have been doing to homes in other areas according to this article I printed out on the subject, and the increased traffic and crime risk that come with higher density developments.

I understand construction noises and some increased traffic are risks with any new development, and it is also not fair to ask people to never build, which is why I am focusing on the development not being in keeping with the character of the neighborhood. There is no reason for them to build a community that dense in our area, and there are many reasons not to.

I ask you all to deny this plan today, and ask the developer to come back with a plan that would not destroy the character of our suburban community.

It's only fair.

From: Mark Hammock [mailto:mark.a.hammock@gmail.com]
Sent: Thursday, September 13, 2018 3:16 PM
To: Planning Commissioners; Glover, Steve (Council Member)
Subject: Proposed neighborhood on North New Hope in Hermitage

Hello,

I am the HOA President for Cobblestone Landing, and in short, I have met with my community and we are not happy with the plans for this new development. 55 homes in a 10 acre area would destroy the flow and personality of our area. That's just WAY too many homes for that small space. As it is, it's a dangerous area, and with the school on Central Pike in Mount Juliet, getting onto Central Pike in the morning without a traffic light takes a Long time.

I hope you will reconsider the plans, as they have been presented, and allow something that is akin to Cobblestone Landing. Our home values are high, our neighborhood is safe, and our residents are kind and in keeping with the Nashville personality. Shotgun style homes aren't meant for this part of Nashville. I implore you to reconsider.

Thanks,

Mark Hammock

From: Thomas Brandt [mailto:tomabrandt@gmail.com]
Sent: Thursday, September 13, 2018 6:07 PM
To: Rickoff, Abbie (Planning)
Subject: Zoning issue for Chesney Glen Drive Case 2018SP-050-001

Hello Abbie,

I was told there is a zoning plan for 55 zero-lot houses. This is right up next to our house.

We moved here so that we had more peace and Koga has severe anxiety.

The increased traffic, noise, and people will detrimentally effect him, house values, privacy, etc.

Is there a way to put a stop to this? We don't want to have to move or have increased medical bills due to increased anti anxiety meds.

Thanks in advance,

Thomas Brandt

From: Jon Stirling [mailto:jon@stirlingmae.com]
Sent: Thursday, September 13, 2018 7:47 PM
To: Rickoff, Abbie (Planning)
Subject: Case 2018SP-050-001 rezoning comment

I oppose this new development. I moved into this house for the quiet and seclusion it provides. This new development would ruin the neighborhood and lower property values. I understand the owner wants to cash out and turn his farm into a huge development, but he picked the wrong neighborhood to do it in. We have plenty of low cost housing. I don't see why everyone in the neighborhood should suffer just because they want to make a quick buck.

Jon Stirling
4357 Chesney Glen Dr
Hermitage, TN 37076

From: Kristta Smith [mailto:k.broxton0618@gmail.com]

Sent: Wednesday, September 19, 2018 9:50 AM

To: Rickoff, Abbie (Planning)

Subject: New Hope Road

Good morning,

I live in the Farmingham Woods development and I would like to request you DO NOT approve the rezoning of the New Hope Road area.

1) Traffic is bad enough in the morning when I am trying to leave for work and I am usually out the door at 6:30 that is not even peak morning rush hour traffic. Adding even more homes will make it nearly impossible to go left out of my subdivision. Besides that, the exits/entrances on both sides of New Hope are dangerous enough as it is, with no lights and poor visibility due to hills. Having more people having to go these ways will increase the number of accidents.

2) Schools are already overcrowded as it is. What is the plan if these 50+ houses go in and say each house has an average of 2 kids? Where are these children going to go?

3) I honestly didn't even realize where this rezoning was happening until I was informed by the Nextdoor app. The signs only ever said New Hope Road. This was poor communication on the developers and city's part to let their residents know what was happening.

When is the next meeting? My husband and I would like to be in attendance since we were never informed of the first one and would like our voices to be heard.

