

Comments on December 13 MPC agenda items, received through December 12

Item 5: 2018SP-050-001 – 6280 New Hope Road

From: Wayne Scharber [mailto:wayne.scharber2@comcast.net]
Sent: Saturday, December 08, 2018 11:56 AM
To: Planning Commissioners; Rickoff, Abbie (Planning)
Cc: waynesch48@gmail.com; timweeks@att.net; erinlucasevans@gmail.com; mark.a.hammock@gmail.com
Subject: 6280 New Hope Road Project before Planning Commission on Dec. 13

RE: ITEM 5 on Dec. 13 Agenda
Case 2018SP-050-001
6280 NEW HOPE ROAD
Map 087, Parcel(s) 011
Subarea 14, Donelson-Hermitage (2004)
Council District 12 (Steve Glover)

December 7, 2018

Mr. Chairman Adkins and Planning Commission members:

This is a request that the Public Hearing be re-opened for the above Agenda Item. On September 13, a Public Hearing was held and a number of local residents spoke about the project. Following those comments, the Commission members discussed the project and addressed a concern that a Council member Community Meeting had not been held and also expressed a desire that a traffic analysis should be undertaken. The Commission agreed to defer the proposal and allow for the traffic study and a Councilman Glover Community Meeting to be held. The Community Meeting was held with Councilman Glover present on October 6, 2018. A traffic analysis/study has been done and is available for review.

With the new information, the discussions with the developer and Councilman Glover at the Community Meeting, and the opportunity to review the latest Staff Reports by Abbie Rickoff, I believe the residents of the Community deserve an opportunity to express our concerns before the Commission on December 13.

Respectfully requested and thank you,

Wayne K. Scharber
6285 N. New Hope Rd.
Hermitage, TN 37076
Phone: 615-500-9731
Email: waynesch48@gmail.com
Date: 12.07.2018

From: Wayne Scharber [mailto:wayne.scharber2@comcast.net]
Sent: Monday, December 10, 2018 11:29 AM
To: Planning Commissioners; Rickoff, Abbie (Planning)
Cc: waynesch48@gmail.com
Subject: ITEM 5 on Dec. 13 Agenda, 6280 NEW HOPE ROAD

RE: ITEM 5 on Dec. 13 Agenda
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:

My wife and I live on five acres of land across New Hope Road from the proposed project. We built our house and have lived here for 38 years.

We are opposed to the project, as proposed, because it does not preserve the rural character and consistency of size of properties in the existing neighborhood and community. It also is not close to transit and jobs, as the nearest transit (train station and bus stop) and jobs are one and a half or two miles away and further there are no safe walking or biking areas to get to either. The **Nashville Next Plan** requires these factors to be considered in new developments.

The project does not provide a safe exit or entrance to or from North New Hope Road. One exit/entrance is proposed at the most historically dangerous curve on North New Hope Road and the second is about 40 to 60 feet south on the downward slope of a hill from the congested exit/entrance of Landings Way coming out of Cobblestone Subdivision.

The project could be modified to accommodate these concerns by making three lots instead of four lots in the four combinations (10,11,12,13); (14,15,16,17); (18,19,20,21); (22,23,24,25), which, individually, are approximately 2300 square feet each. The new sized lots, a minimum of 3000 square feet, will still be less than the 5000 square lots in the adjoining Chesney Glen S/D and the 9000 to 10,000 square foot lots in Cobblestone S/D and still less than the lots in Farmingham S/D, New Hope Meadows S/D, and New Hope Estates and certainly less than the five acre tracts and greater across the road. All these areas are adjoining or in the immediate neighborhood. In order to make a safe entrance/exit for this development, the proposed Private Drive (alley as noted in traffic report) and adjoining extra parking on the north end of the project should be made a Public Road and extended to the north end of project and aligned to connect New Hope Road at an intersection with Landings Way. A signal light should be installed at this intersection and the staff required left turn lane will thereby provide a safe entrance/exit for property owners from this new development and for those owners from Chesney Glen S/D, who will very likely use this new route to access New Hope Road, and those currently coming from Cobblestone S/D. Both connector public streets from Chesney Glen S/D should be opened, as designed in its S/D PUD, to connect to this new Public Road. Approval of "alley private streets" to serve 32 lots is not good planning! Entrance/exit to New Hope Road at the historically dangerous curve is not safe planning!

