

Comments on June 13, 2019 MPC Agenda Items

Received through June 12, 2019

ITEM 5: 2019S-043-001—HIGHLAND VIEW

From: Kathy Cloninger [mailto:kathy.cloninger@gmail.com]
Sent: Sunday, June 9, 2019 1:24 PM
To: Planning Commissioners; Kempf, Lucy (Planning); Roberts, Mary Carolyn (Council Member)
Subject: Highland View Case #2019S-043-001

To: Metro Planning Commission
From: Kathy Cloninger, resident at 6457 Fleetwood Dr, Nashville 37209
Subject: Highland View at the Knob, case # 2019S-043-001
Date: June 6, 2019

I am writing in opposition to this subdivision on Knob Hill. You have heard from many neighbors about the complexity of issues on this unique site in West Nashville – steep slopes, water/runoff and drainage issues, active streams under proposed lots, blasting damages and soil erosion. In addition to these issues, at the Commission meeting on April 25, there were serious issues raised related to the 1363 ft TV Tower. You asked for more information on lead in the soil and large ice shards falling within the proposed site plan. The neighbors have not heard anything about the follow up or findings on these issues, and consider them to be potentially harmful to current and future residents. And, we are concerned about liability if this project goes forward.

When you take the entirety of issues into consideration, it seems that this is a development where almost everything could go wrong. This hill is an environmentally sensitive ecosystem and each step of the implementation of a cluster lot with 40 homes will start a cascading series of disasters that impact the health and safety of existing neighborhoods.

At the last Commission meeting, there was a lot of conversation about the subdivision regulations and cluster lots vs the policies of Nashville Next. The planning staff suggested that this case was only about subdivision regulations and that the policies do not factor into your decision. I have read the Metro Charter, metro subdivision regs and state law, and can find no evidence that supports that guidance.

Subdivision regulations state that the Planning Commission can approve, conditionally approve or disapprove a concept plan. And the regulations are intended to promote the health, safety and welfare of the persons within the jurisdiction. This Highland View subdivision is a clear risk to the welfare and safety of residents on and adjacent to this property. Please disapprove this plan.

From: Lisa Waddle [mailto:waddlelisa@gmail.com]
Sent: Monday, June 10, 2019 10:41 AM
To: Planning Commissioners
Subject: Opposition to Knob Hill subdivision

Dear Commissioners,

I am writing to oppose the concept plan of Highland View, case #2019S-043-001.

I live on Kendall Road, in the shadow of the WSMV tower. I have seen the falling ice and the lead paint scattered when the tower was sandblasted in 2017. How are future homeowners going to be protected when these two unhealthy and

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unsafe situations happen again? Metro has been informed of these situations and has a responsibility to inform future homeowners of the danger that could be in their backyards.

Another concern is the Northern Road Access and widening of Watts Lane and the resulting soil erosion and water damage from this and from the loss of trees. We already have flooding in our basement during heavy rains. I am concerned at increased runoff and the destruction of any tree buffer. Metro has a responsibility to protect current homeowners from additional damage.

I urge you to vote against this development. Our neighborhood is zoned low to moderate density and this plan does not fit with the character of the neighborhood. It's too many homes crammed into too small (and steep) a space.

Please vote against this current plan,

Lisa Waddle
5643 Kendall Drive
Nashville, Tenn 37209

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

Sent: Monday, June 10, 2019 10:50 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

Importance: High

I am writing to you to express my concern about the Highland View concept plan. PLEASE VOTE AGAINST THIS PLAN.

Below are just some of the reasons this plan should not go forward:

WSMV Tower - Falling Ice Destructive falling ice issues came to the attention of the Planning Department during the public meeting on April 25th. Per a letter from WSMV management, two employee vehicles were damaged in November and December of 2018 due to large shards of ice being blown off the tower at 650' and 700' distances from the tower respectively. These incidents were both beyond the 500' safe zone the developer has offered in their concept plan.

WSMV Tower - Lead Paint There was an issue of lead paint scattered throughout the area due to sandblasting and maintenance of the tower in 2017, and believe this may have stopped the development of a community garden by West End Community Church in the affected area during the same time period. Based on the areas and distances effected by this incident to homes as far away as Maudina Avenue, it is not possible to protect homes being proposed along the northern access point of "Road D" from Watts Lane. *Metro Nashville has a responsibility and obligation to protect the health, safety and welfare of current and future homeowners, and based on the concerns related to this development, the Planning Commission should be encouraged to vote against this concept.*

WSMV Tower - Accountability for Future Damages - Concept designer and developer Roy Dale of Dale and Associates, has proposed to the Planning Commission to make any known or unknown WSMV tower issues specific to damages to homes, property or homeowners themselves; the problem of the future homeowners and their HOA. *Meaning, "Buyer beware"*. We believe the liability of any development allowed to happen with known issues, should fall under the

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umbrella of Metro Nashville for allowing it to happen as well as the property owners and developer for pushing a development forward with known issues related to the tower. *Metro Nashville has a responsibility and obligation to protect the health, safety and welfare of current and future homeowners, and based on the concerns related to this development, the Planning Commission should be encouraged to vote against this concept.*

Watts Lane According to the latest Planning report one of the conditions given for this to proceed is the widening of Watts Lane to a width of 20' for several hundred feet, from the development entrance to Charlotte Pike. According to a report issued for this concept, traffic and engineering expert Robert Stammer states that "AASHTO "Roadside Design Guide" guidelines appear to not be met for the existing roads and questions remain whether the proposed roads will meet the AASHTO guidelines". The Planning staff needs to address questions regarding the feasibility of a road into the subdivision from Watts Lane. If that road cannot or should not be built, there's just one way in and out – which the Commission already voted down in 2017.

Northern Road Access. This subdivision can't be built unless it has a street that connects to Watts Lane. In 2017 the Commission voted against a nearly-identical Knob Hill concept plan by Dale & Associates that did not have this connecting street. At that time, Roy Dale and the Planning staff called any north connection impractical and destructive. They have done a complete about face, and are now all for this destructive path recently encouraged by the November 2018 sale of a \$200,000 lot from West End Community Church to Highland Park Church that theoretically give the development access to Watts Lane. (Disclosure: Dale and Associates works with both churches) To build this new road over steep slopes, a considerable amount of blasting, cutting and filling must be done. Based on the current concept plan the cutting will be anywhere from 8 to 14 feet deep in order to make "Road D" work within the subdivision.

Soil erosion and water drainage. Neighbors in our area are especially worried about this. Blasting. Trees coming down. Trees are our best asset to keep soil intact and preventing flooding. Knob Hill is "mimosa soil" which has poor rating. All over Nashville and specific to the Nations and the Oceola neighborhood on the northern side of Knob Hill, where new construction has caused flooding, runoff damage, and residents are suffering the consequences at their own expense. It is a fact that flooding on Knob Road and in the Ocean neighborhood did not happen until trees were removed and Knob Hill was developed to the point it has been. To further destroy the tree buffers and what is protecting those living downhill from Knob Hill is irresponsible at the very least. *Metro Nashville has a responsibility and obligation to protect the health, safety and welfare of current and future homeowners, and based on the concerns related to this development, the Planning Commission should be encouraged to vote against this concept.*

Accountability for damages during Construction. Neighbors get zero chance to safeguard any development process after the Planning Commission approves a concept plan. We need our homes protected from damage during construction, and for years afterward. If you have a story to tell about dealing with this issue, please write the Commissioners about your situation. *Metro Nashville has a responsibility and obligation to protect the health, safety and welfare of current and future homeowners, and based on the concerns related to this development, the Planning Commission should be encouraged to vote against this concept.*

Special regulations protect Knob Hill development. West Nashville is zoned R40, T3 Suburban, mainly one acre lots, low to moderate density, with environmental features that should be preserved. Knob Hill is a rare pristine ridge in West Nashville. Five different Metro special policies safeguard Knob Hill's unique features and limit what developers can build there.

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Steep slopes throughout this development. Much of Knob Hill consists of slopes 15 percent or greater. Slopes greater than 20 percent must be identified as “critical” on the concept plan. The 2019 concept plan for Knob Hill shows fewer critical slopes than the 2017 concept plan did. We believe some slopes on Knob Hill may be steeper than the 2019 concept plan shows. We need time to get further data on the how steep these slopes are. Specifically, we believe the western cul-de-sac street crosses dangerous slopes of over 25% and are requesting a deferment until this data has been compiled

Cluster Lot Option. There is a “cluster lot option” in Metro sub regs, that is designed to let developers, in some situations, create half-size lots for the purpose of protecting sensitive environment. That’s not logical on Knob Hill. The cluster lot option does not mean that developers can build cluster lots “by right.” The Planning Commission has the power to veto the cluster lot option and insist on 40,000 square-foot lots, which makes much better sense on Knob Hill. Knob Hill, under the protection of all five special policies, is not suited to the cluster lot option.

Cluster Lot Option and Open Space. In cluster lot options, at least 15 percent of the property must be open space. Dale and Associate’s concept plan claims 40 percent open space; but if you subtract the storm water facilities, fenced-off TV cable easement, fenced-off 500-foot TV tower safety zone, and unusable steep wooded slopes, less than 15 percent remains usable, for one small park with a gazebo. This design is not compatible with the surrounding one acre green spaces of the R40 neighborhood that gives this area its special suburban character.

Metro Nashville has a responsibility and obligation to protect the health, safety and welfare of current and future homeowners, and based on the concerns related to this development, the Planning Commission should be encouraged to vote against this concept.

Ruth Cirillo

www.throughruthseyes.com

From: Honegger, H Willi [mailto:h.willi.honegger@Vanderbilt.Edu]

Sent: Monday, June 10, 2019 11:04 AM

To: Planning Commissioners

Subject: Highland View, Case #2019S-043-001

TO: Planning Commissioners

FROM: Willi Honegger, resident at 6522 Rolling Fork Dr.

SUBJECT: Highland View, Case #2019S-043-001

DATE: June 10, 2019

Planning Commissioners:

I am adding my comments to the review of the concept plan of Robert E. Stammer, point 4 “Vertical slope, challenges for roads, lots and driveways”. I am focusing my comments on Road D on the concept plan designed to rise from the roundabout to the top of Knob Hill and from there to connect to Watts Lane.

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The road rises from lots 23/29 to the top of the hill at Lots #26 and #27 over 350 feet crossing 10 contour lines, i.e. by 50 feet. This results in a 14.2% slope.

Public Works only allows a 10% grade for private residential streets (MPW reg 3.6.4). A 10% slope street would be a 35-foot rise over the same distance. Thus, a 10% road grade, as it rises up the environmentally-sensitive slope, must gouge a deepening trench which, at the top of the slope, is 15 feet deep and more than 50 feet wide. This trench would extend towards Watts Lane which is lower in altitude than the top of Knob Hill.

Public Works might allow a maximum of 12% grade street (again, see MPW 3.6.4). A 12% grade, rising along 350 feet, would be 42 feet higher at the top than at the bottom. Thus, the road trench would still need to be 8 feet deeper than the surface at the knoll. In terms of Knob Hill Special Policy's priority to save the fragile ecosystem, a 12% road presents a safety hazard in winter when ice could make the street impassible.

I would like to emphasize that digging an either 15 or 8-foot deep trench will cause serious damage. The mimosa soils would have to be removed. Digging the trench would require massive earthwork and blasting into unknown geological strata. It will destabilize the soil, disrupt the water flow in this area and will cause unknown water runoff down the trench. Additional blasting would be necessary for connecting the driveways of lots 22 -29 to the road trench, creating further, serious disruption of the problem soils. The combined massive earthwork will require much tree cutting and the impact on the water flow will deplete the access of water for the few remaining trees, denuding the Hill and thus, creating further erosion problems.

The sum of these arguments should be sufficient to convince you that Road D cannot be built, and therefore that this concept plan must be rejected.

Willi Honegger
Research Professor of Biology, retired
Vanderbilt University

From: Greg Mueller [mailto:g.k.mueller@att.net]
Sent: Monday, June 10, 2019 11:14 AM
To: Planning Commissioners; Kempf, Lucy (Planning); Rickoff, Abbie (Planning)
Subject: proposed Knob Hill Development

Greetings,

There are a great variety of issues surrounding this proposed development

Suffice it to say that many of us neighbors are opposed because, among them, of inadequately addressed water runoff, environmental damage, excessive density on some lots, issues with the nearby WSMV tower. We don't believe that this development would be any good for the neighborhood.

We respectfully request that this development not be approved.

Sincerely,

Gregory Mueller

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627 Georgetown Drive
Nashville TN 37205

From: Trish Bolian [mailto:tmolian@comcast.net]
Sent: Monday, June 10, 2019 11:30 AM
To: Planning Commissioners
Subject: Highland View Case #20195-043-001

I am writing to you about the upcoming further discussion regarding the proposed subdivision (and clustering) of homes on Knob Hill (Highland View Case #20195-043-001).

Your April meeting that heard this case noted that there are 3 documents that define and guide action on Subdivision Regulations and provides reasons for NOT APPROVING such applications:

NashvilleNext

The Subdivision Regulations

The TN State Code Annotated

In these documents it notes that “these regulations are intended to promote the HEALTH, SAFETY AND WELFARE of the persons within this jurisdiction and toward that purpose these regulations may be liberally construed.”

In the case of the proposal for Knob Hill, health, safety and welfare are all at risk and therefore this proposal must be not approved.

We have known issues with LEAD PAINT. Though the current staff report says that Mr. Dale has had assurance that the “remaining lead is within safe limits” it seems unclear that the depth of study was that so carefully described in detail by Mr. Bedne when this issue was heard in April. Additionally by FAA and FCC rules the top of this tower must be painted regularly as flight patterns, etc. are key. The type of paint chosen must be able to withstand the height and weather elements based on this. We as a community have no say in the type of paint used toward the future.

FLOODING: We have known problems with flooding and photos and videos of same. If Knob Hill/Ridge were to be allowed to be developed, the water issue would become even greater down below on all of the long existing (since the 60's) homes. This cannot be knowingly allowed. Rain gardens and retention ponds would never begin to control such water force/mud/rock/debris moving down the hill. Additionally, due to destruction mandated by road construction there, trees (despite being requested to remain) would have to be cut down as well as other vegetation removed. The resultant debris rushing down this ridge would pose extreme health and safety risks. Additionally, we have photo evidence of underground water flowing all over the ridges there on warm sunny days. The combination of all of this water flow would create massive flooding as other debris issues.

ICE: you have a letter from WSMV documenting ice issues as late as a few months ago. As you read this letter you note this is not a one-time occurrence. It will continue. This is a frightening situation that would put the health and welfare of homeowners at risk.

BLASTING: this area and all around Hillwood, Charlotte Park and those in the WBR neighborhoods adjacent have had their homes damaged by the quarry that is off Roberson Rd. Imagine this same level in blasting on this ridge where

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sound and vibration waves travel miles (scientific charts available). Already from the quarry we have had walls crack, etc. but also significant foundation issues.

TOWER: This tower is the height of 2 “Batman Buildings” stacked end to end. It poses huge unknown risks that no one in the city can predict. These risks range from electromagnetic waves to guy wire collapse to being affected by huge weather shifts as our earth warms.

Note: I was one of many who worked from the very start on the West Nashville Plan, its revisions, NashvilleNext, etc. These living documents are working, living documents that guide action within our city. They were worked on by hundreds of citizens and were created as specified by state law and signed off on as a legal document by a number of elected representatives and voted on by the council. These documents and the Community Character Manual are inherent in all votes and action that you take. They are meant to aid you in your work of protecting our city and its residents.

Your mission as a Planning Commission states that the “Commission is charged with approving, approving with conditions, OR disapproving subdivision requests”. Further, you are to protect the health, welfare and safety of affected citizens and these regulations may be liberally construed.

Given that and the myriad of noted concerns regarding this application before you, I am thereby requesting that you DISAPPROVE this subdivision.

Trish Bolian
6002 Hickory Valley Rd.
Nashville, TN 37205

From: SARAH RUMMAGE [mailto:sarahrummage@comcast.net]
Sent: Monday, June 10, 2019 11:52 AM
To: Planning Commissioners
Subject: Knob Hill Development

I am against this development and hope you will vote against it. It is a fragile piece of land on a ridge, which could be problematic if disturbed. During the 2010 flood, some homeowners down from other West Meade ridges were flooded with water and rock slides, and the same could happen with this ridge.

Our home is being shaken almost daily with earthquake-like rumbles from blasting already going on. Our porch has detached at least 5 inches from the main house and I have many other neighbors reporting similar damage.

Please help and protect the current citizens of Nashville who have made it home for years and years (since 1957, in my case).

Thank you,

Sarah Rummage
1004 Rodney Dr,
Nashville TN 37205
Benchmark Realty LLC
2500 - 21st Avenue South

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Nashville TN 37212

Office: 615-432-2919

Direct: 615-516-5233

www.HouseInNashville.com

From: Jane Griffin [mailto:jgriff41@icloud.com]

Sent: Monday, June 10, 2019 12:37 PM

To: Rickoff, Abbie (Planning)

Subject: Knob Hill

Ms. Rickoff

I'm opposed to this development for many reasons loss of trees, unstable terrain and loss of open space.

Jane Griffin

830 Bresslyn Rd

From: Andrea Riddle [mailto:andreariddle11@gmail.com]

Sent: Monday, June 10, 2019 3:40 PM

To: Planning Commissioners

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

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

Dear Metro Planning Commissioners:

I am a 17 year resident of Hillwood (179 Lelawood Circle). I am writing to express my concerns about the Highland View concept plan, which is up for vote later this month. My home is one street over from Knob. WSMV is directly north of my house.

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 am sure other neighbors have sent you the specifics of these policies so I will not repeat them.

My main concerns are too many houses on small lots, the steep slopes, the ice and paint issues from the tower, the additional road requirement, and the impact on the environment. That area is a vital ecosystem that should be left alone.

We welcomed the church into our community and now they're selling off their land. I understand that is their right, and it is my right to oppose it and stand up for what is best for everyone in our community.

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Knob Hill is a rare pristine ridge in West Nashville. Five different Metro special policies safeguard Knob Hill's unique features and limit what developers can build there. These policies explain how this subdivision doesn't fit Metro planning.

Thank you for your stewardship of Knob Hill and our growing community,

Andrea Riddle
179 Lelawood Circle

From: John Lomax III [mailto:lomax3@gmail.com]
Sent: Monday, June 10, 2019 3:35 PM
To: Planning Commissioners
Subject: Proposed Knob Hill Developoment

This is a bad idea and it should be scrapped. Strip the top of a hill and all the rainwater will flow into the homes below. In addition, this development would ruin the character of the existing neighborhood.

VOTE IT DOWN! Please.

John Lomax III
757 Brownlee Drive, 37205

John Lomax III

www.lomax3.com

****Roots Music Exporters **Kinetic Management,**
757 Brownlee Dr., Nashville, TN. 37205-3161 ** (615) 356-4684**

From: chris clark [mailto:chrisclark913@hotmail.com]
Sent: Monday, June 10, 2019 4:07 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: OPPOSITION: Highland View concept plan, # 2019S-043-001

To Whom It May Concern:

I admit I am taking the easy way out an copying a letter that you have already seen, this is simply because I cannot express my views any more succinctly.

I am writing to express my concerns about the Highland View concept plan, which is on your April 25 agenda.

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 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.

Christine Clark
549 Wheatfield Way
Nashville, TN

From: Marna McKinney [mailto:marnamckinney@hotmail.com]
Sent: Monday, June 10, 2019 6:29 PM
To: Planning Commissioners
Cc: Kempf, Lucy (Planning); Rickoff, Abbie (Planning); Johnson, Mina (Council Member); marycarolyn.roberts@nashville.gov; Murphy, Kathleen (Council Member)
Subject: Proposed development for Knob Hill

Thanks for your time concerning the Heart of this VERY important momentous decision.

Marna McKinney
615-830-8802
SongBird Acre
743 Georgetown Drive
Nashville, TN 37205

SEE ATTACHMENT ON FOLLOWING PAGE

June 10, 2019
743 Georgetown Drive
Nashville, TN 37205

To: Metro Planning Commissioners

Thank you for your time, dedication and effort put forth by this Commission every day.
You are appreciated.

This letter is specific to Concept Plan of Highland View case #20195-043-001.

OPPOSE. In the words of the brilliant, iconic Fred Rogers from the television series 'Mr. Roger's Neighborhood', "When you see something is wrong, STOP".

Every Life matters, especially quality of Life.

The facts presented by the neighborhood representatives opposing this project are very real, and because of this, the proposed development is not going to work. At this stage, it is only a proposal.

Falling Ice: Increased risk for harm to a child or adult life is a real issue. Property damage from falling ice due to the Knob Hill Tower, it's a real issue. Lead paint contamination, real issue.

Also, the manipulation necessary for road planning changes come with unforeseen, but guaranteed, problems. The ideas presented look poorly conceived. Soil erosion, drainage issues are unpredictable. Proposed development for this area, as it stands, by a Texas outside developer, is about profiting for the investment, NOT for the greater good of the community and neighborhood.

My family has lived in the West Meade area for over 30 years. We have seen hundreds of acres developed and enough is enough. This is not a good idea. I am adding my 100% OPPOSITION to this project. My Knob Hills neighbors have done a GREAT job, for the safety and well-being for all.

Thanks! Marna McKinney
Songbird Acre

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From: Janice Lampley [mailto:wallace.lampley506@comcast.net]
Sent: Monday, June 10, 2019 6:38 PM
To: Planning Commissioners
Cc: Lampley, Wallace
Subject: 2019S-043-001 Highland View

Dear Planning Commissioners and Others Involved:

I do have some great concerns about Highland View development. My greatest concerns are the following:

1. Storm water runoff down this huge hill that my subdivision already receives storm water runoff coming down through Charlotte Park, Sandy Creek behind homes on American, Westboro, Henry Ford, and Basswood when heavy rains come, flooding over banks into yards at heavy runoff coming from "the hill" straight through us. Construction and bulldozing will make this far worse.
2. Blasting for each of the many homes and duplexes that will be built, and to think that each person that purchased a lot will be responsible for getting a permit for their Blasting!!! We already have a huge Rock Quarry, Reostone blasting weekly and our homes can't handle more. We all set on solid Rock, and our homes keep cracking!!!! We can't handle more, and we don't need this hill destabilized at all, causing us further problems.
3. As I have learned this property owner has purchased a small spot of land so they can extend this Highland View property over to Watts Lane (a narrow, winding road down to Charlotte Pike at American Road). They want to use Watts as a second in and out of all these homes, and no matter what should be required to be 20 ft wide road or not connect this at all.

But, my main concern, Charlotte Pike at Watts and American, is already a bottleneck of heavy traffic all the time going either direction on a two lane road on Charlotte!! My husband, Wallace, and I led the Charlotte Park Neighborhood Association for around 20 years, and that entire time, we worked with former Senator Doug Henry, former State Representative Gary Odom, TDOT Executives, in meetings to get Charlotte Pike widened to 4 lanes at least, and they all assured us that would be nice, but probably would never happen, because of businesses that have already been built to the street, and the astronomical expense of TDOT having to purchase the properties along Charlotte in two lane areas, and owners not wanting to sell.

These new homes owners coming down Watts to Charlotte just add to make gridlock worse to our already new homeowners with adding two houses to a lot and apartments being built over in here. This is something else we do not need over here!!

I am asking you to please turn this down now, before we get into something that Metro and neighbors don't need on that hill!!!! Metro and homeowners out in here, will have more problems if this property is disturbed!!

Thank you for your time, and for taking into consideration, my letter.

Cordially,

Janice E. Lampley
506 Achievement Drive

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Nashville, TN 37209
615-352-0528

From: Duncan Ragsdale [mailto:duncanrag@comcast.net]
Sent: Monday, June 10, 2019 8:48 PM
To: Planning Commissioners
Subject: Highland view at the Knob #2019S-043-001

Sincerely,
Duncan Ragsdale
duncanrag@comcast.net
duncanragsdale.com
615.294.5441

SEE ATTACHMENT ON FOLLOWING PAGE

From: Tomlinson, Mark [mailto:mark.tomlinson@vumc.org]
Sent: Monday, June 10, 2019 9:51 PM
To: Planning Commissioners
Subject: Highland View concept plan, # 2019S-043-001

Metro Planning Commissioners:

I am writing to express my strong opposition to the Highland View concept plan, which is on your April 25 agenda. There are so many areas of concern with this project, I don't know where to start, but I wish to highlight two:

My primary area of concern is the tree destruction, soil erosion, water drainage issues that will impact the communities around the development. These people have been impacted by existing construction in the area, and new development on this scale will make the issue much worse. To further destroy the tree buffers and what is protecting those living downhill from Knob Hill is irresponsible at the very least. Metro Nashville has a responsibility and obligation to protect the health, safety and welfare of current and future homeowners.

My second concern with Dale and Associates. That company is well-known in our neighborhood in a negative way. They surveyed 737 Newberry Road, and assured the homeowner that she was in the right. The homeowner was in contest with a builder next door. The builder went to Dale, and soon thereafter, Dale re-staked the homeowner's yard in favor of Dale. The homeowner had a second survey done by another company whom we had previously used ourselves and found to be very honest and reliable, and the second survey found that Dale was over a foot off. That foot was in favor of the developer, of course.

This sounds very similar to Dale's about-face with respect to the northern road access. In 2017, it was impractical and destructive. Now they're all for it, despite the significant amount of blasting, cutting, filing, and steep grades involved. Dale doesn't care about the neighborhood; they're only in for themselves. Going way overboard with the cluster lot option, claiming 40% open space but actually having less than 15%, and potentially misrepresenting the slopes / grades are just more examples of the same.

Mark Tomlinson
1128 Davidson Road, 37205

To Metro Planning Commission

From: Duncan Ragsdale

Subject: Highland View at the Knob – case # 2019S-043-001

Date: June 10, 2019

The cluster lot option requires that the given parcel contains some land that is suitable to develop. If the whole parcel is unsuited to development, then no cluster lot option exists anywhere on the parcel.

If that's true, then there should be no cluster lot option on Knob Hill. Because no part of Knob Hill is suitable to develop. You can't just separate steep slopes from ridgelines: the entire property where Highland View homes and roads will be built is environmentally sensitive. The entire acreage contains steep slopes, trees greater than 8 inches in diameter, inter-linked natural water features, etc.

In 2017 one of the Commissioners recognized this quandary and said, "This seems like we are trying to fit a square peg into a round hole."

Knob Hill Special Policy, in NashvilleNext, recognizes that Knob Hill is not an easy piece of land to develop and should be developed only within the policies that were carefully written to protect the entire Hill, not just a section of it.

We urge you to disapprove this plan.

Sincerely,

Duncan Ragsdale

6453 Fleetwood Drive

Nashville, Tennessee

37209

615-294-5441

Comments on June 13, 2019 MPC Agenda Items

Received through June 12, 2019

From: Emily Tulloh [mailto:emily.tulloh@gmail.com]

Sent: Monday, June 10, 2019 10:15 PM

To: Planning Commissioners

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

Subject: OPPOSE the concept plan of Highland View, case #2019S-043-001

Dear Commissioners,

I live at 808 Russleo Dr., the first house after Knob Rd. turns into Russleo. We bought our house 10 years ago and have stayed (despite the flooding that we experience in our home) because we love the natural beauty, wildlife, and green space that exists around our home. I strongly oppose this development for a multitude of reasons, but my own experience living at the base of the hill informs my greatest concern which is flooding and the negative effects this development would have on the environment. I know that a lot of my neighbors share these concerns. Voting in favor of this development illustrates the ongoing and deliberate decisions of the commission that prioritize the interests of developers over the interests, well being, and desires of the people who live in the neighborhoods.

Our home and property has always been susceptible to flooding, but there has been a noticeable increase within the last couple of years. Our back yard is eroding and when it rains, the mud spills down our lawn and covers the grass around our home. Our basement floods, water seeping in at every seam in every direction, the crawl space filling with over a foot of water. Recently, we experienced water pouring into our house in a torrent despite the drains that have been installed to direct excess water to our front yard. We have also had large, healthy trees fall in our front and back yards due to the oversaturated ground, which in itself poses a danger (and expense to the homeowner). If you remove the trees from the top of the hill, you will expose all of us at the bottom of the hill to even more flooding which will result in more dangerous conditions and damage to our homes. We are already struggling with the water that pours down the hill and a decision in favor of this development directly jeopardizes our properties. It is time for the commission to have some morality, and act as a steward of our environment, by exhibiting thoughtful oversight and making decisions that protect our properties, our natural surroundings, and the integrity of our city.

Roy Dale already has a bad reputation in our neighborhood because of property damage that has occurred as a result of his developments, where the homeowner is left to foot the bill and he gets little more than a fine and slap on the wrist. This is unacceptable. There is already a level of distrust and anxiety that exists around him as developer. And frankly, the commissioners aren't fairing much better as far as negative sentiment about decisions being made that disproportionately benefit developers. NEIGHBORHOODS (NOT DEVELOPERS) MUST COME FIRST.

On behalf of myself, my family, and my neighbors, I am imploring you to make the right decision in this case and vote in favor of neighborhoods by voting down this proposed development. It is time that the people of Nashville have a say in what happens to it and that you make decisions that protect us and our properties, especially in a case like this when the negative impacts on the residents is so blatantly obvious.

Thank you,

Emily

From: Gary Lee [mailto:lgarp77@bellsouth.net]

Sent: Tuesday, June 11, 2019 6:56 AM

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

Subject: PLEASE VOTE AGAINST 2019S-043-001

Comments on June 13, 2019 MPC Agenda Items Received through June 12, 2019

I just want to voice my opposition the the concept plan for Knob Hill. There are many, many solid reasons for turning this down. I won't re-list them all here, I'm sure you have read and heard about them. I just ask that you please turn this down. Is nothing sacred in Nashville anymore? As a lifelong resident, I am literally to the point of moving away to get away from all of this "progress". I don't want to move. We love our house. We feel like we are being forced out. This concept plan simply does not make sense. I have seen the water flowing off of that hill and across Knob road after a good rain. If this plan is approved, simply stated, it is going to be one big mess. Anyway, there are a thousand reasons why this does not make sense. I ask that you please vote against it.

Thanks very much for your time.

Gary and Cindy Lee

6614 Wilhugh Place 37209

From: Cherie Dixon [mailto:lacherie7@yahoo.com]
Sent: Tuesday, June 11, 2019 8:01 AM
To: Planning Commissioners
Cc: Kempf, Lucy (Planning); Rickoff, Abbie (Planning)
Subject: Please Oppose Highland View Concept plan #2019s-043-001

To: Metro Planning Commissioners
From: Cherie Dixon
Subject: Please oppose Highland View Concept Plan

I am writing in regards to the proposed development to Knob Hill. We oppose this development for so many reasons. We have lived on Fleetwood Dr. for 12 years. One of our major issues has been water draining down into our house. We are very concerned all the development behind us will just make the problem even worse! Please oppose this. We love the green space and all the animals as well. This is part of what makes Nashville so beautiful and special. These spaces seem to be disappearing. There are many reasons to oppose this but I wanted to point out to please know flooding in homes is a very big issue in Westmeade.

Sincerely,

Cherie Dixon

From: Sarah Olson [mailto:saraholson77@hotmail.com]
Sent: Tuesday, June 11, 2019 8:15 AM
To: Planning Commissioners
Subject: I SUPPORT TREES - BL2018-1416

Dear Planning Commission,

We strongly support BL2018-1416 which would further support and enhance the green space, air quality, and community well-being so central to Nashville.

Please pass this bill so we can ensure Nashville's trees will be supported and prioritized for generations to come.

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Received through June 12, 2019

Sincerely,

Sarah Olson and Michael Kershaw
818 Lischey Ave
Nashville, TN 37207
715-558-4879

From: John Cirillo [mailto:john.cirillo@gmail.com]

Sent: Tuesday, June 11, 2019 9:28 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

I am writing to you to express my concern about the Highland View concept plan. PLEASE VOTE AGAINST THIS PLAN.

Below are just some of the reasons this plan should not go forward:

WSMV Tower - Falling Ice Destructive falling ice issues came to the attention of the Planning Department during the public meeting on April 25th. Per a letter from WSMV management, two employee vehicles were damaged in November and December of 2018 due to large shards of ice being blown off the tower at 650' and 700' distances from the tower respectively. These incidents were both beyond the 500' safe zone the developer has offered in their concept plan.

