

Comments on April 25 MPC agenda items, received through April 23

Item 4: 2017SP-092-001 – The Villages at Hodges Hill SP

From: lynn weinstein [mailto:listenerlynn@yahoo.com]

Sent: Sunday, April 21, 2019 12:09 AM

To: Bellshire Crime Watch Bellshire Crime Watch; Haywood, Brenda (Council Member); Planning Commissioners; kmckibbens@comcast.net; MICHAEL MAPLES; hillengladehhh@gmail.com; Douglascorner@gmail.com

Subject: Email Response re: The Villages at Hodges Hill, Development, Rezoning at 4000 Brick Church Pike

April 19 at 2:00 PM

Bellshire Neighbors,

POSTPONED TIL MONDAY:

meeting concerning the The Villages at Hodges Hill, Development

(developer is requesting rezoning of property at [4000 Brick Church Pike](#))

May I please ask: What is this meeting regarding??? The numerous, previous times Mr. McKibbens called a meeting he answered "I don't know" to most questions that were asked of him. What is the goal here, diversion and/or to wear everyone down? Because that's what it seems like to me after so many meetings he's called already. It is perfectly clear that he cares not one iota about this neighborhood, only about lining his own pockets. I am 100% against this development by these people! And here are a few reasons why:

- 1) This area does not have the required infrastructure to transport, provide sidewalks, utilities, police and fire protection, protect the environment, eliminate clear and present dangers of continued flooding and also educate and school the number of new families this subdivision will attract.
- 2) The property in question is the source of a deep, raw and natural spring which waters the animals of an adjacent Farmer.
- 3) The recent failure of the mud/rock hill onto I-24 and the temporary detour informed the trucking industry of our "secret" route aka Brick Church Pike. This info has more than doubled the number of cars and previously unseen and unheard of large transport trucks who have "discovered" and long after the detour signs were removed, are still using, Brick Church Pike as a means to get around our already Clogged Interstate System.
- 4) The constant "Jake Brakes" and noise pollution alone has indeed impacted quality of life issues along with Impending Safety Issues on the same stretch of Brick Church Pike as this planned zone change which would even further increase traffic and decrease safety.
- 5) It seems either the builder/developer or the city should improve infrastructure BEFORE going forward with new projects or developments to lesson the impact on Residents. The city in the last couple of years seems to always be in a "catch-up" position and this greatly impacts our quality of life. Just try driving on our Interstate system and you will quickly experience that our community/neighborhoods and the city of Nashville is completely over-stretched in its capacity to handle the number of people moving into this area and the resulting transfer of goods and services on our roads.

6) What we need is not to be continuously Reacting but we need to be Planning, like our neighbor Hendersonville/Sumner County who denied a new subdivision because of the Lack of Infrastructure and has implemented a 2035 Comprehensive Plan: Sumner County's Blueprint to the Future.

7) This area has no Natural Resources Protection Focus Group to speak on its behalf and we have no idea what else, besides the natural spring, could be endangered by changing the long held Zoning Laws.

And another question: Does anyone and everyone have the freedom to call a meeting at any time? And are there no time considerations and/or restraints on the time given for We the Neighborhood to plan our lives accordingly in a normal, convenient manner? Most of our citizens work and will be at work at 1:00 on this Monday, April 22nd, the latest time for the newest meeting. It seems that this man just loves to wield his ability/authority to "call" meetings at any time for any or no reason i.e. "calling" a meeting and then changing a meeting in less than 48 hours before said meetings after he had inquired and had been cautioned about the disrespect of doing so Yet Again, with one of our resident community leaders. Such **Disrespect** for the people of our neighborhood is very foreboding when considering to allow this man and his cohorts to manipulate our Zoning Laws which in turn **Destroys** our sense of community, **Degrades** our quality of life, **EnDangers** our citizens, **Depreciates** our property values and **Denigrates** our Natural Resources.

Lynn Weinstein

[3910 Brick Church Pike](#)

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There will be a meeting concerning the The Villages at Hodges Hill, Development

(developer is requesting rezoning of property at [4000 Brick Church Pike](#))

The meeting will be This **Saturday, April 20, 2019**

Time: 1:00 PM to 2:00 PM

Meeting Location: Greater Faith Missionary Baptist Church

Address: [3203 Brick Church Pike](#) (just south of Briley Parkway)

Church phone number: 615-891-7178

For additional information please contact:

Mr. Kerry McKibbens,

phone: 615-424-9515.

email: kmckibbens@comcast.net

----- end of message -----

Bellshire Crime Watch <bellshirecrimewatch@yahoo.com>

To: Bellshire Crime Watch Bellshire Crime Watch

Apr 19 at 2:00 PM

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(developer is requesting rezoning of property at [4000 Brick Church Pike](#))

POSTPONED TIL MONDAY APRIL 22

Time: 1:00 PM to 2:00 PM (**SAME TIME**)

SAME LOCATION

Meeting Location: Greater Faith Missionary Baptist Church

Address: [3203 Brick Church Pike](#) (just south of Briley Parkway)

Church phone number: 615-891-7178

For additional information please contact:

Mr. Kerry McKibbens,

phone: 615-424-9515.

email: kmckibbens@comcast.net

From: MICHAEL MAPLES [mailto:maplesm14@msn.com]

Sent: Monday, April 22, 2019 12:19 AM

To: Planning Commissioners; Rickoff, Abbie (Planning); McCaig, Anita D. (Planning)

Subject: 2017SP-092-001

Dear Staff and Commissioners:

After a last minute deferral without reason on 4/11/2019, this application is set to go before the commission on 4/25/2019. There have been no new notices sent out for the hearing and the developer still has yet to remove the old hearing notice signs on property to be replaced with the new date.

There is either carelessness, incompetence, or a direct attempt to divert and confuse this very active community who is adamantly opposed to the unfitting nature of this project.

Here is a recent timeline of what this community has been trying to navigate and I hope you will consider:

3/28 - A 48 hour notice was given that the developer wanted to present updated project information to the community. The developer made no attempt to send invites.

3/30 - A last minute meeting was held with a large attendance, some individuals with only 12 hours notice.

4/10 - After much question on whether the 4/11 commission hearing would happen, it was confirmed with planning staff that the developer would proceed with the hearing.

4/11 - 2:10pm it was announced that the developer had chosen to defer to 4/25 hearing. (Less than 2 hours before the hearing and after they knew that a host of community members had already taken off work and mobilized to attend hearing)

