

## **Comments on February 14 MPC agenda items, received through February 8**

### **Referring to a previous case – BL2018-1438 / 2018Z-113PR-001 – properties along Bluff Road to rezone from AR2a to RS10 and RM4**

#### **MPC Action: Disapprove (5-0-1)**

From: Mike Rittberg [mailto:mike.rittberg@yahoo.com]  
Sent: Saturday, February 02, 2019 7:14 PM  
To: Planning Commissioners  
Subject: 2/5 Meeting - Apartment/Housing Project off Bluff Rd - LIGA

Hello -

As I understand there is no public comment for your meeting this week, I wanted to you with my opposition to the proposed apartment/housing project off Bluff Rd.

We have just moved in to the Stonecrest housing development last year - off Bluff Road. The housing prices in our development are reaching \$1MM and up.

As Nashville/Brentwood are experiencing tremendous growth I understand the need for additional housing and more affordable prices; However, I'd respectful ask that it you not allow this project to move forward for a number of reasons:

- > 1 - Potential loss of light from the development above on the hill
- > 2 - Loss of Privacy as these apartments will now look down in to the back yard of many in our development
- > 3- Traffic - come take a drive on Bluff Road.
  - > In the winter or when it rains the creek rises quite a bit and the road on occasion has a lot of standing water. In a perfect world - you'd be expanding this road not adding additional traffic to it.
  - > Turning - I can't imagine a lane or two of traffic being added to turning on to the road - based upon the curve of the road - I'd question how safe it would be
  - > Turning Left on to Nolensville from Bluff in the AM. Right now the wait to make a left turn averages a few minutes in the morning traffic. Its hardly safe as it is without a stop light. I can't imagine an additional 50 cars trying to make the left turn.
- > 4- Noise - come stand in the development or the surrounding area - its peaceful -adding additional noise from this transform our neighborhood

I appreciate you reading this note and ask for you to vote NO on this development.

Best,  
Mike Rittberg

Mr. Robert Swope and Metro Council

Re: Bill BL2018-1438

Mr. Swope, we are extremely disappointed that you would sponsor a development in this part of your district and are asking you to please support the Metro Planning Council's decision to decline the developer's request for rezoning of this area.

As a resident of Holt Woods, we are strongly opposed to this proposed development for a number of reasons:

The area in consideration is currently a beautiful wooded area with steep hills. Any development would greatly alter the existing beauty of the property.

The traffic around Bluff Road and Nolensville Road is already over capacity and Nolensville Rd. often stacks up during peak periods. Any relief appears to be years away. Also, since that intersection is subject to seasonal flooding, it could force traffic toward Concord Road which is also at or above capacity during peak periods.

Existing traffic on Holt Road causes many drivers to cut through our neighbor during the peak periods causing a hazard to residents. It is difficult to even back out of our driveway in the morning and Holt Road routinely backs up for at least a half mile for the Edmondson stop sign.

The Lenox Village and related projects on the east side of Nolensville already have a saturation of condo/multi-family units and combined with other current developments in the area are straining the current streets and schools.

This part of town simply does not need any additional large developments until the roads are improved to handle the ever-increasing traffic loads.

Janet & Fred Wald

148 Holt Hills Road

Nashville TN 37211

615/834-9443

**From:** Ram Sharma [mailto:ramcsharma@gmail.com]

**Sent:** Tuesday, February 05, 2019 7:39 AM

**To:** Planning Commissioners

**Subject:** Bill BL2018-1438

Dear Council Members,

We found out that the Metro Council is considering rezoning the 60.19 acres purchased by LIG Assets, Inc. to allow condos and single family homes to be built on the site. LIG Assets, Inc. is planning to cut the forest behind our home and build 3 story condos on the ridge line overlooking our house. This rezoning should NOT BE ALLOWED TO HAPPEN!

The property has significant safety and environmental challenges for development. Challenges include road safety and inadequate road infrastructure on Bluff Road, preservation of forest and wildlife on the property.

It may be noted that several fatal accidents have happened at the junction of Bluff Rd and Nolensville Pike. Allowing multifamily dwelling in this are would be disastrous for adjoining communities.

We strongly urge the Metro Council to follow the recommendations of the experts in the Planning Commission and decline the rezoning change request of LIG Assets Inc.

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*Ram C Sharma, MD, FRCP(Edin.), FACC, FSCAI*

*823 Singleton Lane*

*Brentwood, TN 37027, USA*

*Tel home: (706) 534 9942*

*Tel mobile: (706) 247 0090*

## **BL2019-1476 regarding surplus property on Brick Church Pike**

**From:** Winnie Forrester [mailto:wgforrester1@gmail.com]

**Sent:** Saturday, February 02, 2019 8:35 PM

**To:** Planning Commissioners

**Subject:** Please support CM Hastings in opposition to Bill BL2019-1476 giving away our public land in District 2! Save our Trinity Hills Ridge forests!

Please support our CM DeCosta Hastings and vote NO on Bill 2019-1476. These forests belong to our D2 community and future generations! We want to develop a park with walking trails and selling this parcel means we would never get this land back. See details below.

Thanks, Winnie Forrester

Haynes-Trinity Neighborhood Coalition Member

Website: [www.haynestrinitycoalition.com](http://www.haynestrinitycoalition.com)

Facebook: <https://www.facebook.com/haynestrinitycoalition/> (please like our page!)