WSMV Tower - Lead Paint There was an issue of lead paint scattered throughout the area due to sandblasting and maintenance of the tower in 2017, and believe this may have stopped the development of a community garden by West End Community Church in the affected area during the same time period. Based on the areas and distances effected by this this incident to homes as far away as Maudina Avenue, it is not possible to protect homes being proposed along the northern access point of "Road D" from Watts Lane. *Metro Nashville has a responsibility and obligation to protect the health, safety and welfare of current and future homeowners, and based on the concerns related to this development, the Planning Commission should be encouraged to vote against this concept.*

WSMV Tower - Accountability for Future Damages - Concept designer and developer Roy Dale of Dale and Associates, has proposed to the Planning Commission to make any known or unknown WSMV tower issues specific to damages to homes, property or homeowners themselves; the problem of the future homeowners and their HOA. *Meaning, "Buyer beware".* We believe the liability of any development allowed to happen with known issues, should fall under the umbrella of Metro Nashville for allowing it to happen as well as the property owners and developer for pushing a development forward with known issues related to the tower. *Metro Nashville has a responsibility and obligation to protect the health, safety and welfare of current and future homeowners, and based on the concerns related to this development, the Planning Commission should be encouraged to vote against this concept.*

Watts Lane According to the latest Planning report one of the conditions given for this to proceed is the widening of Watts Lane to a width of 20' for several hundred feet, from the development entrance to Charlotte Pike. According to a report issued for this concept, traffic and engineering expert Robert Stammer states that "AASHTO "Roadside Design Guide" guidelines appear to not be met for the existing roads and questions remain whether the proposed roads will meet the AASHTO guidelines". The Planning staff needs to address questions regarding the feasibility of a road into the subdivision from Watts Lane. If that road cannot or should not be built, there's just one way in and out – which the

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Commission already voted down in 2017.

Northern Road Access. This subdivision can't be built unless it has a street that connects to Watts Lane. In 2017 the Commission voted against a nearly-identical Knob Hill concept plan by Dale & Associates that did not have this connecting street. At that time, Roy Dale and the Planning staff called any north connection impractical and destructive. They have done a complete about face, and are now all for this destructive path recently encouraged by the November 2018 sale of a \$200,000 lot from West End Community Church to Highland Park Church that theoretically give the development access to Watts Lane. (Disclosure: Dale and Associates works with both churches) To build this new road over steep slopes, a considerable amount of blasting, cutting and filling must be done. Based on the current concept plan the cutting will be anywhere from 8 to 14 feet deep in order to make "Road D" work within the subdivision.

Soil erosion and water drainage. Neighbors in our area are especially worried about this. Blasting. Trees coming down. Trees are our best asset to keep soil intact and preventing flooding. Knob Hill is "mimosa soil" which has poor rating. All over Nashville and specific to the Nations and the Oceola neighborhood on the northern side of Knob Hill, where new construction has caused flooding, runoff damage, and residents are suffering the consequences at their own expense. It is a fact that flooding on Knob Road and in the Ocean neighborhood did not happen until trees were removed and Knob Hill was developed to the point it has been. To further destroy the tree buffers and what is protecting those living downhill from Knob Hill is irresponsible at the very least. *Metro Nashville has a responsibility and obligation to protect the health, safety and welfare of current and future homeowners, and based on the concerns related to this development, the Planning Commission should be encouraged to vote against this concept.*

Accountability for damages during Construction. Neighbors get zero chance to safeguard any development process after the Planning Commission approves a concept plan. We need our homes protected from damage during construction, and for years afterward. If you have a story to tell about dealing with this issue, please write the Commissioners about your situation. *Metro Nashville has a responsibility and obligation to protect the health, safety and welfare of current and future homeowners, and based on the concerns related to this development, the Planning Commission should be encouraged to vote against this concept.*

Special regulations protect Knob Hill development. West Nashville is zoned R40, T3 Suburban, mainly one acre lots, low to moderate density, with environmental features that should be preserved. Knob Hill is a rare pristine ridge in West Nashville. Five different Metro special policies safeguard Knob Hill's unique features and limit what developers can build there.

Steep slopes throughout this development. Much of Knob Hill consists of slopes 15 percent or greater. Slopes greater than 20 percent must be identified as "critical" on the concept plan. The 2019 concept plan for Knob Hill shows fewer critical slopes than the 2017 concept plan did. We believe some slopes on Knob Hill may be steeper than the 2019 concept plan shows. We need time to get further data on the how steep these slopes are. Specifically, we believe the western cul-de-sac street crosses dangerous slopes of over 25% and are requesting a deferment until this data has been compiled

Cluster Lot Option. There is a "cluster lot option" in Metro sub regs, that is designed to let developers, in some situations, create half-size lots for the purpose of protecting sensitive environment. That's not logical on Knob Hill. The cluster lot option does not mean that developers can build cluster lots "by right." The Planning Commission has the power to veto the cluster lot option and insist on 40,000 square-foot lots, which makes much better sense on Knob Hill. Knob Hill, under the protection of all five special policies, is not suited to the cluster lot option.

Cluster Lot Option and Open Space. In cluster lot options, at least 15 percent of the property must be open space. Dale and Associate's concept plan claims 40 percent open space; but if you subtract the storm water facilities, fenced-off TV

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cable easement, fenced-off 500-foot TV tower safety zone, and unusable steep wooded slopes, less than 15 percent remains usable, for one small park with a gazebo. This design is not compatible with the surrounding one acre green spaces of the R40 neighborhood that gives this area its special suburban character.

Metro Nashville has a responsibility and obligation to protect the health, safety and welfare of current and future homeowners, and based on the concerns related to this development, the Planning Commission should be encouraged to vote against this concept.

Sincerely,

John Cirillo



john.cirillo@gmail.com

www.johncirillo.com

www.reverbnation.com/johncirillo

www.soundcloud.com/john_cirillo

831.359.0161

From: Cindy Anderson [mailto:nutsforgarden@yahoo.com]

Sent: Tuesday, June 11, 2019 1:47 PM

To: Planning Commissioners

Subject: Highland View @ The Knob Case #2019S-043-001

My name is Cynthia Anderson and I reside at 1211 Watts Terrace. I have lived at this location on Knob Hill for 27 years. You get to my house from Charlotte Pike up Watts Lane. The new proposed road for the subdivision going into the Highland View at the Knob will negatively affect our neighborhood in many ways. I would like to share some of my experience of living on Knob Hill for 27 years to show how impactful this neighborhood is to myself, my family, and wildlife.

I would take my daughter and the neighborhood kids hiking on this site when they were younger and we made many incredible memories there. The terrain is amazing with all of the hills, valleys, boulders, streams and creeks. We would swing on vines, track wildlife and play in the wild bamboo by the stream. You could see the water bubbling up under the moss-covered rocks. Knob Hill is one of the last undeveloped spaces in West Nashville and it would be a shame to see it built up with houses and concrete.

Before my time and before West Nashville had water lines and sewers, a man called Mr. Richardson, who lived at 800 Watts Lane, was the water barium of West Nashville. He delivered water from his truck to the people of West Nashville that he got from the natural springs on Knob Hill. We have always had issues of water running down the hill around our house from these natural springs, even without rainfall. I do believe that our house, the one we have lived in for 27 years and have raised our daughter in, would be flooded out if this development takes place. Our neighbors and my family have had to put in french drains around our houses due to this flooding issue. What will happen when most of

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the trees and underbrush are no longer there due to the development? When it does rain, water runs down the hill and floods the valley on Watts Lane and runs down to Charlotte Pike. Where Watts Lane meets Charlotte Pike, the road occasionally has to be closed at the Ace Hardware due to flooding. This water makes its way from White Bridge Road to the Nations and ends up in Richland Creek - that already has flooding issues! Along with this, the water freezes over into severe black ice in the winter months.

Secondly, the new proposed road on Watts Lane brings about a whole new number of issues. Roy Dale claims that he will widen the road for emergency vehicles. This does not solve the problem of the grade of the road and the sharp right turn that the emergency vehicles will have to make to enter the subdivision. Fire trucks and ambulances will be unable to save people from emergencies due to the issues with the road. Mrs. "Watts" believed that her husband, Mr. Watts, died on this road because emergency vehicles could not get to them in time. The previously mentioned black ice on our roads in winter months will make it virtually impossible for emergency vehicles to travel up the hill to the proposed neighborhoods. Even my family and our neighbors have to park our vehicles down at Ace Hardware and walk to our houses from Charlotte Pike when the roads may freeze. Watts Lane is impassable at certain times!

Last but not least, it is a bad idea to build a subdivision under this 1,368 foot tall WSMV-TV tower. I believe there are too many issues and that it would not be safe for people to live under the tower. I watched a tornado in 1998 come over Knob Hill and it was a terrifying experience. The tower did fall during construction at a different location back in 1957 and killed people. I have watched them sand-blast and paint the tower for many years. There is a question of lead contamination of years of cleaning it and then painting the tower. I have seen things fall from the tower when they paint and work on it. I have seen ice fall from it, and lightning hits it every time that it storms. It lends itself to lightning strikes and the sounds and sparks shake our house when the lightning hits. The humming and whistling sounds that occur when there is heavy wind is unbelievable.

These are just a few issues I have seen from my experience of living under the tower for 27 years.

Please vote no to the subdivision Highland View at the Knob for the future and safety of Nashville and its citizens and for the wildlife in our overly developed city.

Thank you,
Cynthia Anderson
1211 Watts Terrace

From: Debra Webb [mailto:debra.webb@capitol.tn.gov]
Sent: Tuesday, June 11, 2019 1:02 PM
Subject: Rep. John Ray Clemmons - Knob Hill

From: Rep. John Ray Clemmons, 2501 Oakland Ave. 37212
Subject: Highland View concept plan, # 2019S-043-001

SEE ATTACHMENT ON FOLLOWING PAGE

JOHN RAY CLEMMONS
STATE REPRESENTATIVE
DISTRICT 55



State of Tennessee
House of Representatives

COMMITTEES
AGRICULTURE & NATURAL RESOURCES
NAMING, DESIGNATING & PRIVATE ACTS

SUBCOMMITTEE
AGRICULTURE & NATURAL RESOURCES

CORDELL HULL BUILDING, SUITE 408
425 FIFTH AVENUE NORTH
NASHVILLE, TN 37243
(615) 741-4410
rep.john.ray.clemmons@capitol.tn.gov

June 11, 2019

Members of the Metro Planning Commission:

I write to communicate my concerns about the Highland View concept plan on behalf of my constituents residing in and around the subject property in West Nashville.

The residents of the neighborhood where this project will be developed strongly object to a cluster lot layout on Knob Hill. Their opposition has substantial merit. Half-sized lots are inconsistent with the character of the surrounding neighborhood and the goals for West Nashville, 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 states, "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 occurs, the five policies provide 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" does not equate to "half size."

The argument that cluster lot layout is a way to protect sensitive environment should carry no weight here. Doubling the numbers of lots would do nothing to protect the sensitive environment on Knob Hill. The concept plan is using the cluster lot option to effectively re-zone the hill R20, and this is inappropriate on Knob Hill given its steep slopes, streams, woods, view shed, and abundant wildlife habitat.

The neighborhood residents have communicated their willingness to work with a developer should a development on Knob Hill be proposed that is compatible with R40 zoning and aligns with the character of surrounding streets.

On behalf of my constituents, I respectfully request the Planning Commission reject the cluster lot option on Knob Hill. If you are not inclined to heed the concerns of neighborhood residents, please defer the case so that more data may be collected to truly determine the impact of construction on this property.

Thank you, in advance, for your thoughtful consideration of my correspondence.

Sincerely,

A handwritten signature in black ink that reads "John Ray Clemmons".

Rep. John Ray Clemmons

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From: max [mailto:maxm@mmstorefixtures.com]
Sent: Tuesday, June 11, 2019 3:24 PM
To: Planning Commissioners
Subject: re: case no 2019S-043-001

I am writing to you as a member of the neighborhood on Knob Road below the development of Knob Hill and I am in opposition to the planned development.

1. The development is too close to the supporting guidewires for the WSMV tower.
2. It is as of yet unclear who will maintain the area around the guidewires.
3. The area when blasting occurred to develop the Highland Church property caused some of the homeowners to be exposed to higher levels of radon than before. Some of the homes on Forrestwood began to experience shifting and sinking of their homes in the years after the blasting
4. After recent rains, there was extensive flooding on the north side of Knob Road with the water rising up the curb and sidewalks on the northside had flood waters up to 3 inches. Adding additional runoff down Knob will only make that situation worse. This 60 year old subdivision does not have substructure to handle additional stormwater.
5. Knob Road is a residential road. The added pressure of additional cars and traffic will make it difficult for those to pull out of their driveways in the area below Kendall to the traffic light at Knob and White Bridge.

I merely have to point out in high traffic volume (for example when Highland Church members are leaving services) currently people have to wait for the mass of cars to leave before they have access to leave their driveways, Some mornings when there is extensive traffic on Charlotte, Knob Road becomes a cut through. More residential development for the road will make it worse and make the traffic problem more frequent

6. there is a tipping point for density that affects a neighborhood to maintain its integrity. This development is obviously in conflict with the current residents. This is not a conflict of old versus new but rather the viability of a neighborhood

I have lived in Nashville all my life and have seen what happens when just one more housing unit is squeezed into what can be fashioned a vacant lot

thank you for your consideration

Max Mendelsohn
5609 Knob Road

From: jrouton [mailto:jrouton@bellsouth.net]
Sent: Tuesday, June 11, 2019 2:22 PM
To: Planning Commissioners
Cc: Kempf, Lucy (Planning); Rickoff, Abbie (Planning)
Subject: Highland View concept plan, # 2019S-043-001

To: Metro Planning Commissioners
From: **Jan Routon**, resident at **712 Ebenway Drive**, Nashville, 37205
Subject: Highland View concept plan, # 2019S-043-001

Comments on June 13, 2019 MPC Agenda Items Received through June 12, 2019

Date: June 11, 2019

I am writing to say that I am vigorously opposed to the development on Knob Hill.

It is my understanding that Nashville's planning goal is to accommodate growth while preserving the things that make Nashville a good place to live. I have seen the growth expand to encompass so much of our "green" city, and remove so much of natural settings that made our city nice. I know the planners work to achieve that goal, but it seems that the development and building on the green ridges in West Nashville is not in keeping with: 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).

The destruction of so many pristine areas of Nashville, especially in West Nashville, are making this city that I have loved just like a hundred other cities in the country. They all look the same when all the land is developed and has lost the unique tree covered slopes. We have more wild animals in our neighborhood because after the development along Charlotte Pike, there is no place for the wildlife to go. If Knob Hill is developed, the loss of green space will be huge.

West Meade and Hillwood do not have a park. Let there be hiking trails and park shelters for community use.

My son, his wife and children moved from Nashville to Virginia because of the loss of green space and all the development and traffic. Nashville is not the pleasant city it used to be. Please, please vote NO on developing Knob Hill.

Thank you,
Jan Routon

From: Nancy Tomlinson [mailto:nancy.momtom3@gmail.com]

Sent: Tuesday, June 11, 2019 3:01 PM

To: Planning Commissioners

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

Subject: OPPOSE the concept plan of Highland View, case #2019S-043-001

I see no more fragile piece of land/ridge in all of Nashville. To bulldoze and blast for years (which is what will happen if this is approved since each new homeowner will have to get his own blasting permit!) is frightening on many levels. Should this ridge be developed the ridges all around Hillwood/West Meade would be at risk of destruction and development.

Destructive falling ice from the WSMV Tower.

Metro Nashville has a responsibility and obligation to protect the health, safety and welfare of current and future homeowners, and based on the concerns related to this development, I hope the Planning Commission will be encouraged to vote against this concept.

WSMV Tower - Lead Paint There was an issue of lead paint scattered throughout the area due to sandblasting and maintenance of the tower in 2017. Not good for developing area.

Comments on June 13, 2019 MPC Agenda Items **Received through June 12, 2019**

WSMV Tower - Accountability for Future Damages - Concept designer and developer Roy Dale of Dale and Associates, has proposed to the Planning Commission to make any known or unknown WSMV tower issues specific to damages to homes, property or homeowners themselves; the problem of the future homeowners and their HOA. *Meaning, "Buyer beware"*. We believe the liability of any development allowed to happen with with known issues, should fall under the umbrella of Metro Nashville for allowing it to happen as well as the property owners and developer for pushing a development forward with known issues related to the tower.

This is a BIG issue to consider: **Soil erosion and water drainage**. Neighbors in our area are especially worried about this. Blasting. Trees coming down. Trees are our best asset to keep soil intact and preventing flooding. Knob Hill is "mimosa soil" which has poor rating. All over Nashville and specific to the Nations and the Ocoala neighborhood on the northern side of Knob Hill, where new construction has caused flooding, runoff damage, and residents are suffering the consequences at their own expense. It is a fact that flooding on Knob Road and in the Ocean neighborhood did not happen until trees were removed and Knob Hill was developed to the point it has been. To further destroy the tree buffers and what is protecting those living downhill from Knob Hill is irresponsible at the very least. *Metro Nashville has a responsibility and obligation to protect the health, safety and welfare of current and future homeowners, and based on the concerns related to this development, the Planning Commission should be encouraged to vote against this concept.* Please think deeply on this. Put yourself, your house, your family in this area, would you not be very concerned? I certainly would.

Cluster Lot Option. There is a "cluster lot option" in Metro sub regs, that is designed to let developers, in some situations, create half-size lots for the purpose of protecting sensitive environment. That's not logical on Knob Hill. The cluster lot option does not mean that developers can build cluster lots "by right." The Planning Commission has the power to veto the cluster lot option and insist on 40,000 square-foot lots, which makes much better sense on Knob Hill. Knob Hill, under the protection of all five special policies, is not suited to the cluster lot option.

I could go on but won't. Please, please do not let this development take place at this location. Please.

Nancy Tomlinson
1128 Davidson Rd.

From: Claudia Peralta [mailto:claudiaperalta23@gmail.com]
Sent: Tuesday, June 11, 2019 7:32 PM
To: Planning Commissioners
Subject: Case # 20195-043-001 | VOTE NO

To ALL Commissioners,

I live in the neighborhood of the suggested planned development of Knob Hill (WSMVTower)

I VOTE NO TO THIS DEVELOPMENT - please take these votes from all our neighborhood to indicate that this development should not take place and be moved elsewhere.

My name is Claudia Peralta and I live at 833 Russleo Dr. - Case # 20195-043-001

Thank-you,
CP

Comments on June 13, 2019 MPC Agenda Items

Received through June 12, 2019

From: Mark L [mailto:mark.luplow@gmail.com]
Sent: Wednesday, June 12, 2019 8:17 AM
To: Planning Commissioners
Cc: Kempf, Lucy (Planning); Rickoff, Abbie (Planning)
Subject: Highland View concept plan, # 2019S-043-001
Importance: High

To: Metro Planning Commissioners
From: Mark Luplow, 5747 Knob Road, Nashville, 37209
Subject: Highland View concept plan, # 2019S-043-001
Date: June 12th, 2019

I would like to make a strong objection to the proposed development for the concept plan of Highland View, case #2019S-043-001

I've been a Nashvillian for 46 years. I grew up and raised my family here in west Nashville. I'm all for the development in our growing city but have concerns about this proposed plan.

I have health and safety concerns for the people and future neighbors in the area to be developed. The proposed 500' safety zone and the reported WSMV employees with ice damage from the tower to their vehicles which were parked up to 700' from the tower last winter alone. These vehicles were parked 40 hours a week at most. There are also documented incidents of large damaging shards of ice coming from the tower onto homes and properties on Maudina Ave. You can't really measure where all the other the other ice fell until you get structures, cars and people there permanently 24/7. What determined the 500' safety zone? It seems if the proper research was done, the proper safety zone would have been proposed.

Another concern I have is the lead paint on the tower. If we had only known the health issues of lead paint when the tower was constructed, we could have avoided this problem. Airborne lead from sandblasting for maintenance is a major concern. Research has shown the effects of lead exposure with adults and the development of our children's brains. Let's not risk a tragedy in the future. We now know of health and safety issues of this proposed development and they have been presented to the Commission. Let's keep Nashville safe.

Thank you for your time.

Mark Luplow
President, Hillwood Place HOA

From: HENRY PARMER <hnjparmer@comcast.net>
To: lucy.kemph@nashville.gov
Date: June 11, 2019 at 7:35 PM
Subject: re: Highland View (in 37209) concept plan

Dear Ms Rickoff and planning commissioners:

case #2019S-043-001 known as Highland View concept plan

Comments on June 13, 2019 MPC Agenda Items

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I am writing to let you know I oppose the above mentioned subdivision that is coming before the planning commission this Thursday the 13th of June. It had been scheduled for last month, but was differed to this date.

I live at 5406 Burgess Avenue and know the area of the proposed subdivision. The land has steep grades, much of it on clay soil. Clay does not hold water well and the drainage is quite visible off that hill when it rains. I have seen standing water on Knob Road as well as White Bridge Road. Both of these roads are part of the watershed area from the hill where the proposed subdivision would be. Back in February when we had several days of significant rainfall, I saw standing water on both White Bridge Road and Knob Road that was at least 4 inches deep! I have seen water pond on White Bridge Road before, but this water was not just on one side of the road.

You may have heard of the paint chips that fell around the area when the tower at WSMV was sandblasted prior to being painted. I was again on Knob Road one day when something fell on my car. I did not know what they were until I got home and I discovered that my car had a fine dust all over but large chips of paint too. I didn't know where they came from until a month later, when I spoke with a friend who lives on Knob Road. If those chips got on my car as I was driving by they must have gotten all over the land up on the hill.

The tower and its guy wires also have a tendency to develop rather large dangerous icicles; which when they fall they can injure someone seriously and do considerable damage to property. I have heard the letter from WSMV stating that the ice has been known to fall a full 700 feet from the towers. Well beyond what the developers consider a safe distance. When I was growing up in N.J. we had to knock icicles off of our house. I knew that they were not to be played with, and those were only a foot long.

There are other aspects of this development that don't sound well thought out, the fact that the road would empty onto Knob Road, which is already heavily trafficked as people use it to cut from Charlotte Pike to White Bridge Road. Having them empty onto Watts Lane and then Charlotte Ave. is an equally poor thought out idea.

My husband and I have lived in our house since 1993 (he is from Nashville), and we have seen the Charlotte Pike; White Bridge Road corridor turn into a real bumper to bumper mess many times of the day, going both ways. Adding the not insignificant number of cars exiting onto these roads from this development would just make the matter that much worse. This includes the difficulty that fire and police both have already traversing Charlotte Pike and White Bridge Road, when heading to a call. Making their trip more hazardous for all concerned.

Please consider opposing this development

Sincerely:

Joan Parmer
5406 Burgess Avenue
Nashville, Tenn. 37209

From: Katie Patton [mailto:walkinlegends@hotmail.com]

Sent: Wednesday, June 12, 2019 9:36 AM

To: Planning Commissioners

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

Subject: OPPOSE the concept plan of Highland View, case #2019S-043-001

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To the Members of the Planning Commission,

I would like to urge you to please vote NO on the proposed development of Knob Hill, in the Hillwood neighborhood, known as Highland View, case #2019S-043-001, for several health and safety reasons.

Development of Knob Hill will adversely affect not only the existing surrounding neighborhood (including my house at 5732 Knob) but has the potential to be a dangerous location for any new homes built directly on the hill.

First, development on top of this hill will disrupt current storm water and drainage for all the houses at the base of the hill. By law, the development must conform to Metro standards for runoff and drainage, but as we've seen in the Nations and on Osceola, Metro has been lax in its assessment of what is best for existing neighborhoods and those neighborhoods suffer, with no recourse or solution.

Secondly, there is a very real potential for damage to future builds on the hill in the shadow of the WSMV tower due to falling shards of ice and lead paint debris from tower maintenance.

If this concept plan is approved, the liability for damage to current and future builds should fall under the umbrella of Metro Nashville as well as the property owners and developer for pushing a development forward with these known issues. Metro Nashville has a responsibility and obligation to protect the health, safety and welfare of current and future homeowners, and based on the concerns related to this development, I encourage the Planning Commission to vote against this concept.

With gratitude,
Katie Patton
5732 Knob Rd.
Nashville, TN 37209
615-504-4309

From: H Hendren [mailto:hlghendren@gmail.com]

Sent: Wednesday, June 12, 2019 10:36 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: Oppose Highland View concept plan case #2019S-043-001

Dear Metro Planning Commissioners,

We are Anthony and Haley Hendren, homeowners of [5617 Knob Road, Nashville, 37209](#).

Thank you for applying your time and talents to the betterment of Nashville. We appreciate you.

Please oppose Highland View development concept plan case #2019S-04-001.

Our property holds the storm water drain for Knob Road, below the proposed development. Attached is a video of the drain working at capacity in the February 2019 rains that flooded parts of Nashville. The proposed development has the potential to overload the Knob Road storm water drain in our yard, threatening the safety of our home and growing family.

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The never-ending cycle of water impacting homes is a stress no one wants. Once an area floods, only far more drastic efforts must be taken to remedy.

Keep Nashville a place that prioritizes quality of living. Keep Nashville a place everyone wants to live.

Partner with the wonderful neighbors of Knob Road for the betterment of the community. We are investing and improving our neighborhood. An established community that has thrived for decades could be lives in turmoil threatened by flooding, runoff, and numerous further impacts from a dense development on poor soil.

Oppose the Highland View development and leave a legacy of Nashville we are all proud to live.

I believe in Nashville. Keep Nashville Nice. It's the Nashville Way.

Thank you,
The Hendrens

From: amanda [mailto:chelseaarts@comcast.net]
Sent: Wednesday, June 12, 2019 10:45 AM
To: Planning Commissioners
Cc: Kempf, Lucy (Planning); Rickoff, Abbie (Planning)
Subject: Highland View - Case #2019S-043-001

To: Metro Planning Commissioners
From: Amanda Livsey, 5745 Knob Road, 37209
Subject: Highland View – Case # 2019S-043-001
Date: June 12, 2019

As we all have learned at the April 25 Commission meeting, ice shards have fallen 700 feet from the TV tower, frequently enough that WSMV's office has a "usual procedure" to move parked cars out of the way. In addition neighbors on Maudina Avenue, nearly 700 feet away have reported ice falling onto their properties from the tower. It's hard to believe the Commissioners can approve a project so risky as Highland View. I would like to put Metro Planning Dept. and Metro Planning Commissioners on notice that should you approve this development and down the road there are damages or injuries due to falling ice you will be held liable for having known about the problem and decided to ignore it.

One way around this would be to increase the safe-zone radius around the tower from 500 feet to 700 feet. However if this was done, Lots #27-30 can't be built and Road D must warp westward, squeezing lots across the street. A 700 foot safe radius eliminates access to Watts Lane so this whole concept would have to go back to the drawing board.

If you consider the risks associated with the tower, along with the serious issues of blasting and tearing up the terrain on a sensitive hill in violation of Knob Hill Special Policy, this subdivision just doesn't make sense. I would totally understand building a handful of houses within a safe distance from the tower in keeping with the surrounding neighborhood

The three city council members (Mary Carolyn Roberts, Mina Johnson and Kathleen Murphy) whose districts touch this plan are all opposed to this project as indeed is John Ray Clemmons.

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I sincerely hope that you will read and consider this very, very carefully. There is no need to build on every square inch of land in Nashville and with all the difficulties attached to this particular property I ask you to vote against this proposal.

Sincerely
Amanda Livsey

From: Kathy Cloninger [mailto:kathy.cloninger@gmail.com]
Sent: Wednesday, June 12, 2019 10:51 AM
To: Planning Commissioners; Kempf, Lucy (Planning); Rickoff, Abbie (Planning); Murphy, Kathleen (Council Member); Roberts, Mary Carolyn (Council Member); Johnson, Mina (Council Member)
Subject: Highland View Case # 2019S-043-001

To: Metro Planning Commissioners
From: Mike Williams, 6457 Fleetwood Drive, Nashville TN 37209
Subject: Highland View concept plan, Case #2019S-043-001
Date: June 12, 2019

60-day deadline

LISA MILLIGAN, *at the April 25 PC meeting during discussion about a four-week postponement of the Commission's vote, answered a Commissioner who asked about a 60-day limit to vote on Highland View (3:26:47 time marker on the Public Access TV video of the April 25 PC meeting):*

60 days would be June 24. 60 days from today. So, if no action is taken prior to June 24, it's deemed approved.

AUDIENCE *grumbles in consternation:*

WHAT??

LISA MILLIGAN:

The Tennessee code, annotated, in regards to subdivisions, indicates that once a subdivision has been presented to the Planning Commission and taken up for action, that there is a clock that starts ticking, and that clock is a 60 day clock. If the Planning Commission fails to take action within 60 days of the date that it's first heard, then it is deemed approved.

So June 24th is the 60 day, and that's per state law, Tennessee code, annotated.

DAVIESHA MOORE:

So we just want to make sure that the deferral gives us enough time to have it back before us.

CHAIR GREG ADKINS:

So it doesn't get approved automatically. That's why this 60 days is so important, and we be completely upfront about it.

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VICE CHAIR JESSICA FARR:

So if we hit May 23rd and Legal is not ready [to supply opinions on concerns about code primacy, safety issues, case law], and we defer it another meeting at that time, does that

LISA MILLIGAN:

June 13th is the meeting immediately after May 23rd. But that would be the last possible

LUCY KEMPF:

If Legal's not ready, we'll reach out to the Applicant. They're going to want both sides of the best technical information on the record, so the Commission will be able to make a decision. So it's in their interest to make sure that Legal has all the facts that Legal needs, to make its judgment.

TCA, Title 13, Chapter 4: The Applicant for the Commission's approval may waive the time requirement [60 days] set in this subsection and consent to an extension or extensions of the applicable time period.

But it's not a sure thing that the Applicant in Highland View is interested to give Legal extra time. The Applicant may instead think: momentum seems to be slipping away from us, and the Commission may vote us down, so maybe we'd best muddle along slow and hope June 13 comes and Legal is still not ready and the PC lets that meeting slip by and *we get default approval, which may be our only chance to get this turkey in the oven.*

Roy Dale isn't actually the Applicant; his client Highland Park Church is the Applicant, and the church has been trying to sell this parcel of land for years and they've sunk a bunch of money into paying Roy Dale's fee (twice) and paying fees for filing concept plans and shelling out \$200,000 for land to connect to Watts Lane, and paying for "you gotta do this and that and the other, before you get a decision." The church is way past being patient. Not to besmirch the church, but I wouldn't bet my fortune that they feel "it's in our interest to make sure Legal has all the facts that Legal needs."

We urge the Commissioners to vote up-or-down on Highland View *before the 60 day default*. If by June 13 you haven't received enough legal opinions and test results to put your minds at ease about liability and health, safety and welfare, do the right thing, the responsible thing, and vote NO.

The city doesn't need this dangerous, liability-infested development hanging like an albatross around its neck.

DO NOT DEFAULT on Highland View.

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

Sent: Wednesday, June 12, 2019 10:53 AM

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

Subject: Highland View Case # 2019S-043-001

To: Metro Planning Commissioners

From: Mike Williams, 6457 Fleetwood Drive, Nashville TN 37209

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

Date: June 12, 2019

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The Big Picture on Knob Hill

Former Metro Planning Staff Director Robert Paslay is famous for saying:

“There are some pieces of land that God put there to hold the rest together.”

Knob Hill may be one of those pieces of land.

This pristine ridge, one of the last major open spaces in west Nashville, is a unique, fragile, complicated parcel. The whole hill is an aquifer: water seeps from the rocks in all weather, feeding moss growing everywhere including the hilltops. Springs flow within, and out from, the limestone, some within arm’s reach of a TV tower cable anchor – it’s a shuddering thought, that the cables that hold the tower up are anchored in rock so friable that more water flows underground on Knob Hill than on its surface.

No one know how 60 years of wear and tear, high winds, ice, sun, have affected the tower. No one knows how its integrity might be compromised by nearby blasting. No one knows what would happen if a tornado struck, like the 1998 mile-wide monster that tore down trees within 2000 feet of the tower. (Those trees were in my yard. I watched them fall.) No one knows the range and the intensity of ice falling from the tower in winter. No one knows how much lead paint has fallen from the tower. No one comprehends the nature and extent of Knob Hill’s underground streams, and what unexpected results might come from blasting, cutting, filling, removing the tree cover, and artificially routing stormwater runoff. No one can assure nearby neighborhoods against negative consequences during the long construction period while streets and infrastructure and houses are being built above them.

No one knows the long-term quality-of-life effect, on the entire city, of wiping out one of Nashville’s last pristine ridges.

No one has yet invited Metro Parks Greenways and Open Space, and Tennessee Land Trust, and philanthropists and generous neighbors, to buy the Highland View site (and maybe additional Knob Hill land that’s owned by Highland Park Church and West Side Community Church) and put this unique ridge to public use as open space, maybe as a park where Nashville residents can find refuge from the development crowding in all around them.