Thank you,

Kristta Smith

From: Wayne Scharber [mailto:waynesch48@gmail.com]

Sent: Wednesday, September 26, 2018 3:29 PM

To: Planning Commissioners

Subject: 6280 New Hope Road project on PC calendar for Oct. 11

RE: Case 2018SP-050-001

6280 NEW HOPE ROAD

Map 087, Parcel(s) 011

Subarea 14, Donelson-Hermitage (2004)

Council District 12 (Steve Glover)

Mr. Chairman Adkins and Planning Commission members:

I have listed five bullet points to summarize my concerns and requests.

1. Make all lots to be a minimum of 5000 square feet, as proposed for south end of project.
 - a) This is same as minimum lot size in Chesney Glen S/D.
 - b) This is still less than lot sizes in Cobblestone S/D, most are 9000 to 10,000 square feet.
 - c) This is still less than lots in Farmingham S/D, New Hope Estates S/D, and New Hope Meadows S/D.

- d) This is certainly less than the acreage estates (5 acres and greater) across the road.
2. Make Private Drive on north end of project to be a Public Road and make the safe access to North New Hope Road at Landings Way. (Based on the design scale of project, this will require no more area than the present proposed “extra parking and the Private Drive.)
 3. Open access to/from Chesney Glen at both Glentree Drive and Glenboro Drive to the Public Road at both south end of project and the north end of project, respectively. This will provide a second outlet for Chesney Glen S/D and will provide two outlets for lot owners in this new development.
 4. **Eliminate access** from Glentree Drive to North New Hope Road at the historically dangerous curve.
 5. Save trees at the existing house site by relocating the “active open space” to that location. This will provide more equal access for all lot owners in the proposal.

I share these comments and suggestions as no arranged neighbors/community meeting has been scheduled or “notice given” to property owners living within the 600 feet of the proposed development. I applaud and support the Commission members’ discussion and suggestion to include the development graphics presented the Public Hearing on September 23. This included discussion to restrict the proposed homes to be no more than two story.

In view of no neighbors/community meeting and no opportunity to see any changes, if any, to the proposed project, I would hope and respectfully request that the “Public Hearing” be opened on October 11 and permit the public to be heard.

Thank you.

Wayne K. Scharber
6285 N. New Hope Rd.
Hermitage, TN 37076
Phone: 615-500-9731
Email: waynesch48@gmail.com

From: Steve Sloan [mailto:enoughcontainers@gmail.com]
Sent: Thursday, October 04, 2018 7:58 PM
To: Planning Commissioners
Subject: Case #SP 2018SP-050-001

Case #SP 2018SP-050-001

Commissioners,

I attended the September 13, 2018 Planning Commission Meeting. I did not comment because I was primarily gathering information and there were enough in opposition sharing many of the same concerns as my own.

After reviewing the information that was presented, I do have a number of concerns and comments regarding this proposed development.

First, I would like to disagree with Councilman Glover’s comments to the Commission on the 13th. He said he had taken a different approach with this proposal by contacting those neighbors that would be most impacted by this development and facilitating a couple of meetings between them, the owner of the subject property, Mr. Allen Wise of Wise Group, and his developers – Land Management Group, Inc., Dale and Associates, and Gamble Design Collaborative.

Mr. Glover never contacted me regarding those meetings. The only reason I was able to attend was because a concerned neighbor made me aware of what was going on.

I own two lots adjacent to the eastern property line of the proposed development at the southern end. With almost 600' (597.88') of adjoining property line, I believe that makes me the neighbor **most** impacted by this proposed development (reference attached drawing titled: Page 14 - September 13, 2018 Zoning Commission Staff Report r1.pdf).

The Dale and Associates' presentation on September 13th focused on how aesthetically pleasing the fronts of the homes will be and how they will be oriented so that's what's most visible as you pass by along North New Hope road. Unfortunately, that is not the whole story. As you can see I will have the backs, not fronts, of eleven (11) large homes facing and visible from my home and property.

Since the initial meeting held at Mr. Glover's office on March 9, 2018, the proposed development has grown from 46 lots to now 55 lots. Along my property line it grew from 8 lots to 11 lots. (reference drawing titled: Original Proposal Concept Plan (color) r1.pdf)

While I believe Mr. Wise has good intentions and means well and is promising a first-class development, at the end of the day he is a business man and looking out for his best interests. He is obviously very successful and I applaud him for that.