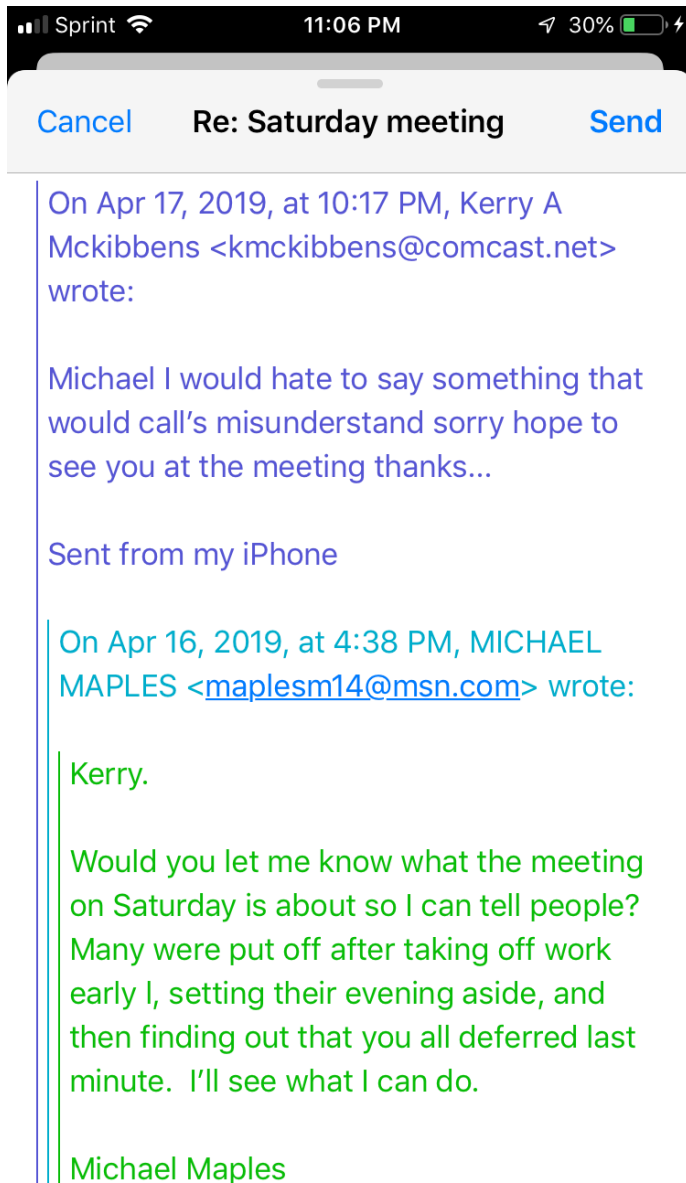
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4/19 - it was announced through the grapevine that the meeting on 4/20 was cancelled and would be held on 4/22 @1pm (right in the middle of a work day). The developer has made no attempt to invite anyone. The councilwoman has said that she would like to use this meeting to see if people in the community are opposed to the project.

Most people are now confused and don't know when to show up, giving the community yet another unfair chance to give reason why this development is not fitting for this community.

Michael Maples

I have blind copied as many neighbors email addresses that I have. If there are any inaccuracies in what I have said, I would ask that any of them speak up to correct me.



From: Becky Fishburn [mailto:becky@tnlaw.net]
Sent: Monday, April 22, 2019 9:55 AM
To: MICHAEL MAPLES; Haywood, Brenda (Council Member); Planning Commissioners
Subject: RE: 2017SP-092-001

Mike, Council Lady Haywood, and Commissioners:

Council Lady Haywood KNOWS people in the community are opposed to the project. I feel the scheduling of a meeting in the middle of a work day is an underhanded attempt to show little or no interest, as no one can show up. Furthermore, the meeting on Thursday will be near impossible to get to with all the traffic to be generated by the NFL Draft. I do not believe this to be unintentional.

Becky Fishburn
4009 Brick Church Pike
Nashville, TN 37207
(615) 860-9917
becky@tnlaw.net

From: MICHAEL MAPLES [mailto:maplesm14@msn.com]
Sent: Monday, April 22, 2019 12:19 AM
To: planning.commissioners@nashville.gov; abbie.rickoff@nashville.gov; anita.mcCaig@nashville.gov
Subject: 2017SP-092-001

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From: Maggie Malone [<mailto:carriemmalone@yahoo.com>]
Sent: Monday, April 22, 2019 12:09 PM
To: Haywood, Brenda (Council Member)
Cc: Rickoff, Abbie (Planning)
Subject: 2017SP-092-001; 4/22 Meeting regarding 4000 Brick Church Pike

Hello Brenda,

I have emailed you several times to voice my opposition to the rezoning of 4000 Brick Church Pike (2017SP-092-001). I have just learned of the meeting happening within the hour, and will be unable to attend as I am at work. The same goes for my husband, and probably most of the neighborhood. We as a community are extremely frustrated, as the developers over and over again have tried to keep us out of the loop and purposefully attempt to keep our attendance numbers down by late notices, inconvenient times for meetings, etc. If you attend this meeting today, please note that there is a very large number of us opposed to this rezoning that will be unable to attend because we work.

Carrie Malone

From: MICHAEL MAPLES [<mailto:maplesm14@msn.com>]
Sent: Monday, April 22, 2019 1:54 PM
To: Planning Commissioners; Rickoff, Abbie (Planning); McCaig, Anita D. (Planning); TVWHITE@TEWLAWFIRM.COM
Cc: hillengladehhh@gmail.com; douglascorner@comcast.net
Subject: Timeline update 2017SP-092-001

Timeline Update:

4/22- 1:30 pm. The few community members that could make it to the 1pm "community meeting" were informed that the meeting was going to be held at 6pm.

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From: lynn weinstein [mailto:listenerlynn@yahoo.com]

Sent: Monday, April 22, 2019 2:48 PM

To: jrladd48@gmail.com; elainemcreynolds@att.net; fuller.dl@att.net; brfitts@bellsouth.net; Bellshire Crime Watch Bellshire Crime Watch; Planning Commissioners; Haywood, Brenda (Council Member); kmckibbens@comcast.net; MICHAEL MAPLES; hillengladehhh@gmail.com; douglascorner@gmail.com

Subject: Fw: Email Response re: The Villages at Hodges Hill, Development, Rezoning at 4000 Brick Church Pike

This is Lynn Weinstein from 3910 Brick Church Pike and I just returned from a called meeting at one o'clock and and **only neighbors were there; no councilwoman and no Mr McKibbens**. This is OUTRAGEOUS and further exemplifies the continued flagrant disregard and disrespect towards the good people of our neighborhood. Mr McKibbens is NOT to be trusted as we see this as another of his diversion tricks to wear us down. These are GOOD people and should never be treated as pawns for his scheme to line his pockets which, in so doing, will Destroy our Community, Degrade our Quality of Life, EnDanger our Citizens, Depreciate our Property Values, and Denigrate our Natural Resources.

Since my letter below I have discovered his said development, not only has a Farmer adjacent to the north who depends on the natural spring to water his animals, that would be destroyed, but said development also has a Horse Farm directly on the south side which has been damaged over and again by the deforestation of a parcel of that land which occurred about two years ago. This development would cause irreparable damage to that farm also.

Councilwoman Haywood, please see through this farce and PROTECT our community!! We are depending on you to stop this madness and let there be Peace once again in our neighborhood.

To all Planning Commissioners: Brick Church Pike wasn't built to handle this type of residential activity. It is NOT a walkable street, with ditches on both sides of it. Plus all the other reasons listed below. What would you think/do if you were in this situation?

----- Forwarded Message -----

From: lynn weinstein <listenerlynn@yahoo.com>

To: Bellshire Crime Watch Bellshire Crime Watch <bellshirecrimewatch@yahoo.com>; brenda.haywood@nashville.gov <brenda.haywood@nashville.gov>; planning.commissioners@nashville.gov <planning.commissioners@nashville.gov>; kmckibbens@comcast.net <kmckibbens@comcast.net>; MICHAEL MAPLES <maplesm14@msn.com>; hillengladehhh@gmail.com <hillengladehhh@gmail.com>; Douglascorner@gmail.com <Douglascorner@gmail.com>

Sent: Sunday, April 21, 2019, 1:08:35 AM EDT

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phone: 615-424-9515.

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To: Bellshire Crime Watch Bellshire Crime Watch

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SAME LOCATION

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Church phone number: 615-891-7178

For additional information please contact:

Mr. Kerry McKibbens,

phone: 615-424-9515.

email: kmckibbens@comcast.net

Item 11: 2019S-043-001 – Highland View

From: Don O'Donniley [mailto:rdodone@gmail.com]

Sent: Thursday, April 18, 2019 9:34 PM

To: Planning Commissioners

Subject: REQUEST TO DEFER 2019S-043-001

Good afternoon members of the Metropolitan Planning Commission. I respectfully request you add to your Agenda for your meeting April 25, 2019 the attached Motion for Deferral. I urge your consideration of this matter and adoption of the Motion.