Not only does Knob Hill, in its pristine state, have unique potential to benefit all of Nashville for generations to come; Knob Hill’s remarkable odyssey through the city planning system may serve as a motivator for Big Picture growth all over Nashville and Davidson County and municipalities far away. City planners, studying the twists and turns of Knob Hill’s changing ownership, zoning history, safe spot for a TV tower, and how this ridge’s special topography and environment can enhance Nashville’s future, can learn valuable lessons for developing the whole city, so that we all can better enjoy living and working here.

Knob Hill is not just another piece of land to plop a subdivision on. It is a piece of land that God put there to hold the rest together.

The Planning Commission has the power to see past the sub regs and the hunger of developers. The Commission has the power to take a big lesson from the Knob Hill story, about how to wisely grow our city. By rejecting the Highland View concept plan, the Commission can mark a turning point, steering Nashville away from mindless overgrowth that has bedeviled cities such as Austin, Texas . . . away from the whirlpool of, “Uh oh, we’ve gone over the falls, and there’s no way out.”

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The Planning Commission can make a wise choice: for whatever reason you can find, under the sub regs and NashvilleNext, or just because common sense and civic vision convince you to not let this ridge slip away, vote NO and let an opportunity arise per Open Space Policy, to put Knob Hill to better use far beyond our own lifetimes.

Create bold precedent. Set a vibrant example for sensible development. This is no exaggeration: every great adventure starts with a single step.

Take a step on Knob Hill.

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

Sent: Wednesday, June 12, 2019 10:54 AM

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

Subject: Highland View Case # 2019S-043-001

To: Metro Planning Commissioners

From: Mike Williams, 6457 Fleetwood Drive, Nashville TN 37209

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

Date: June 12, 2019

Blasting

ROY DALE, *in his opening statement promoting Highland View (1:31:45 time marker on the Public Access TV video of the April 25 PC meeting):*

I sort of got some insight today that there might be some discussion about the tower. And so I've brought today something to give you. Planning Commission has this in their files. *[He hands paper to the Commissioners.]*

So, this is nothing new. As a matter of fact, I called Larry Oaks, who is the vice president of Meredith Corporation that owns the tower. He is an engineer. And he came before this body and spoke before you [in 2017]. And I've actually taken what he wrote down there. So I'm not paraphrasing, you can see it. Meredith more or less identifies an area on the tower of 350-foot radius. We went 150 feet beyond that. And so what Larry has said to you, and he's said it to you publicly, and he said it to me in an email as well, that that radius is sufficient for them.

But he did also mention something else that I noticed today. He had concerns about blasting. So today I added a paragraph in the handout, of a possible condition that you could add if you wanted to, that would deal with blasting. I think Larry, more or less, he's not concerned about the structural integrity of the tower. They built a church really close by, they did some blasting when they did the church, it had no negative effect on the tower. But obviously, as an engineer, I think he would want to know that somebody went the extra mile.

So in this handout that I gave you, I'm suggesting, if you get into an issue you're concerned about, the presence of this tower, I would suggest that you say, "Prior to the issuance of the first grading permit, the Applicant will provide Metro Planning Commission Staff with a geological and engineering assessment with respect to blasting and its effects on the WSMV-TV transmission tower. Said assessment will also be provided to Meredith Corporation for their review. This assessment will be based upon final construction plans with the roadway" – again, this is a concept, you're not going to know this stuff till you do final plans – "The assessment will be based upon final construction plans of the

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proposed roadway and the associated utility improvements. The final construction plans will be completed based upon [unintelligible] boundary and topographic survey.”

Mr. Dale is telling the Commissioners: you won't know the dangers of blasting on Knob Hill until after you vote to approve the Highland View concept plan.

The quarter-mile-tall TV tower, with sixty years' wear and tear on it, was built on an undeveloped hill so if the tower collapsed it wouldn't kill people like WSM's prior tower did when it collapsed in 1957.

Today springs are bubbling out of the limestone ten feet from one of the tower cable anchors: the cable is anchored in rock so friable that more water flows underground on Knob Hill than on its surface.

Blasting dynamite to gouge a 10 percent grade roadbed straight up a 15 percent slope 700 feet from the tower in an area where Knob Hill Special Policy prioritizes environmental preservation over road-building . . . that couldn't possibly weaken this 1368-foot tower and endanger people living in its shadow, could it?

MARY CAROLYN ROBERTS, *regarding blasting danger (2:48:47):*

I have a rock quarry in my district. And when they're talking about, the blasting [on Knob Hill] is not going to affect them . . . it is going to affect them. It's going to affect them greatly. Once the boom goes off, it's impossible to go back and measure that. So even though I think Rogers Group, who has my rock quarry, is extremely responsible, they still make mistakes. There's cracks all over my area from those rock quarries. So that's not true. So we're talking about a lot of safety issues and we're talking about a lot of things that are the kind of things that you can't regulate.

It's not just Meredith/WSMV that's worried about blasting. On Fleetwood dead end, which abuts Highland View, my neighbors and I already suffer cracks and settling in our houses. We're now worried that each "boom" at Highland View may hurt the value and livability of our homes.

Blasting into Knob Hill's limestone and slashing the integrity of poor-quality Mimosa soil, will unpredictably disrupt the hill's interconnecting underground streams – which Highland Park Church, who owns the subdivision land, knows well, because the church constantly deals with water seeping from under their parking lot. Stormwater's pledge of "zero more runoff" from the completed subdivision, doesn't address, much less solve, runoff dangers during the long period while streets and houses are getting built.

Commissioners voting on Highland View, should ask themselves, "How would I feel if my home was right under Highland View *during construction?*"

Also: when the tree cover is stripped away from Knob Hill, rainfall and outflow from blast-fractured limestone will gallop into neighbors' yards during construction.

You say developers won't cut 8-caliper trees?

"Gee, golly, we accidentally cut down . . . aw, shucky darn."

From: Ellie Flier [mailto:ellieflier@gmail.com]
Sent: Wednesday, June 12, 2019 11:04 AM
To: Planning Commissioners
Subject: Case No. 2019S-043-001 - no to development on Highland Park Church land

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Hello,

I live at 5729 Maudina Ave, and I am opposed to the building of 40 units on the current land of the Highland Park Church behind Knob Road. A similar development was proposed and defeated 2 years ago due to inadequate infrastructure.

If this passes, we will be subjected to blasting and increased flooding and erosion issues as well as the risk posed to us by the proximity of the blasting to the tower.

This is for case No. 2019S-043-001

Thank you,
Elizabeth Flier

From: Kathy Cloninger [mailto:kathy.cloninger@gmail.com]
Sent: Wednesday, June 12, 2019 11:06 AM
To: Planning Commissioners; Kempf, Lucy (Planning); Rickoff, Abbie (Planning); Murphy, Kathleen (Council Member); Roberts, Mary Carolyn (Council Member); Johnson, Mina (Council Member)
Subject: Highland View Case 2019S-043-001

To: Metro Planning Commissioners
From: Mike Williams, 6457 Fleetwood Drive, Nashville TN 37209
Subject: Highland View concept plan, Case #2019S-043-001
Date: June 12, 2019

Metro Council's Liability for Falling Ice

Maudina Avenue resident Jennifer Kirkendall told the Commissioners April 25 that "two-to-three-foot chunks of ice" fell from WSMV-TV's tower and struck homes and cars in her neighborhood last winter.

WSMV VP/GM Renee LaSpina, in a letter February 15, reported to Planning Staff not only that ice fell on Maudina Avenue 650 feet away from the tower, but also that ice fell last winter onto the parking lot of WSMV's office, 700 feet from the tower, and the station took "the usual precaution of having our employees move their cars to the east end of the parking lot." Usual precaution? WSMV must have known of other ice falls in their parking lot, at a distance from the tower that, had the ice blown west instead of east, it could strike 200 feet into Highland View lots #27, #28, #29, #30 and the recreation area and the street – as we demonstrated to the Commissioners by drawing a 700-foot-radius circle around the tower onto the concept plan.

And 700 feet is not enough. When you look at a 700-foot radius circle drawn around the tower on the concept plan, you see that all of Maudina Avenue and all of Channel 4's parking lot are well outside of that circle. The true "safe" radius, for falling ice that's already documented, probably should be 800 feet or more.

VICE CHAIR JESSICA FARR (2:55:50 time marker on the Public Access TV video of the April 25 PC meeting):

One area that I don't know if we can address, relates to the tower and the statement that's been made about the ice coming off the lines, and the impact that that's had. And if the drawings are accurate, it looks like that's covering a significant number of the lots. So has anybody looked at that? Or who would look at that?

LUCY KEMPF:

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I'm opening up an email that I received from Erica Garrison, attorney of record for WSMV. She asked me to read a comment into the record:

"WSMV-TV does not oppose the proposal. We do, however, ask that the Planning Commission and the developer assist WSMV-TV in making future homeowners aware of the risks of falling ice, and encourage the developer to coordinate carefully."

Really? I'm a new homeowner coming in, and you're telling me *what*?

The ice-fall liability issue doesn't just concern two isolated incidents several hundred feet from the tower. It concerns sixty winters of WSMV engineers knowing about ice falling from the tower. If ice fell recently in populated places, then hundreds or thousands of ice shards likely have fallen each winter in a huge radius around the tower – in woods where no one noticed. Soon they'll fall on new homes and residents.

Highland View is going to be built in harm's way. It's just a matter of time until shards of ice damage life, limb or property. Who will bear liability?

Metro Council is at risk for this liability.

When WSM bought land on Knob Hill in 1957 and secured zoning to build the TV tower, guy-wire easements, and station office, Metro Council should have realized (as WSM engineers surely did) that ice would fall around the tower. So when Metro Council zoned the ice-fall area R40 – literally inviting people to live there in harm's way – Metro acted irresponsibly and failed to guard citizens' health, safety and welfare.

If Metro Council wants to avoid liability for ice damage, Council's best strategy may be to rezone, for non-residential use, all the land that's within the radius of the ice falls that already are documented.

An interesting point about rezoning: if Metro Council opts to rezone an area around the tower for non-residential use, then an opportunity arises under Open Space Policy on Knob Hill (West Nashville Community Plan 2009, p50) *"Should the existing use cease, the intent is for the site to be retained as open space and placed in public use if the opportunity should arise."*

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

Sent: Wednesday, June 12, 2019 11:07 AM

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

Subject: Highland View Case 2019S-043-001

To: Metro Planning Commissioners

From: Mike Williams, 6457 Fleetwood Drive, Nashville TN 37209

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

Date: June 12, 2019

Slopes and Streams

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ABBIE RICKOFF, *presenting the Highland View concept plan (1:24:15 time marker on the Public Access TV video of the April 25 PC meeting)*:

None of the lots have been identified on natural slopes of 20 percent or greater, and no problem soils have been identified on the site plan. The stream and stream buffers at the front of the site along Knob Road, are not located in any of the proposed lots.

(1:26:14): All of the lots are located outside of the areas with steep slopes and streams and stream buffers, and no critical lots have been identified on the plan.

Who is doing the identifying? Staff? Applicant? GIS maps? Commissioners?

Staff and Applicant (see below) claim GIS maps are inaccurate to measure slopes and streams. Yet they insist that only GIS maps, not eyeball observation, determines whether the Commissioners should approve concept plans.

Neighbors who have walked Knob Hill know the stream that exits at Knob Road extends far into Highland View and feeds off active springs that may disrupt homesites and destabilize TV tower cable anchors. And a slope map that we got from Staff's own 2017 project folder shows many more critical slopes and dangerous construction areas in Highland View than Roy Dale's 2019 concept plan does.

We testified in detail, about those slopes and streams, to the Commissioners.

ROY DALE, *in rebuttal to our testimony, cites GIS inaccuracy (2:42:32)*:

One lady talked about maybe streams on the property extending further than Metro's GIS. Metro's GIS is not that accurate. That's why we have to survey property. That's why we have to determine exactly where these encumbrances might be. The Metro GIS on steep slopes is highly inaccurate. That's why we have to do topographical surveys to establish slopes exactly as they are, and so when a plan comes back before you, it cannot have a critical lot, and it's not going to penetrate a steep slope.

Commissioners: Highland View never will "come back before you" after you approve the concept plan. You'll be out of the loop. Your vote June 13 is your one chance to rightly assess this subdivision . . . based on GIS maps and assurances that Applicant gives to Staff, and the consequent assurances that Staff echoes to you.

VICE CHAIR JESSICA FARR *(3:00:24)*:

About the steep slopes that have been referenced, how do we evaluate that? What's our policy around the steep slopes? Is that something Staff can address?

ABBIE RICKOFF:

Our slope maps that we have with our GIS records, they're more of a composite map and they represent, generally, where steep slopes are, and they categorize them by under 20 percent, 20 to 25 percent, and over 25 percent. They're general, they can't get down to specifics. It gives us an indication, when we're reviewing a plan, so that we have an understanding of the baseline of where we are, where are areas that we should be concerned about, that we should look further into.

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When an Applicant submits a survey that is field verified, we rely on the Applicant's information because they go out and look at the field and go out onsite and make those determinations. Our level, and any slopes that we have, are more general. We'll get all that information with the next step, the next phase, which is the final development plan.

VICE CHAIR JESSICA FARR:

But, Staff, could you clarify whether there are critical lots on this plan, how those are defined and then how we would review those specifically with respect to slopes?

ABBIE RICKOFF:

The Applicant has to identify any lots that would qualify as critical lots.

There it is: "see no evil" among Applicant and the other parties in concept plan approval. Staff doesn't go out and eyeball the site. Nor do Metro agencies. Nor do Commissioners. Staff relies on the concept plan at face value.

When Staff "checks the boxes" with Metro agencies, the agencies rely on what Staff presents to them, i.e., what Applicant has presented to Staff.

When the Commission weighs Staff's recommendation, the Commissioners are relying on what Applicant presented in the concept plan.

The whole concept-approval process, up to the Commissioners' vote, relies on Applicant drawing up a concept plan that's based on inaccurate GIS slope-and-stream maps, nonexistent surveys and analyses, Applicant's client pressuring to get his horse into the starting gate, and Applicant's salesmanship.

I'm not saying Applicants don't do their best at presenting concept plans. I'm saying Applicants stand to succeed most and profit best by presenting a compelling concept plan. This is the system we work in.

In that system, Commissioners bear the primary responsibility – the civic opportunity – to learn all you can before you vote, rather than just passing a wand over third-hand info and the blind guidance of the sub regs.

JEFF HAYNES (3:17:18):

Is someone from Public Works here? They're not? I'd love to understand the Public Works standards for slopes of roads, especially as we connect into Watts Lane. We've heard different information here . . . and if, in fact, that meets Metro standards, or it exceeds the standard slope of the road? Do we have an answer?

LISA MILLIGAN:

They have reviewed the plan as presented and they have recommended approval of the plan. They will also get very detailed construction plans at the time with the final site plan, with more information about the road grades. But they do have their standards. This has been reviewed. It should . . . it will meet those standards. It will be further reviewed again with the final site plan.

Commissioner Haynes, forget about the fact that any kid with a smart phone can walk out on Knob Hill and get Siri to instantly tell the elevation of any two points and the distance between them, and the angle of slope from Point A to

Comments on June 13, 2019 MPC Agenda Items Received through June 12, 2019

Point B. Don't worry that the professionals you're relying on to help you evaluate the concept plan, haven't bothered to do even that. Heck, just go ahead and vote.

The engineers will iron it all out later.

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

Sent: Wednesday, June 12, 2019 11:09 AM

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

Subject: Highland View 2019S-043-001

To: Metro Planning Commissioners

From: Mike Williams, 6457 Fleetwood Drive, Nashville TN 37209

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

Date: June 12, 2019

Sub Regs v. Policy Standards

When Planning Commissioners consider approving a subdivision, do sub regs or policy standards control?

At the April 25 PC meeting on Highland View, Applicant and Staff pressured the Commissioners to judge Highland View purely on sub regs and not on policies such as West Nashville Community Plan's Conservation Policy, Maintenance Policy and Open Space Policy, and NashvilleNext's Special Policy for Hillwood/West Meade, and Special Policy for Knob Hill. Applicant and Staff steered the Commissioners away from considering:

· Knob Hill Special Policy (NashvilleNext III, p49):

"In the configuration of parcels and any new right-of-way, priority should be given to the preservation of environmentally sensitive features over consistency with surrounding parcel and right-of-way patterns."

· Open Space Policy for Knob Hill (West Nashville Community Plan 2009, p50):

"Should the existing use cease, the intent is for the site to be retained as open space and placed in public use if the opportunity should arise."

However when this same subdivision was proposed in 2017, (Highland View at the Knob, Case #2017S-033-001)

Applicant and Staff **rested their entire case on policy standards controlling sub regs.**

Advocating a single-access concept plan in 2017, Applicant and Staff told the Commissioners: Since Knob Hill Special Policy's environmental constraints won't let us tear up slopes to build a second access road, therefore you should grant us a variance to break a sub reg (max 750' length for turnarounds).

Four planning experts who favored the turnaround variance urged the Commissioners to heed Knob Hill Special Policy in 2017:

ABBIE RICKOFF, *writing the Staff report to the Commission:*

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“A road connection to the north may be impractical due to steep slopes and the grading required to construct a road that meets Metro standards. *Given the environmental constraints that would prevent the applicant from creating additional street networks on this site*, staff recommends approval of a variance to the maximum length of a dead-end street standard.”

ROY DALE:

“*The Special Policy on this property says that the environment features are more important, and specifically says that they’re more important than even the lot layout or extension of roadways.* If we extend the road to the property lines, I think it just gets into sensitive areas that we don’t want or need. And so, as a result of that, Planning is saying, connectivity is not an issue on this property.”

LUCY KEMPF:

“We felt that, on the whole and on balance, we had to look at this holistically . . . connectivity was possible to the north, but it seemed that it might undermine some of the other *goals that we had for environmental stewardship.* That is how we arrived at recommending the variance.”

Applicant’s attorney TOM WHITE added:

“That road to the north . . . would basically be like Sherman coming through Atlanta. It would destroy the woods, *the very thing of your Special Policy, which says preserve environmental matters . . .* urging that connectivity to the north would totally, totally destroy that: the woods, the slope, everything. It would have been a horrible proposal.”

All four planning experts agreed: whenever sub regs and policy standards get crossways with each other, policy standards must control. It’s the only way to grow Nashville responsibly. We ask the Commissioners today to judge Highland View the same way.

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

Sent: Wednesday, June 12, 2019 11:15 AM

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

Subject: Highland View Case 2019S-043-001

To: Metro Planning Commissioners

From: Mike Williams, 6457 Fleetwood Drive, Nashville TN 37209

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

Date: June 12, 2019

Suitability of the Land

All the Commissioners on April 25 said they were concerned about health, safety and welfare, in regard to ice shards and lead paint falling on Highland View at a distance of 700 feet from WSMV’s tower, and even the possibility that the 60-year-old, quarter-mile-tall TV tower might collapse.

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And the Planning Staff and the Applicant say the Subdivision Regulations must rule the Commissioners' decision to approve or disapprove . . .

So it makes sense to look at Metro Subdivision Regulation 3-3, SUITABILITY OF THE LAND, Section 2:

"Land which the Planning Commission finds to be unsuitable for subdivision or development due to flooding, steep slopes, rock formations, problem soils, sinkholes, or other adverse earth formations or topography, utility easements, or ***other features which may be harmful to the safety, health and general welfare of inhabitants of the land and surrounding areas***, shall not be subdivided or developed unless adequate methods to solve the problems created by the unsuitable land conditions are formulated by the developer and approved by the Planning Commission."

The hazards of ice shards and lead paint falling from the TV tower, in a radius that's documented at 700 feet, clearly constitute "other features which may be harmful to the safety, health and general warfare of inhabitants" of Highland View.

(Actually, the radius should be greater than 700 feet. If you draw a 700-foot radius circle around the tower on the concept plan, you see that Maudina Avenue and WSMV's parking lot – were ice already has been documented to fall – are well outside that circle. The true safe radius probably should be 800 feet or greater.)

Under sub reg 3-3, at least a 700-foot radius of land around the tower "shall not be subdivided or developed" unless the developer removes those dangers, to the satisfaction of the Planning Commission.

The Highland View concept plan, which locates homesites in harm's way, fails sub reg 3-3.

The Planning Commission must not approve the Highland View concept plan until the developer removes those dangers. This isn't a question of doing studies or assigning liability. It's a subdivision regulation telling Commission not to approve the concept plan until the developer does the required remediation.

From: Rob Cheplicki [mailto:rob.cheplicki@gmail.com]

Sent: Wednesday, June 12, 2019 11:28 AM

To: Planning Commissioners

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

Subject: Highland View: case No. 2019S-043-001

SEE ATTACHMENT ON FOLLOWING PAGE

To: Metro Planning Commissioners

From: Kathy Cloninger, 6457 Fleetwood Drive, Nashville TN 37209

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

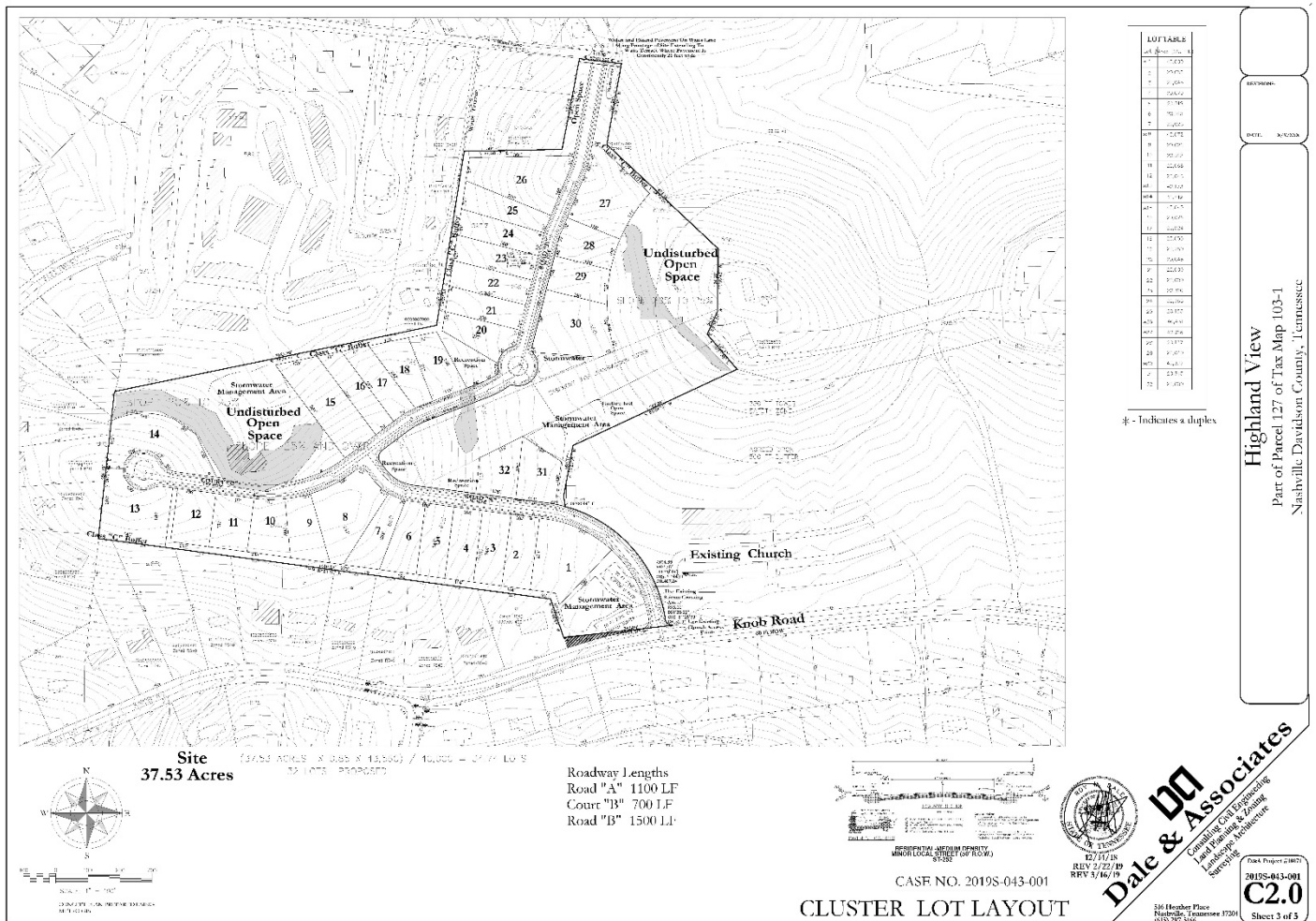
Date: June 12, 2019

SLOPE DISCREPANCY ON KNOB HILL

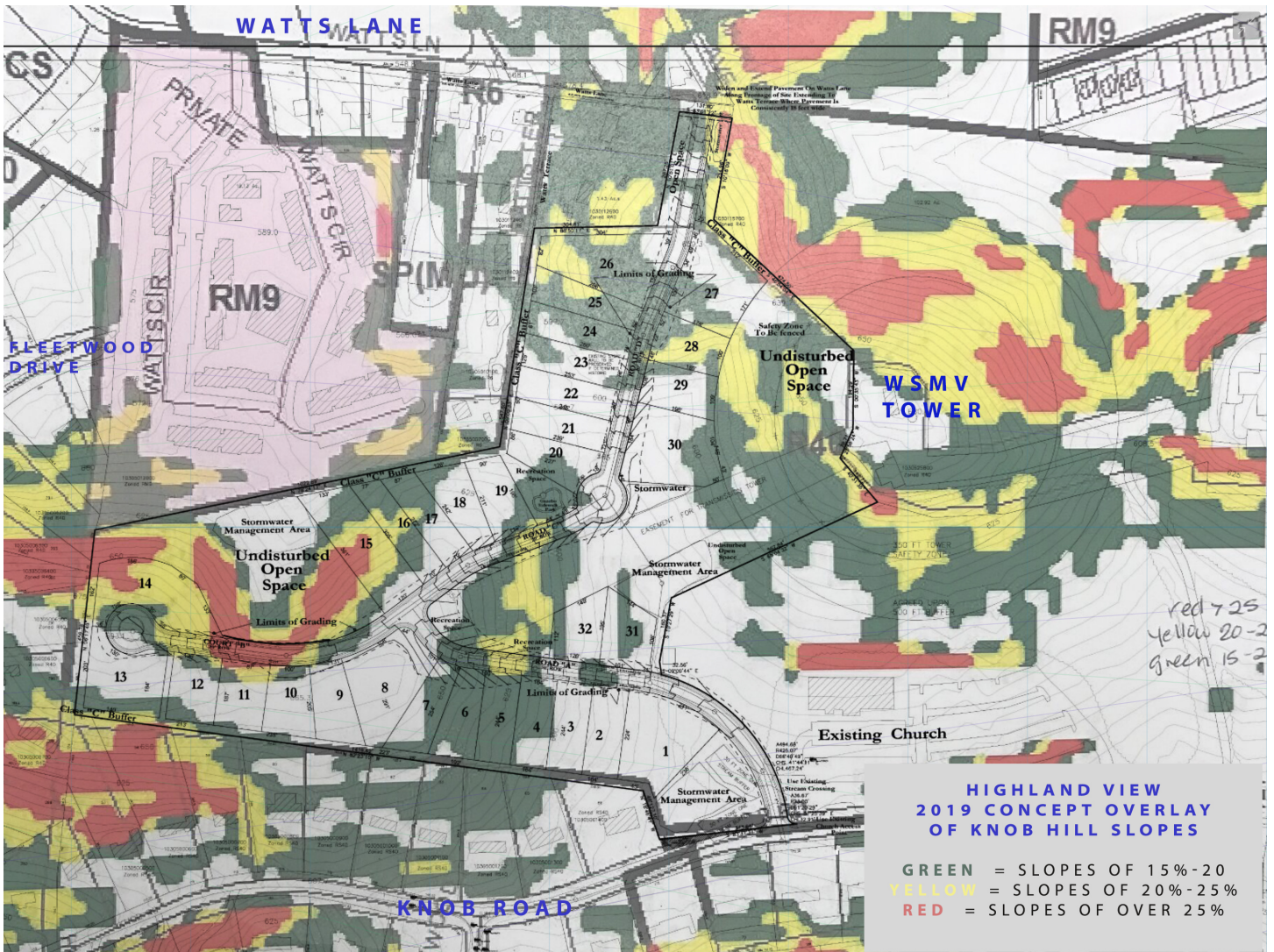
Are slopes shown wrong on the Highland View 2019 concept plan?

Discrepancies exist between Roy Dale's 2019 concept plan's slope layout, and Planning's GIS slope map for Knob Hill, which we obtained from Planning's project folder for the 2017 version of Highland View (Case #2017S-033-001).

The 2019 concept plan:



Planning Staff's 2017 slope map, overlaid onto the 2019 concept plan:



THE OVERLAY SHOWS:

Road D must rise up a 15 percent slope from the bottom of Lot #23 to the top of Lot #26. Roy Dale's 2019 concept plan shows no such 15 percent slope on this section of Road D.

Metro Public Works (3.6.4) sets 10 percent maximum grade for Residential Local Streets. And Knob Hill Special Policy (NashvilleNext III, page 49) explicitly prioritizes preserving sensitive environment over extending roadways.

On Court A, the 400' of street (50' wide, including sidewalks) that extends from Lot #9 to the western cul-de-sac, runs laterally along a slope greater than 20%, and for half of that length the slope is greater than 25%. Roy Dale's 2019 concept plan shows less than half as much critical slope underlying Court A street.

Building a 50'-foot-wide street-plus-sidewalks, running laterally along grades above 20 and 25 percent, requires a lot of cutting and filling, especially to raise the roadbed to the driveway height for Lot #10 – 13. The precipitous drop-off on the north side of that street probably will need a long multi-tier retaining wall. Where the retaining wall cuts

into the slope below, it will compromise the integrity of the poor-grade Mimosa soil and risk slippage downhill.

Almost all of Lot #14 is on slope from 20 percent to greater than 25 percent. The middle of Lot #15 is slope ranging from 20 percent to greater than 25 percent, and 20 percent slope extends into Lot #16. These lots are indicated as “critical” on the 2019 concept plan. *But the 2019 concept plan does not show that critical slopes impinge on Lots #10, 11, 16, 17, 25, 26, 27, 28 and 31. And the Planning Staff report on Highland View (see April 25 PC agenda, page 66, fifth paragraph) says, “No critical lots have been identified on the plan.”*

Does the 2019 concept plan fairly show critical slopes on Knob Hill? Metro Planning should know how steep those slopes really are. The 2019 concept plan should accurately show critical slopes and indicate all the lots that contain them.