Sixteen lots would be combined and reduced to twelve. Four lots (1, 2, 3, 4) eliminated by the conversion of Private Drive (alley) and extension of the of Public Road, four lots (6, 7, 8, 9) can be enlarged, and one new 5000 square foot lot can be added next to lot 55. The two "stub streets (alleys)" would serve 6 or 7 lots each, as opposed, to 8 lots each and provide greater safety for emergency access. Glentree Drive public road extension to the dangerous curve would be eliminated. These suggested modifications to the project would reduce the number of lots from 54 to 47. The density will be 4.7 dwelling units per acre and within the range as noted by the staff report. Admittedly, the lot sizes may still be less in the development; however, the larger areas will allow for planting of trees or shrubbery as reflected in concept house drawings in the filed plan. We want this development to be more compatible with the existing Community and provide maximum safety for existing residents as well as future residents.

I share these details as I am concerned that the public may not be permitted to speak at the December 13th meeting of the Commission. While some Commission members have assured a community individual, the Public Hearing will be re-opened, **the Draft agenda shows it to be Closed**. I would appreciate your response that the **hearing will be Open** so that the Community public can be notified and may attend to share their concerns.

Sincerely,

Wayne K. Scharber
6285 N. New Hope Rd.
Hermitage, TN 37076
Phone: 615-500-9731
Email: waynesch48@gmail.com
Date: 12.10.2018

From: Oleg Volk [mailto:olegvolk@gmail.com]
Sent: Monday, December 10, 2018 1:29 PM
To: Planning Commissioners
Subject: Further considerations about 2018SP-050-001 - 6280 North New Hope

Dear zoning Commissioners,

As the neighbor most directly affected by the proposed construction, I would like to argue against this proposal for the following reasons:

- The proposed New Hope Rd exits are in a hilly area with limited visibility, adding to the already present traffic hazards there
- The proposed traffic flow through Chesney Glen neighborhood would overtax the limited throughput capacity at rush hour
- Denser neighborhood than all around it would reduce our property values
- Both construction process and the propose parking lot 5 feet from my fence would severely reduce my quality of life through noise, vibration and pollution

Sincerely,

Oleg Volk

3112 Chambley Ct, Hermitage, TN 37076

From: Delores Dewitt [mailto:deedewitt@comcast.net]
Sent: Monday, December 10, 2018 2:17 PM
To: Planning Commissioners
Subject: Proposed agenda 6280 N New Hope Rd

PLEASE. I am opposed to this as it stands. I live directly across the street from this project. It will affect my living here a lot

Delores DeWitt
6277 N New Hope Rd

From: Tim Weeks [mailto:timweeks@att.net]
Sent: Monday, December 10, 2018 3:53 PM
To: Planning Commissioners
Cc: Wayne Scharber; Erin Evans; Sidney Bennett
Subject: Case #: 2018SP-050-001

Commissioners:

Regarding 6280 N New Hope Development...

This case was deferred due to the need for a community meeting & a traffic study

Now that these have been completed, the public hearing should remain OPEN so neighbors can comment

The Donelson Hermitage Neighborhood Association remains opposed to the development

It is too dense for this area and it will not blend with existing neighborhoods

The plan for our area calls for moderate density

The staff's decision to change the plan to "evolving" density is arbitrary and undefensable

The entrance to the development is also dangerous with the present condition of N New Hope

I have driven that road many times and I can't fathom an entrance in the road's curve

This is a small but dense development of 50 homes

It will not be missed if you turn it down

There are other much better developments in Hermitage presently

Regards

Tim Weeks
President DHNA
[615-293-8178](tel:615-293-8178)
<http://www.dhna.ino>
6101 Hagars Grove Pass 37076

From: Wayne Scharber [mailto:wayne.scharber2@comcast.net]
Sent: Tuesday, December 11, 2018 12:15 PM
To: Planning Commissioners; Rickoff, Abbie (Planning)
Cc: waynesch48@gmail.com; timweeks@att.net; erinlucasevans@gmail.com; sidneyforesterbennett@gmail.com; mark.a.hammock@gmail.com; vickie.jones@outlook.com
Subject: Case 2018SP-050-001, 6280 NEW HOPE ROAD

RE: ITEM 5 on Dec. 13 Agenda
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 shared previous comments regarding the proposed project. I now submit these suggestions due to a concern that the Public Hearing may not be re-opened on Thursday, December 13th.