--

R. Don O'Donniley, Esq. AICP

Please see letter on following pages.

BEFORE THE METROPOLITAN PLANNING COMMISSION
FOR NASHVILLE-DAVIDSON COUNTY, TENNESSE

RE: NO. 2019S-043-001
Parcel 164 and 127 (Partial)
HIGHLAND VIEW

MOTION FOR DEFERRAL

Comes Rob Cheplicki and Kathy Cloninger , individually and on behalf of Neighbors for Knob Hill Association, trough counsel, and respectfully asks the Metropolitan Planning Commission (MPC) to defer consideration of the Highland View proposed subdivision denoted as number 2019S-043-001. The request for deferral is to re-schedule consideration of 2019S-043-001 until the second meeting of the MPC in May, 2019. Joining in the request for deferral as individual members of the Neighbors for Knob Hill Association are David and Cynthia Crenshaw.

STANDING:

The individuals requesting deferral have standing as adjacent and abutting property owners that will be directly impacted because the proposed cluster subdivision will impact their lots of record. Rob Cheplicki resides at 6453 Fleetwood Drive, parcel # 1030500900, and Kathy Cloninger resides at 6457 Fleetwood Drive, Nashville, TN 37209

The Neighbors for Knob Hill Association is a non-profit group of owners that abut or adjoin the proposed development. Mr. Cheplikcki and Mrs. Cloninger are the co-chairs of the organization. David Crenshaw and Cynthia Crenshaw join in the request as representative members of the Neighbors for Knob Hill Association and reside at 5730 Knob Road, Nashville, TN 37209.

REASON FOR DEFERRAL

The proposed project is currently zoned R-40 (approximately one acre lots required) but contains areas designated for application of "Conservation Policy" as identified in the Nashville Next Plan for areas that have sensitive environmental features. Those features in this case are steep slopes; both greater then 20a% and 25% change in grade (elevation). In addition, we believe the Special Policy for Hillwood/ West Meade, area 07-T3-NM-02 , page 46 and Special Policy for Knob Hill, area 07-T3-NM-02-1A 02 require the MPC to make a factual finding on the record the proposed development is consistent with these policies to approve the project. As effected parties we ask for an opportunity to

have input into that decision. We are in the process of hiring seasoned experts to make factual input to staff and the developer as part of our commitment to implementing Nashville Next. We have already retained on O'Donniley, a lawyer and planner with 40 plus years of experience, including over twenty years with this agency to lead the team. He has recruited Dr. Robert (Bob) Stammer, an expert on transportation planning. Dr. Stammer is an Engineer who worked on developing transportation models used nationwide. He can provide analysis on the grading required for the proposed streets on site and off site. He can also provide traffic analysis on site and off site. Second major area of concern is soil disturbance. Closely related to this issue is the anticipated increase in runoff. There is proof available of slope failure in the immediate area due to past grading and existing runoff. Detailed analysis beyond the normal review level is justified to assure the design will not contribute to increased soil failure areas and localized flooding during storm events.

While some time has passed as the applicant's engineer has submitted revisions to address staff concerns, the latest revision was submitted April 15th. Staff must produce its report by April 19, just four days later to disseminate to the MPC before the scheduled hearing. We, as neighbors have not retained a wastewater expert as of April 17th and D. Stammer has only been available three days since he was retained. Clearly more time is needed to obtain this input.

When we consider proposed projects, the usual approach is to focus on the site and how it affects its surroundings. In this case, the presence of the TV tower has to be considered. One change already made in the last set of plans submitted Monday for review was to call for a fence to secure the gye wire anchors attached to the tower. There are three existing recorded easements radiating from the tower. One is shown on the development plan because it directly impacts the layout of the proposed development. The tower is almost exactly as tall as the former World Trade Centers. The design concepts for the tower is have assured safety by causing the tower to implode upon itself should there be a structural failure. We have documented evidence of large ice daggers developing during winter and being blown off into adjoining homes. Also, re-painting has resulted in lead dust being deposited on adjoining homes. To date, we are unaware of any effort to address how locating homes closer to the tower may increase these problems or identify other potential tower related problems.

SUBSTANCE OF THE DEFERRAL

We are not starting with a preconceived position in favor of the project or opposed to the project. We start with the adopted plan which has already identified this as a sensitive area that requires limited development while conserving specific features of the site that require special attention. It is obvious that implementation is not the stage at which we are going to correct bad results. Approval should not be granted to any proposal for development here or elsewhere in Nashville until the MPC is assured the development conforms to the adopted [policies. No matter how good the staff is at its job, the

level of analysis that would assure this approach needs more resources. We have taken it upon ourselves to seek the involvement of these experts to form a basis not only for review of the project but help the MPC respond to proposals in other sensitive areas in our county in the future. We firmly believe our input can be completed for use by staff and the developer if the MPC will continue the consideration of this proposed development. We ask the MPC to defer the project until its second meeting in May.

Respectfully submitted,

R. Don O'Donniley, Esq. AICP

SERVICE

A true and correct copy of the Request for Deferral has been served on Roy Dale, Eng.. Dale and Associates by USPS, prepaid addressed to 516 Heather Place, Nashville, TN 37204.

R. Don O'Donniley, Esq. AICP

From: David Crenshaw [mailto:david.l.crenshaw@gmail.com]

Sent: Sunday, April 21, 2019 7:43 PM

To: Planning Commissioners

Cc: Kempf, Lucy (Planning); Rickoff, Abbie (Planning); Roberts, Mary Carolyn (Council Member); Johnson, Mina (Council Member); Murphy, Kathleen (Council Member); cynthia.crenshaw

Subject: Highland View concept plan, # 2019S-043-001 - deferment request

To: Metro Planning Commissioners

From: David and Cynthia Crenshaw, 5730 Knob Rd, Nashville, 37209

Subject: Highland View concept plan, # 2019S-043-001 - deferment request

Date: April 21, 2019

As a long time resident of over twenty years at 5730 Knob Rd. We are writing to let you know about serious concerns regarding the proposed development of property currently supporting the WSMV television tower.

It is difficult to prioritize which concern is paramount so I will lay out what I believe are the top concerns:

- 1) The proposed plan to does not fit the character of the neighborhood which is zoned R40 with one acre single family homes. **Cluster housing has never been allowed in this area**, nor does the difficult terrain suit higher density housing.
- 2) The proposed plan will create a direct cut through from high density housing on Charlotte Ave, to White Bridge Road via Knob Rd. Knob Road has already been studied and accepted as a street that is in need of a traffic calming program. Neighbors voted to endorse a plan to construct speed humps on Knob Road before that program was halted prior to implementation. This construction would exacerbate the problem, and there has been **no time for a traffic study**.
- 3) **Storm water runoff is already in danger of undercutting Knob Rd**. Additional construction on the hillside and the subsequent destruction of vegetation along steep slopes will accelerate this erosion necessitating repair of Knob Road (see attached photo).
- 4) There is a 1400 foot tall tower on this property and any **new construction will be within the fall zone** (the tower has fallen before during construction, killing four people). Ice build up on the guy wires can fall in large chunks and already is an additional danger to nearby residents.
- 5) Environmental impacts of construction are unknown as the **engineer has refused to share engineering studies of the site with neighbors**. Time should be allowed for either the city or concerned citizens to have a **thorough unbiased engineering study of the site done**. Any study should include key issues of storm water drainage, known and currently unknown underground streams, potential effects blasting would have and the anticipated potential release of Radon gas in the area which is prone to high Radon levels, traffic, steep slopes, tower safety, soil stability, and adherence to building regulations and policies as set forth in the Conservation Policy; Open Space Policy; Maintenance Policy; the Special Policy for Hillwood/West Meade (Nashville Next, Volume III, page 46); and the Special Policy for Knob Hill (Nashville Next, Volume III, page 49).