When roadways and houses are proposed on Knob Hill, the Knob Hill Special Policy should supersede sub regs to protect the hill’s sensitive environment, *even if it means not building.*

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From: Rob Cheplicki [mailto:rob.cheplicki@gmail.com]

Sent: Wednesday, June 12, 2019 11:49 AM

To: Planning Commissioners

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

Subject: Highland View: Case No. 2019S-043-001

Document pertaining to Highland View: Case No. 2019S-043-001

Rob Cheplicki

6453 Fleetwood Drive

Nashville TN 37209

Neighbors for Knob Hill

www.facebook.com/neighborsforknobhill

knobroadcommunity@gmail.com

SEE ATTACHMENT ON FOLLOWING PAGES

CASE #2019S-043-001 "Highland View" This Is Not a Concept (TBD)

Dear Planning Commission members,

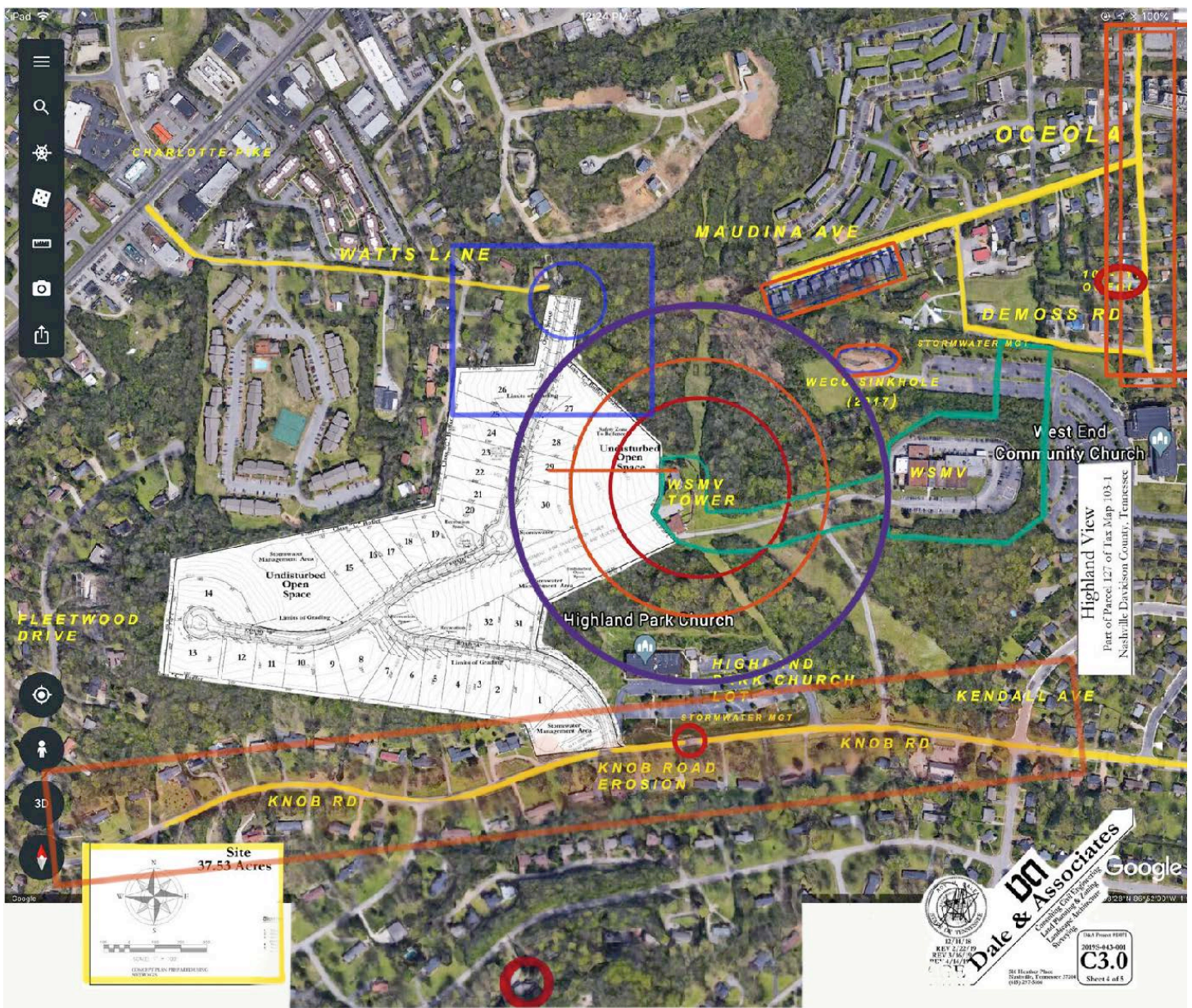
The following is a series of maps and issues related to Knob Hill, issues which will certainly be compounded by the proposed Highland View development. This first map is the Highland View concept overlay on a 2017 Google Earth map.

1. As you look at the WSMV tower, there are three rings. The first and second are from the concept map and scaled at 350' and 500' respectively. These are the so called "safe zones".

The third ring is purple and 700' from the tower. This is the distance that a WSMV employee car was from the tower when it was damaged by ice in 2018. (Feb 15 2018 WSMV management letter to Planning)

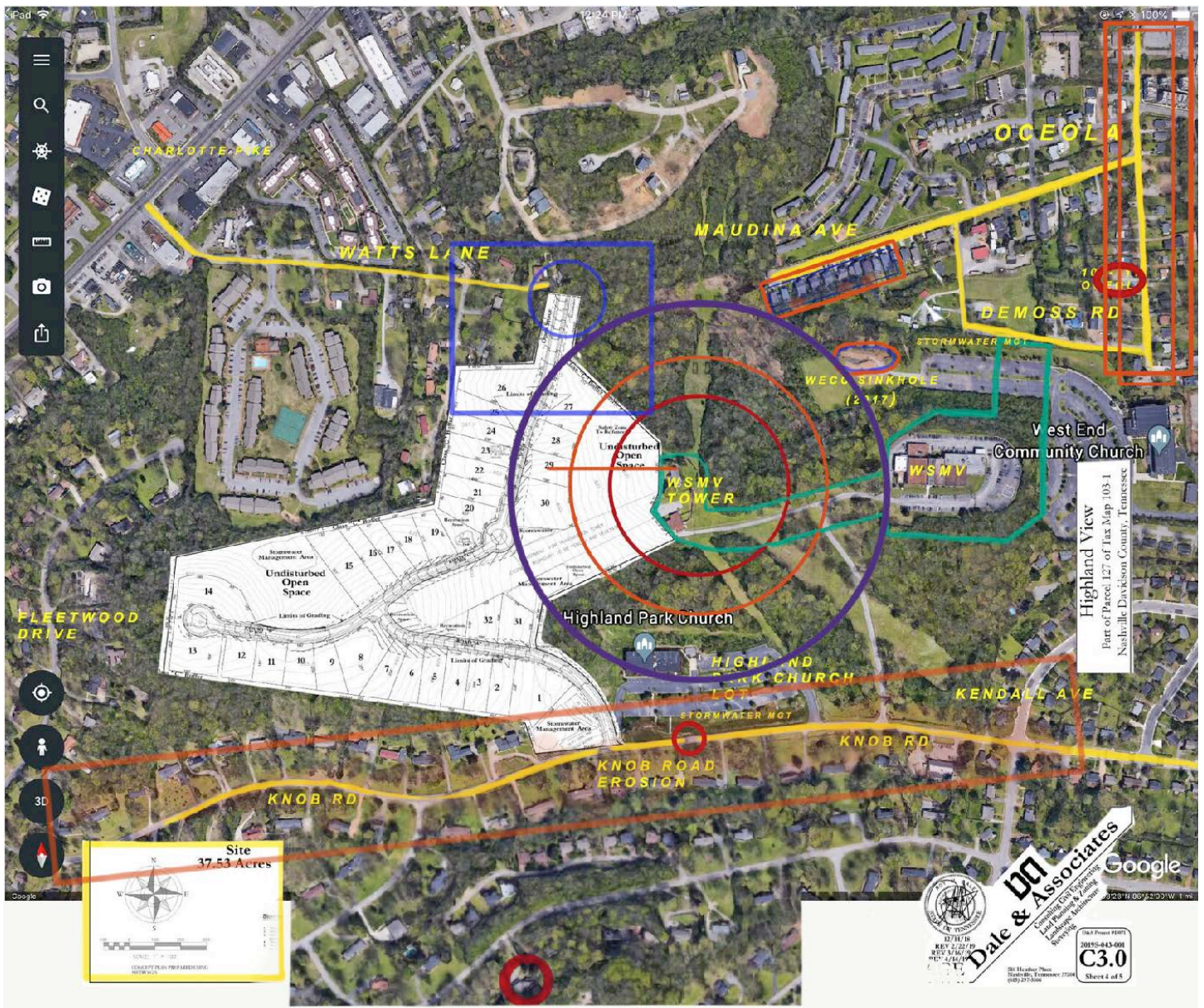
2. The orange outline on Maudina Ave. is where homes have been damaged by ice from the tower and is also where lead paint was discovered in 2017 from WSMV tower maintenance and sandblasting.

3. The orange outline on Oceola is where there was flooding in February 2019 due to massive runoff from the West End Community Church-Knob Hill property. (More about that later.)

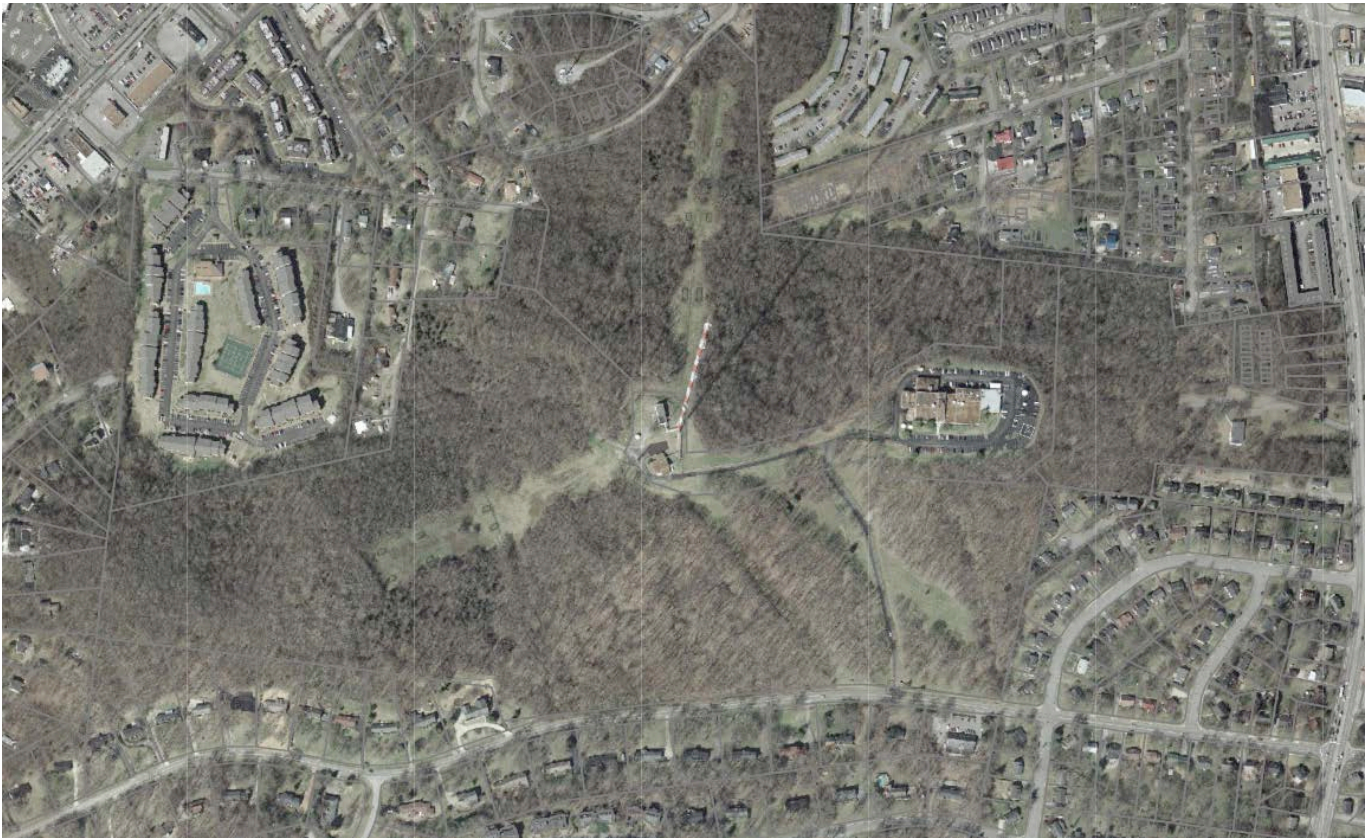


CASE #2019S-043-001 "Highland View" This Is Not a Concept (TBD)

4. There is red-blue oval near the NNE edge of the purple WSMV tower 700' diameter ring. This is where a sinkhole is (2017) and has since been "repaired". It was located at the edge of the West End Community Church parking lot and apparently had been a church soccer field. (More about that later.)
- 5 Looking at the lower portion or south on the map, there is an orange outline of Knob Road. This is where constant flooding due to heavy rains *happens regularly during downpours*, which residents say did not exist prior to the clear cutting and construction of a church on Knob Hill in 2004.
6. The red circle is where there is road deterioration from constant runoff from under the church and surrounding streams during heavy rains.
7. Finally, the most southern most red circle is where a landslide happened in 2010. The landslide took out the back of the house located at 5721 Stoneway. There are great concerns regarding critical slopes, runoff, underground streams and unstable soils located on Knob Hill.



These are a series of official maps from the Metro Nashville website



Construction for West End Community Church (WECC) begins in 2003



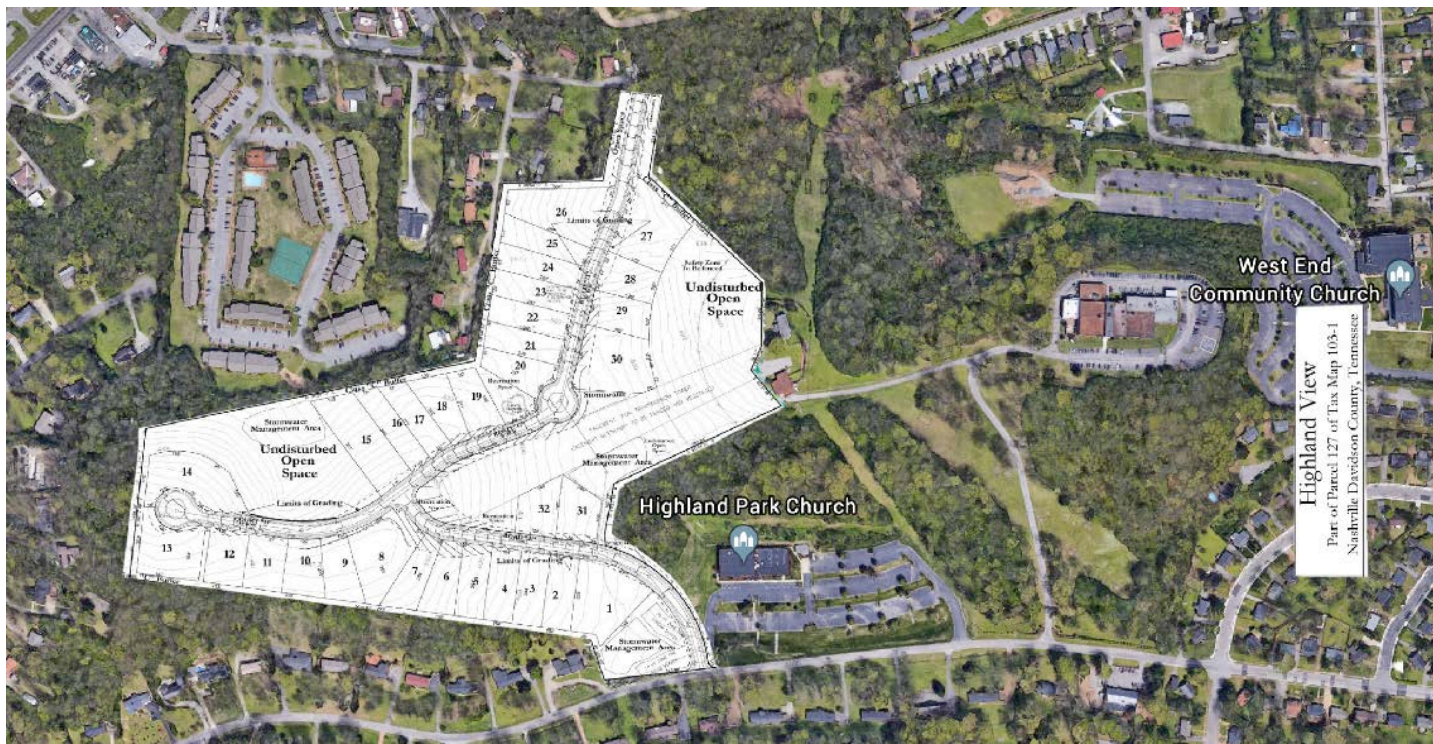
CASE #2019S-043-001 "Highland View" This Is Not a Concept (TBD)

Notice the amount of clear cutting that was done to make way for the WECC parking lot and church. There is now a massive retention pond on the northern side of the parking lot near Demoss that contributed to the flooding of that area and streets along Oceola in Feb 2019.

After Highland Park Church construction in 2005



Look at the footprint of the church where trees once stood and now contributes to flooding of Knob Road and nearby properties.

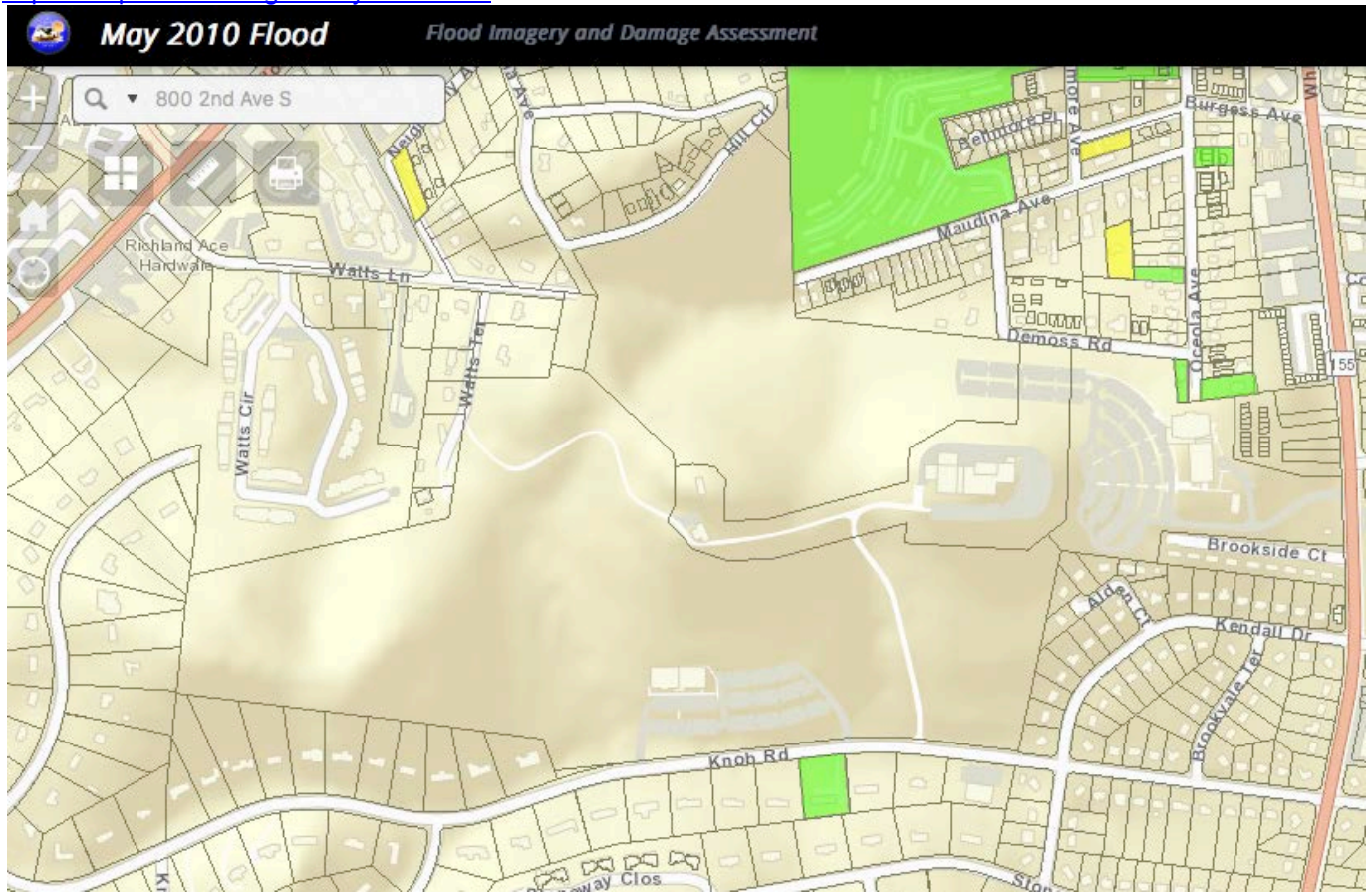


Compare that to the footprint of where the proposed Highland View development will be.

CASE #2019S-043-001 "Highland View" This Is Not a Concept (TBD)

The developer claims that the amount of runoff from Knob Hill is only 10% and that Highland View will actually *help with the flooding issues* on Knob Road.

<https://maps.nashville.gov/May2010Flood>



This map shows flooding in 2010 and specific to issues already addressed shows flooding reported on Knob Road (it was more than one property owner) and significant from the north side of Knob Hill from WECC properties where massive clear cutting was allowed. It also does not portray the magnitude of flooding that was experienced.

GIS SLOPE MAP

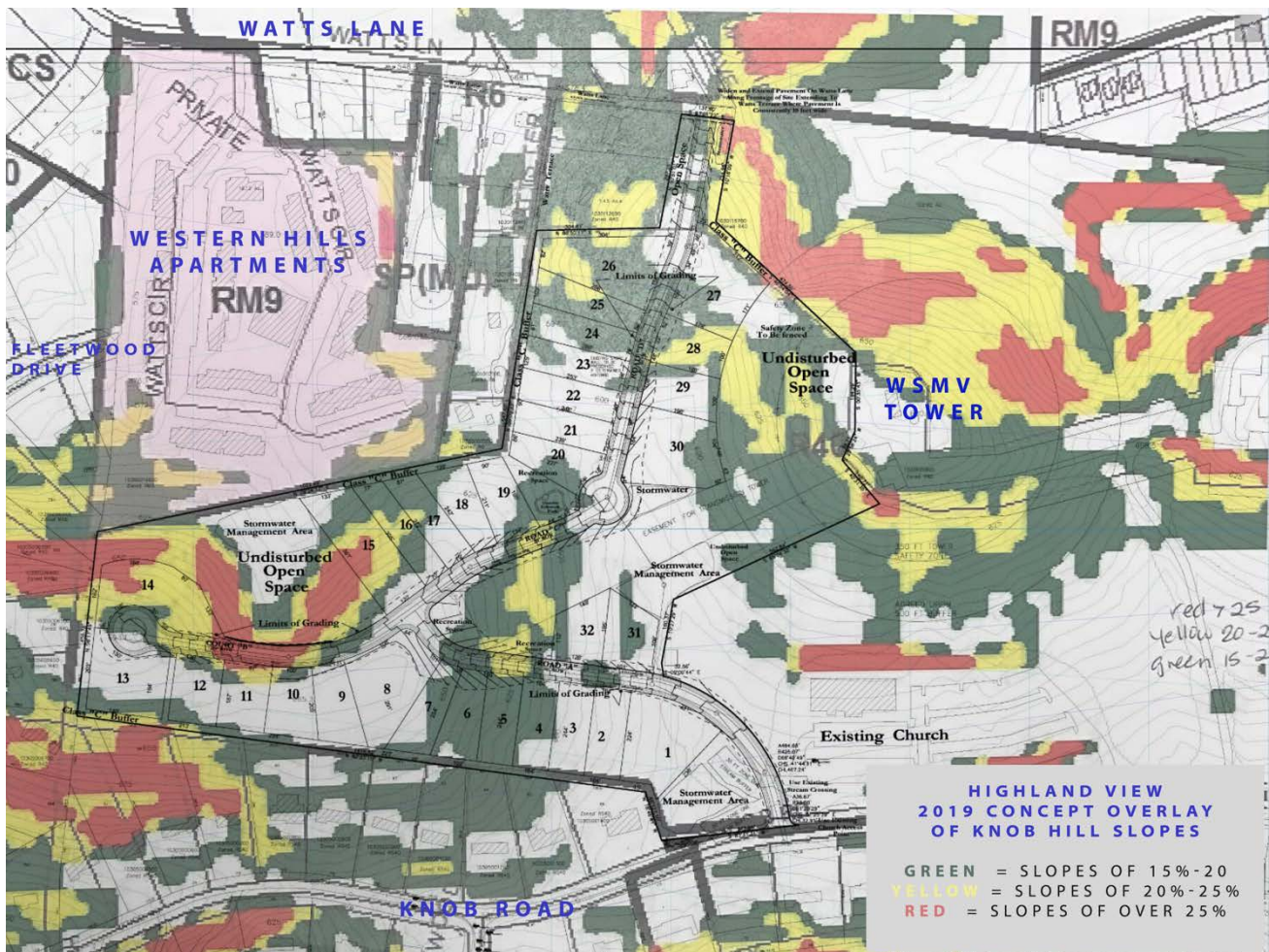
Site Plan: According to the Planning Staff Report of April 19, 2019, "None of the lots have been identified on natural slopes of 20 percent or greater, and no problem soils have been identified on the site plan."

We believe this is incorrect based on the current latest concept overlay of a slope map which was obtained from the 2016-2017 *Highland View @ The Knob* Planning Department project folder the areas of slopes for Knob Hill - which curiously enough is not in the 2019 Planning Department project folder.

Green = 15-20% - Yellow = 20-25% - Red = Over 25%

According to this map, **Lots 14 and 15** are on slopes that **vary from 20%-25% (yellow) to over 25% (red)** as well as the street that separates these lots from **Lot 11 frontage at 20%-25%** and the road between them is over 25%. **Slopes of 20%-25%** are also part of the concept the **western cul-de-sac and Lots 16, 25 and 26**.

[2019 Concept and GIS Map - Steep Slope Overlay](#)



This is a copy of the "official" GIS map that Planning uses and we ("non-professionals") don't have access to.

The Planning Department and the developer have repeatedly and inaccurately portrayed (both in 2017 and 2019) that there are no critical slopes identified for this development.

We disagree.

FLOODING

We have been told countless times by the developer that flooding is not an issue or problematic

This Oceola neighborhood on the north west side of Knob Hill which has been brutalized by flooding and runoff from the West End Community Church owned property and development without proper Public Works planning and infrastructure.

Photos from Feb 2019 provided by Jensi Wherley / Click on photos to enlarge



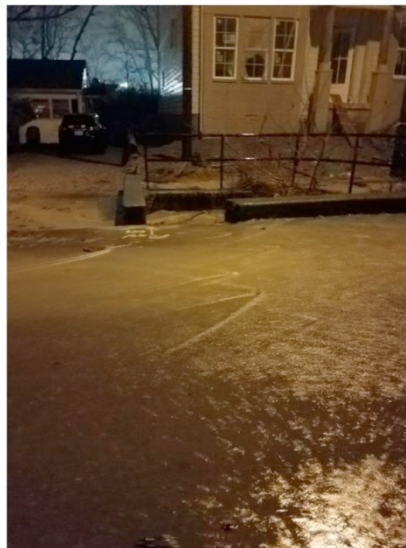
Maudina Ave. b/t Bellmore Ave and Oceola



ceola Ave – near intersection at Maudina, new 3 story development at right



On Oceola Ave, Maudina turns off to right



On Oceola Ave, at new 3 story dev at 122/124 Oceola



Before (2017)

As you look at this pre-development photo keep in mind the two trees that were taken out that might have prevented some of the damage that the property to the left at 113 Oceola incurred.



After (May 2019)



The home at 113 Oceola had major issues with flooding and runoff which the developer and Metro Public Works have spent hundreds of thousands of dollars to control. These photos and information are from emails shared with permission from property owner Karen Sky Miller via former neighborhood President Jeni Wherley. The quotes are from the developer involved in this project and are to Council Member Mary Carolyn Roberts:



"The source is a very complicated situation. Water travels downhill. The highest property in this watershed is West End Community Church and each property contributes to the flow as it goes downhill. From what I understand from the neighbors, this flow has been problematic for many years and the source of much contention. The important take away is that Nathan and Steve (Metro Public Works) met me yesterday afternoon on site and discussed ways to redirect water from Karen's house out to the street. There really is not a conveyance once it gets to the street. Karen indicates she has requested that the city dig a ditch in front of her house but there is really nothing downhill from her house for it to dump into.



*I personally think there has been neglect in physical improvements by our City. I have never been in a city the stature and size of Nashville that has no curbs, gutters or sidewalks, which would resolve these issues. Nashville is largely drained by roadside open ditches. That is the case with this neighborhood with the attendant drainage issues and problems with kids walking to school in the street, etc. We will be installing curbs, gutters and sidewalks in front of our property (and theoretically the other SP developments coming on line) but that won't solve the issues suffered by the existing homes or the properties developed without the requirements of an SP. **This is part of a bigger problem as this neighborhood develops and needs a comprehensive solution.** As you know, we are very active in this neighborhood and want to be part of the solutions that will lift the entire neighborhood up. Please let us know what we can do to help.” (Dean White - February 6 2018)*

KNOB HILL SINKHOLES and RUNOFF

Dale and Associates clients include Knob Hill property owners Highland Park Church (who are selling the 38.53 acres for development) and West End Community Church. Both have experienced issues related to Knob Hill sinkholes and runoff as you can see in these photos.

[West End Community Church Knob Hill Sinkhole-Collapse \(2017\)](#)



[West End Community Church Knob Hill Sink Hole - Collapse \(2017\)](#)



Highland Park Church Parking Lot – Knob Hill Runoff



The parking lot is obviously wet and is caused by water that seeps from underground after rains.

Highland Park Church Parking Lot – Knob Hill Runoff



Knob Hill runoff continually breaking down church parking lot gravel gutters



Knob Hill runoff continually breaking down church parking lot gravel gutters



CASE #2019S-043-001 "Highland View" This Is Not a Concept (TBD)

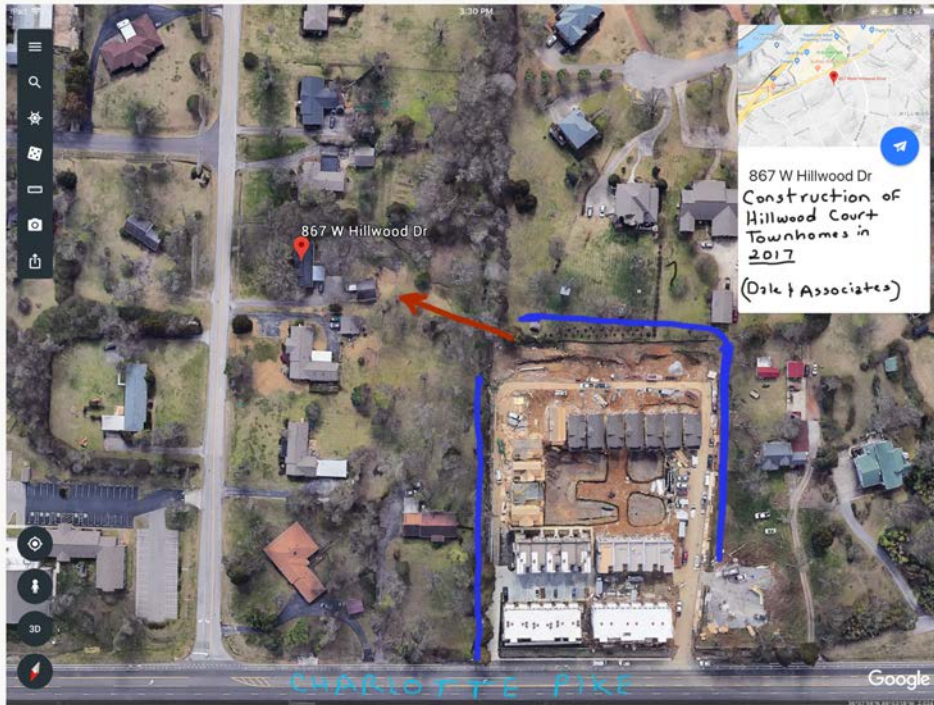
Knob Road erosion due to Knob Hill flooding and Runoff in front of Highland Park Church

(David Crenshaw 2019)



CASE #2019S-043-001 "Highland View" This Is Not a Concept (TBD)

This is another Hillwood - West Mead area project from 2017. *The developers from the thrice turned over property was finally developed as Hillwood Court and created these problems for this home.* Council Member Mina Johnson had to intervene to stop construction until it was rectified.





The property owners were still dealing with the swamping of their yard when last contacted, The developer told the homeowners that they didn't cause what wasn't there before construction began.

There are too many unanswered questions regarding this concept, especially for those of us who have to live with the consequences and/or deal with unwanted runoffs and mudslides that we have no protection from during a long and extremely difficult construction process.

Based on this and other information that we have received and is readily available to all Metro agencies, commercial engineers and developers, my neighbors and myself urge the Planning Commission to vote against this concept until one is properly designed under the neighborhood and R40 policies and guidelines for this neighborhood.

This concept and development should not happen.

Respectfully,

Rob Cheplicki
6453 Fleetwood Drive
Nashville TN 37209
Neighbors for Knob Hill
knobroadcommunity@gmail.com

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ITEM 10: 2019CP-005-002—EAST NASHVILLE COMMUNITY PLAN AMENDMENT

From: nicolas reitzin [mailto:nicolas.reitzin@gmail.com]

Sent: Friday, June 07, 2019 12:33 PM

To: Briggs, Michael (Planning)

Subject: South Dickerson zoning

Mr Briggs,

Hello my name is Nick Reitzin and I'm owner and resident of 838A n 2nd st. I am a US army officer stationed at Fort Campbell and I thoroughly enjoy my neighborhood. I emailing you to voice my concerns with the upcoming rezoning proposal for the southern Dickerson pike area.