But he must respect that I, along with the surrounding neighbors, are also looking out for our best interests. After all, these are our homes and our neighborhoods and quite possibly the largest investments many of us may ever make. If this development has the potential of adversely affecting our property values, our family's safety and privacy, and our quality of life, then I am rightfully opposed.

From reviewing the September 13th Commission Meeting Applicant Request Summary and Staff Report, I have a number of comments and concerns:

1. I request that when the Commission and its staff are comparing the density of this proposed development to the surrounding area they keep in mind that most of those surrounding low-density areas (shown on page 12 of the September 13th Staff Report) are **not** open farmland or woods, but are also subdivided developments only with homes on much larger lots. Please do not just compare how this fits with developments like Chesney Glen, but more importantly how it fits with the low-density homes directly to the east and south. Please reference attached marked-up drawing titled "Page 12 - September 13, 2018 Zoning Commission Staff Report Drawing r1.pdf" highlighting those low-density subdivisions and homes.

Please also keep in mind the description of the T3 Suburban Transect category as referenced in the Community Character Manual, Adopted August 24, 2017 III-CCM

The following excerpt is the first paragraph defining the T3 Suburban category, page III-CCM-129:

"Introduction

The T3 Suburban Transect Category is the bridge between the Rural and Urban Transect areas. Development within the T3 Suburban Transect Category is designed to thoughtfully transition from the least dense natural and rural environment to the denser urban environment. The T3 Suburban Transect Category, although moderately developed, is the Transect Category where nature is strategically incorporated into the site design. Existing vegetation is preserved to define curvilinear streets, and parks and the green space associated with civic and institutional uses are part of the neighborhood's design. In the T3 Suburban Transect Category, the balance of nature and buildings tips toward nature with more open space and vegetation framing the street than buildings."

2. Focusing on the terms “thoughtfully transition”, “moderately developed” and “the balance... tips toward nature” from that CCM definition, it seems a much lower density transitional development will be a better fit than what is currently proposed.
3. I disagree with the Staff Report Analysis from September 13th that states this SP is “consistent with the... surrounding neighborhood context”. It is **not at all** consistent with the surrounding neighborhood context directly to the east and south of the proposed development.
4. I met separately with Bill Charles and Cecilia O’Neal from Land Management Group, as well as Greg Gamble from Gamble Design Collaborative, to specifically discuss their proposed buffer along my 600’ of adjoining property, (see attached drawing titled 2018-09-04 Site Plan Materials List.pdf). From the drawing you can see a B3 landscape buffer is being proposed. In addition to that buffer I was also told they will include a split rail- or horse rail-style fence along the entire property line adjoining my property. But neither the fence nor the B3 landscape buffer appears to be shown on the drawings or identified in the Conditions on the September 13th Applicant Request Staff Report from what I can see.
5. Regarding concern #4 above I have also been told in an email from Cecilia O’Neal this B3 landscape buffer will be protected and its existence insured and maintained through the covenants, rules and regulations of the HOA (Home Owners Association) for the development. But there appears to be no reference to this in the September 13th Applicant Request Staff Report and Conditions.
6. There appears to be no reference in the Conditions of the September 13th Staff report that specifies Tree Preservation along the eastern and southern property lines.
7. There appears to be no reference within Condition #13 of the September 13th Staff Report regarding landscape plans, plant schedules, supplemental landscaping, etc., associated with the eastern property line, specifically with lots 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, and 55 – all lots adjoining my property line.
8. Finally, I purchased this property in large part for its open space, rural feel, and privacy. Considering that my property is at a lower elevation, I now I find that I may have as many as eleven (11) large homes looming over and looking down on my once private and secluded backyard. So much for privacy! I would like to request as a good faith gesture that Mr. Wise and his developers increase the B3 landscape buffer behind lots 45, 46, 47, and 48 (or approximately 200’ from the southwest corner of my property) to a C3 landscape buffer with 10’ of that buffer width being placed on my property along the property line. I also ask that evergreen canopy trees be strategically located in relation to the proposed homes to block my home and backyard exposure from the 2nd story windows as much as possible. I further request that the included fence along that same length also include 48” tall green plastic-coated chain link fencing (or similar). And that I may be allowed to attach to that fence perpendicularly for enclosing my backyard.