Thank you for considering our request for a deferment of the planning commission meeting regarding this site to allow the necessary time for a reasonable considerations of the special circumstances of the site.

Sincerely,

David and Cynthia Crenshaw

Please see photo on following page.



From: kathy.cloninger@gmail.com [mailto:kathy.cloninger@gmail.com]

Sent: Monday, April 22, 2019 11:25 AM

To: Planning Commissioners; Roberts, Mary Carolyn (Council Member); Johnson, Mina (Council Member); Murphy, Kathleen (Council Member)

Cc: Kempf, Lucy (Planning); Rickoff, Abbie (Planning)

Subject: letter to Planning Commissioners Re: Highland View #2019S-043-001

Letter to Metro Planning Commissioners

From: Kathy Cloninger, resident at 6457 Fleetwood Dr, Nashville, 37209

Subject: Highland View concept plan, # 2019S-043-001

Date: April 22, 2019

I am writing to express my concerns about the Highland View concept plan, which is on your April 25 agenda. For 27 years I've lived on Fleetwood dead end. My land abuts the proposed subdivision.

Nashville's overarching planning goal is to accommodate growth while preserving the qualities that make our city good to live in. City planners have worked hard, in partnership with neighborhoods, to write sensible development policies. The West Nashville Community Character Policy Plan/Nashville Next, the West Nashville Community Plan, and the Metro Subdivision Regulations create standards for development. In particular, limits on Knob Hill development are imposed by five special policies: Conservation Policy; Open Space Policy; Maintenance Policy; the Special Policy for Hillwood/West Meade (Nashville Next, Volume III, page 46); and the Special Policy for Knob Hill (Nashville Next, Volume III, page 49).

I object to a cluster lot layout on Knob Hill. Half-sized lots are inconsistent with the character of the surrounding neighborhood and the goals for west Nashville and specifically for Knob Hill. The five special policies emphasize the importance of R40 lot size, minimal grading of steep slopes, protecting existing tree coverage, and preserving the character of the West Nashville suburban neighborhood. The five policies clearly refer to Knob Hill as a unique piece of land, offering green space, view shed, and valuable tree covered slopes.

Open Space Policy says, "Should the existing use [of Knob Hill] cease, the intent is for the site to be retained as open space and placed in public use if the opportunity should arise."

If development does occur, the five policies give clear guidance that it must follow existing patterns of low density, single family homes, averaging one dwelling per acre. Parcels could be SLIGHTLY smaller to create protected open space and prioritizes protection of steep slopes, mature vegetation and view sheds. "Slightly smaller" is not "half size."

Some may argue that cluster lot layout is a way to protect sensitive environment. That makes no sense on Knob Hill, where doubling the numbers of lots does nothing to protect sensitive environment. Besides the fact that the concept plan is using the cluster lot option to effectively re-zone the hill R20, the cluster lot layout is just not appropriate on Knob Hill with all its ecosystem of steep slopes, streams, woods, view shed and wildlife habitat.

I and my neighbors may support development on Knob Hill that is compatible with R40 zoning and that is in character with the surrounding streets. I ask the Commission to reject the cluster lot option on Knob Hill. If you can't just vote NO, then at least defer the case, to provide time to gather more data on the impact of construction on this unique, sensitive property.

Thank you for your stewardship of Knob Hill.

From: Billy Livsey [mailto:livseymuse@comcast.net]
Sent: Monday, April 22, 2019 2:14 PM
To: Planning Commissioners
Cc: Kempf, Lucy (Planning); Rickoff, Abbie (Planning)
Subject: Knob Hill Development

Dear Metro Planning Commissioners,

My name is William Livsey and I have lived on Knob Road for the past 27 years. I am deeply concerned about the news of the possible development of houses near the Channel Four Tower. We have had issues with flooding over the past ten years in this area and things don't seem to be getting any better. When the Highland Park Church was built there were concerns already and the neighborhood was assured by the church that they would honor the area by keeping the land free from development. They also promised to leave foliage in front of the church and non of these things happened. A part of Knob road in front of the church is crumbling and you can see erosion happening in front of the church.



Apart from the drainage issues, the building of houses so close to TV tower is something I have never seen in another other part of the country. Which raises the question is this a good idea and whose responsibility is it if there is an issue with the tower?

I do hope that you all please be very thorough in you thoughts of letting this development go through.

Thank you very much for the good work you do for this city.

Sincerely,

William Livsey

5745 Knob Road

Nashville, TN. 37209

From: Duncan Ragsdale [mailto:duncanrag@comcast.net]

Sent: Monday, April 22, 2019 3:09 PM

To: Planning Commissioners

Cc: Kempf, Lucy (Planning); Rickoff, Abbie (Planning); Roberts, Mary Carolyn (Council Member); Johnson, Mina (Council Member); Murphy, Kathleen (Council Member)

Subject: Defer case # 2019S-043-001

TO: Metro Planning Commissioners

FROM: Duncan Ragsdale, resident at 6453 Fleetwood Drive, Nashville, TN 37209

SUBJECT: Highland View Concept plan, #2019S-043-001

DATE: April 19, 2019

I am writing to you today to implore you to stop the Highland View concept plan as it is submitted. This plan doesn't have enough information to protect the surrounding homes in the existing neighborhood. If we let this go through as planned, or I should say NOT planned, I KNOW damage to existing homes and families that have lived here for over 50 years will have damage and no way to protect themselves. A concept plan for this specific piece of property is not enough. There is way too much that can go wrong here and needs to be developed further to see how this whole thing is going to work because after it is approved we have no recourse and way too many homes have already been flooded and damaged and imposed on in this neighborhood for this to happen again.

Please defer this meeting so that we can have our specialist gather more info so that we will have a better idea of how things will go if this hilltop is carved out. Please move this case to another meeting date!

Thank you for your time.

Sincerely,

Duncan Ragsdale

duncanrag@comcast.net

duncanragsdale.com

615.294.5441

From: Lisa Waddle [mailto:waddlelisa@gmail.com]
Sent: Monday, April 22, 2019 4:17 PM
To: Planning Commissioners
Cc: Kempf, Lucy (Planning); abbie.rickoff@nashville.gov
Subject: Highland View concept Plan at Knob Hill

To: Metro Planning Commissioners
From: **Lisa Waddle**, resident at **5643 Kendall Drive**, Nashville, 37209
Subject: Highland View concept plan, # 2019S-043-001
Date: April 22, 2019

I am writing to express my concerns about the **Highland View** concept plan, which is on your April 25 agenda. Five years ago my husband and I bought our house and property on Kendall because of the lack of traffic on Knob Road and in this area. We also love that we backed up against a forest. My concern is for the water runoff from this development and the increase in traffic it will create.

I object to a cluster lot layout on Knob Hill. Limits on Knob Hill development are imposed by five special policies: Conservation Policy; Open Space Policy; Maintenance Policy; the Special Policy for Hillwood/West Meade (Nashville Next, Volume III, page 46); and the Special Policy for Knob Hill (Nashville Next, Volume III, page 49).