My concerns mainly with the proposed max height of 12-15 stories which gives me cause for privacy, climate and view concerns. Also with that many people and our yet to change over street I am concerned with the increased traffic volume and primarily parking. I am worried that we could become like German town or 12 south where there is a significant overflow of parking onto subsequent side streets. Again, I have no problem with progress and the motion to improve the prosperity of the area however, I believe that there is still the possibility to do so while maintaining the very significant neighborhood feel of McFerrin park. I believe that a Max of 4-6 stories and increased minimum parking requirements for those buildings around the area will support both ends. I would love to have a dialogue with you regarding this issue if possible. Thank you.

Very respectfully,

Nicolas Reitzin

CPT, FA USA

(818) 631 2491

From: Jade Swafford [mailto:JadeSwafford@outlook.com]

Sent: Friday, June 07, 2019 3:06 PM

To: Briggs, Michael (Planning)

Subject: Re: Dickerson South Study

Hello again Michael,

Some follow up to the neighborhood meeting.

I found it incredibly interesting that you're more of a traffic flow guy than neighborhood designer! I'd like to echo my neighbors' concerns there. Yes, our neighborhood is directly next to a major on/off interchange, however, many of us are afraid to use it on foot or bike! This area is referred to in my home as the "intersection of death" when we consider walking to or from an event. I have walked it 3-4 times only. The latest was on my way home from the Music City Marathon. I was yelled at by a driver for crossing while in fact the white crossing sign was lit (Another pedestrian was also crossing). Though residents have the exits and entrances figured out, it is very confusing to drivers. I often can guess when a car will have out of state tags (Thanks, AirBNB) by their unpreparedness to be in the correct lane. I've had Uber and Lyft drivers get on the wrong ramp, resulting in having to make the loop around town (I now make a point of saying

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“Not this one, but the next!”). On my way home from work yesterday prior to the meeting, my left turn from Spring onto Dickerson was delayed due to a Metro police officer traveling the opposite direction who, having missed his right onto Spring, decided to use the next entrance intended for persons traveling east. No doubt he drives Nashville a lot, but still had difficulty at the intersection.

I would also like to reiterate that we are an existing neighborhood. Mirroring River North, which is on residentially undeveloped land, does not make sense. The division of the areas by the interstate should be reflective of the difference of the neighborhoods, one new one old (With some jazzing up of course).

Again, open to progress and change. Would rather not be boxed in on two sides (And the best ones at that! City views to the south and afternoon light and sunsets from the west- gone!).

I do like that there is already consideration for a free way along the east side of the Cumberland.

Thanks for coming out last night,

E Jade Swafford
Treutland Ave

> On Jun 4, 2019, at 5:02 PM, Briggs, Michael (Planning) <Michael.Briggs@nashville.gov> wrote:

>

> Hi Jade,

>

> Thank you for sending me comments related to the Dickerson South Study.

>

> I just wanted to provide an update before too much more time passed. We are reviewing these comments together to see how we might best address these concerns. We will be at the McFerrin Park Neighborhood Association meeting this Thursday night in case there are any other concerns, too.

>

> I'll likely follow-up with a more thorough response late this week or early next week before the public hearing.

>

> Thanks,

> Michael

>

> Michael Briggs, AICP

> Manager of Multimodal Transportation Planning

> Metro Nashville Planning Department

> 800 Second Avenue South | P.O. Box 196300 | Nashville, TN 37219-6300

> 615.862.7219 | michael.briggs@nashville.gov | www.nashville.gov/MPC

>

>

>

> -----Original Message-----

Comments on June 13, 2019 MPC Agenda Items Received through June 12, 2019

> From: Jade Swafford [mailto:jadeswafford@outlook.com]

> Sent: Friday, May 31, 2019 9:43 AM

> To: Briggs, Michael (Planning)

> Subject: Dickerson South Study

> Hello Mr. Briggs,

>

> I am writing to you prior to the neighborhood meeting on June 6 to communicate my distaste for the Conceptual Framework Fig. 2 on page 7 of the public hearing draft. Page 5 indicates "Taller buildings generally located in the west side of Dickerson Pike, away from established neighborhoods east of the corridor," yet there are 12 and 15 story areas on the east side in Fig. 2; the "Southern Gateway." Even with the proposed transitions, N 2nd, Treutland, and Berry are positioned to be overshadowed by such a development.

>

> I live on Treutland Avenue. My house was built in 1920. I feel that is of an age appropriate to be considered an "established neighborhood." It has been established with the existing levels of sunlight and privacy, which we wish to maintain.

> I urge the planning commission to reconsider the height allowed for builds on the east side of Dickerson. I further request that parking be of strong consideration, as most current single family home residents rely on public street parking in this area.

> I appreciate time took reading this E-mail, and any consideration of my above comments.

> E. Jade Swafford

> District 5

From: Jeff Drifmeyer [mailto:jeff.drifmeyer@gmail.com]

Sent: Friday, June 07, 2019 4:38 PM

To: Briggs, Michael (Planning)

Cc: McFerrinParkAssociation@gmail.com; seanparker@fastmail.fm; friendsofcharlesflowers@gmail.com

Subject: draft Dickerson Road Corridor Study, comments

7 June2019

Dear Mr. Michael Briggs, Nashville Planning

Thank you for describing the draft Dickerson Road Corridor Study last evening at the McFerrin Park Neighborhood Association meeting. Please allow me to provide these additional comments for planning consideration and action.

While it is clear considerable time and energy went in to compiling the draft Dickerson Road Corridor study, it is also clear, as we heard last night, the report and plans do not meet residents expectations because, **we live in a community, not transportation corridor.**

While transportation issues, especially improvements to marginal mass transit services are vital, the plan proposes and endorses unprecedented, substantial urban growth, -apparently for the purpose of making transportation services operate more efficiently.

The draft Dickerson Road Corridor plan at present fails to provide essential information needed to consider specific transportation changes and other needed community improvements. For example, not found in the report is current

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population density of the area, or the projected population density increase after massive clusters of 6, 12, or 15 story high rise buildings are occupied? Many, if not the majority of the new residents thereof will own automobiles, yet much of the area is already congested.

The theme of the draft Dickerson Road Corridor report seems to be on improving transportation. Instead, it needs to also focus on creating and maintaining a safe, diverse residential community where people want to live and visit. In emphasizing traditional, "so called" solutions, such as more lanes for autos and increased bus service, the plan fails to be innovative. Have other transport alternatives even been considered? For example, light rail, or a monorail from Skyline Medical center –Walmart area in North Dickerson corridor to Nissan stadium in south Dickerson Road corridor could ease transit even with the planned growth. A partially elevated line(s) would not interfere with congested streets and could be paralleled and served by a network of pedestrian greenway-bikeways from Grace Ave. northward, rather than the single, unconnected greenway at Pages Branch in the current plan.

In sum, the draft Dickerson Road Corridor study unfortunately perpetuates the kind of unbridled growth that has severely impacted much of Nashville. I respectfully suggest that the draft Dickerson Road Corridor Study be revised to provide a comprehensive planning document for how our community can evolve. Yes, improved mass transit is part of the solution but it is one component of the needed innovative strategy. While many residents and visitors now occupy a busy transportation corridor, everyone, from long term residents to newcomers in the proposed high rise buildings, wants to live in a vibrant, welcoming community, -an area that draws visitors with easy access and unique amenities.

Respectfully suggest that the Planning Commission (and residents) be afforded a comprehensive plan that addresses all issues rather than the current draft plan which partially addresses transportation along the Dickerson Road Corridor.

Thank you for your consideration. Should you have any questions please feel free to contact me on email

jeff.drifmeyer@gmail.com or phone 757-817-7412

Jeff Drifmeyer

From: Jeff Drifmeyer [<mailto:jeff.drifmeyer@gmail.com>]

Sent: Sunday, June 09, 2019 8:29 AM

To: Briggs, Michael (Planning)

Cc: Adam Vollrath; friendsofcharlesflowers@gmail.com; seanparker@fastmail.fm

Subject: need for alternative transit networks in the draft Dickerson Rd corridor study

9 June2019

Dear Mr. Michael Briggs, Nashville Planning

In addition to my general comments on the draft Dickerson Road Corridor study submitted previously, I am pleased to offer the following suggestion specific to needed transportation alternatives. While encouraged by inclusion of a proposed greenway, Pages Branch, the plan could and should include not just one, but multiple bikeways and greenways, - all networked along the length of the corridor to encourage safe, user-friendly alternatives to powered transit on busy Dickerson Rd.

Greenways and walk/bikeways are the lowest cost means of providing transportation, both initially and ongoing. Equally important, these means are popular and unlike other modes, provide health and recreational benefits. Maximizing pollution-free transit that reduces congestion while providing open space and encouraging outdoor exercise should be

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an underlying objective for the Dickerson Road corridor study, i.e. far more than a Pages Branch greenway is needed, and should be easily incorporated.

Please revisit the draft plan to add a series of connected pedestrian greenways and bikeways. For example, a goal of the plan should be to link every community center, park, and school within the Dickerson Road corridor. The draft plan contains some elements of such approach but these need far greater emphasis. For example, Fig 10 shows bikeways running north- south. A network of connected alternative transit routes should also provide east – west entry and exit from Dickerson Rd. For instance, a bikeway/ greenway along Grace St could connect Main St via the pedestrian bridge over Ellington via Marina St, to Grace to Dickerson, with tunnel and/or pedestrian overpass to the River North development and proposed pedestrian river crossing. This would link East Park community center, Frederick Douglas Park, McFerrin Park and community center, two Salvation Army centers and several schools to Dickerson and the future River North development. Grace St. especially from Dickerson to Meridian is wide, with almost no on street parking at present. Bidirectional bike lanes could be readily accommodated within existing roadways, and Grace has less auto traffic than other east –west corridors such as Cleveland. A ‘Grace St. greenway’ could be established within the Dickerson Ed corridor and done so at minimal cost and little disruption of existing street travel or parking, to link multiple schools, community centers and other amenities This would allow better utilization of neighborhood assets without generating additional street traffic or mass transit requirements. Imagine being able to go from Five Points to the Cumberland River without needing an automobile! Undoubtedly, there are other streets besides Grace intersecting Dickerson that could similarly provide alternative transit routes.

In short, respectfully suggest amending the draft Dickerson Rd corridor plan to comprehensively incorporate and maximize use of alternative transit routes such as walk and bike ways and green space corridors. These can, at comparatively low cost, provide significant relief to Dickerson corridor traffic, while providing valued benefits of reducing noise and air pollution and congestion while increasing opportunities for resident interaction and exercise. With the marked increase in population density that is inevitable with the multiple high rise buildings proposed for this corridor, this alternative transit network is needed. Simultaneously, it will reduce demands for powered transportation on Dickerson Rd. Thank you and should you have any questions please feel free to contact me on email jeff.drifmeyer@gmail.com or phone 757-817-7412

Jeff Drifmeyer

From: Joshua Hernandez [<mailto:joshua@imjoshua.com>]
Sent: Sunday, June 09, 2019 10:14 AM
To: Briggs, Michael (Planning)
Subject: Questions about the Dickerson South Corridor plan.

Hi Michael,

My name is Joshua Hernandez and I live at 1221 Joseph Ave. in the Cleveland Park area. I'm sorry if I'm coming a little late to the party but I had a couple of questions about the proposed Dickerson Road Preliminary framework Plan that I learned about from a Cleveland Park Instagram post last Thursday. If you are not the right person to ask these questions and know who is please feel free to point me in another direction.

1. In the planning map, our street Joseph Ave. is being included in the rezoning area. Why? We live on a residential street with primarily single story homes and families living in them. Yes, we do back up to Dickerson Pike but the street

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itself is part of the Cleveland Park neighborhood residential area. To be clear I live on the side that backs up to North 2nd Street. Why are we being grouped in with the rezoning?

2. In the planning map our street is going to be rezoned for 3 stories. What does that mean? The majority of homes on Joseph Ave. are single or two story homes. Does this mean that someone can build a 3 story house next to mine that blocks out the sun? What is the rationale for the 3 stories zoning?

3. Let's say this all goes through and Joseph Ave. is included in the rezoning area, allowing for 3 story homes. What else will it be zoned for? Will the street be zoned for STRP or commercial use?

As a neighbor of Cleveland Park for the last 6 years, I am very concerned that this new zoning will destroy the makeup of the street and our neighbors. We do not want to live next to a Woo-house (A Woo-House is an Airbnb that rents to bachelorette parties who spend all night drinking and going WOO!). We want neighbors who are invested in making this street and neighborhood great. With all the unused lots and vacant commercial buildings on Dickerson, I do not understand how or why we are being included in this zoning area. We also live in a 1920's home and there are a lot of older historic homes on our street. This type of zoning encourages developers to come in and knock down those homes for profit.

Thank you for reading my email and I look forward to your response.

Cheers,
Joshua

From: Adam Vollrath [<mailto:adam.d.vollrath@gmail.com>]

Sent: Sunday, June 09, 2019 9:38 PM

To: Briggs, Michael (Planning)

Cc: McFerrin Park Neighborhood Association Executive Committee; Davis, Scott (Council Member); Sewell, Marty (Planning)

Subject: Thank you for presenting at MPNA! Summary of what we heard.

Micheal, Marty, and Metro Planning,

Thank you again for presenting at our meeting last Thursday evening! We greatly appreciate y'all sharing our goal of gathering feedback from as many of our neighbors as we can. Your presentation was very informative, and you handled everyone's questions and comments with the respect our neighbors deserve.

What we heard was a neighborhood looking forward to some increased development along the Dickerson Pike corridor. Many neighbors look forward to more mixed commercial use. (We especially want for a nearby grocery store.)

While some increase in density is seen as desirable and "inevitable", the majority of those in attendance explicitly objected to 15 and 12 story buildings anywhere within McFerrin Park. When we asked for a show of hands, there was a clear, strong preference for limiting development to 6 stories all the way to Dickerson Pike. (A Facebook poll Friday confirmed this, with 51 of 68 neighbors asking for a maximum of 6 or fewer stories.)

When asked, neighbors living in single-family homes near these areas expressed concerns about sunlight, privacy, and especially lack of transit infrastructure. Our transit system is "20 years behind", and during that time Nashville's rapidly increasing density has failed to encourage more robust transit. Given that, some feel it is appropriate to limit

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development within our neighborhood until transit connectivity improves. Hence the support for 6 stories of mixed-use but not 15.

Of course our membership are not a monolith, so there were other views expressed. Several neighbors did raise their hands supporting 15 story development. Some hope that allowing such significant density will attract the strongest and soonest improvement to the study area. And a few objected to any changes. We hope you'll hear from them too! I've encouraged everyone to contact you directly.

McFerrin Park Neighborhood Association (MPNA) is a group of committed & concerned neighbors. We aim to share knowledge and influence of policy decisions affecting our community. Membership is open to all residents and business owners within McFerrin Park. At least 30 voting members attended our June 6th regular meeting.

Signed,

McFerrin Park Neighborhood Association Executive Committee
Adam Vollrath, President
Ingrid Campbell, Vice-President
Mark Govea, Treasurer
Sara Cox, Secretary

From: Deniece Ferguson [<mailto:dlferg@outlook.com>]
Sent: Tuesday, June 11, 2019 11:58 AM
To: Briggs, Michael (Planning); McCaig, Anita D. (Planning)
Subject: Feedback Dickerson Road South Corridor Plan

Good Day Mr. Briggs and Mrs. McCaig,

I am a property owner in the McFerrin Park neighborhood and I had the privilege to serve on the Community Engagement Committee during the NashvilleNext process.

Although I continue to be excited about growth opportunities in my neighborhood, I do have some **concerns** about the Dickerson Road South Corridor Plan-**specifically, traffic control, pedestrian safety, residential parking and obnoxiously tall buildings (7 stories and above) in and near the RiverChase apartments area on Meridian Street.**

I am open to growth and change, however, I am NOT PLEASED with the plan for such density in housing in a neighborhood where I frequently cannot park in front of my home due to people visiting Bark Park and Folks restaurant. I admit I like the look of my current community and have become spoiled by the wide streets and ample sidewalks. I want McFerrin Park to remain welcoming and not to become congested like other parts of the city.

I am traveling for work and unable to attend the Public Hearing scheduled for June 14th but please make note of my concerns.

Sincerely,

Deniece Ferguson, Property Owner
303 Hancock Street

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Nashville, TN 37207

(615) 512-2002

From: Emily Cissel [mailto:emilycissel@gmail.com]
Sent: Wednesday, June 12, 2019 9:26 AM
To: Briggs, Michael (Planning)
Subject: Concerns about South Dickerson Development

Hi Mr. Briggs,

My name is Emily and I live on [N 2nd Street](#) directly behind the River Chase Apartments. I attended the neighborhood meeting last Thursday and appreciate the presentation you gave. I have many concerns regarding the proposal. While I do not agree with the thought process of if we have higher density then people will take the bus, I am not opposed to the area being developed into a Mixed Use space. I would love to have more businesses and restaurants in the area! You repeatedly mentioned the buildings on Main and the corner or Woodland as examples but all of those buildings are no more than 6 stories high. It doesn't make sense for you to use those as examples when what you are proposing is double the height of those. I am wondering why you are pushing so hard to allow 12 and 15 story building directly behind my street of 1-story homes. I understand you think that 6 stories then 12 stories will act as some kind of buffer but I beg to differ. My house will completely sit in the shadow of this 12-15 story building. Personally would you want to live in a single story house that backs up to a 12-15 building? What does the house you live in back up to, I am assuming it does not back up to a high rise? Traffic is also a major concern as well, like it was pointed out at the meeting, traffic is already not great in the area. I commute downtown every day and while my commute is just 2 miles, it can take up to 30 mins. Turning left from Meridian to Dickerson can take 15 minutes some days and that is with limited traffic coming out of the River Chase complex. Are you considering how much school traffic there is? I don't think the roads are fit for that level of traffic that the high-rise would bring. I am not against the development but I think a 4-6 story maximum suits the area and accomplishes your high density strategy.

Thanks,
Emily Cissel

From: Douglas Shaughnessy [mailto:douglasshaughnessy@gmail.com]
Sent: Wednesday, June 12, 2019 10:10 AM
To: Briggs, Michael (Planning)
Subject: Dickerson Road project building heights.

Mr. Briggs,

I live at 329 Grace and am adamantly opposed to any zoning changes that would allow structures higher than six stories on the Dickerson Rd corridor. Having lived in Nashville since '91 I've seen many changes, almost all have come at the expense of residents and for the benefit of developers and tourists. Any buildings taller than six stories will steal the west horizon from current homeowners in McFerrin and Cleveland Park neighborhoods. How does that benefit current homeowners? Loss of privacy, increased traffic, and of course Metro will not provide sufficient traffic remedies too coincide with these expansions, that much is firmly established in precedent. I would hope Metro would do the right thing and prohibit buildings taller than six stories. Having lived here since '91 hope in good governance from Metro is not an option. Please put the homeowners first for a change.

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Sincerely,

Douglas Shaughnessy
329 Grace
Nashville, TN 37207

From: Rob Bock [mailto:rob@burbblestudio.com]
Sent: Wednesday, June 12, 2019 10:50 AM
To: Briggs, Michael (Planning)
Subject: Dickerson South Study - Community Petition feedback

Mr. Briggs,

I wanted to share some community feedback we've gathered since the neighborhood meeting last week in McFerrin Park. While most people in attendance did recognize that the majority of the attendees seemed to be concerned with the plans for the east side of Dickerson, we feel it's important to more formally lodge our opposition to what the study team is trying to recommend for our neighborhood.

I've linked below a spreadsheet which currently contains the names of more than 37 neighbors who live and/or travel through the area on a daily basis. Their addresses are provided so that you can see the vast majority of them live directly adjacent or within a few blocks of the area that currently encompasses Riverchase Apartments, The Salvation Army and McNeilly Center for Children.

We would like to formally request that the Dickerson Study be revised prior to being adopted, or that the section in question along the Eastern front of Dickerson Pike (which is highlighted on our online petition and currently houses Riverchase Apartments, The Salvation Army and McNeilly Center for Children.) be committed from the plan and revised independently to limit the height and density of ANY buildings in this area to 6 stories max along Dickerson and Meridian and A Max of 4 stories along the eastern and northern edges of the area that abut to existing single-family properties. For clarification, the area we are proposing be updated from the latest plan is marked clearly in our petition, along with a proposed compromise that current, engaged residents would find acceptable for the area.

I've included an image showing our proposed compromise/changes to the study, along with a link to the petition online so that you can see our request, in the context that our neighbors who have joined in our opposition have agreed.

Online Petition: <https://McFerrinPark.org>

(screenshot of online petition attached)

Petition Signatures: https://docs.google.com/spreadsheets/d/1hE9Vbrl0cEazgfUQBsYvz0XjAlmJRURbq-ASnqTHQLU/edit?fbclid=IwAR0fjQw5icpMY19z4O6TcPLLuUhXw1z9eOUm7l4Wgpb0S5yHwDffa_XE_oo#gid=438554298

(NOTE: This spreadsheet is connected to our petition so new entries will automatically be added as received. We have already received 6 additional signatures just today.)

Representatives of the neighborhood will be present at the meeting to present this feedback, as well as the results of other community discussions and polls that have happened since being presented with this study information as a community last Thursday. But, I felt it was important to also share this with your team in advance in the hopes that you

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would be willing to accommodate this compromise with the communities wishes so as not to cause any unnecessary delays in the process.

I hope you realize that the majority of us really do support growth and recognize that Dickerson is a key corridor for Nashville's future. Overall the sentiment I am hearing is that the study findings are in line with the community's goals/vision except for this particular area which doesn't show enough respect for the existing community for us to support the decisions being made. We want to see growth and change, like you, but we do want that to come with respect and awareness of our existing community and not at our expense.

Thank you,

Petition to Metro Planning to Reduce Height Allowances Along the Eastern side of the Dickerson South Corridor

Many of you are aware that significant changes are being proposed to our community as part of the Dickerson South Planning Study. These changes will impact what levels of future development will be allowed in the Mulvick Park community and could have a direct impact on the parking, traffic, access to sunlight and quality of life enjoyed in Mulvick Park.

The major change proposed by Planning is to allow **12 and 15-story high-density development** in the property that currently houses **Shorechase Apartments, The Salvation Army and the McNeilly Center for Children**.

This petition will be presented to the planning board on their June 13th Meeting to encourage them to put more reasonable height allowances within our neighborhood.



Click the slider below to see how these proposed changes would impact the skyline of our community.



This petition is to ask the planning commission to limit the maximum height of new development in the area marked in red dashes to:

- 8 stories along the eastern side of Dickerson (the area marked with orange), and
- 4 stories along the blocks that currently enclose the area from eight-family homes.



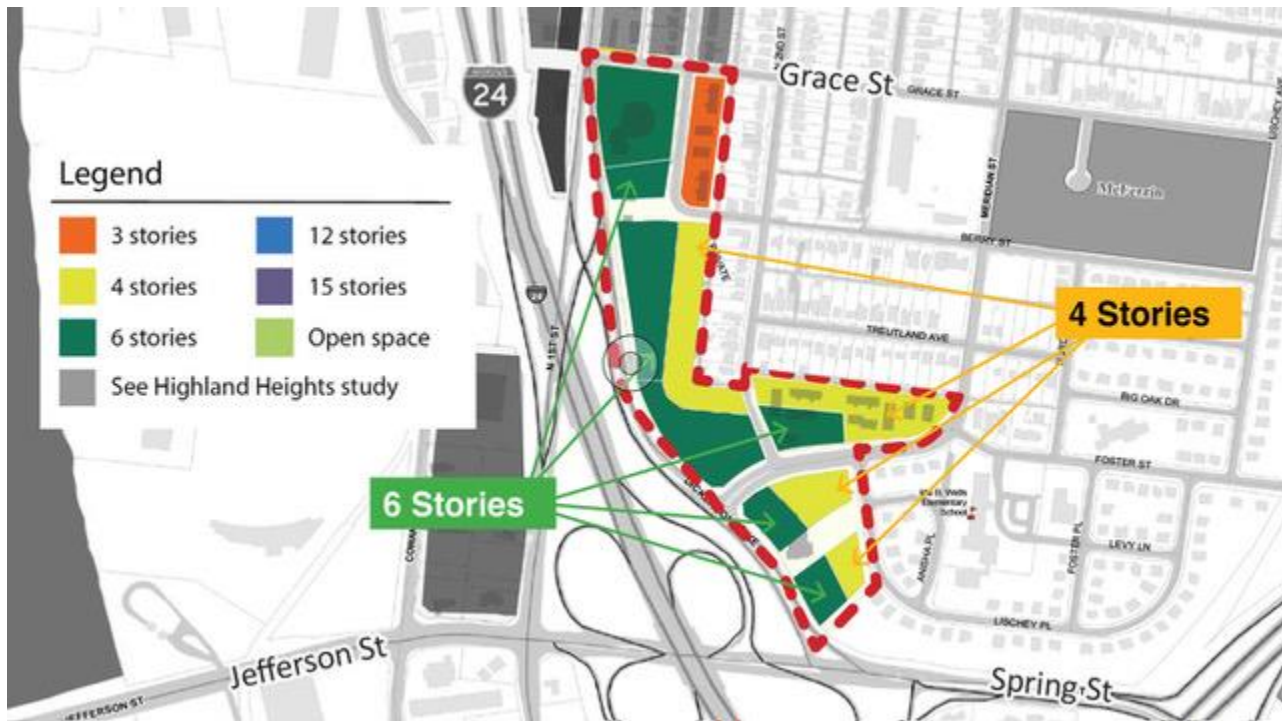
Click the handle in the above image left and right to see the differences in the original plan developed by Metro and the proposed maximum height allowances we are petitioning for.

Would you like to sign the petition asking for height allowances in the marked area to be limited to 8 stories (or 4 stories) (or other)?



- Yes, I would like the height allowances to be limited to 8 stories in our neighborhood.
- No, I will not sign the petition.

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Rob Bock
Burple Studio, LLC
Nashville, TN
Rob@burblestudio.com
812.325.4931
BurpleStudio.com

SEE ATTACHMENT ON FOLLOWING PAGES

_*Would you like to sign the petition asking for height allowances in the marked area to be LIMITED TO 6 STORIES OR LESS?*	Do you currently own or rent a home in McFerrin Park?	What is your name?	What is your street address?	Would you like to add any additional comments?	Submitted At
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I OWN a home in McFerrin Park	Robert Bock	520 N. 2nd St. Nashville, TN 37207		6/7/2019 20:36:01
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I OWN a home in McFerrin Park	Liz Talago	836 N 2nd St.	Aside from the impact on quality of life (light, views, etc.) that such an abrupt height transition would cause, I want to know how we are going to handle parking for these new structures as well as traffic flow? The aggressive rezoning in the residential areas of McFerrin park has to stop.	6/7/2019 21:54:30
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I OWN a home in McFerrin Park	Nicolas Reitzin	838A n 2nd st	Worried about the effect on skyline, parking over flow and overall traffic	6/7/2019 21:58:23
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I RENT a home in McFerrin Park	Lauren Gulick	838A n 2nd st		6/7/2019 21:59:19
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I OWN a home in McFerrin Park	Lee Sparrow	200 Berry Street	Excited for the potential growth of the neighborhood, but we need to be careful. These changes will greatly affect us, so it's important to lay down some ground rules.	6/7/2019 22:06:17
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I OWN a home in McFerrin Park	Amanda Pratt	309 Hancock St		6/7/2019 22:16:32

YES, I would like height allowances to be limited to 6-stories in our neighborhood	I RENT a home in McFerrin Park	Carrie Clemens	528 N 2nd St		6/7/2019 22:46:07
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I OWN a home in McFerrin Park	Wanda Oldham	1212 M 2nd St		6/7/2019 22:47:06
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I OWN a home in McFerrin Park	Regina Drifmeyer	620 Stockell Street	Even with these height limitations, there still needs to be some new	6/7/2019 23:38:53
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I RENT a home in McFerrin Park	Fraser Thompson	808 N 2nd St		6/7/2019 23:41:54
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I OWN a home in McFerrin Park	Charlotte Siegel	309 Grace Street	N/A	6/8/2019 13:32:04
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I OWN a home in McFerrin Park	Sarah Olson	818 Lischey Ave, Nashville 37207		6/8/2019 17:14:25
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I OWN a home in McFerrin Park	Michael Kershaw	818 Lischey Ave, 37207		6/8/2019 17:15:34
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I RENT a home in McFerrin Park	Elizabeth Jade Swafford	209 Treutland Ave		6/8/2019 17:32:16
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I RENT a home in McFerrin Park	Emily Cissel	528 N 2nd Street unit #1	I am not against the development, just against the 12-15 story building. 6 is enough & follows the standard set on Main Street and woodland	6/8/2019 21:21:37
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I RENT a home in McFerrin Park	Hilli Levin	Hancock Street		6/8/2019 22:21:27
No, I will not sign the petition					6/9/2019 13:08:58

YES, I would like height allowances to be limited to 6-stories in our neighborhood	I OWN a home in McFerrin Park	Douglas Shaughnessy	329 Grace St		6/9/2019 18:49:29
No, I will not sign the petition					6/10/2019 2:32:32
No, I will not sign the petition					6/10/2019 2:32:53
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I OWN a home in McFerrin Park	Mindy Watts	802 Meridian St Nashville TN 37207		6/10/2019 11:38:56
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I OWN a home in McFerrin Park	Taylor Orner	705 N 2nd St	No	6/10/2019 14:32:56
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I OWN a home in McFerrin Park	Michael Yang	609 N 2nd Street		6/10/2019 22:05:18
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I RENT a home in McFerrin Park	Joel Rakes	819 Stockell St	Very excited about this project and the potential here, but 15 stories feels too high and inappropriate for the location here.	6/11/2019 15:33:11
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I OWN a home in McFerrin Park	Jordan Thomas	614A N 2nd St Nashville, TN 37207		6/11/2019 17:55:43
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I OWN a home in McFerrin Park	Natalie Katzenbach Edwards	823 Stockell St.		6/11/2019 18:12:42
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I RENT a home in McFerrin Park	Frank Hundley	221 Treutland Ave, Nashville, TN 37207		6/11/2019 18:33:22
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I OWN a home in McFerrin Park	Deniece Ferguson	303 Hancock Street		6/11/2019 19:13:28

YES, I would like height allowances to be limited to 6-stories in our neighborhood	I OWN a home in McFerrin Park	Sean M Alexander	123 Berry Street		6/11/2019 20:18:34
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I OWN a home in McFerrin Park	Anisa Allad	1345 pennock ave		6/11/2019 20:44:23
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I OWN a home in McFerrin Park	Adam	309 Grace street		6/11/2019 21:44:52
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I OWN a home in McFerrin Park	Bill Holbrook	209 Treutland Ave	All for the development, totally against 15 stories	6/11/2019 22:40:51
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I OWN a home in McFerrin Park	Suzette Seifert Barreto	702 N 2nd St, 37207	Buildings higher than 6 stories will block all sun to my backyard! I do not want this!	6/11/2019 22:49:48
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I do NOT live in McFerrin Park	William McGaha	817 Douglas Ave		6/12/2019 2:40:39
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I RENT a home in McFerrin Park	Sheka Smith	218 Berry St	Have you seen the intersection at N 1st and Jefferson during peak hours it's horrible and this will only make things worse	6/12/2019 4:08:05
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I OWN a home in McFerrin Park	Natasha Gwen Herron	303 grace street Nashville TN 37207		6/12/2019 9:32:18
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I do NOT live in McFerrin Park	Sarah Jones	1101 Stockell Street Nashville, TN 37207		6/12/2019 12:18:59
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I do NOT live in McFerrin Park	Carrie Wiese	1119 Joseph Ave		6/12/2019 13:57:06

YES, I would like height allowances to be limited to 6-stories in our neighborhood	I OWN a home in McFerrin Park	Adam Roberts	802 Meridian st	I'm excited for the development along Dickerson rd and the river north project but I agree that 12 and 15 story building would be excessive in that location.	6/12/2019 15:07:05
YES, I would like height allowances to be limited to 6-stories in our neighborhood	I OWN a home in McFerrin Park	Alex Mitthivong	125 Berry St	12 to 15 story buildings will reduce the amount of sunlight in the community such as churches, The Salvation Army, McFerrin Park, and existing green space with vegetation. 12 to 15 story buildings will increase traffic volume as well as create parking scarcity along the residential streets. 6 story building zoning limit is more reasonable. Please limit the zoning for 6 story buildings.	6/12/2019 16:10:20

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ITEMS 12a. 2019CP-010-002—GREEN HILLS – MIDTOWN COMMUNITY PLAN AMENDMENT and 12b: 2019Z-074PR-001

SEE ATTACHMENT ON FOLLOWING PAGE

From: Rachel Zijlstra [mailto:rachelz@me.com]
Sent: Tuesday, June 11, 2019 6:24 PM
To: Planning Commissioners
Cc: Ronnie Miller; Ben Mosley; Roderick Belin, Publisher; Sledge, Colby (Council Member)
Subject: In support of Case 2019Z-074PR-001

Dear Planning Commissioners,

I'm writing in support of the AME Publishing house development for South Street in Edgehill. The development team met with our community on multiple occasions, and they freely incorporated our feedback and genuinely worked to be a good neighbor. I'm pleased that they even agreed to assist in some green space/tree preservation needs for our community.