My suggested actions for consideration by the Commission are as follows:

1. Amend the staff report in Condition #1 to limit the maximum of 47 single-family lots.
2. Amend the staff report in Condition #9 to delete the language allowing for subdividing and state that minimum lot sizes shall not be less than 3000 square feet.
3. Add a condition that requires the “private north/south drive/alley, including surface parking” in the north end of project be a “public road (50’ROW ST-252) as proposed for the south end of project.
4. Add a condition that the only exit /entrance to and from N. New Hope Road be at the north end of project at the Landings Way intersection and further, that a traffic signal light be installed for the intersection. Also, incorporate that a northbound left turn lane with 75 feet of storage shall be provided on N. New Hope Road at this new intersection. Further, require that the Developer shall widen the west side of N. New Hope Road along the project frontage to the extent of the existing ROW.
5. Amend, by deleting, in Condition # 17 the words “If applicable” and thereby stating that all notes regarding “illustrative, conceptual, etc” cannot be removed.
6. Additional language changes will be required in the staff report to further clarify these changes, if approved by the Commission.

I acknowledge that there are other concerns by community neighbors regarding traffic and transportation infrastructure which should be addressed; such will likely take years and will need to be addressed in a broader plan. My concerns are based on the fact that this proposed project is not keeping with existing historical neighborhood character and is not with any safe connectivity to shopping or recreation by walking or biking.

Thank you for your consideration and I will be present on December 13 and am willing to share these concerns and answer any questions. Thank you for your service,

Sincerely,

Wayne K. Scharber

6285 N. New Hope Rd.
Hermitage, TN 37076
Phone: 615-500-9731
Email: waynesch48@gmail.com
Date: 12.11.2018

Item 11a: 2018CP-010-003 – Green Hills – Midtown Community Plan Amendment

From: Thomas Palmeri [mailto:palmeri.tom@gmail.com]

Sent: Sunday, December 09, 2018 1:30 PM

To: Planning Commissioners

Cc: Thomas Palmeri

Subject: Concerns about MPC Case #2018CP-010-003

I have serious concerns about MPC Case #2018CP-010-003. The developer, Pearl Street, is requesting a change in the community character policy, which would then allow them to significantly increase density and height without an SP.

We live close to the property, at 1410 South Street, and would be profoundly affected by this change in community character, which would soon be followed by a proposed building with occupancy, density, and height far greater than what the current policy and zoning would allow.

It seems clear to many of us in the neighborhood that the developer is requesting this change in community character to bypass having to go through the SP process, which means bypassing any discussion with the neighborhood.

We have lived in the Edgehill neighborhood for 12 years. We like living in the city, walking distance from where we work and where our kids go to school. We have welcomed the development of the gulch and midtown and elsewhere in Nashville. But developers seem to have an eye on our neighborhood. Every few months it seems that a new developer is trying to insert a high density project within our neighborhood or adjacent to it that goes far beyond what current zoning would allow. There is transitional zoning from residential to dense urban for a reason.

I hope you will respect the current policy and zoning and reject this proposal.

Thomas Palmeri
1410 South Street
Nashville, Tennessee 37212
palmeri.tom@gmail.com

Item 30 and Item 35: 2018Z-119PR-001 and 2018Z-126PR-001 – Brewer Drive

From: Tina Monroe [mailto:tina@shiptitan.com]
Sent: Friday, December 07, 2018 7:43 AM
To: Planning Staff
Cc: Blalock, Davette (Council Member); Ken Harding; Mike Sullivan
Subject: Case # 2018Z-126PR-001 AND Case # 2018Z-119PR-001

I am AGAINST re-zoning on Brewer Dr?????..???? WE DO NOT NEED or WANT COMMERCIAL or Mixed Use property in our NEIGHBORHOOD?????????????The Neighborhood met with our Councilperson at Bar-b-que a bit ago and we ALL told her we were AGAINST this re-zoning?????..we thought we were heard but OBVIOUSLY underbanded deals going on with her and property owners??they tried this a few years ago and the Neighbors stopped them??.. yet again here we go????????????????????..????? WE DON???T WANT THIS IN OUR NEIGHBORHOOD???.?? leave it as a TRUE NEIGHBORHOOD were people can live without the traffic woes and the crime that comes with this development???????????????????????????????? STAY AWAY FROM OUR NEIGHBORHOOD !!!!

??

Brewer Dr is getting like Dickerson Rd since that stupid light was put up???.?? irresponsible asses going down Brewer shooting guns out windows????? I know this because I witnessed it???.

??

NO RE-ZONE on Brewer Dr !!!!!!!!!? PLEASE

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??