Half-sized lots are inconsistent with the character of the surrounding neighborhood and the goals for west Nashville and specifically for Knob Hill. The five special policies emphasize the importance of R40 lot size, minimal grading of steep slopes, protecting existing tree coverage, and preserving the character of the West Nashville suburban neighborhood. The five policies clearly refer to Knob Hill as a unique piece of land, offering green space, view shed, and valuable tree covered slopes.

Open Space Policy says, “Should the existing use [of Knob Hill] cease, the intent is for the site to be retained as open space and placed in public use if the opportunity should arise.”

If development does occur, the five policies give clear guidance that it must follow existing patterns of low density, single family homes, averaging one dwelling per acre.

Knob Hill is “mimosa soil” which has a poor rating, and I am very concerned about trees coming down. Trees are our best asset to keep soil intact and prevent flooding. We already are seeing much more runoff than we have in past years.

Some may argue that cluster lot layout is a way to protect sensitive environment. That makes no sense on Knob Hill, where doubling the numbers of lots does nothing to protect sensitive environment. Besides the fact that the concept plan is using the cluster lot option to effectively re-zone the hill R20, the cluster lot layout is just not appropriate on Knob Hill with all its ecosystem of steep slopes, streams, woods, view shed and wildlife habitat.

I and my neighbors may support development on Knob Hill that is compatible with R40 zoning and that is in character with the surrounding streets. I ask the Commission to reject the cluster lot option on Knob Hill. If you can’t just vote NO, then at least defer the case, to provide time to gather more data on the impact of construction on this unique, sensitive property.

Thank you for your consideration,

Lisa Waddle

5643 Kendall Drive

From: Ruth Cirillo [mailto:cirillo.ruth@gmail.com]

Sent: Monday, April 22, 2019 5:26 PM

To: Planning Commissioners

Cc: Kempf, Lucy (Planning); bbie.rickoff@nashville.gov; Roberts, Mary Carolyn (Council Member); Johnson, Mina (Council Member); Murphy, Kathleen (Council Member)

Subject: Highland View concept plan, # 2019S-043-001

Importance: High

To: Metro Planning Commissioners

From: **Ruth Cirillo**, resident at **6473 Fleetwood Dr.**, Nashville, 37209

Subject: Highland View concept plan, # 2019S-043-001

Date: April 22, 2019

I am writing to express my concerns about the Highland View concept plan, which is on your April 25 agenda. For 27 years I've lived on Fleetwood dead end. My land abuts the proposed subdivision.

Nashville's overarching planning goal is to accommodate growth while preserving the qualities that make our city good to live in. City planners have worked hard, in partnership with neighborhoods, to write sensible development policies. The West Nashville Community Character Policy Plan/Nashville Next, the West Nashville Community Plan, and the Metro Subdivision Regulations create standards for development. In particular, limits on Knob Hill development are imposed by five special policies: Conservation Policy; Open Space Policy; Maintenance Policy; the Special Policy for Hillwood/West Meade (Nashville Next, Volume III, page 46); and the Special Policy for Knob Hill (Nashville Next, Volume III, page 49).

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I and my neighbors may support development on Knob Hill that is compatible with R40 zoning and that is in character with the surrounding streets. I ask the Commission to reject the cluster lot option on Knob Hill. If you can't just vote NO, then at least defer the case, to provide time to gather more data on the impact of construction on this unique, sensitive property.

Thank you for your stewardship of Knob Hill.

Ruth Cirillo

www.throughruthseyes.com

From: 12strings22@gmail.com [mailto:12strings22@gmail.com]
Sent: Monday, April 22, 2019 6:53 PM
To: Planning Commissioners
Subject: Case #2019S-043-001 water runoff issues

To: Metro Planning Commissioners

From: Mike Williams, resident at 6457 Fleetwood Dr, Nashville, 37209

Subject: Highland View concept plan, # 2019S-043-001

Date: April 22, 2019

The Highland View concept plan falls woefully short of dealing with streams – on the surface and underground – on Knob Hill. And neighbors doubt Roy Dale’s assertion that we have nothing to fear from subdivision water runoff.

I recently walked the proposed subdivision site on a sunny day and saw water running in two watercourses whose path may affect eleven lots (#20 through #30) along the north extension road. Those watercourses converge in the TV tower cable easement and flow as a stream from just below the “middle turnaround” all the way down to Knob Road, likely passing through Lots #31 and #1.

In this stream, within fifteen feet of the middle TV cable anchor, active springs are bubbling out of the limestone. How stable can that cable anchor be?

Knob Hill is an ever-changing aquifer: the whole hill fills and seeps from rain. Much ground near the “middle turnaround” is wet with seepage, and moss grows everywhere including the hilltops, proving that the whole hill weeps.

Roy Dale’s assurance that the finished development will protect surrounding neighbors against run-off damage just does not “hold water” and his promise looks foolish when you see the drainage catastrophes caused by construction nearby, particularly on Ocoola and related streets, and the cave-in of the proposed soccer field behind West End Community Church.

Please reject the Highland View concept plan. Or at least defer it until better study can be done on the streams and underground water flow on Knob Hill, and the dangers of runoff during construction. PLAN FIRST. THEN BUILD.

Thank you for caring about this unique feature of your city.

From: kathy.cloninger@gmail.com [mailto:kathy.cloninger@gmail.com]

Sent: Monday, April 22, 2019 6:59 PM

To: Planning Commissioners

Cc: Kempf, Lucy (Planning)

Subject: defer Highland View (case 2019S-043-001 on April 25 agenda

Dear Commissioners, I ask that the Highland View case be deferred on Thursday's agenda (see reference case # in subject line). This agenda item concerns a complicated and controversial proposed subdivision that has engaged hundreds of neighbors over the past few months. Due to the NFL draft downtown, many neighbors who want to be involved in this discussion are worried about traffic and travel in the downtown area. If the Mayor is closing offices and asking staff to work from alternate locations, it is not fair to proceed with this vote during a time that is very difficult to engage the residents of west Nashville. Since the Commission hearing is the ONLY time residents have a voice in this development, please postpone so that we can participate without such a roadblock. See the Mayor's announcement below. If city employees cannot work downtown, how can the rest of us be expected to deal with this predicament? Thank you for considering this request, Kathy Cloninger. Home owner at 6457 Fleetwood Dr.

Mayor Briley Announces Early Office Closures During NFL Draft

4/11/2019

Thomas Mulgrew 615-862-6461

To help ensure traffic flow during the NFL Draft downtown, Metro is closing its offices and departments at 3 p.m. on April 25 and 26 for all non-essential personnel.

Metro is also encouraging its departments and agencies to consider alternative work locations for those non-essential employees on April 25 and 26, if possible.

“The NFL Draft is predicted to bring an additional 100,000 people to the downtown core each day,” said Mayor Briley. “To help mitigate traffic concerns, Metro will close early on these two days for non-essential personnel. I encourage downtown businesses to consider similar plans. I also would like to thank all of the essential employees across multiple departments who will be working to support the event.”

Mayor Briley is also encouraging downtown companies that have work-from-home capabilities to do so on April 25 and 26. If working from home is not possible, companies should consider staggered and flexible work hours. Road closure details can be found [here](#).

The NFL Draft Committee and the Nashville Convention & Visitors Corp have continued to work in close coordination with Metro and the State of Tennessee to ensure the best logistical approach for building and executing the event.

The Rock 'n' Roll Nashville Marathon is also taking place downtown over the weekend. The Marathon expo is April 25 and 26, and racer packet pickup will happen Friday evening.