I'm confident they'll be a good neighbor, and I encourage you to support their application.

Respectfully,

Rachel

Rachel Tapper Zijlstra
EVNA President
619.806.0119- cell

Edgehill Village Neighborhood Association (EVNA)
Like us on Facebook! www.facebook.com/EdgehillVillageNA

ITEM 16: 2019SP-044-001—3699 DICKERSON ROAD

From: VanReece, Nancy (Council Member)
Sent: Monday, June 10, 2019 5:26 PM
To: Swaggart, Jason (Planning); Rickoff, Abbie (Planning)
Cc: Milligan, Lisa (Planning)
Subject: RE: Planning Commission Meeting Thursday, June 13, 2019

2019SP-044-001

I would like to be sure that the Commissioners know that the 3699 Dickerson Road project had a Community Meeting and the plans, as submitted, were okay with the neighbors. I agree with the Planning Staff that further clarity would be helpful before proceeding and the applicant agreed to defer indefinitely until we get it just right.

Please share your questions and comments:

I AM IN AGREEMENT WITH THE
PROPOSED ZONE CHANGE (TYNE) TO (TYCM) MY NAME IS
HENRY MIMMS, I LIVE AT 1305 SOUTHWEST CIRCLE AND
I'VE LIVED THERE FOR 48 YEARS AND HAVE SEEN ALOT OF
CHANGE, I WILL DIRECTLY BE AFFECTED.

I THINK THE PROPOSED REQUEST BY THE POLISSIMMS
BOARD FOR THE PROPERTY IS A GOOD FIX AND GOOD FOR
THE COMMUNITY.

Henry Mimms

Comments on June 13, 2019 MPC Agenda Items

Received through June 12, 2019

Nancy VanReece | Metro Nashville Councilmember, District 8

@nvr4district8 | www.nvr4district8.com | www.fb.com/nvr4district8 | Metro Office 615-862-6780 | Non Emergency Services - Hub.Nashville.gov 311 | NVR Voicemail and Text 931-297-4148

ITEM 20: 2019SP-051-001—THE PARK AT WILTSHIRE SP

From: Karen Porter [mailto:karenmitchellporter@hotmail.com]
Sent: Monday, June 10, 2019 5:02 PM
To: Planning Staff
Subject: Rezoning 5581,, 85 and 87 South New Hope Road Case #2019SP-051-001

I am writing to object to the development proposed under the above case number 2019SP-051-001. It is my understanding that this is currently zoned for single family residences. The builder is requesting this be changed to 29 two family lots, or 58 homes which is 22 homes over what it is currently zoned for. Currently this area is saturated with homes being developed and South New Hope is a two lane road that cannot handle this type traffic and Ruby Major cannot handle the influx of students.

Please vote no on this change.

Karen M. Porter
105 W Catalina Court
Hermitage, TN 37076
615-481-3523

From: Susie Tolbert [mailto:billburtman@comcast.net]
Sent: Monday, June 10, 2019 5:56 PM
To: Planning Staff
Subject: Zone change

I am requesting to vote against zoning change, on South New Hope Road. It is case # 2010SP-051-001. It will change the zone from RS15 to SP. This zoning change will negatively impact property values, since the developer will not disclose what type of housing is being planned. All houses in the area are on 1-3 acre lots and we do not need a vinyl village thrown up in the area. I live at 1615 Stewarts Ferry Pike.

From: James Wright [mailto:wrijam@outlook.com]
Sent: Wednesday, June 12, 2019 8:59 AM
To: Planning Staff
Subject: Case # 2019SP-051-001 Opposition

To whom it may concern,

I will not be able to attend the hearing on the 13th to voice my opposition to the re-zoning request for Case # 2019SP-051-001.

Fox 17 as part of their "Project Nashville" series recently did a review of the Fire/EMS response to this area (Seven Points Meadows) and the response time was about 12 minutes. Not only is this unacceptable for the current homes and neighborhoods in the area, the potential to add an additional 58 homes will place them and others at risk as well.

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Until a plan and funding is approved and put in place to provide realistic fire/EMS support for this area of Hermitage with realistic response times, there should be a moratorium on any new zoning changes as well as the approval of any new building plans.

I am in opposition to this re-zoning request and any building plans for this area need to be placed on hold.

Regards,
Jim Wright

5851 Seven Points Trace
Hermitage, TN 37076
760-622-6264

ITEM 28: 2019Z-093PR-001

From: VanReece, Nancy (Council Member)
Sent: Monday, June 10, 2019 5:26 PM
To: Swaggart, Jason (Planning); Rickoff, Abbie (Planning)
Cc: Milligan, Lisa (Planning)
Subject: RE: Planning Commission Meeting Thursday, June 13, 2019

2019Z-093PR-001

I would like the Commissioners to know that the 624 West Due West Ave. project had a Community Meeting and the neighbors, particularly, Good Pasture School, welcomed new development in the location. I am thankful that it is on the consent agenda. Because of campaign activities, I will be unable to attend the meeting on June 13.

Nancy VanReece | Metro Nashville Councilmember, District 8

[@nvr4district8](mailto:nvr4district8) | www.nvr4district8.com | [www.fb.com/nvr4district8](https://www.facebook.com/nvr4district8) | Metro Office 615-862-6780 | Non Emergency Services - Hub.Nashville.gov 311 | NVR Voicemail and Text 931-297-4148

ITEM 46: 2019Z-116PR-001 and **ITEM 47: 2019Z-117PR-001**

From: Joel Rakes [mailto:joelrakes@gmail.com]
Sent: Tuesday, June 11, 2019 10:24 AM
To: Planning Commissioners
Subject: Please Defer 2019Z-116PR-001 + 2019Z-117PR-001

Hello Planning Commissioners,

I am writing about cases 2019Z-116PR-001 + 2019Z-117PR-001, both properties are located along Cleveland St in my neighborhood just a few blocks away from our home. The requests involve going from residential SP to CL, and according to applications one property would become a co-working space, and the other a coffee shop.

I am not necessarily opposed (or in support of) the direction of these rezone requests at this point because I know so little about the project. Myself and many neighbors are concerned that the applicant and our councilman have not

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engaged with our community or neighborhood association at all about these projects. There are especially many concerns around increased traffic and parking on a busy residential street. These are the type of things we'd hope to learn *before* this stage of the game.

These items appear to have been added to the agenda quietly, and Councilman Davis has made no effort to bring these projects to the Cleveland Park Neighborhood Association meeting per usual protocol. Unfortunately our monthly meeting is on 6/13 this month (same day these cases will be heard before the MPC).

I kindly ask that y'all consider deferring these cases until the applicant and CM will host a community meeting or add it to our 7/11 CPNA meeting agenda.

-Joel Rakes
903 N. 5th St.

ITEM 34: 2019Z-100PR-001—3128 Elm Hill Pike and Elm Hill Pike (unnumbered)

From: Jessica Schultz [mailto:schultzmediation@gmail.com]
Sent: Sunday, June 9, 2019 10:44 PM
To: Planning Commissioners
Subject: Vote No on Case #2019Z-100ER-001at 0 Elm Hill Pike 37214

Planning Commissioners:

I am emailing today to ask that you vote no on Case #2019Z-100ER-001. This property was zoned RS10 and agreed upon by the community years ago. There have been no community meetings or involvement in this project to get neighborhood input. Our community is tired of being left out of the planning and zoning process. We value the character and integrity of our neighborhood and want developers to understand we do not like being ignored. By going through with this zoning change, the Commission will be violating the agreement reached when this land was originally zoned to RS10.

Elm Hill Pike cannot possibly handle any more traffic than it currently has. Beginning at Bell Road, Elm Hill Pike is 4-lanes. From there, it narrows into 2-lanes crossing I-40 and then goes to 3-lanes as it approaches Donelson Pike. Every morning and afternoon, traffic is bottle-necked at the I-40 overpass and backed up in both directions by at least 2 miles. It is so bad that residents cannot even get out of their subdivisions.

Additionally there are no sidewalks and pedestrians traffic is extremely dangerous. Pedestrian must take this route to get to the closest metro public transit stop.

We, as a community, ask that the Commission disapprove this request and advise the parties involved to come to talk to the community, as we will be the ones directly impacted.

Sincerely,

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Jessica Schultz
3113 Noble Valley Dr
Nashville, TN 37214

From: Lauren Dennison [<mailto:lbdmrsd49@me.com>]
Sent: Monday, June 10, 2019 10:50 AM
To: Planning Staff
Subject: Proposed Zoning Change On Elm Hill Pike

> Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

> I am writing to ask that the proposed rezoning for the 6 areas on Elm Hill pike from RS10 to CS not be allowed to pass.

> This is a neighborhood of homes not a commercial area. Our property values would be negatively effected and the makeup and the community would

> be changed. We bought and live here because it is a neighborhood and it is aafe.

> Changing the zoning would allow any type of commercial business bringing additional traffic and all hours of the day. I know the Carpenter School wants to build there. However, once the zoning is changed anything commercial could be placed there and we would have no way to protect our home values or the neighborhood from changing.

> There are numerous commercial sites in District 13 near by that have space that needs to be rented and kept up. This is not necessary, not good for the neighborhood and not good for this area. Let the commercial go where there is already a need and much availability all around.

> Also, and perhaps the second biggest concern is that Elm Hill Pike is already overloaded with traffic. I work on Elm Hill Pike just below Briley Parkway. At 4:30-5PM it can take me almost a 1/2 to go 4 miles. It is incredible hard to pull out from Patio Villa to Elm Hill Pike most times of the day now. There are many accidents where the light is right past Patio Villa entrance. And very few people drive the speed limit coming down that hill.

> It is just unsafe for residents to add more and traffic to what already is coming with the two hotels being built by Donelson Pike on Elm Hill Pike.

> Thank you for your consideration.

> Lauren Dennison
> 3020 Casa Dr
> Donelson, TN 37214

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ITEM 1: 2018Z-010TX-001— BL2018-1416 TREE ORDINANCE

From: Ad Hudler [mailto:adhudler@gmail.com]
Sent: Saturday, June 8, 2019 7:04 AM
To: Planning Commissioners; Kempf, Lucy (Planning)
Subject: Tree Bill 1416

Dear commissioners:

I am one of thousands who support the BL1416 Tree Bill. Remember those 70,000 citizens who signed a petition in just two days to stop the cherry tree removal downtown? People are tired of watching the urban canopy vaporize. Nashville is famous for its tree canopy; let's keep it that way. I urge you to support BL1416 Tree Bill.

All the best,

Ad Hudler

135 Wentworth Ave.

Green Hills

From: lhendry@bellsouth.net
[mailto:lhendry@bellsouth.net]
Sent: Saturday, June 8, 2019 3:19 PM
To: Planning Commissioners
Subject: BL1416 Tree Bill

To whom it may concern:

I am just one of the thousands who support the BL1416 Tree Bill. Remember those 70,000 voters who recently signed a petition in just two days to stop the wholesale cherry tree removal downtown??? The citizens of Nashville are finally fed up with watching the urban canopy vaporize right before our very eyes. Our city had been famous for its tree canopy in the past. Clearly y'all are allowing that to change! Please stop the madness now. We urge you to listen to your conscience and do the right thing by supporting BL1416. Thank you!

From one of just thousands who is very concerned—

Leigh R. Hendry

372 Elmington Avenue

Nashville, TN 37205

(615) 400-0127-Mobile/Text Number

(615) 269-4424

[lhendry@bellsouth.net--email](mailto:lhendry@bellsouth.net)

From: Joan French [mailto:jkcfc1963@gmail.com]
Sent: Saturday, June 8, 2019 4:12 PM

To: Planning Commissioners

Subject: BL2018-1416

This email is to inform you that my husband Bill and I are in favor of increasing the tree canopy requirements for Nashville. Shade from the trees lowers our hot summer temperatures greatly and generally makes the city more livable and beautiful.

We are Nashville residents and live in Sylvan Park.

Thank you. Regards, Joan French

From: Marilyn Johnson
[mailto:marilynjohnson1@att.net]
Sent: Saturday, June 8, 2019 5:36 PM

To: Planning Commissioners

Cc: Murphy, Kathleen (Council Member); Marilyn Johnson

Subject: BL2018-1416 -- please support

Please support this bill BL2018 - 1416, which seeks to increase tree density for commercial and multi-family properties.

Nashville needs trees.....developers have taken so many away from us, while the city has turned a blind eye.

Thank you,

Marilyn Johnson

Nashville Resident

From: Amy Dennison
[mailto:adennison@dtombas.com]
Sent: Saturday, June 8, 2019 8:26 PM

To: Planning Commissioners

Subject: BL1416 Tree Bill

Planning Commission:

I am one of the thousands who support the BL1416 Tree Bill. Remember those 70,000 citizens who signed a petition in just two days to stop the cherry tree removal downtown? People are tired of watching the urban canopy vaporize. Nashville is famous for its tree canopy; let's keep it that way. **I urge you to support BL1416 Tree Bill.**

Amy L. Dennison

200 Leonard Avenue

Nashville, TN 37205

From: Linda Breggin [mailto:breggin@eli.org]
Sent: Saturday, June 8, 2019 8:33 PM

To: Planning Commissioners

Subject: Support the tee bill

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Please support the tree bill. It just makes sense to protect our urban canopy as the city develops. It is a key way to make Nashville a livable city. Thank you!

Linda Breggin

From: Susie Ries [mailto:susiewries@gmail.com]

Sent: Saturday, June 8, 2019 10:31 PM

To: Planning Commissioners

Subject: Please pass BL 2018-1416

Dear Planning Commissioners,

Increasing tree density for commercial & multi-family properties will improve the quality of the air we all have to breathe. Please pass this bill to help our city get more foliage and cleaner air. Thank you.

Sincerely,

Susie Ries

3506 Richland Ave

Nashville, TN 37205

From: Kurt Oetken [mailto:kurtoetken@gmail.com]

Sent: Sunday, June 9, 2019 7:39 AM

To: Planning Commissioners

Subject: Bill BL2018-1416

I am in MAJOR support for this bill. Our city needs to prioritize all forms of green space and promote a more healthy amount of "jungle" into the "concrete jungle" we live in.

Thanks,

Kurt Oetken

From: Andres Matallana

[mailto:andres.matallana@icloud.com]

Sent: Sunday, June 9, 2019 12:12 PM

To: Planning Commissioners

Subject: Support for Nashville Tree Density Bill: BL2018-1416

I'm sending this email to show support for BL2018-1416 as I'm unable to attend the upcoming meeting.

Thanks,

Andres

From: Elizabeth Barringer [mailto:bjbjb123@gmail.com]

Sent: Sunday, June 9, 2019 12:37 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

John and Elizabeth Barringer

2703 Abbott Martin Road

Nashville, TN 37215

From: Marilyn Johnson

[mailto:marilynjohnson1@att.net]

Sent: Sunday, June 9, 2019 12:38 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Please vote to approve: BL2018-1416.

Please.

Marilyn Johnson

Nashville Resident

From: Diane Easterwood

[mailto:bdeasterwood@gmail.com]

Sent: Sunday, June 9, 2019 12:41 PM

To: Planning Commissioners

Subject: Tree density bill

We are fiddling while Rome burns in this city: trees gone at Fort Negley being just one example. We are on an irreversible path if we do not put the brakes on this runaway train called Nashville; I therefore urge and implore that you not only support this bill, but design the means by which to enforce the bill's intent.

Thank you for your time and consideration; I know it is in limited supply!

Diane Easterwood

From: Kathleen Ervin [mailto:kervin8448@aol.com]

Sent: Sunday, June 9, 2019 12:56 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Please help Nashville residents mitigate flooding and protect property value by supporting this bill!

Thank you.

Kathleen Ervin

From: Martha O'Brien

[mailto:marthaobrien77@gmail.com]

Sent: Sunday, June 9, 2019 2:23 PM

To: Planning Commissioners

Subject: Tree Density Bill BL2018-1416

I support the Tree Density Bill.

Martha O'Brien

4487 Post Pl, Apt 135

Nashville, TN 37205

Martha O'Brien

615.484.0934

www.marthaobrien.com

From: Susan Canon [mailto:Susan.Canon@tn.gov]

Sent: Sunday, June 9, 2019 2:24 PM

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To: Planning Commissioners

Cc: reimansj@comcast.net; fielstem@comcast.net;

Arlene Wilson

Subject: Tree Density Bill BL2018-1416

Dear Commissioners,

I have been made aware that a vote is before you this coming Thursday, June 13th 2019 to determine the modernization of how our city handles tree canopy issues.

As you know, increasing tree density for commercial and multifamily properties is critical to preventing erosion and cleaning our air by converting CO2 to oxygen and MORE!!

Nashville must have higher tree density standards as a growing city, as city in a basin, or sorts, and as a city highly dependent on automobiles for transportation!

Please pass this Bill --- Bill BL2018-1416.

Susan Canon

604 Redleaf Ridge Circle

Nashville, TN 37211 615-480-0832

From: Mary Stone [mailto:maryostone@gmail.com]

Sent: Sunday, June 9, 2019 2:46 PM

To: Planning Commissioners

Subject: Tree Density Bill BL2018-1416

Dear Planning Commission,

Nashville is HOT in more ways than one. With trees cut down at a dramatic rate in the last 10 years, and not replaced with BIG trees, we are a heat island. Please approve the Tree Density Bill.

Thank you!

Mary Stone

From: Susan Dupont [mailto:susan.dupont@gmail.com]

Sent: Sunday, June 9, 2019 3:12 PM

To: Planning Commissioners

Subject: Tree Density Bill BL2018-1416

Dear Commissioners,

Please support the Tree Density Bill BL2018-1416. As our city is growing so quickly, we need to preserve and increase the density of trees to help conserve energy, clean our air, and support healthy living.

Thank you,

Susan Dupont

906 Cantrell Ave,

Nashville, TN 37215

From: Anne Doolittle [mailto:annedoolittle@me.com]

Sent: Sunday, June 9, 2019 3:17 PM

To: Planning Commissioners

Subject: Density Bill

Please vote for the Tree Density Bill

Anne Doolittle

From: LaVoe [mailto:mulgrew@comcast.net]

Sent: Sunday, June 9, 2019 3:20 PM

To: Planning Commissioners

Subject: Nashville Needs More Trees

Dear Planning Commissioners:

Please vote yes for bill1416. Nashville's growth is essential for the future of our city, but we must not sacrifice its beauty in the name of progress. Nashville must be intentional about ensuring that our green canopy is preserved.

Thank you for your service to our city and your commitment to keeping it a beautiful place to live.

LaVoe Mulgrew

mulgrew@comcast.net

From: Fran Overbey [mailto:fwoverbey@aol.com]

Sent: Sunday, June 9, 2019 4:13 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Nashville needs to keep more of its existing old trees and to require the planting of new ones. This is the essence of planning for the future and creating better air quality.

I support BL1416.

Fran Overbey

From: Anna Saterstrom

[mailto:anna.saterstrom@gmail.com]

Sent: Sunday, June 9, 2019 4:25 PM

To: Planning Commissioners

Subject: Tree Density Issue

Trees affect every aspect of our quality of life: physical, emotional, and spiritual. Any city that neglects to consider the impact of greenery, the life giving, oxygen producing, spirit lifting natural landscaping, neglects the wellbeing of its people, its domestic animals and the wildlife that share our environment. Set an example for other cities!!! Don't lag behind, doing the minimum required!!! Raise the bar for Nashville and for all places undergoing the same rate of rapid development!!!

Do the right thing! Anna Saterstrom

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From: Heather Lose [mailto:heather@heatherlose.com]

Sent: Sunday, June 9, 2019 4:40 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Greetings,

I am writing to show my support for BL2018-1416 and Nashville's tree canopy.

Planning Commissioners, I urge you to please APPROVE this bill that is beneficial to all citizens of Middle Tennessee.

Thanks for listening,

Heather Lose

3819 Moss Rose Drive

Nashville TN 37216

From: Mark Tinsey [mailto:markhtinsey@gmail.com]

Sent: Sunday, June 9, 2019 4:41 PM

To: Planning Commissioners

Subject: YES for Trees, YES to Bill #1416

Please help Nashville continue to be a leader in smart, thoughtful, urban growth and beautification! We are BEHIND our Southern city peers in urban canopy and tree usage, planting, and diversity. Please vote YES to Bill #1416 and help Nashville remain a leader in urban tree growth and canopy.

Thank you!

Regards,

Mark

(Green Hills resident since 2005)

Mark H. Tinsey

615-218-2867

From: ELLEN O'DONNELL

[mailto:ellen.odonnell2010@comcast.net]

Sent: Sunday, June 9, 2019 4:48 PM

To: Planning Commissioners

Subject: Tree Density Bill BL 2018-1416

Please pass the above-subject bill. We need trees.

thanks,

ellen odonnell

From: Lisa Venegas [mailto:lvenegas1@yahoo.com]

Sent: Sunday, June 9, 2019 5:34 PM

To: Planning Commissioners

Subject: Tree Density Bill BL2018-1416

Dear Sirs and Madams,

The rapid and unprecedented growth of our city has, unfortunately, laid waste a great deal of the essential tree

canopy that is needed to regulate climate change, help with erosion and flooding, and increase the quality of life of our residents. The current tree bill is a decade old and sorely in need of updating. The residents of Nashville care about our city and efforts to improve sustainability. Passing Bill BL2018-1416 is one important step in showing our city to be progressive where it counts.

Thank you,

Lisa

Lisa M. Venegas

Writer/Producer/Director/

Production Manager

(615) 308-7424

Secretary, Women In Film and Television-Nashville

<http://www.wiftnashville.org>

From: Eleanor L Willis [mailto:eleanor.willis@me.com]

Sent: Sunday, June 9, 2019 5:37 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Please vote for this bill.

Sent from my iPad

From: edith, edith costanza, costanza

[mailto:edithcostanza2000@yahoo.com]

Sent: Sunday, June 9, 2019 5:42 PM

To: Planning Commissioners

Subject: Tree density Density Bill BL2018-1416 i

Please vote for the tree density bill...we have to take charge of our environment.

Thank you,

Edith Costanza

1200 Clayton Ave.

Nashville TN 37212

From: Trish [mailto:tmbolian@comcast.net]

Sent: Sunday, June 9, 2019 6:22 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

I cannot begin to stress enough the need for approval of this bill. We are so far behind in saving our trees and sadly are in a catch up need. Please vote in support of our trees and their urgent need for protection by all of us . Thank you.

Trish Bolian

6002 Hickory Valley Rd.

Nashville, TN 37205

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From: Margot Feintuch
[mailto:mfeintuchmd@gmail.com]
Sent: Sunday, June 9, 2019 6:30 PM
To: Planning Commissioners
Subject: tree canopy bill

Hi, I am one of the thousands who support the BL1416 Tree Bill. Remember those 70,000 citizens who signed a petition in just two days to stop the cherry tree removal downtown? People are tired of watching the urban canopy vaporize. Nashville is famous for its tree canopy; let's keep it that way. I urge you to support BL1416 Tree Bill.

Margot Feintuch, MD
Diplomate, American Board of Neurology and Psychiatry
Child, Adolescent and Adult Psychiatry
1507 16th Ave South
Nashville, TN 37212
Phone.615.200.6858
Fax.615.777.3447

From: beth.mcnichol@gmail.com
[mailto:beth.mcnichol@gmail.com]
Sent: Sunday, June 9, 2019 6:46 PM
To: Planning Commissioners
Subject: BL2018-1416 Nashville Tree Density Bill

Dear Planning Commissioners-
I am a home owner in the Charlotte Park neighborhood, and I wanted to write to express my strong support of BL2018-1416 - the Nashville Tree Density Bill.
I am unable to attend this week's meeting in person, but please accept this email of my support in my absence.
Thank you,
Elizabeth Laurie

From: Bo Roberts [mailto:bo@robertsstrategies.com]
Sent: Sunday, June 9, 2019 6:57 PM
To: Planning Commissioners
Subject: BL 1416
It would be ridiculous not to at least adopt this minimum requirement. Please adopt.
Thanks for your consideration, Bo Roberts, 372 Elmington Ave., 3705
Bo Roberts
Managing Partner/Owner
Roberts Strategies LLC

NOTE NEW ADDRESS
3200 West End Ave. Suite 500
Nashville, TN 37203
Ph: (615) 522-5348
Cell Ph: (615) 294-3840
robertsstrategies.com
bo@robertsstrategies.com

From: Joanna Brichetto [mailto:jbrichetto@gmail.com]
Sent: Sunday, June 9, 2019 7:01 PM
To: Planning Commissioners
Subject: I SUPPORT BL1416 - I SUPPORT TREES IN NASHVILLE

Dear Planning Commission,
I am a certified naturalist with a concentration in urban nature. Nashville needs more protections for existing trees on all properties, not just on new development or redevelopment.

I urge you to support the BL1416 Tree Bill.

Thank you,
Joanna Brichetto
2611 Woodlawn Dr
Nashville, TN 37212

From: Richard Connors [mailto:rconnorsphoto@aol.com]
Sent: Sunday, June 9, 2019 7:20 PM
To: Planning Commissioners
Subject: Tree Density Bill BL2018-1416

Dear Comissioners,
I support an increase in the tree density requirements under Metro Codes, for commercial and multifamily properties, etc.

Thank you,
Richard H. Connors
603 Barrywood Drive
Nashville, TN 37220

From: Susan Adcock [mailto:s_adcock@bellsouth.net]
Sent: Sunday, June 9, 2019 7:34 PM
To: Planning Commissioners
Subject: I SUPPORT TREES - BL2018-1416

<Susan Adcock
1002 Maplewood Pl.
Nashville, TN 37216>

I fully support BL1416. I believe a much larger and well maintained tree canopy is imperative to Nashville's development.

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Thanks for all that you do.

From: Ridley Wills [mailto:ridley@willscompany.com]

Sent: Sunday, June 9, 2019 7:45 PM

To: Planning Commissioners

Subject: Tree Density Bill BL2018-1416

To whom it may concern,

Please support this tree density bill for our city.

Ridley Wills III

10 Middleton Park Lane

Nashville, TN 37215

From: Joni McKeown [mailto:joni.mckeown@gmail.com]

Sent: Sunday, June 9, 2019 8:07 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Please vote to pass BL2018-1416

Thank you,

Joni McKeown

916 Matthews Ave

Nashville TN 37216

From: Colleen Whitver [mailto:gonceling@gmail.com]

Sent: Sunday, June 9, 2019 8:11 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

We have lived in Nashville most of our lives. My husband and I have been homeowners since 1971, first in Melrose, then in West Meade since 1987.

I am horrified at the irresponsible attitude of Metro Nashville government's turning a blind eye to reckless tree canopy destruction.

Our local government has always been ignorant of the multiple losses to livability in Nashville caused by the refusal to address this issue.

The pace of destruction has really become disturbing in the last decade.

Please do something to stop the further loss of mature trees in the city.

Stop cutting down century old oak trees and replacing them with a handful of saplings.

Stop selling mature woodlands to developers who bring in bulldozers and clear cut and destroy acres of habitat for wildlife.

Listen to our voices. We live here. We care about our city.

If you want to see what maintaining mature tree cover looks like, come visit the century old white oaks, bur oaks, shag bark hickories and ash trees that grace our West Meade acre.

Colleen and Harry Whitver

409 Brook Hollow Rd, Nashville, TN 37205

From: Michael Bolds [mailto:jmbolds@gmail.com]

Sent: Sunday, June 9, 2019 8:15 PM

To: Planning Commissioners

Subject: Tree Bill 1416

I support Metro voting on and approving Tree Bill 1416 in hopes of increasing tree density in Nashville. Too long we have been allowing development at the expense of our leafy friends.

Michael Bolds

4612 Mountain View Dr.

Nashville, TN 37215

From: Patricia Wallace

[mailto:patwwallace@comcast.net]

Sent: Sunday, June 9, 2019 8:31 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Patricia Wallace. 105 Leake Ave. #61 N/T. 37205

<insert your name & address>

I am writing to request your support for BL2018. The boom time in Nashville is a good thing, but we must pay attention to the preservation of important parts of our community such as heritage trees.

Thank you for your support,

Patricia W. Wallace

From: CONSTANC BURWELL

[mailto:csmithburwell@comcast.net]

Sent: Sunday, June 9, 2019 8:51 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Hello Planning Commission,

I am in support of BL 2018-1416, please approve this legislation.

Thank you in advance,

Constance Smith-Burwell, Candidate

For Metro Council District 29

From: Stephen Nelson

[mailto:stephenleenelson@comcast.net]

Sent: Sunday, June 9, 2019 9:21 PM

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To: Planning Commissioners

Subject: Tree Density Bill BL2018-1416

Dear Planning Commission Members,

I am writing regarding Tree Density Bill BL2018-1416. Nashville has the lowest tree density standards in the nation for a city of our size. Trees are essential for prevention of erosion and cleaning the air we breathe. I ask that you support this bill for the sake of our citizens and future generations.

Sincerely,

Stephen L Nelson

Stephen L. Nelson

1344 Greenland Ave

Nashville, TN 37216

From: Claudia Bonnyman

[mailto:claudia.bonnyman@comcast.net]

Sent: Sunday, June 9, 2019 9:40 PM

To: Planning Commissioners

Subject: BL #1416

Dear Commissioners,

please record that I, Claudia Bonnyman, support the tree density bill BL # 1416. My address is 1705 Sweetbriar Avenue in Nashville 37212

From: Jane Steffen [mailto:janiesteffen@gmail.com]

Sent: Sunday, June 9, 2019 9:54 PM

To: Planning Commissioners

Subject: Support BL1416 Tree Bill

Hello,

I am one of the thousands who support the BL1416 Tree Bill. Remember those 70,000 citizens who signed a petition in just two days to stop the cherry tree removal downtown? People are tired of watching the urban canopy vaporize. Nashville is famous for its tree canopy; let's keep it that way. I urge you to support BL1416 Tree Bill. Jane Steffen 215 Cantrell Ave
Nashville, TN 37205

From: Frances Christian

[mailto:frances.h.christian@gmail.com]

Sent: Monday, June 10, 2019 3:48 AM

To: Planning Commissioners

Subject: Tree Density Bill BL2018-1416

Please support Tree Density Bill BL2018-1416 !! It is vital to our well being !

My property abuts Shelby Park. Few of my fellow Nashvillians are fortunate enough to have such a

resource. All of us benefit physically and mentally from exposure to nature. Please support Tree Density Bill BL2018-1416

Thank you, Frances Christian

1434 Electric Av 37306

From: Miriam Mimms

[mailto:miriammimms@comcast.net]

Sent: Monday, June 10, 2019 5:57 AM

To: Planning Commissioners

Subject: BL1416 - I SUPPORT TREES IN NASHVILLE

Dear esteemed Planning Commission members,

I ask for your support of **BL2018-1416 in protecting and increasing Nashville's tree canopy. The beneficial reasons are myriad. Suffice it to say that we are behind the times on our trees and it is critical-time to address it more seriously.**

Respectfully,

Miriam Mimms

Commissioner, District 18

Beautification & Environment

miriammimms@comcast.net

From: Marie Maxwell

[mailto:mariedodsonmaxwell@gmail.com]

Sent: Monday, June 10, 2019 6:14 AM

To: Planning Commissioners

Subject: Trees!

In my Green Hills residence one of the most valuable assets is a private back yard patio and garden. Recently a neighbor removed trees in his yard resulting in the loss of that privacy. What are people thinking?? The trees were huge and can't be replaced.

Please help Nashville understand and think before destroying these irreplaceable assets that make our city beautiful.

Thank you.

Marie

From: David Donoho [mailto:david.donoho@gmail.com]

Sent: Monday, June 10, 2019 7:09 AM

To: Planning Commissioners

Subject: I SUPPORT BL1416 - I SUPPORT TREES IN NASHVILLE

David Donoho 3501 Hydes Ferry Road Nashville TN

From: Robert Shearer [mailto:sshearer2006@me.com]

Sent: Monday, June 10, 2019 7:09 AM

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To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

This note is in support of BL 1416- let's please keep our city green for all obvious reasons ! Thank you - Sherry Shearer

From: Stacy Ceccarelli

[mailto:stacyceccarelli@gmail.com]

Sent: Monday, June 10, 2019 7:45 AM

To: Planning Commissioners

**Subject: I Support the Nashville Tree Density Bill:
BL2018-1416**

To whom it may concern,

I will not be able to attend the upcoming meeting but I would like to raise my hand in favor of the Nashville Tree Density Bill: BL2018-1416. I live in the Nations and it's been appalling how many trees have been cut down when it wouldn't have been hard to build around them. I have photos of the trees that were here before the house next door was built and they were decades old and stunning. If we're not willing to take a little extra time to plan around the trees when building, then what the heck are we even doing. A neighborhood is something that's supposed to have history and culture and character and the trees are the very pinnacle of that.