Cell: 615-498-8671

**See details on following pages.**

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**Latest Update on the Sale of Our Public Land**  
**Save our Trinity Hills Ridge!**

[Sign our Petition here!](#)

*Councilman DeCosta Hastings says he will be supporting our efforts and will oppose BL2019-1476 selling our public land. We need to hold him accountable and encourage him to fight hard for us!*

*The bill will be heard at Council Chambers at the Metro Courthouse this Tuesday evening, 2/5. The bill is towards the end of the agenda, so we don't expect it to be heard until after 7:30 PM. We have been told there will not be a chance for the public to speak. That means our presence in **green** shirts will be very important!*

*The bill has been referred to three separate Council committees that will meet BEFORE Tuesday night's session and they will issue recommendations to the larger Council. It is very important to have a presence at these meetings in our **green** shirts even though we are not allowed to talk. Here's the schedule:*

*Monday, 2/4 @ 4 PM Budget & Finance Committee meeting in the main David Scobey Council Chamber.*

*Tuesday, 2/5 @ 4 PM Planning, Zoning & Historical Committee meeting in the main David Scobey Council Chamber.*

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*Tuesday, 2/5 @ 4:30 PM Education Committee meeting in Committee Room 2.*

*Please try to make as many of the meetings as possible!*

***CLICK BELOW:***

***[SIGN OUR PETITION here!](#)***

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***Call to Action: Save OUR Trinity Ridge Forests  
Stop our public land from being sold by Metro***

- 1. The Facts***
  - 2. The Problem***
  - 3. Action Steps***
  - 4. List of Properties***
  - 5. Map***
- 

## **THE FACTS**

Metro Nashville is proposing to sell 11 acres of pristine forest in our District 2 community. They have introduced [Bill BL2019-1476](#) at Metro Council to declare it surplus property so our public land can be sold to the highest bidder.

The Haynes-Trinity Neighborhood Coalition is adamantly opposed to this sale of our public community land on Trinity Hills Ridge, because our underserved neighborhoods have very few parks and limited green space. This 11-acre

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over 94 acres. The other two parcels are already designated for Metro Parks Department.

During last year's Nashville Next amendment adding the Haynes-Trinity Small Area Plan to the Bordeaux-Whites Creek Community Plan, we became aware of this public land. We ear-marked it with a long term goal of partnering with business groups, the community and Metro Parks to build a walking trail system and nature center similar to Beaman Park. Selling part of this land is a huge step backwards for our community!

## ACTION STEPS!

1. Forward this to all your friends and post on social media. [Click here](#) to like our Haynes-Trinity Neighborhood Coalition Facebook page!

2. Email all your council members and school board members. [Click here](#) for a sample generic email to send them. Put "Stop BL2019-1476 and Save our Trinity Ridge Forests" in the subject line. Briefly say why and include your name and address.

Email addresses for Metro Council and MNPS School board:

[councilmembers@nashville.gov](mailto:councilmembers@nashville.gov); [jill.speering@mnps.org](mailto:jill.speering@mnps.org); [anna.shepherd@mnps.org](mailto:anna.shepherd@mnps.org); [cbuggs@mnps.org](mailto:cbuggs@mnps.org); [franbush5@gmail.com](mailto:franbush5@gmail.com); [will@pinkstonforschools.com](mailto:will@pinkstonforschools.com); [virginia.pupo-walker@mnps.org](mailto:virginia.pupo-walker@mnps.org)

3. Call or text our Councilman Decosta Hastings at 615-779-1565 and ask him to oppose the bill and support our community.

4. Contact other Councilmembers you may know.

5. Attend the Metro Council Public Hearing at the Courthouse on Tuesday, 2/5/19 @ 6:30 pm. Parking passes are available at Council. **WEAR GREEN**

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6. Attend the MNPS School Board meeting on 2/12/19 @ 5 pm at 2601 Bransford Ave and speak at the public hearing. [WEAR GREEN CLOTHING.](#)

## LIST OF OUR PUBLICLY OWNED LAND ON TRINITY RIDGE

1) Map/Parcel 06000007000 - 11.73 acres. This parcel is directly bordered to the north by the Parkwood Community ball-field and residential homes, which make this property ideal as a trailhead. It has a stream and environmentally sensitive features. **This is the property Metro wants to sell.** We have contacted Metro Parks and they have confirmed their desire and willingness to accept the land.

2. Map/Parcel 06000007100 - 53.44 acres. This parcel borders the 11 acre property to the south, and is Metro-owned conservation land consisting of a very steep and beautiful gorge and ridge with a stream. Historic documents refer to this property as the **Old Natchez Trail**. In 1997, Ordinance O97-680 was passed, dedicating it to the Board of Parks and Recreation.

3. Map/Parcel 05916024800 - 28.35 acres- This parcel is connected to the other parcels by the Trinity Hills subdivision. In 2014, the BL2014-958 ordinance was passed, dedicating it to the Board of Parks and Recreation.



January 25, 2019

1-9-028

## DETAILS:

1-9-028

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## What kind of vote is required for passage?

Ordinances, also referred to as "bills", require passage on three separate readings -- at Council meetings held on three different dates -- and require a majority vote of all Council members (21 votes) for passage on third and final reading.

METRO NASHVILLE COURTHOUSE  
ONE PUBLIC SQUARE

First Reading was 1/15/19 (passed)  
Second Reading 2/5/19 6:30 PM  
Third Reading 2/19/19 6:30 PM (Final)



**VISIT OUR WEBPAGE:**

[www.haynestrinitycoalition.com](http://www.haynestrinitycoalition.com)

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