From: 12strings22@gmail.com [mailto:12strings22@gmail.com]
Sent: Monday, April 22, 2019 7:02 PM
To: Planning Commissioners
Subject: unfair schedule, NFL draft

To: Metro Planning Commissioners

From: Mike Williams, resident at 6457 Fleetwood Dr, Nashville, 37209

Subject: Highland View concept plan, # 2019S-043-001

Date: April 22, 2019

It is unfair for the Commission to schedule the hearing on our case while the NFL draft is tying up traffic and blocking streets. Even the mayor is closing government offices.

We neighbors around Knob Hill have prepared a vigorous and well-founded opposition to the Highland View concept plan – as we did two years ago when your Commission voted down a similar concept plan. You are cheating us if you schedule OUR ONLY CHANCE TO HAVE A VOICE when city streets and freeways are so stymied that half of our speakers and supporters can't attend.

It just isn't fair. It disrespects the concept of fair planning.

PLEASE DEFER HIGHLAND VIEW UNTIL A LATER AGENDA!

From: Teresa Rohling [mailto:teresarohling@gmail.com]
Sent: Monday, April 22, 2019 7:05 PM
To: Planning Commissioners
Subject: Knob Hill Development

Dear Commissioners,

Please vote no to the development of Knob Hill. The problems that will arise, including flooding possibilities, instability, especially during construction and just more congestion far outweigh any benefit to the Nashville community. The only motivator here and everywhere in Nashville seems to be greed. We are bringing more and more "money" into Nashville, but it did not stop my already high property taxes from going up. I sit in traffic now double what I used to. I choose to pay the aforementioned property taxes to avoid sitting too long in traffic so please vote no.

Thank you for your time!

Teresa

From: Miriam Leibowitz [mailto:callmemiriam@gmail.com]

Sent: Monday, April 22, 2019 7:33 PM

To: Planning Commissioners

Cc: Rob Cheplicki; Mary C. Roberts; Murphy, Kathleen (Council Member); Johnson, Mina (Council Member); Scott McAnally

Subject: Please defer Highland View, case #2019S-043-001.

Good evening,

I am writing to ask that you please postpone or cancel Thursday night's Planning Commission meeting due to the chaos of the NFL draft and the difficulty residents will have getting to and from the meeting. The items before you are too important to us to risk not being able to attend.

If you are not able to postpone this week's meeting, I ask that you please defer Highland View, case #2019S-043-001 until at least May, so that additional information may be gathered by the surrounding residents of the property.

We are concerned about the impact of developing a hillside that has existing, uncontrolled run off issues, as well as slopes exceeding 15% throughout much of the property. These are just two of many concerns about this property and the planned development upon it.

Thank you for your attention to this matter and your consideration.

Sincerely,

Miriam Leibowitz

From: BMR [mailto:b.m.r@comcast.net]

Sent: Monday, April 22, 2019 6:15 PM

To: Kempf, Lucy (Planning); Rickoff, Abbie (Planning)

Cc: Johnson, Mina (Council Member)

Subject: Highland View Concept Plan #2019S-043-001

Metro Planning and CM Johnson:

My family and I have lived at 6609 Fleetwood Drive since 2006, and I am writing to inform you of my concerns and desires regarding the Highland View concept plan. We purchased our home in this area because we liked the lower density 1 acre lots, rolling hills and wooded areas. We have an abundance of wildlife in our neighborhood, and we have often seen wild deer, fox, turkey and even a bobcat in our yard. I have concerns over this cluster lot proposal that would create higher density development in a sensitive area of Nashville that is home to this wildlife. I believe maintaining the R40 lot sizes in Knob Hill/West Meade while preserving environmentally sensitive areas such as those with steep slopes, streams, springs and view sheds is the least destructive development approach for our area.

I am also concerned about the proposed connection with Watts Lane. This is a substandard, narrow road that would need to be improved if the connection is made. While the proposed Highland View development includes curb and gutter, storm drainage and sidewalks, this infrastructure doesn't exist along Watts Lane. Improvements needed to Watts Lane include road widening, storm drainage infrastructure and sidewalks. These improvements should extend to Charlotte Pike as a logical

connection, and the developer should be responsible for that cost rather than Metro tax payers. Furthermore, sidewalks within the proposed development should not stop at the subdivision entrance at Knob Road. There is an existing speeding problem along Knob Road, and the existing roadway is inadequate for bicyclists and pedestrians. Since the Highland Park Church is the property owner partnered with this proposed development, they should extend the sidewalk or shared use path along their frontage of Knob Road to the entrance of WSMV Channel 4. Metro could then complete the remaining sidewalk gap and connect the existing sidewalk at Knob Road and Kendall Drive.

Thank you for your public service and taking the time to consider my family's concerns.

Brian Reynolds

6609 Fleetwood Drive

Nashville, TN 37209

Please see letter on the following pages.

**40 HOME SUBDIVISION ON KNOB HILL
(Channel 4 WSMV tower)
Discussion with developer Roy Dale
Hosted by Council Person
Mary Carolyn Roberts**

A critical discussion about the proposed "latest concept plan"
before the April 11th planning commission meeting vote.

case #20195-043-001

Sunday, March 31, 1:00 pm
West Nashville Police Precinct
5500 Charlotte Pike

email knobroadcommunity@gmail.com for more info

*letter
attached
(plus map
drawing)*

To: Metro Planning Commission

From: Steve Jordan

Date: Apr. 20, 2019



Mr. Stephen Jordan
601 Kendall Dr.
Nashville, TN 37209

In re: 40 Home Subdivision on Knob
Hill Case # 20195-043-001

I have lived at 601 Kendall Drive since 1996.

This proposed subdivision will route its stormwater runoff down Knob Road and then toward White Bridge Road.

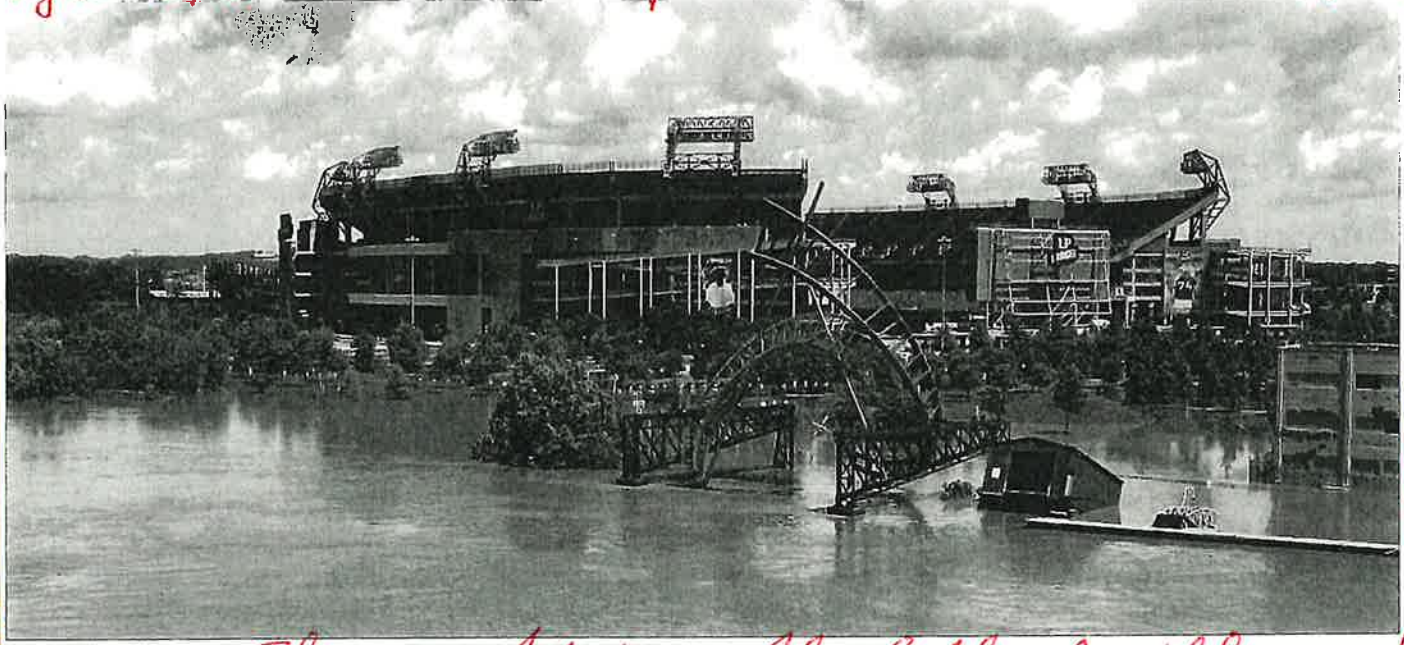
My property is bounded on two sides by a city ditch (see enclosure). Where the water running along Knob Road meets that city ditch, the running water must make a 90-degree right turn. That section of ditch, which borders my home, cannot carry the additional runoff during rain-driven flash floods.