Please let me know if you have any questions or would like any additional information.

Thank you,

Stacy Ceccarelli

stacyceccarelli@gmail.com

(937) 681-4040

From: Joy Hunter [mailto:joyw.hunter@gmail.com]

Sent: Monday, June 10, 2019 7:54 AM

To: Planning Commissioners

Subject: Tree bill #1416

I am a Nashville native who cares deeply about preserving the best of our communities while promoting healthy growth. I urge the Commission to vote for tree bill #1416!

Joy Hunter

2138 Golf Club Ln

37215

From: Trumbles on the go

[mailto:trumble99@gmail.com]

Sent: Monday, June 10, 2019 8:09 AM

To: Planning Commissioners

Subject: BL 1416

I am one of the thousands who support the BL1416 Tree Bill. Remember those 70,000 citizens who signed a petition in just two days to stop the cherry tree removal downtown? People are tired of watching the urban canopy vaporize. Nashville is famous for its tree canopy; let's keep it that way. I urge you to support BL1416 Tree Bill.

Thank you,

Jessica Trumble

204 Carden Ave

Nashville 37205

From: Duvenhage, Ian

[mailto:ian.duvenhage@Vanderbilt.Edu]

Sent: Monday, June 10, 2019 8:58 AM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

I wholeheartedly support this bill.

Ian Duvenhage

Nashville

From: susan duvenhage [mailto:labs3susan@gmail.com]

Sent: Monday, June 10, 2019 9:15 AM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

For the many benefits trees provide (health, social, environmental and economic), I strongly support BL2018-1416

Susan Duvenhage

518 Baxter Lane

Nashville, TN 37220

From: Adam Maxwell [mailto:amaxwell78@gmail.com]

Sent: Monday, June 10, 2019 9:28 AM

To: Planning Commissioners

Subject:

I am one of the thousands who support the BL1416 Tree Bill. Remember those 70,000 citizens who signed a petition in just two days to stop the cherry tree removal downtown? People are tired of watching the urban canopy vaporize. Nashville is famous for its tree canopy; let's keep it that way. I urge you to support BL1416 Tree Bill.

Adam Maxwell

1109 Kirkland Ave, Nashville, TN 37216

From: Michelle Hall [mailto:mhall1144@gmail.com]

Sent: Monday, June 10, 2019 9:52 AM

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To: Planning Commissioners

Subject: Please approve BL2018-1416

Nashville is getting to look a lot like Phoenix, AZ with very few trees and a lot of concrete. The continued use of tree seedlings that get planted and quickly die is not a long term solution. Please approve *BL2018-1416*. *It is a step in the right direction. Thank you.*

--

Michelle Hall, Nashville, Tennessee

From: MARIA MCKAMEY

[mailto:mariamckamey@hotmail.com]

Sent: Monday, June 10, 2019 9:55 AM

To: Planning Commissioners

Subject: Tree Bill support

Please protect our canopy.

The McKamey Family

165 Cheek Road

Nashville TN. 37205

From: Jo Dee Prichard [mailto:jodee@prichard.tv]

Sent: Monday, June 10, 2019 10:12 AM

To: Planning Commissioners

Subject: Tree Density Bill BL2018-1416

Dear Planning Commissioners,

Please SUPPORT Tree Density Bill BL2018-1416. This bill will modernize how our city handles tree canopy issues, increasing tree density for commercial and multifamily properties. Nashville has the lowest tree density standards for a city of our size in the nation. Trees are so essential, preventing erosion and cleaning our air by converting CO2 to oxygen and more.

Thank you,

--

Jo Dee Prichard

3600 Wilbur Place

Nashville, TN 37204

From: Leslie Bryan [mailto:lesliegreenbryan@gmail.com]

Sent: Monday, June 10, 2019 10:20 AM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Please work hard to get this passed. We need more trees in Nashville. Our tree canopy must grow!

Thank you,

Leslie Bryan

From: Luda Davies [mailto:ludateatime@gmail.com]

Sent: Monday, June 10, 2019 10:22 AM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

To who it may concern:

I am in support of this bill. I think trees are very important to the health of our community. Their importance as prevention of a erosion, carbon storage and beauty are being overlooked. I am requesting that you vote for this bill concerning support of trees.

Sincerely,

Luda Davies

From: Philip, Craig Eliot

[mailto:craig.e.philip@vanderbilt.edu]

Sent: Monday, June 10, 2019 10:23 AM

To: Planning Commissioners

Subject: SUPPORT BL1416 Tree Bill

Dear Commissioners

I am one of the thousands who support the BL1416 Tree Bill. I lead a research program that studies community sustainability and resilience and green space and our tree canopy are critical to keeping our built environment healthy and thriving for our citizens and the millions of visitors who marvel at how "green" our community is. Remember those 70,000 citizens who signed a petition in just two days to stop the cherry tree removal downtown? They understood that this heinous action was just wrong....

I urge you to support BL1416 Tree Bill.

From: PATRICIA WILLIAMS

[mailto:phwilliams2@comcast.net]

Sent: Monday, June 10, 2019 10:32 AM

To: Planning Commissioners

Subject: Support BL2018-1416

I understand that BL2018-1416 seeks to increase tree density factor from 14 to a factor of 22 for commercial and multifamily properties in Davidson County. Peer cities of our size are have average tree density factor of 23 and Franklin, TN has a factor of 26 for their commercial and multifamily property types.

Please approve this very important bill! Trees are not only beautiful, they are our lifeline! They absorb carbon dioxide and output oxygen for us to breathe!

This bill is a beginning.

Thank you so much,

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Pat Williams

4301 Elkins Avenue

Nashville, TN 37209

615-386-0204

From: botart2002 [mailto:botart2002@yahoo.com]

Sent: Monday, June 10, 2019 11:02 AM

To: Planning Commissioners

Subject: Tree canopy

Please vote to protect our tree canopy in Nashville.

Developers either cut them down or scrape the roots to the extent the tree dies.

Janice Pollard

37215

From: Hans-Willi Honegger

[mailto:hwhonegger842@gmail.com]

Sent: Monday, June 10, 2019 11:53 AM

To: Planning Commissioners

Subject: Tree Density Bill BL2018-1416

TO: Planning Commissioners

FROM: Willi Honegger, resident at 6522 Rolling Fork Dr.

SUBJECT: Tree Density Bill BL2018-1416

DATE: June 10, 2019

This bill is about raising tree density, but this is not preventing builders from cutting mature trees in the way of a proposed structure and then simply planting some new trees. Builders have the option to retain existing trees t's not a requirement as I can see.

As far as the designated "Heritage, Historic or Specimen" trees are concerned, there is no requirement to protect those trees if they produce a "Hazard" for a new building instead of requiring to adapt the location of the building so that such trees can be preserved. Instead, the developer will be exempt from protecting the tree.

I can't imagine any developer being particularly worried about anything in this bill. Nothing is required beyond presenting a site plan and then once the site is built and devoid of trees, planting of a number of sapling units per acre.

This bill needs to be designed to protect our existing tree canopy by imposing strict rules to limit the cutting of old trees to a minimum and demand additional massive tree planting

Willi Honegger

Research Professor of Biology, retired

Vanderbilt University

From: Marietta Lovell

[mailto:gracemarietta@gmail.com]

Sent: Monday, June 10, 2019 12:09 PM

To: Planning Commissioners

Subject: Trees in Nashville

Vote for tree density in Nashville! Keep our existing trees and plant more trees in public spaces, commercial sites, and new construction all over our city! Plan for the future of our grandchildren.

Hold developers responsible for protecting our environment. It belongs to all of us. It is not theirs to destroy, to use to make money. Make Nashville beautiful and an example nation wide on how to change from destructive policies that favor investors and developers into a city that treasures its trees, greenways and parks. Plant more trees!!!! Stop cutting them down. We NEED them.

Grace Marietta Lovell

From: Vernell Hackett [mailto:pen4hire@bellsouth.net]

Sent: Monday, June 10, 2019 12:10 PM

To: Planning Commissioners

Subject: Nashville Tree Density Bill

I am in support of BL2018-1416. I am horrified every time I see trees being taken down when builders start to replace homes with new houses.

Thank you.

Vernell Hackett

6044 Deal Ave

NASHVILLE 37209

From: Charlotte Cooper

[mailto:jccoopernash@comcast.net]

Sent: Monday, June 10, 2019 12:13 PM

To: Planning Commissioners

Cc: Henderson, Angie (Council Member)

Subject: Pls Approve 2018Z-010TX-001, protecting Tree Density, Removal and Replacement

Good Afternoon Commissioners:

My emails are usually opposing a bill, but I am delighted to support the 2018Z-010TX-001, Substitute Bill BL 2018-1416, protecting Tree Density, Removal and Replacement. I live in an older, established neighborhood

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with lots of mature trees. However, over the last ten years we have seen dramatic changes to the character of our neighborhood. In too many cases the developer comes in and clear-cuts every mature tree on the property. Almost a month ago I watched the property across the street have the house demolished and every tree cut - supposedly so the developer can maximize every square inch for multiple houses. I believe if this bill had been in affect, some of those mature trees would have been saved. Attached is a photo of what the property looks like now; I wish I had taken a before photo. Please approve 2018Z-010TX-001, Substitute Bill BL 2018-1416, Tree Density, Removal and Replacement.

Thank you for your time and consideration.

Charlotte S. Cooper
3409 Trimble Road
Nashville TN. 37215
District 34



From: Ralph Cadenhead [mailto:ralphc1961@aol.com]

Sent: Monday, June 10, 2019 12:14 PM

To: Planning Commissioners

Subject: BL1416

Dear Commissioners,

I urge you to support Tree Bill BL1416 as it advances into hearings.

Nashville needs to keep up with its peer cities in this respect. Please help keep our city green (literally).

Sincerely,

Ralph Cadenhead

303 Mountainside Drive

Nashville, TN 37215

From: Bill Tolbert2 [mailto:Bill.Tolbert2@tn.gov]

Sent: Monday, June 10, 2019 12:14 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Bill Tolbert, 1615 Stewart's Ferry Pike, Hermitage, TN. 37076



Bill Tolbert/State Parks Supervisor
TDEC/State Parks

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600 James Robertson Parkway
Nashville, TN 37243
(615) 517-6963

From: penny harrington
[mailto:judgeharrington@harringtonlawoffice.com]
Sent: Monday, June 10, 2019 12:51 PM
To: Planning Commissioners
Subject: Save our trees!

I understand that you all are under pressure from Developers who want to cut any and all trees that get in their way. I get that...however, Nashville is behind in protecting what is very difficult to replace, mature trees. They can't move to get out of the way. They make our city cooler in many ways. They deserve our protection. You all have a vote coming up shortly which can make a big difference. Stand up and protect our trees.

Penny Harrington
Harrington Law Office
Historic Germantown
1215 7th Avenue North
Nashville, TN 37208
V 615-320-9977
F 615-320-9929

From: Annette W Dalrymple
[mailto:arwhiteh@gmail.com]
Sent: Monday, June 10, 2019 1:18 PM
To: Planning Commissioners
Cc: Henderson, Angie (Council Member)
Subject: Bill BL2018-1416

Dear Planning Commissioners,
I am writing in regards to [Bill BL2018-1416](#) concerning Tree Density Requirements. I live at 5025 Hillsboro Pike, 12H, Nashville. I am a Landscape Architect and work at the City of Franklin, specifically on our tree standards. I agree that the tree density units should be increased; however, if our peer cities are at 23 TDU, then I strongly believe that our TDU should be increased to 23, not just 20. We are already behind the curve, set it to 23 TDU so we do not continue to lag behind.

As I drive through my Green Hills neighborhood, I see a lot of large, mature trees being cut down for infill development. Neighbors often wonder why they suddenly have drainage issues. This is due to mature trees being cut down. I don't think people realize that a

mature tree can soak up a tremendous amount of water; according to this NC State University article, "one large tree can lift up to 100 gallons of water out of the ground and discharge it into the air in a day." <https://projects.ncsu.edu/project/treesofstrength/treefact.htm>

Allowing developers to cut down mature trees is just exacerbating the issue. Please consider writing strict standards for retaining tree canopy and mature trees, not just incentives.

New development in Franklin looks green and lush, not by accident, but because our tree requirements are incredibly strict. Developers may groan and complain about it, but they want to develop here, so they follow our standards. Nashville can definitely afford to have stricter tree standards.

Thank you,

Annette Whitehurst Dalrymple, RLA

From: Osmundson, Sarah Scheiderich
[mailto:sarah.osmundson@vumc.org]
Sent: Monday, June 10, 2019 1:32 PM
To: Planning Commissioners
Subject: Tree Bill #1416

Hello,

Please support Bill 1416. Keep Nashville beautiful and special!

Sarah and Evan Osmundson
1746 Hillmont Drive
Nashville, TN

From: Jim Gregory [mailto:jimgregory1987@gmail.com]
Sent: Monday, June 10, 2019 1:47 PM
To: Planning Commissioners
Subject: I SUPPORT TREES - I SUPPORT BL1416

I am writing to tell you that I support BL1416's approval.

Jim Gregory
1000 Glenview Drive
Nashville, TN 37206

From: Spencer Smith
[mailto:spencer.smith86@gmail.com]
Sent: Monday, June 10, 2019 2:01 PM
To: Planning Commissioners
Subject: I SUPPORT TREES - I SUPPORT BL1416

Jonathan Smith
3867 Huston Ave

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Nashville, TN 37216

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Spencer Smith

931.247.9779

spencer.smith86@gmail.com

From: Jerry Kimbrough [mailto:jkgtr@comcast.net]

Sent: Monday, June 10, 2019 2:12 PM

To: Planning Commissioners

Subject: I support trees and I support BL 1416

Please do the right thing and keep our city as beautiful and as green as possible!

Thank you,

Jerome Kimbrough

1141 Brookmeade Dr

37204

From: Lora Doherty [mailto:ldoherty17@outlook.com]

Sent: Monday, June 10, 2019 2:23 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - I SUPPORT BL1416

Lora Doherty

189 Wallace Road Nashville, TN 37211

Lora Doherty, OTS

M.S. Occupational Therapy, Class of 2019

Tennessee State University

Email: ldoherty@my.tnstate.edu

Cell: (865) 258-3375

From: John Yape [mailto:johnyape@gmail.com]

Sent: Monday, June 10, 2019 2:23 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

John Yape

2168 Branch Oak Trl.

Nashville, TN 37214

From: Elliot Greenberg

[mailto:elliot.greenberg@wearwell.com]

Sent: Monday, June 10, 2019 2:26 PM

To: Planning Commissioners

Subject: BL1416

I fully support Trees in Nashville and BL1416. It is time we take issues such as tree density seriously.

Elliot Greenberg

From: Jean Harrison [mailto:jean@harrison-lawgroup.com]

Sent: Monday, June 10, 2019 2:34 PM

To: Planning Commissioners

Subject: I support BL 1416 - trees

As a construction lawyer, I am familiar with all the reasons why contractors and developers want to make their costs as low as possible. In the long run, the destruction of our tree canopy in the city is bad for everyone. In addition to looking better, it lowers the heat we endure, and prevents erosion. In Franklin, they require more trees than Nashville does by far and what is being proposed is less than what is required in Williamson County. I would urge you to support this legislation as it is in everyone's best interest to retain trees and to encourage the planting of more.

Jean Dyer Harrison

Harrison Law Group, P.C.

P.O. Box 160237

Nashville, TN 37216

615 Main St, Ste M10

Nashville, TN 37206

615.322.9191

615.322.1220

From: pamela eddy [mailto:pamelaleddy@yahoo.com]

Sent: Monday, June 10, 2019 2:34 PM

To: Planning Commissioners

Subject: I SUPPORT BL1416

Dear Commissioners:

As a long-time resident of Nashville, I urge you to support the above-referenced bill requiring an increase in the tree density for for commercial and multifamily properties in Nashville. Trees are essential to life, and more trees will also enhance the quality of life in Nashville and Davidson County.

Thank you for supporting the bill to increase tree density in Nashville.

Pamela Eddy

4504 Harpeth Hills Drive

Nashville, TN 37215

From: Amanda Beam [mailto:amandabeam@gmail.com]

Sent: Monday, June 10, 2019 2:36 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - I SUPPORT BL1416

Thank you!

Amanda Beam

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5004 Cherrywood Dr

Nashville 37211

Amanda Beam, Realtor

Berkshire Hathaway Woodmont Realty

5107 Maryland Way

Brentwood, TN 37027

amandabeam@gmail.com

615-542-2875 cell

From: Jennifer Ohnstad [<mailto:ohnjc@hotmail.com>]

Sent: Monday, June 10, 2019 2:40 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - I SUPPORT BL1416

We support increasing Nashville's tree density.

Jennifer and Arik Ohnstad

437 Annex Ave 37209

From: Sarah McMillen

[<mailto:mcmillensarah@comcast.net>]

Sent: Monday, June 10, 2019 2:24 PM

To: Planning Commissioners

Subject: trees

I am one of the thousands who support the BL1416 Tree Bill. Remember those 70,000 citizens who signed a petition in just two days to stop the cherry tree removal downtown? People are tired of watching the urban canopy vaporize. Nashville is famous for its tree canopy; let's keep it that way. I urge you to support BL1416 Tree Bill.

Sarah McMillen

201 Woodmont Circle

Nashville, TN 37205

From: Betsy Hindman

[<mailto:betsy@hindmancompany.com>]

Sent: Monday, June 10, 2019 2:46 PM

To: Planning Commissioners

Subject: BL 1416 - opinion

I am one of the thousands who support the BL1416 Tree Bill. Remember those 70,000 citizens who signed a petition in just two days to stop the cherry tree removal downtown? People are tired of watching the urban canopy vaporize. Nashville is famous for its tree canopy; let's keep it that way. I urge you to support BL1416 Tree Bill.

Betsy Hindman

2414 Barton Ave

Nashville, TN 37212

--

Betsy Hindman | [The Hindman Company](#)

615.403.5071

Betsy@HindmanCompany.com

Connect with me on [LinkedIn](#) or [Twitter](#)

HINDMANCOMPANY

From: JANE WORD [<mailto:jword02@comcast.net>]

Sent: Monday, June 10, 2019 2:47 PM

To: Planning Commissioners

Cc: Henderson, Angie (Council Member)

Subject: Please protect Nashville's tree canopy

I support tree density. Thank you for bringing our city up to par with its neighbor cities in this matter.

Jane Word

145 Holly Forest

Nashville TN 37221

From: Marilyn Grivich [<mailto:mmg4000@aol.com>]

Sent: Monday, June 10, 2019 2:47 PM

To: Planning Commissioners

Subject: Support BL1416

Good afternoon,

I support trees and BL1416. Please consider additional tree canopies.

Best regards,

Marilyn Grivich

Marilyn M Grivich

Nashville, TN

mmg4000@aol.com

From: Alex Hendrickson

[<mailto:e.alexhendrickson@gmail.com>]

Sent: Monday, June 10, 2019 2:50 PM

To: Planning Commissioners

Subject: I Support the BL1416 Tree Bill

I am one of the thousands who support the BL1416 Tree Bill. Remember those 70,000 citizens who signed a petition in just two days to stop the cherry tree removal downtown? People are tired of watching the urban canopy vaporize. Nashville is famous for its tree canopy; let's keep it that way. I urge you to support BL1416 Tree Bill.

Alex Hendrickson

1410 Rosa L Parks Blvd #50

Nashville, TN 37208

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From: Robert Connor [mailto:robconr@yahoo.com]
Sent: Monday, June 10, 2019 2:56 PM
To: Planning Commissioners
Subject: I SUPPORT BL1416 - Trees Are Important for a Strong, Health City

Dear Commissioners,
Please pass this measure. Without a strong tree canopy cities become insufferable concrete jungles. Trees reduce the heat island effect, and have been shown to reduce stress and erosion.

We must do better in Nashville - this is a start!

Thank you,

Robert Connor
1304 Pennock Ave
Nashville, TN 37207

From: edacm_2006@yahoo.com
[mailto:edacm_2006@yahoo.com]
Sent: Monday, June 10, 2019 3:03 PM
To: Planning Commissioners
Subject: I SUPPORT TREES - I SUPPORT BL1416
I SUPPORT TREES - I SUPPORT BL1416 passage.

Edlira Cako-Moore
2528 River Trail Dr.

Hermitage

From: Sara Hough [mailto:saralinn91@gmail.com]
Sent: Monday, June 10, 2019 3:07 PM
To: Planning Commissioners
Subject: I SUPPORT TREES - I SUPPORT BL1416

Sara & Lorraine Hough
511 Bismark Dr
Nashville, TN 37210

From: Shelbi [mailto:shelbi@gmail.com]
Sent: Monday, June 10, 2019 3:10 PM
To: Planning Commissioners
Subject: I SUPPORT TREES - I SUPPORT BL1416

Shelbi Scott
506 Crosswood Ct
Nashville, Tn 37214

From: sharron francis
[mailto:sharronfrancis@yahoo.com]
Sent: Monday, June 10, 2019 3:19 PM
To: Planning Commissioners
Subject: I SUPPORT TREES - BL2018-1416

I strongly support this bill and hope it is approved. Trees add so much aesthetically to our city, they provide habitat for myriad forms of wildlife from birds to butterflies, and

they help to decrease the intensity of water run off and heat build-up. Please consider these points when considering this bill. Sharron Francis, 4350 Chickering Lane, 37215.

From: Margaret Smith
[mailto:drmarmsmith@comcast.net]
Sent: Monday, June 10, 2019 3:23 PM
To: Planning Commissioners
Subject: I SUPPORT TREES - BL2018-1416

We must recognize how important trees are for our health as well as the planets.

From: LeAnne Péters
[mailto:leanne.peters55@gmail.com]
Sent: Monday, June 10, 2019 3:24 PM
To: Planning Commissioners
Subject: I support trees - I support BL1416

LeAnne Péters
3600 Hillsboro Pike
Nashville 37215

From: Carolyn Griffin Hall [mailto:cgh121@me.com]
Sent: Monday, June 10, 2019 3:27 PM
To: Planning Commissioners
Subject: IN FAVOR OF Tree Bill 1416

Dear Metro Planning Commissioners,
I am one of the thousands who support the BL1416 Tree Bill.

I was one of the 70,000 citizens who signed a petition in just two days to stop the cherry tree removal downtown. People are tired of watching the urban canopy vaporize. Nashville has a beautiful tree canopy, so please help us keep it that way.

I urge you to support BL1416 Tree Bill.

Thank you!
Carolyn Griffin Hall
245 Cargile Lane
Nashville, TN 37205

From: Anne Krueger [mailto:akrueger@amgparade.com]
Sent: Monday, June 10, 2019 3:32 PM
To: Planning Commissioners
Subject: I SUPPORT TREES!

Please pass BL1416.

I'm a relative newcomer to Nashville (4 1/2 years) and the two things that have most surprised me are the lack of trees (especially old, big trees) and the crazy-ass development.

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I live in 12 South, which is, frankly, a pretty nutty place when it comes to tearing things down. A potential development (Tabernacle) would remove all the big trees/vegetation between my home at 2211 11th Avenue South and 12th Avenue. So much for a little green space between residences and commercial space (not to mention a 4-5 story monolithic building planned for there). I thought I was moving into a neighborhood, not a free-for-all commercial district that's treeless. (I am lucky to have had a tree group plant trees in front of all of our homes on my block since developers chose not to. That's a great start.)

These trees matter. In the future, people like me will look at Nashville and decide not to move here because of the short-sighted decisions that left Nashville short of trees. Thanks for listening.

AK

ANNE KRUEGER

VP/Editor In Chief, PARADE Magazine

O: 615.440.5509 | akrueger@amgparade.com

2451 Atrium Way, Suite 320, Nashville TN 37214

60 East 42nd Street, Suite 1115, New York NY 10165

From: Valerie Martin

[mailto:valerie@wonderwelltherapy.com]

Sent: Monday, June 10, 2019 3:42 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Hi,

As a small business owner and ecotherapist in Nashville, I strongly support this legislation to protect and increase tree density in our city.

Thank you,

Valerie Martin

(Business address: 1222 16th Ave S, suite 24, 37212)

--

Valerie K. Martin, LCSW, RYT

www.wonderwelltherapy.com

phone: 615.617.4947

From: Gwen Schoenbauer

[mailto:gweneeeeee@yahoo.com]

Sent: Monday, June 10, 2019 3:52 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - I SUPPORT BL1416

Please use more trees in city planning and try to keep as many as you can while doing any construction. ☺

Thank you!

Gwen Wolfram

From: MViking1@aol.com [mailto:MViking1@aol.com]

Sent: Monday, June 10, 2019 3:50 PM

To: Planning Commissioners

Subject: I Support BL1416

I am writing to state my extremely strong support for this tree density bill. In my view, protecting our cities trees, increasing their density and holding developers accountable is one of the most important things we can do. Please vote to support this bill.

Michael Aulisio

2008 Stokes Lane

Nashville, TN 37215

From: Ladonna [mailto:ladonnacooper@att.net]

Sent: Monday, June 10, 2019 4:00 PM

To: Planning Commissioners

Subject: BL2018-1416

I would like to request your passage of this bill. I feel the community is suffering from the removal of so many trees.

Sincerely,

Ladonna Cooper

From: Patrick Champlin

[mailto:patandfloey@gmail.com]

Sent: Monday, June 10, 2019 4:12 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Patrick Champlin

6705 Sugar Hill Dr.

Nashville, TN 37211

We can't seem to stop the scooter invasion, or the deadly spread of gun violence, or the steady rise of air pollution - but maybe we can help increase the beauty and the supply of oxygen in the county by increasing tree density.

Thanks

Pat Champlin

From: linda hart [mailto:lhartbb1@gmail.com]

Sent: Monday, June 10, 2019 4:13 PM

To: Planning Commissioners

Subject: Our trees

I totally support the BL1416 bill and hope it passes. I love our beautiful trees and think it is a crime to demolish

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them so more concrete can be poured for development.
Thanks for your attention.

Linda Hart

116 Harding Pl, Nashville, TN 37205

From: Jack Shaninger [mailto:jack-joyce@comcast.net]

Sent: Monday, June 10, 2019 4:39 PM

To: Planning Commissioners

Subject: I LOVE TREES AND BL1416

Jack Shaninger

9201 Sawyer Brown Rd

Nashville TN 37221

From: Elizabeth McAlister

[mailto:elm32768@gmail.com]

Sent: Monday, June 10, 2019 4:43 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - I SUPPORT BL1416

Elizabeth McAlister

417 W Hillwood Drive

Nashville TN 37205

From: adelevante [mailto:amdelevante@gmail.com]

Sent: Monday, June 10, 2019 4:43 PM

To: Planning Commissioners

Subject: BL1416

Hi.

Please add my name to the list of thousands who support the BL1416 Tree Bill. Nashville is famous for its tree canopy. Lets keep it that way. I urge you to support the BL1416 Tree Bill.

Sincerely

Ann Delevante

511 Fairfax Ave

Nashville TN 37212

From: Lynne Wilkinson

[mailto:lynnepwilkinson@gmail.com]

Sent: Monday, June 10, 2019 4:55 PM

To: Planning Commissioners

Subject: BL1416

Dear Commissioners:

I am one of the thousands who support the BL1416 Tree Bill. Remember those 70,000+ citizens who signed a petition in just two days to stop the cherry tree removal downtown? People are tired of watching the urban canopy vaporize. Nashville is famous for its tree canopy; please, let's keep it that way.

I urge you to support BL1416 Tree Bill.

Thank you in advance,

Lynne Wilkinson

3725 Central Avenue

Nashville, TN 37205

From: diane ruth [mailto:diane.ruth47@gmail.com]

Sent: Monday, June 10, 2019 5:29 PM

To: Planning Commissioners

Subject: Tree Canopy Bill

Please pass this bill to protect our trees. Diane Ruth

From: Elizabeth Patterson

[mailto:libpatterson@comcast.net]

Sent: Monday, June 10, 2019 6:26 PM

To: Planning Commissioners

Subject: Tree Density Bill BL2018-1416

Dear Planning Commission,

I am writing to ask you to support the Tree Density Bill to improve our tree density standards which are currently too low. Trees prevent erosion, clean our air by converting CO2 to oxygen and so much more.

Please vote in favor of this bill.

Thank you in advance,

Elizabeth Patterson

210 Deer Park Drive

Nashville, TN 37205

From: Cindy Moskovitz

[mailto:cindymoskovitz@gmail.com]

Sent: Monday, June 10, 2019 6:55 PM

To: Planning Commissioners

Subject: Support bill BL1416 Tree Bill

I am one of the many thousands of Nashvillian who love our city and its beauty. It scares me how much development is going on without much care for the longer term impact.

Please support the BL1416 Tree Bill! It is urgent you act now to retain the beauty of the canopy of this city.

Thank you,

Cindy Moskovitz

4501 Beacon Drive

37215

From: Lauren Amick [mailto:laurass7@yahoo.com]

Sent: Monday, June 10, 2019 6:58 PM

To: Planning Commissioners

Subject: Please Support BL1416's passage

Trees are vital to this Earth and all the people and animals that call it home. Every tree is important and deserves to

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be kept safe and all new trees deserve to be encouraged to grow and flourish.

Please support BL1416.

Sincerely,

Lauren

From: Hawkins Management
[mailto:HawkinsManagement@Comcast.net]

Sent: Monday, June 10, 2019 7:02 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Dear Members of the Planning Commission,

I am writing in support of BL2018-1416. Requiring a denser tree canopy for commercial and multi-family development is an important step in keeping Nashville a desirable place to live.

Thank you for your careful consideration while planning for Nashville's future.

--

All the best,

Lillian Hawkins

Hawkins Management

(615) 598-4205

From: Lee Ann Photoglo [mailto:laphotoglo@gmail.com]

Sent: Monday, June 10, 2019 7:20 PM

To: Planning Commissioners

Subject: BL1416 Tree Bill

Hello -

I am one of the thousands who support the BL1416 Tree Bill. Remember those 70,000 citizens who signed a petition in just two days to stop the cherry tree removal downtown? People are tired of watching the urban canopy vaporize. Nashville is famous for its tree canopy; let's keep it that way. I urge you to support BL1416 Tree Bill.

Thank you.

Lee Ann Photoglou

2231 Chickering Lane

Nashville TN 37215

From: Heidi Welch [mailto:welchart4@gmail.com]

Sent: Monday, June 10, 2019 8:03 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

PLEASE PASS this bill. This is a very important step to supporting the environment and will help keep Nashville

beautiful, healthy and "green." I am traveling on June 13 and can't attend the meeting or I would be there.

Heidi Welch

4010 Wallace Lane

Nashville, TN 37215

From: Sally Miller [mailto:sallymaymiller@gmail.com]

Sent: Monday, June 10, 2019 8:31 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Sally Miller

122 Abbottsford, Nashville, TN 37215

615.598.7460

Dear Planning Committee:

I am writing to support BL2018-1416 to preserve and increase tree canopy in the Metro Davidson County area. In the 14 years I have lived in the greater Nashville area, and in particular in the 4+ years in Davidson County I have witnessed the indiscriminate removal of large, established trees for building (primarily) horizontal housing in many neighborhoods.

A plan needs to be put into place to control the decimation of our canopy and reestablish growth. Builders, homeowners and the real estate industry must be held accountable and preserve large trees for the benefit of the environment and beautification of our neighborhoods. Passage of this bill will help toward this goal.

Thank you,

Sally Miller

From: Anna Forkum [mailto:kule@bellsouth.net]

Sent: Monday, June 10, 2019 9:33 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Anna Forkum

615 975 6485

www.annaforkum.com

From: Debra Dickey [mailto:debradickey@gmail.com]

Sent: Monday, June 10, 2019 9:45 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Debra Dickey

2813 Sherbourne Ave

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37204

Thank you

From: templeton.barbara@gmail.com
[mailto:templeton.barbara@gmail.com]
Sent: Monday, June 10, 2019 9:47 PM
To: Planning Commissioners
Subject: Protect trees

I fully support bill 1416. Our trees are
A very important asset to our city, for
Many reasons.