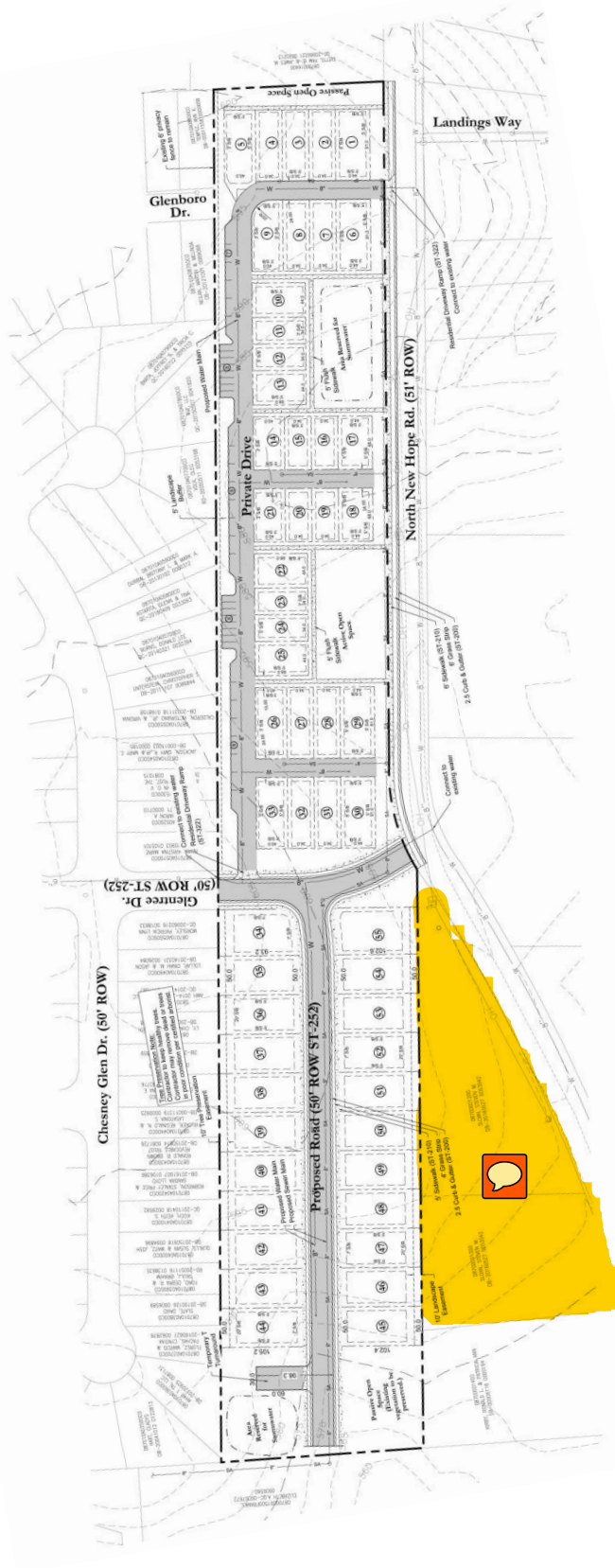
Respectfully,

Steve Sloan
6258 N. New Hope Rd.
Hermitage, TN 37076

Please see attachments on the following pages.