The developer must remediate that section of the city ditch.

During the Flood of 2010, stormwater runoff ran down Knob Road, the ditch beside my house came out of banks, and the "uphill" water ran straight across my yard, like it was open land. This runoff will be made worse by building homes uphill of the church.

Editorial | Jonathan Wardle

During the Flood of 2010, stormwater runoff ran down Knob Road, the ditch beside my house came out of banks, and the "uphill" water ran straight across my yard, like it was open land. This runoff will be made worse by building homes uphill of the church.



Mr. Stephen Jordan
601 Kendall Dr.
Nashville, TN 37209

Looking Back:

The runoff in a flash flood will flood my property. The ditch bordering my yard must be remediated to handle this additional runoff!!

The Lingering Impact of the 2010 Nashville Flood

bordering my yard must be remediated to handle this additional runoff!!

Natural disasters have an immense cost and can wreak extensive damage when Mother Nature asserts her heavy hand. Widespread flooding experienced in and around Nashville earlier this year caused many to recall the catastrophic flood nine years ago. However, for many, the memories and the aftermath are still fresh.

However, as you would expect from the Volunteer State there were heroic rescues and equally heroic community support. Local government recorded over 29,000 volunteers providing more than 375,000 hours of service to help flood victims. Nashville is justly proud of the way the entire community pulled together to help its own.²

A Record-Breaking Flood

Between May 1, 2010 and May 2, 2010, the National Weather Service recorded 13.57 inches of rainfall in a 48 hour period, more than double the previous two-day record. The Cumberland River crested at 12 feet above flood stage. In Bellevue, the Harpeth River rose so high that it washed away the measuring gauges. However, water marks indicated the river rose to 33 feet—almost 9 feet higher than the previous record. Portions of the Red River, Duck River, and Buffalo River all crested at record heights, as did Browns Creek, Whites Creek, Mill Creek, and Richland Creek.¹

Law in the Wake of Disaster

It was not long before legal disputes followed the May 2010 flood. Though impossible to describe every legal battle that resulted from the flood, suffice it to say that all areas of life in and around Nashville were impacted.

Pointing Fingers

Accusations and blame for the flood itself abounded. For example, in a consolidated dispute, the Opryland Hotel and Grand Ole Opry, Nissan North America, Inc., and various insurance companies all claimed the Army Corps of Engineers exacerbated the flood by failing to follow its own protocols. So did two individuals,

In total, the flood and its aftermath claimed the lives of 11 people. It also caused an estimated \$2 billion in damages to private property. This damage impacted nearly 2,800 businesses, which employed over 14,500 workers.

(continued on page 12)

will be made worse by building homes uphill of the church.

in a separate lawsuit.³ Some flood victims faulted insurance carriers for leaving them without adequate coverage by mapping their homes into the wrong flood zone. Others placed blame upon landlords for flooded and damaged property for failure to advise tenants that the property was located in a flood plain.⁴

Property Damage

The sheer magnitude of the scope of the flood loss generated voluminous lawsuits for property damage. One noteworthy example was the flooding at Opry Mills. The owner of the 1.1 million square foot facility claimed damages of \$200 million after it was submerged in 10 feet of water forcing it to close for months.⁵ Some lost property as a result of passing through Nashville at the wrong time. In one case, the plaintiffs lost over \$200,000 of fabric when a shipping facility was flooded. In another, the plaintiff claimed over \$100,000 in damaged pharmaceuticals because the truck driver took a 10-hour break in Bellevue and awoke to find the parking lot filled with rising flood waters.⁶

He abandoned the truck to be submerged in the floodwaters.

Unfortunately, some of the hardest hit victims were already struggling to get by. For example, a debtor in a bankruptcy case requested relief from her homeowners' association fees when the flood forced her to permanently leave her home.⁷ Other flood victims were targets of scams by those purporting to help them in the weeks and months after the flood.⁸

Damage Control

Litigation continued in the rebuild following the flood. Sumner County sued a homeowner who refused to sign a deed of trust to secure the repayment of a loan provided through a home-rehabilitation program. In another case, homeowners claimed their neighbors' attempt to repair a pipe exposed by the flood caused a creek to be diverted towards the claimants' house. One commercial tenant claimed the landlord never reimbursed the tenant for expenses incurred remediating the property, even though the landlord received payment from its insurance

carrier based on those expenses.⁹

Today, the flood continues to affect our community. Only a few months ago, FEMA asked Metro Nashville to repay \$400,000 of the \$70.3 million provided to help Metro with flood damages.¹⁰ While we do not know the full extent of the lasting legal impacts of the flood, the examples presented allow us to evaluate legal reverberations in all areas of the law that follow in the wake of natural disasters. ■

Endnotes

¹ See *Remembering the May 2020 Flood*, NAT'L WEATHER SERV.

² See *Nashville Flood May 2010*, METRO. GOV'T NASHVILLE & DAVIDSON COUNTY; see also *In re Pigg*, 453 B.R. 728, 730, 734 n.10 (Bankr. M.D. Tenn. 2011). On a personal note, I will remember the volunteers from Cross Point Church and my own congregation of The Church of Jesus Christ of Latter-Day Saints who helped affected residents in my Bellevue neighborhood. I also remember the volunteers from Harpeth Heights Baptist Church who staffed a tent for months, providing lunches and encouragement to those working to rebuild their lives neighborhood.

³ See *A.O. Smith Corp. v. U.S.*, 774 F.3d 369 (6th Cir. 2014); *North v. U.S.*, No. 3-12-1057 (M.D. Tenn. Feb. 28, 2013).

⁴ See *Harris v. Nationwide Mut. Fire Ins. Co.*, 832 F.3d 593 (6th Cir. 2016); *Aitpro Sys., Inc. v. Prologis North Carolina Ltd. P'ship*, No. 3:11-00526, 2012 WL 2357443 (M.D. Tenn. June 20, 2012).

⁵ See *Opry Mills Mall Ltd Partnership v. Arch Ins. Co.*, No. M2016-01763-COA-R3-CV, 2018 WL 576194 (Tenn. Ct. App. Jan. 26, 2018), perm. app. denied (Tenn. May 16, 2018).

⁶ See *Zydus Pharm. (USA), Inc. v. British Airways PLC Corp.*, No. 3:12-cv-00067, 2013 WL 3092828 (M.D. Tenn. June 18, 2013); *Omega Apparel Inc. v. ABF Freight Sys. Inc.*, No. 2:11-0031, 2012 WL 2814300 (M.D. Tenn. July 10, 2012).