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Tina Monroe
Titan Transfer Logistics
317 Arlington Ave
Nashville, Tn?? 37210
Office:?? 615 324 3494
Fax: 615 324 3498
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tina@shiptitan.com
website: www.shiptitan.com
FB: www.facebook.com/ShipTitan

"When wealth is lost, nothing is lost; When health is lost, something is lost; When CHARACTER is lost, ALL is lost. "?? Billy Graham

From: Shawn Harding [mailto:shawn_harding@comcast.net]
Sent: Tuesday, December 11, 2018 11:19 PM
To: Planning Staff
Cc: davette.blaylock@nashville.gov
Subject: Case #2018Z-126PR-001 and #2018Z-119PR-001

Hi, my name is Shawn Harding and I am a lifelong resident of District 27, I own the property at 489 Westcrest Drive. I am STRONGLY AGAINST the re-zoning of the property located at the corner of Brewer Drive and Nolensville Rd, including the Daycare property on Brewer.

I have been to several community meetings that Councilwoman Blaylock has called to discuss the zoning of the property. The residents of the neighborhood clearly stated they are against re-zoning of the property. Now, I learn this evening that again, the property is up for re-zoning. Yet this time there have been no additional community meetings or requests for feedback because the feelings of the residents have not changed. This is all less than a year after Councilwoman Blaylock's last of many failed attempts of re-zoning the property, Please keep our neighborhood residential!

Please reject this request for rezoning, we don't want this in our neighborhood.

Respectfully,

Shawn Harding
615-554-4542

From: John P [<mailto:John.P@franklinsynergy.com>]
Sent: Wednesday, December 12, 2018 10:48 AM
To: Planning Staff
Subject: Case #2018Z-126PR-001 & #2018Z-119PR-001

I am sending this email to state my opposition to the zoning changes. My property is located directly behind 414 Brewer (2018Z-126PR-001) and also shares a partial property line with 412 Brewer (2018Z-119PR-001). We had a meeting With Davette Blaylock about the zoning change and I left the meeting thinking that the majority of the residents were opposed to the change and the remaining residents wanted more information. At no time did anyone say that is was a good thing for the neighborhood. This is a residential area and I prefer that it remain a residential neighborhood. Davette spoke of retail space and condo's being built at 412 Brewer. My thoughts are that any retail space would not be a prime location and would detract from the peaceful neighborhood. I understand that a small portion of the 412 Brewer parcel is already Commercial and that portion is located directly on the corner of Brewer and Nolensville Rd. that is a logical location for a retail building but moving further down on Brewer into the neighborhood would not attract any major retailers.

Thank you,

John Pulizos
Franklin Synergy Bank
Mortgage Department
3359 Aspen Grove Drive Ste 100
Franklin, TN 37067
615-564-6333
fax 615-656-5213

Item 36 and Item 37: 2018Z-127PR-001 and 2018Z-128PR-001 – Montgomery Avenue and Douglas Avenue

From: Davis, Ashonti [mailto:DavisA17@aetna.com]

Sent: Wednesday, December 12, 2018 11:38 AM

To: Planning Commissioners

Cc: Rickoff, Abbie (Planning); Swaggart, Jason (Planning); Ashonti Davis; stacy@easeuptravel.com; Courtney Williams

Subject: RE: Item 36 (2018Z-127PR-001) and Item 37 (2018-128PR-001) on 12/13 Agenda

Dear Members of the Planning Commission,

I am writing to oppose the rezoning petitions reflected in Item 36 (2018Z-127PR-001) and Item 37 (2018-128PR-001) on the Planning Commission's agenda for December 13, 2018. These rezoning petitions are problematic for several reasons. First, our collective community has spoken through several meetings with the Planning Department and the charrette; we want these types of rezoning petitions to be considered with more circumspect by the Planning Department and the Planning Commission. Second, both rezoning petitions seek to substantially increase the density on small tracts of land. In fact, Item 36 is a request to rezone from SP-R to RM15-A and Item 37 is a request to rezone from SP-R to RM20-A while both properties are approximately two-tenths of an acre. And, finally, there has been an absence of significant community engagement concerning both rezoning petitions.

As a lifelong reside of Nashville's District 5, it seems that these types of proposals are not fully vetted and the neighborhood is left dealing with the aftermath of the consequences. For instance, the property at 1225 Stainback Avenue, was once zoned as a single-family property, which seems appropriate in light of the fact that it is .13 of an acre. The developer was able to rezone that property to an SP with 4 multi-family units. Because the property is too small for the approved 4 units and the area lacks the infrastructure to support the additional units, it appears that the builder has abandoned construction, leaving half-built structures as a dumping ground for over 6 months. I respectfully implore you to thoughtfully consider whether this rezoning petition is appropriate and vote to disapprove both petitions.

I ask that both matters be removed from the Consent Agenda. I sincerely appreciate your consideration of my comments.

Kindest Regards,

Ashonti Davis