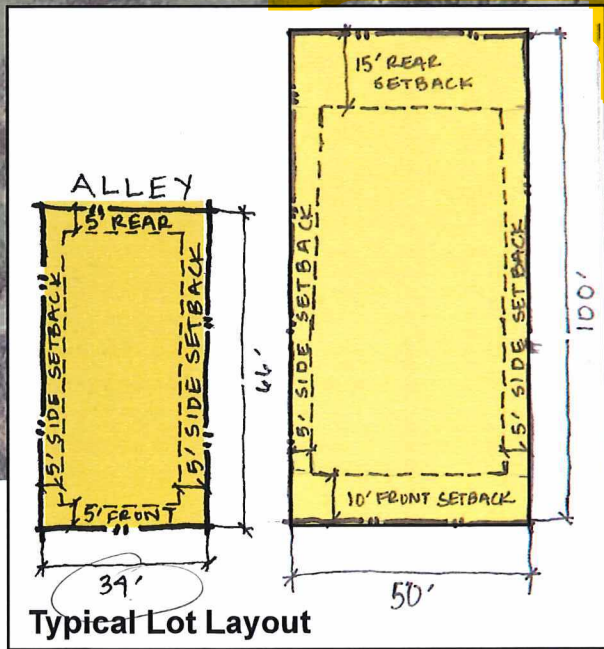
Metro Planning Commission Meeting of 9/13/18



Proposed Site Plan

Preliminary Program Totals

Residential	
34'-44' Lots	31 Units
46'-50' Lots	15 Units
Residential Totals	46 Units



February 28, 2018

6280 N New Hope Rd.
 Concept Plan
 Hermitage, TN

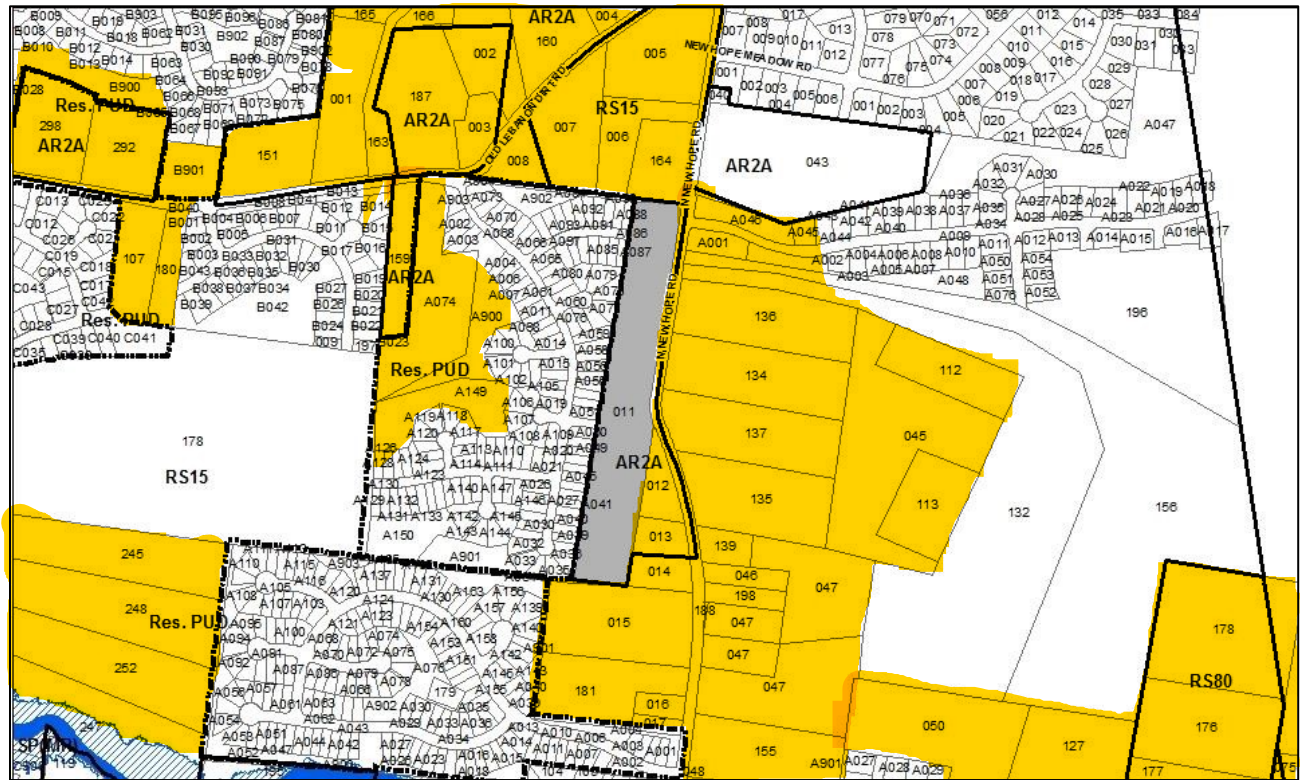
SGS #: 17092.00



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Metro Planning Commission Meeting of 9/13/18