⁷ See *In re Equip. Finders, Inc. of Tenn.*, 473 B.R. 720 (Bankr. M.D. Tenn. 2012); *In re Pigg*, 453 B.R. 728 (Bankr. M.D. Tenn. 2011).

⁸ Cf. *State v. Hall*, — S.W.3d —, 2019 WL 117580, at *1-3 (Tenn. 2019) (describing a man's attempt to sexually exploit a minor whose family he moved in with to help them repair damage from the flood); E. Thomas Wood, *Nashville at law: Condo owners sue over flood rehab*, NASHVILLE POST (Aug. 14, 2010), (describing damages allegedly caused by unlicensed contractors working on flood-damaged homes).

⁹ See *Dog House Inv., LLC v. Teal Props. Inc.*, 448 S.W.3d 905 (Tenn. Ct. App. 2014); *Ray v. Neff*, No. M2016-02217-COA-R3-CV, 2018 WL 3493158 (Tenn. Ct. App. July 20, 2018) (no perm. app. filed); *Sumner County v. Small-Hammer*, No. M2017-02328-COA-R3-CV, 2018 WL 2438205 (Tenn. Ct. App. May 30, 2018) (no perm. app. filed).

¹⁰ See Joey Garrison, *FEMA wants Nashville to pay back \$413K in federal aid from 2010 flood*, TENNESSEAN (Dec 6, 2018).

This article represents the opinions of the author and not necessarily those of the Office of the Tennessee Attorney General and Reporter.



JONATHAN WARDLE is an Assistant Attorney General in the Criminal Appeals Division of the Office of Tennessee Attorney General, services on the NBJ Editorial Committee and is a Fellow of the Nashville Bar Foundation.

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House



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601 Kendall Dr.
Nashville, TN 37209

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City Ditch

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KNOB RD.

601 Kendall

House

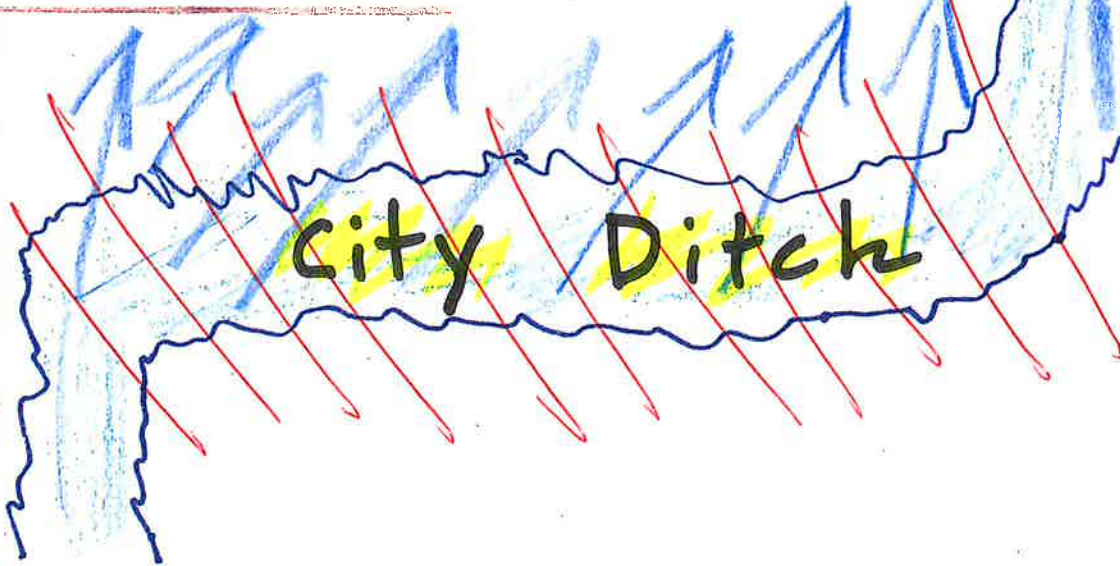


Steve P. Jordan
601 Kendall Dr.
Nashville, TN 37209

Driveway

water
onto
property

City Ditch



From: Cherie Dixon [mailto:lacherie7@yahoo.com]
Sent: Tuesday, April 23, 2019 8:07 AM
To: Planning Commissioners
Subject: Please Oppose Concept Plan of Highland View

Dear Planning Commisioners,

We are one of the concerened neighbors who live directly behind the Knob Hill project on Fleetwood Drive. We ask that you oppose the project for several reasons. We live up a hill and every time it rains water seeps into the left corner of our house. Our yard has a hard time draining. We rip the carpet up. There seems to be so many homeowners around Westmeade with the same issues. Tearing down so many old trees and wooded areas for yet another new development in Nashville just doesnt seem right. I am not sure why there is not more concern for our green spaces in Nashville right now. Tearing all of them down and scraping hills will not have a good future impact on our city.

For this reason and many more we oppose this plan.

Please consider the same.

Sincerely,

The Dixon's Fleetwood Dr.

From: Carla Rey [mailto:heycarlarey@gmail.com]
Sent: Tuesday, April 23, 2019 9:43 AM
To: Planning Commissioners
Cc: Kempf, Lucy (Planning); Rickoff, Abbie (Planning); Roberts, Mary Carolyn (Council Member); Johnson, Mina (Council Member); Murphy, Kathleen (Council Member)
Subject: Highland View, case #2019S-043-001 Knob Hill Development

My name is Carla Lankford, and I live at 195 Forestwood Drive, 37209. I am writing to express my concerns, and opposition to the proposed development of the Highland View Concept Plan for property on Knob Hill in West Nashville.

This property has remained undeveloped for the last 60 years largely because of it's unsuitability as a building site. The recent mania for construction in Nashville has led to properties being developed that should have remained untouched, Knob Hill is one of those properties.

Mr. Dale, the architect has assured residents at several meetings that he has included water abatement and containment features, mandated by Metro codes, that will prevent stormwater runoff and flooding issues. All you have to do is review news footage of recent heavy rains in the area in March to see that these mandated water containment features are ineffective. Between failures of property management to maintain them properly, and our already overburdened Public Works department, scores of people's homes were flooded in new developments where storm water issues had supposedly been addressed.

One street over, on Stoneway Close, and the opposite side of Knob Road, (but with very similar geological features) our neighbors have been suffering the effects of poorly planned building for the last ten years. Valid concerns were probably ignored or dismissed when that property was developed, and now the homeowners are dealing with the consequences.

Aside from the critical issues of storm water containment and lack of necessary infrastructure for the proposed development, I am concerned about the blasting that will be necessary. Every major project since the I-40 flyover, Nashville West, and both the large churches on Knob Road and White Bridge have required significant blasting. Every time we have been assured that

the blasting would be minimal and result in no damage to the surrounding homes. Every one of these projects has resulted in cracks in the walls, ceilings and foundations of my and my neighbors homes. I can only imagine the amount of blasting required to build 32 houses on a steep hill of limestone will further damage the surrounding properties.

Please vote NO on the proposed development. There are simply too many valid reasons that the property should be left undeveloped.

Thank you,

Carla Lankford

From: atlund1014@gmail.com [mailto:atlund1014@gmail.com]
Sent: Tuesday, April 23, 2019 10:18 AM
To: Planning Commissioners
Subject: Knob Hill development

Just stop. Stop with the development. Stop digging up trees and tearing up the ground. There is wildlife in this area. They need a home too. Nashville is becoming a desert. Treeless. Its too crowded. It's the Las Vegas of the south. It's Epcot Nashville. It's ridiculous. NO to this development and ANY development that builds this many homes and destroys the neighborhoods and land.

Stop. Case # 20195-043-001