2018SP-050-001
6280 NEW HOPE ROAD SP
Map 087, Parcel(s) 011
14, Donelson-Hermitage-Old Hickory
12 (Steve Glover)

Item 9: 2018SP-063-001 – 1114 West Grove

From: Jeffrey Little [mailto:jlittle0323@me.com]

Sent: Monday, September 10, 2018 4:27 PM

To: Planning Staff

Subject: Case #2018SP-063-001

I own the residence at 1104B West Grove Ave. a few doors down from the subject property. I am against anything that would make this neighborhood any denser. Available parking is too low and crime is already too high to be adding multi-family on this street. Thanks!

Jeff Little

901-277-1444

jlittle0323@me.com

Email regarding 2016SP-071-001 – 1300 N 5th Street on 9/27 MPC

From: stacy@easeuptravel.com [mailto:stacy@easeuptravel.com]

Sent: Monday, October 01, 2018 11:50 AM

To: Planning Commissioners

Cc: Shepard, Shawn (Planning); Kempf, Lucy (Planning)

Subject: RE: 2016SP-071-001 - 1300 N 5th St

I am greatly concerned over the proceedings surrounding this particular case.

First, this item had been placed on the consent agenda. As of the previous meeting where this case was discussed, the deferral was to include re-opening the public hearing. To learn that the item was on consent for the September 27 meeting seems contrary to the decision made at the August 23rd meeting. The motion that was seconded and approved at that meeting was that this case be deferred to September 27 and the public hearing re-opened. The fact that the case was put on consent then was to be discussed without re-opening the public hearing only to have the Commission have to move – once again – to open the hearing seems to be a violation of procedure.

Secondly, neighbors who reside in Highland Heights have raised great concerns over developments with higher than anticipated density. We've seen such developments located in the heart of an area that holds predominantly single-family residences (case in point – 1801 Meridian). We argued against having such densities only to see our arguments fall to the interpretation of the 'policies'. In fact, the approval of such a dense project at 1801 Meridian led to the denser policy remaining in the northwest corner of our neighborhood. Since that precedent had been set, we lost the argument to revert Edwin St to T4-NM during the small area study.

Here is yet another example of our neighbors voicing opposition to the density of a project – and not to redevelopment of a property. The applicant's representative even stated that they could have tried for a density of 40 units/acre as that is what the policy allows. Yet, we've seen the Planning Department recommend disapproval for projects that move too far up the density ladder from the zoning that existed on properties. 1308 Montgomery St is a perfect example. In the early part of this year, this parcel was zoned RS-5 with a request to re-zone to RM-20A. Planning staff recommended disapproval for several reasons but drastic change to the density was one of the reasons for disapproval. Fast forward to today, and this case which would net a density roughly equivalent to 30 units/acre earns approval? This case is and was far above the most dense project to date and runs contrary to past precedent of which 1308 Montgomery is an example.

Yes, a manor house would be a great addition to the character of the neighborhood. But this level of density – regardless of building design – continues to be a significant concern. Had I been in the country, I would again have stood before you to oppose this case as I did on August 23.

Gordon Stacy Harmon, CHS

Your Personal Travel Professional

Ease-Up! Travel Services

(615) JET-SAND (538-7263)

From: Gordon Harmon <stacy@easeuptravel.com>

Sent: Tuesday, September 25, 2018 7:35 AM

To: Planning.commissioners@nashville.gov

Cc: Shawn.Shepard@nashville.gov; lucy.kempf@nashville.gov

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