From: Lynn Green [mailto:lynnlgreen@gmail.com]
Sent: Monday, June 10, 2019 9:59 PM
To: Planning Commissioners
Subject: I SUPPORT TREES - BL2018-1416

I urge the Planning Commission to approve BL 1416, a
well-justified effort to protect and preserve more of our
city's precious tree canopy. The standards for tree density
set forth in this bill are a minimal improvement over
current law -- it's the least we can and should do as a city
to keep Nashville green.

Lynn Green
4316 Estes Rd.
Nashville, TN 37215

From: Miriam Drennan
[mailto:miriamdrennan@gmail.com]
Sent: Monday, June 10, 2019 10:01 PM
To: Planning Commissioners; Planning Staff
Subject: Support Bill BL2018-1416

Writing in support of the Nashville Tree Density Bill. It is a
start to what it should be, so please take this very
important step to repair the damage that has occurred
due to overdevelopment, infill building, and the like.

Thank you,
Miriam Drenna
Michigan Avenue

From: LISA MCCARTER [mailto:lmccar1575@aol.com]
Sent: Monday, June 10, 2019 10:04 PM
To: Planning Commissioners
Subject: I SUPPORT TREES - BL2018-1416

I am writing in support of BL 1416. Please help preserve
older trees and establish many new ones in Nashville.
Thank you.

From: estesg@realtracs.com
[mailto:estesg@realtracs.com]
Sent: Monday, June 10, 2019 10:08 PM
To: Planning Commissioners
Subject: Re: Support BL1416 _ Trees Ordinance

I respectfully ask that you support the above mentioned
and move for it's passage.

As development continues at such a fast pace we are
losing way too many of our trees.

This bill would help in that regard and also by replanting
them.

Sincerely,
Gregory H. Estes

From: Rose Mary Gorman
[mailto:rosemarygorman17@me.com]
Sent: Monday, June 10, 2019 10:31 PM
To: Planning Commissioners
Subject: BL1416 Tree Bill support

Hi!

I am one of the thousands who support the BL1416 Tree
Bill. Remember those 70,000 citizens who signed a
petition in just two days to stop the cherry tree removal
downtown? People are tired of watching the urban
canopy vaporize. Nashville is famous for its tree canopy;
let's keep it that way. I urge you to support BL1416 Tree
Bill.

ROSE MARY GORMAN
3814 Central Avenue
Nashville TN 37205

Thank you!

From: Margaret Krakowiak
[mailto:imago@bellsouth.net]
Sent: Monday, June 10, 2019 10:38 PM
To: Planning Commissioners
Subject: I SUPPORT TREES - BL2018-1416

Margaret Krakowiak
2809 Sherbourne Ave
Nashville, TN 37204

I support trees!
Yes BL2018-1416

From: Nick [mailto:ncwdillard11@yahoo.com]
Sent: Monday, June 10, 2019 11:35 PM
To: Planning Commissioners
Subject: SUPPORT TREES - I SUPPORT BL1416

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336 Hickory Place

Nashville, TN

37214

Nick Dillard

615-788-1968

From: Justin Lo [mailto:justinhlo86@gmail.com]

Sent: Monday, June 10, 2019 11:41 PM

To: Planning Commissioners

Subject: In support of BL2018-1416

Dear Planning Commissioners,

I am writing in support of bill BL2018-1416 regarding tree density on properties in Nashville. Part of the charm of this city are the many beautiful trees that provide shade from hot summer days, fresh air, habitat for wildlife, and flowers in the spring. When I first moved here, I was particularly taken by the large and stately deciduous trees that were found not only in parks but around ordinary buildings as well - trees that have taken many decades or even centuries to grow to such stature. While I certainly support the development that has brought economic prosperity and urban vitality to Nashville, it will also be important to preserve and renew the natural resources that make this place so attractive and pleasant to live in, ensuring that the growth and identity of this city may continue for many future generations to come.

Thank you for your time!

Justin Lo

(Resident in The Nations)

From: Svetlana Stepanovic

[mailto:svetstep@yahoo.com]

Sent: Tuesday, June 11, 2019 12:14 AM

To: Planning Commissioners

Subject: Please please please keep the city green and greener - it's one of the best things about living in Nashville

Owner of several properties in Nashville, PhD in biology at Vanderbilt, former SHNA president and someone who did research on importance of parks and greenery in the cities. Just walk through a park makes people feel calmer, better, healthier and happier.

Thank you

From: John Painter [mailto:johndpainter@gmail.com]

Sent: Tuesday, June 11, 2019 5:32 AM

To: Planning Commissioners

Subject: I SUPPORT TREES - I SUPPORT BL1416

John Painter

2223 Pennington Ave

Nashville, TN 37216

From: Susan Chappell

[mailto:susanochappell@gmail.com]

Sent: Tuesday, June 11, 2019 5:43 AM

To: Planning Commissioners

Subject: BL #1416

I am one of the thousands who support the BL1416 Tree Bill. Remember those 70,000 citizens who signed a petition in just two days to stop the cherry tree removal downtown? People are tired of watching the urban canopy vaporize. Nashville is famous for its tree canopy; let's keep it that way. I urge you to support BL1416 Tree Bill.

Susan Chappell

1905 Liberty Square

Nashville, TN 37215

From: Susan Gammon

[mailto:hermitagemeadows@gmail.com]

Sent: Tuesday, June 11, 2019 5:59 AM

To: Planning Commissioners

Subject: BL1416: TREE DENSITY INCREASE BILL

Please recommend this bill for approval to be sent back to the council. This is an important step in making our city stay beautiful.

From: Sam HOUSE

[mailto:samhousesolutions@gmail.com]

Sent: Tuesday, June 11, 2019 6:34 AM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Sam House, 2009 Cedar Lane, 37212

To the Planning Commission:

I am hoping that the commission will fully support BL 1416 for it's potential to impact Nashville with potentially cleaner air, reduced air conditioning costs, and a strong move toward quality of life interests and away from developer profits for the greater good of the our community.

Thank you,

Sam House

From: Richland Creek Watershed Alliance

[mailto:info@richlandcreek.org]

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Sent: Tuesday, June 11, 2019 6:49 AM

To: Planning Commissioners

Subject: I SUPPORT BL1416 - I SUPPORT TREES IN NASHVILLE

Dear Commissioners,

I support this Bill and hope you will also.

Thanks.

Monette Rebecca

District 24

320 54th Ave N

From: Nancy Kirkland

[mailto:nancykirklandis@gmail.com]

Sent: Tuesday, June 11, 2019 7:31 AM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Definitely in favor of this legislation!!

Nancy Kirkland

From: Winnie Forrester

[mailto:wgforrester1@gmail.com]

Sent: Tuesday, June 11, 2019 7:45 AM

To: Planning Commissioners

Subject: I support BL2018-1416. Tree Density Bill

Dear Planning Commissioners:

We are at increasing risk of losing our tree canopy. Some of the subdivisions built in the not too distant past in Northwest Nashville have NO trees at all. As a city, we need to implement best practices that are employed by other progressive similarly sized cities.

Thanks, Winnie Forrester

2611 Shreeve Lane

Nashville, TN 37207

From: Lewis, Christine [mailto:Nameie_Lewis@chs.net]

Sent: Tuesday, June 11, 2019 7:58 AM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Namie Christine Lewis

7504 Oakledge Dr

Brentwood, TN 37027

Hello,

I'd like to voice my support of the tree bill. Please vote to approve it.

Our planet and city need us more than ever!

Thank you.

From: Nancy Vienneau

[mailto:nancy@nancyvienneau.com]

Sent: Tuesday, June 11, 2019 8:31 AM

To: Planning Commissioners

Subject: Support for Bill 1416

My partner Bill Neill and I support Bill 1416 to increase the TDU number for commercial and multi family properties. The bill includes other incentives and provisions for preservation that we also support.

We must ensure a vibrant tree canopy for all of Nashville

Nancy Vienneau Short

936 Archer Street. 37203

From: dawn hazen [mailto:jdalhazen@icloud.com]

Sent: Tuesday, June 11, 2019 8:39 AM

To: Planning Commissioners

Subject: Tree Bill

I am one of the thousands who support the BL1416 Tree Bill. Remember those 70,000 citizens who signed a petition in just two days to stop the cherry tree removal downtown? People are tired of watching the urban canopy vaporize. Nashville is famous for its tree canopy; let's keep it that way. I urge you to support BL1416 Tree Bill.

Dawn Hazen

212 Baskin Dr

Nashville, TN

37205

From: Comcast [mailto:jdalhazen@comcast.net]

Sent: Tuesday, June 11, 2019 8:40 AM

To: Planning Commissioners

Subject: Tree Bill

I am one of the thousands who support the BL1416 Tree Bill. Remember those 70,000 citizens who signed a petition in just two days to stop the cherry tree removal downtown? People are tired of watching the urban canopy vaporize. Nashville is famous for its tree canopy; let's keep it that way. I urge you to support BL1416 Tree Bill.

Jack Hazen

212 Baskin Dr

Nashville, TN

37205

From: Laura Martin [mailto:lemartin365@gmail.com]

Sent: Tuesday, June 11, 2019 8:47 AM

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To: Planning Commissioners

Subject: in support of BL2018-1416

Laura Martin

1503 Lillian Street

Nashville, TN 37206

Dear Commissioners-

I am a resident of east Nashville and I want to express my sincerest support for BL2018-1416.

I would hope that a commission full of such progressive individuals would see that our city, and our planet in general are in a time of crisis. I know many support this bill because they like the property values that come with mature trees in their neighborhood. I know those who fight against this bill do so because they want to profit off of a booming city that is still has areas ripe for gentrification. For one moment that I want you all to consider this bill outside of profit. Our planet is in trouble. We need more trees, and flora in general to help combat the negative effects of a growing population. This is of course a global issue but if each small city does not do their part we are in big trouble.

I know that most of you were voted into your seats because your constituents wanted a thoughtful progressive voice representing them. So be progressive. Believe the scientists who keep telling us our planet is dying. Do the small things now because very soon we are going to have to do the big things to save our planet, and when that happens, pro-business or pro-resident isn't really going to matter.

Sincerely;

Laura

From: rob@roblindsaypictures.com
[mailto:rob@roblindsaypictures.com]

Sent: Tuesday, June 11, 2019 8:51 AM

To: Planning Commissioners

Subject: I support trees - I SUPPORT BL1416

Please increase our tree density in Nashville – it fights climate change and lowers stress.

Yours,

Rob

Rob Lindsay

www.roblindsaypictures.com

From: Elizabeth Fox [mailto:efox1956@gmail.com]

Sent: Tuesday, June 11, 2019 9:01 AM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

I encourage you to pass this bill to protect Nashville's tree canopy and put measures in to replant what has been lost.

Elizabeth Fox

3812 Whitland Avenue

Nashville, TN

37205

From: Austin Littrell [mailto:austintlittrell@gmail.com]

Sent: Tuesday, June 11, 2019 9:30 AM

To: Planning Commissioners; Sledge, Colby (Council Member)

Subject: I SUPPORT TREES - BL2018-1416

Hello!

My name is Austin Littrell, and I live in the Wedgewood Houston neighborhood. I strongly support BL2018-1416, and I plead with the planning commission to do the same.

I have seen first hand the ill effects of urban tree canopy loss all across my neighborhood and on my block where dozens and dozens of trees (many of which were mature, beautiful trees) have been cut down to make way for development. I am not anti-development, but I do think that developers and the city need to take more responsibility for building with greater sensitivity to the land and trees, replacing the trees that must be cut, and not clear-cutting every lot just because it's easier.

I urge you to approve BL2018-1416 so that we can all continue striving to make Nashville the greenest city in the southeast.

Thank you.

From: Corey Chatis [mailto:chatisct@gmail.com]

Sent: Tuesday, June 11, 2019 9:56 AM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Dear Planning Commissioners,

I am writing to express my strong support of BL2018-1416. It is essential that we take action as a community to protect our tree canopy. This bill is an important step in the right direction. Thank you for your consideration.

Corey Chatis

1306 Greenwood Ave

Nashville TN 37206

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From: sujulesgoodman@yahoo.com
[mailto:sujulesgoodman@yahoo.com]
Sent: Tuesday, June 11, 2019 9:59 AM
To: Planning Commissioners
Subject: BL1416

Please pass BL1416. Our trees are home to the huge diversity of species in this state. We have heard of the great loss of the rainforest and all the animals that are going extinct around the world, but right here in Nashville we are doing the exact same thing by allowing developers to cut down all the trees and sell the soil and blast the rock. No native species can survive that. Be a part of saving our great tree heritage by passing this bill. We are the 3rd most bio diverse state with 21 species of frogs, 78 species of crayfish and of course the Hellbender. We are a destination for birders. All these things depend on trees and their filtering root systems, oxygen creating leaves and shelter of their branches.

And who does not appreciate shade on a hot Tennessee summer day. Planting new ones will not solve the issue, we need our original trees.

Sincerely,
Su Goodman

From: Anthony Williford
[mailto:davidwillifordmusic@gmail.com]
Sent: Tuesday, June 11, 2019 10:00 AM
To: Planning Commissioners
Subject: BL2018-14

Hello,

Hope this email finds you well. I'm emailing concerning the bill being heard regarding increasing tree cover in Nashville.

The most advanced and cheapest carbon-capture technology available to us are trees. Green areas make cities less hot and more beautiful. They encourage and support other forms of life.

I hope to see the city set aside any superficial concerns and adapt a bill that increases the presence of one our most valuable resources, living trees. The time to take aggressive and progressive action in the climate crisis was 30 years ago AND it is now.

Thank you for your time, best,
David Williford
865-684-9337

From: Dorris, Stacy [mailto:stacy.l.dorris@vumc.org]
Sent: Tuesday, June 11, 2019 10:05 AM
To: Planning Commissioners
Subject: Tree density increase bill - in full support

Dear Planning Commissioners,

As an avid walker/pedestrian, I find myself running from shade patch to shade patch in the summer. It can get really hot on the pavement. More trees would allow for comfort while out and about on foot. It would create a city that is much more inviting to pedestrians. This would reduce car trips, reduce air pollution and increase healthy choices. Win-Win for our city.

With development should come improvements for Nashville such as sidewalks and shade trees. Please support the increased tree density bill for the benefit and health of all.

Sincerely,
Stacy Dorris
801 Timber Ln
Nashville TN 37215

From: Alice Hudson Pell
[mailto:alice.hudson@gmail.com]
Sent: Tuesday, June 11, 2019 10:14 AM
To: Planning Commissioners
Subject: I SUPPORT BL1416

Dear Planning Commission,

I support BL1416 and see the tremendous need for trees in our urban and suburban communities. Trees store carbon, create oxygen, support habitats, filter our air, and provide character to our neighborhoods (just think of the difference driving down Richland Avenue v. 51st Avenue). Nashville's surrounding areas are beautiful and green, but our road corridors are nothing but concrete. We need to fix this every way possible, including this bill.

Thanks,
Alice

--

Alice Hudson Pell

From: Celena Cavala [mailto:cavalacreative@gmail.com]
Sent: Tuesday, June 11, 2019 10:15 AM

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To: Planning Commissioners

Subject: trees / BL1416

I SUPPORT TREES - I SUPPORT BL1416

--

C.A. Cavala
901 Broadway
23088
Nashville, TN
37202

From: Celena Cavala [mailto:cavalacreative@gmail.com]

Sent: Tuesday, June 11, 2019 10:20 AM

To: Planning Commissioners

Subject: I SUPPORT TREES - I SUPPORT BL1416

Hello,

As a life long (native) Nashvillian from the 12th south / Belmont area - I really am concerned about the destruction of trees in Nashville! This is a major issue for all others natives I know and one of the reasons people move here (the lush green of Nashville). Not to mention how the destruction will affect future flooding. It is how I will be voting in the future. I support BL1416!

C.A. Cavala
901 Broadway
23088
Nashville, TN
37202

From: Danielle Gilbert

[mailto:daniellegilbert99@gmail.com]

Sent: Tuesday, June 11, 2019 10:55 AM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Danielle Gilbert

207 Mockingbird Road
37205

From: Julia Harper [mailto:jandjharper@icloud.com]

Sent: Tuesday, June 11, 2019 11:13 AM

To: Planning Commissioners

Subject: Trees for Nashville.

Please vote yes for bill #1416. I am proud of Nashville and wish to keep it unique!

From: Julia Harper [mailto:jandjharper@icloud.com]

Sent: Tuesday, June 11, 2019 11:13 AM

To: Planning Commissioners

Subject: Trees for Nashville.

Please vote yes for bill #1416. I am proud of Nashville and wish to keep it unique!

From: Carol Ashworth

[mailto:carol@ashworthenvironmental.com]

Sent: Tuesday, June 11, 2019 11:15 AM

To: Planning Commissioners

Subject: I SUPPORT BL1416

Dear Planning Commissioners-

I appreciate the time and hard work the Planning Department had done to bring together all the concerns surrounding this bill. It is a good start as we continue to do more to protect and rebuild our Urban Forest in Nashville.

Thank you-

Carol Ashworth RLA, ASLA

Ashworth Environmental Design, LLC

919 Caruthers Avenue

Nashville, TN

615-477-9469-cell

www.ashworthenvironmental.com

From: Carol Hudler [mailto:carolhudler1@gmail.com]

Sent: Tuesday, June 11, 2019 11:18 AM

To: Planning Commissioners

Subject: A tree protection bill will help keep anti-growth activism from growing

I love to see quality growth and development in our city. But too often the new development is preceded with unnecessary clear-cutting and tree removal and our canopy is being replaced with structures with skinny little trees that will take years before they produce adequate shade. This is always noted by those who live here.

While the proposed tree bill is far short of what tree advocates would hope for to address this, it is a step in the right direction and reflects some hard work by the planning staff.

I'm hoping the planning board recognizes this effort by bringing forward the proposed bill to the council for a vote. It would certainly help keep people from starting to oppose all new development, which is becoming all too common.

From: Iris Buhl [mailto:irisbuhl@gmail.com]

Sent: Tuesday, June 11, 2019 11:37 AM

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To: Planning Commissioners

Subject: BL1416

I urge your support of BL1416. We *cannot* continue to see our tree population receive lower priority than new buildings. I am far from being a tree hugger, but I am a native Nashvillian. While appreciating so much of our city's change, I feel that keeping it welcoming includes the beauty of the landscape, which most certainly includes our trees.

So, once again, please actively support the Council's passage of BL1416.

Thank you,

Iris W. Buhl

3505 Belmont Boulevard

37215

From: Mark Hooper [mailto:hooperartmark@gmail.com]

Sent: Tuesday, June 11, 2019 11:52 AM

To: Planning Commissioners

Subject: SUPPORT BL 1416

I urge your support of BL1416. We *cannot* continue to see our tree population receive lower priority than new buildings. I am a native Nashvillian. While appreciating so much of our city's change, I feel that keeping it welcoming includes the beauty of the landscape, which most certainly includes our trees.

So, once again, please actively support the Council's passage of BL1416.

Thank you,

Mark Hooper

1515 Lock Road

Nashville, TN 37207

From: Carolyn Nash [mailto:cjchn@comcast.net]

Sent: Tuesday, June 11, 2019 12:03 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Please support BL2018-1416.

Thank you,

Carolyn Nash

136 Wentworth Ave.

Nashville, TN 37215

From: Tommie Goodman

[mailto:tommie.goodman@gmail.com]

Sent: Tuesday, June 11, 2019 12:06 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Please pass this bill. I moved here 5 years ago and bought a new home. I preserved 2 old trees, but two others had to be removed because they were dying. 6 trees have replaced them. In only 5 years they have grown and proven to be great replacements. My home and my neighbors have been rewarded by nature, again.

From: Jennifer Bostwick

[mailto:Jenn@bostwickowens.org]

Sent: Tuesday, June 11, 2019 12:16 PM

To: Planning Commissioners

Subject: Please support the Tree Bill

Dear Metro Planning Staff:

I urge you to support the BL1416 Tree Bill.

I am one of the 70,000 citizens who signed the recent petition to stop the cherry tree removal downtown. A longtime Nashville resident and involved community member, I am tired of watching the urban canopy disappear. Nashville is known for its tree canopy; let's keep it that way!

I ask you to support BL1416 Tree Bill next week to protect Nashville's trees. Thank you!

Jennifer Bostwick

2605 Essex Place, Nashville, TN 37212

From: Jackie W. Byrom

[mailto:jackiebyrom@comcast.net]

Sent: Tuesday, June 11, 2019 12:23 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Jackie W. Byrom, CPA

P.O. Box 128347

Nashville, TN 37212

615-390-1117

From: Jackie W. Byrom

[mailto:jackiebyrom@comcast.net]

Sent: Tuesday, June 11, 2019 12:24 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

I support BL2018-1416. I have lived in Nashville since 1980 and have watched the tree canopy in our city disappear. Please give your support to BL 2018-1416.

Thank You,

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Jackie W Byrom

1026 Overton Lea Road

Nashville, TN 37220

From: Ruth Stewart [mailto:ruthnashville@gmail.com]

Sent: Tuesday, June 11, 2019 12:35 PM

To: Planning Commissioners

Subject: Increase tree density

Dear Commissioners:

I encourage you to vote in favor of all bills increasing tree density. The benefits are enormous-cleaner air, calmer traffic, better mental health, higher property value, and a more beautiful city. As a physician, I am most excited about the abundant health research confirming the health benefits of trees.

You may be familiar with the health benefits but if not, here is an excellent

review: <http://chicagorti.org/TreeBenefits>

Kind regards,

Ruth Stewart MD

412 N 16th St, Nashville, TN 37206

From: jkgrine@gmail.com [mailto:jkgrine@gmail.com]

Sent: Tuesday, June 11, 2019 12:50 PM

To: Planning Commissioners

Subject: BL2018-1416

Commissioners,

As a resident of Davidson County, and someone who likes clear air, I wholeheartedly support this bill and hope you do the same. Also, maybe get your friends on the zoning board to reconsider approving any zoning changes that would wipe out existing pockets of trees and forestry to build multiple houses.

Thank you,

J Grine

From: Shawn Goodwin

[mailto:shawn.goodwin@gmail.com]

Sent: Tuesday, June 11, 2019 12:54 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

I SUPPORT TREES - BL2018-1416.

Jeffrey Goodwin

601 Fatherland St.

Nashville, TN 37206

From: selena mccoy carpenter

[mailto:selenamccoy@gmail.com]

Sent: Tuesday, June 11, 2019 12:59 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Selena McCoy Carpenter

1608 Green Hills Drive

Nashville TN 37215

828.577.0994

From: Stone, Cosby Allen

[mailto:cosby.a.stone@vumc.org]

Sent: Tuesday, June 11, 2019 12:59 PM

To: Planning Commissioners; Henderson, Angie (Council Member)

Cc: Dorris, Stacy

Subject: In Support of Increased Tree Density

Dear Planning Commissioners,

As avid walkers/pedestrians, my wife, our children, our dog and I would appreciate your support for sidewalks and tree planting. It would create a city that is much more inviting to pedestrians. This would reduce car trips, increase business foot traffic, reduce air pollution and increase healthy choices. Win-Win-Win for our city, its citizens, and its visitors.

With urban re-development should come improvements for Nashville such as sidewalks and shade trees.

Please support the increased tree density bill for the benefit and health of us all.

Sincerely,

Cosby Stone, Jr. MD, MPH

From: Paloma Rollings [mailto:palomasmiles@me.com]

Sent: Tuesday, June 11, 2019 1:00 PM

To: Planning Commissioners

Subject: I SUPPORT BL1416 - For the trees

Paloma Rollings

5009 Nevada Ave

From: Dean Marold [mailto:deanmarold@yahoo.com]

Sent: Tuesday, June 11, 2019 1:09 PM

To: Planning Commissioners

Subject: I'm in support of BL1416

To whom it may concern,

My name is Dean Marold and I wanted to write to say that I support BL1416 to increase the tree density in Nashville. I support trees!

Thank you for your time,

Dean Marold

From: Charlie Staton

[mailto:charlie.l.staton@gmail.com]

Comments on June 13, 2019 MPC Agenda Items

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Sent: Tuesday, June 11, 2019 1:18 PM

To: Planning Commissioners

Subject: I support trees and BL1416

Dear Planning Commissioners

My name is Charlie Staton and I have been a resident of Nashville since 2009 and have lived in the Cleveland Park community since 2011.

I'm writing you today to express my support of our trees and BL1416. Our urban canopy is important and we need legislation in place to protect and maintain it.

Thank you

Charl

From: Vicki Turner [mailto:vtu1906101@aol.com]

Sent: Tuesday, June 11, 2019 1:22 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

vicki turner,

196 moultrie park

37205

I am strongly in favor oof this bill.

Please pass!

From: Amy Powell-Clark

[mailto:amypowellclark@drclarknnpa.com]

Sent: Tuesday, June 11, 2019 1:33 PM

To: Planning Commissioners

Subject: Tree Bill #1416

To Whom It May Concern:

Please note my support of Tree Bill #1416 to PROTECT our tree canopy in Nashville proper.

I cannot thank you enough for looking out for that which cannot speak for itself.

Best,

Amy Powell Clark

From: Tim B [mailto:timcbarry30@gmail.com]

Sent: Tuesday, June 11, 2019 2:27 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Timothy Barry, 818 Fatherland Apt 4, Nashville, TN, 37206

Dear Commissioners,

As a Nashvillian for over 8 years, I have seen the depletion of trees slowly but surely. BL2018-1416 adds more trees and keeps the heritage trees alive. Please consider approving this bill to keep TN beautiful and green.

Respectfully,

Timothy Barry

(281) 380-8333

From: Debra Prince [mailto:princecastledlp@gmail.com]

Sent: Tuesday, June 11, 2019 2:57 PM

To: Planning Commissioners

Subject: Tree canopy

Commissioner,

As a long time resident of Nashville I would like to encourage the planning commission to protect this city's beautiful tree canopy. These trees are good for our environment and make our city very attractive. Please support the Tree Bill #1416.

Debra Prince

1119 Park Ridge Dr

Nashville 37215

From: Lisa York [mailto:lisa.york@comcast.net]

Sent: Tuesday, June 11, 2019 3:06 PM

To: Planning Commissioners

Subject: I SUPPORT BIL 1416

Hello All~

Thank you So much for considering this bill. Nashville is greatly behind other TN cities and those about the country, in realizing the financial, environmental and health benefits of healthy trees.

I'm a true supporter of trees and their importance to our welfare. As a 26yr resident of Nashville, and 21yr homeowner in an historic neighborhood called "Woodland-In-Waverly", I've been heartbroken and angry many new neighbors the past 5yrs cut down healthy trees just to build large garage houses. The majority have Not replaced large canopy trees, just small designer trees or shrubs. I've been wanting to vote to change the name of the neighborhood to: "WoodLESS-In-Waverly". heeee The neighbor across the street cut down SEVEN healthy trees in her small lot, for a pool and garage house larger than my residence. Those trees afforded her and my house cooling in summer heat, helped hide all the ugly cable poles/lines, and were home to owls, hawks, woodpeckers and tree frogs. (An aside: She began to cut them down on a SUNDAY, which is illegal per codes. Sadly, Council has provided only ONE day for residents to have some quiet.

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All tree companies should be made aware of the law: No work on a Sunday, unless a storm tree hazard issue) In Annapolis, MD, which is included in the Chesapeake Watershed, when a healthy tree is cut down, 3 must be planted for replacement. Codes follows up. They realize the importance of trees and that their roots help support rain runoff and flooding.

Personally, I would not buy a home next to one that is 75-90% house, cement and garage house. The rain runoff from that property could be devastating to my and neighbor's homes, not to mention the runoff into sewer grates, and into alley's which then puddles inviting mosquitoes, and eventually more PW time for repaving.

This bill is a first good step for Metro to increase its public right-of-way tree canopy and more importantly to Preserve existing, healthy trees on private property. Any truly creative architect and/or developer can figure a way to preserve existing trees. And Historic, Planning, Council and Codes can help ensure all of Nashville will be a Pretty place to live and visit.

Thanks again for voting Yes to this bill.

all good things~

lisa

Lisa A. York

37204

lisa.york@comcast.net

From: Floyd Poston [mailto:hollyvquick@gmail.com]

Sent: Tuesday, June 11, 2019 3:21 PM

To: Planning Commissioners

Subject: Tree Bill #1416

Dear Commissioners:

I am writing to let you know that I support Tree Bill #1416 and that you allow Metro to vote on it. I love trees and am very grateful to them for the beauty and environmental benefits they afford our city. I believe Nashville is as appealing as it is because of our beautiful tree friends!

Thank you for your kind attention.

Sincerely,

Holly Quick

1117 Woodvale Dr.

Nashville, TN 37204

From: Kelly Sharber [mailto:kelly.sharber@gmail.com]

Sent: Tuesday, June 11, 2019 3:24 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Kelly Sharber

1803 Beechwood Avenue

Nashville, TN 37212

I SUPPORT TREES - BL2018-1416 and I urge the Planning Commission to do the same. Many thanks.

From: Jennifer Cox [mailto:jennifer.a.cox1@gmail.com]

Sent: Tuesday, June 11, 2019 3:30 PM

To: Planning Commissioners

Subject: I Support Trees - BL1416 is IMPORTANT

Hello -

My name is Jennifer Cox. I vote. I live at 3411 Valley Brook Road, Nashville, 37215. We have lots of trees on our property and are horrified at the lack of tree awareness in our city. BL 1416 is needed, it's important, and it will help beautify our city, provide wildlife homes, clean the air, and lots of other good things.

Thank you -

Jennifer Cox

3411 Valley Brook Road

Nashville, TN

From: Betty Jane Taylor [mailto:lbjtaylor@yahoo.com]

Sent: Tuesday, June 11, 2019 4:07 PM

To: Planning Commissioners

Subject: BL1416 - Tree Bill

Dear Planning Commission,

One of the hallmarks of Nashville is the tree canopy and let's keep it that way. Not only does it provide shade and beauty, it is also good for our health. I fully support the BL1416 Tree Bill and urge you to do so.

Betty Jane Maples Taylor

3704 Whitland Ave.

37205

From: Jeff Deason [mailto:jldeason@gmail.com]

Sent: Tuesday, June 11, 2019 4:22 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Hey, I moved back to Nashville from New Orleans because NOLA can't provide the basics a city needs for its constituents. Nashville can, and we can do better than we are. Let's do whatever we can to ensure more healthy

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trees remain and that more are planted across Davidson County. Please and thank you.

Jeff Deason, voter in 37207

jldeason@gmail.com

From: Kerry Conley [mailto:kconleytn@gmail.com]

Sent: Tuesday, June 11, 2019 4:28 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Please support BL2018-1416.

As the "IT" city we should be above requirements for replacing and protecting trees. Not behind Murfreesboro and Franklin. It is embarrassing the lack of enforcement of current tree policy, that we don't require more and they we don't protect our mature trees.

Trees are crucial for our environment, absorbing storm water run off and air quality.

Please support BL2018-1416

Thank you,

Kerry Conley

2405 10th Ave South 37204

From: Pamela West [mailto:pamela.west1@gmail.com]

Sent: Tuesday, June 11, 2019 4:47 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Pamela West

5301 Camelot Court

Brentwood, TN 37027

From: Maureen May

[mailto:maureenlindamay@gmail.com]

Sent: Tuesday, June 11, 2019 4:50 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Maureen May

1716 Sweetbriar Ave

Nashville, TN 37212

From: Maureen May

[mailto:maureenlindamay@gmail.com]

Sent: Tuesday, June 11, 2019 4:50 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Bill Harkey

1716 Sweetbriar Ave

Nashville, TN 37212

From: John Stone [mailto:jstone@jwstonelaw.com]

Sent: Tuesday, June 11, 2019 5:01 PM

To: Planning Commissioners

Subject: BL1416 Tree Bill

Dear Commissioners:

I am one of the thousands who support the BL1416 Tree Bill. Remember those 70,000 citizens who signed a petition in just two days to stop the cherry tree removal downtown? People are tired of watching the urban canopy vaporize. Nashville is famous for its tree canopy; let's keep it that way. **I urge you to support BL1416 Tree Bill.**

Thank you for your consideration of this request.

John W. Stone, III

3817 Richland Avenue

Nashville, TN 37205

Phone: 615-812-1161

Email: jstone@jwstonelaw.com

From: Betsy Littrell [mailto:betsy.littrell@gmail.com]

Sent: Tuesday, June 11, 2019 5:14 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Hello!

Writing to show my support for BL2018-1416. Nashville's rapidly disappearing urban canopy creates a deficit in the **ecosystem services** it otherwise provides - clean air, stormwater management, reduced heat island effect, wildlife habitat and delightful shade to name just a few of those services.

People, businesses and tourists alike are flocking to Middle TN for a variety of reasons, but many from other dense metropolitan areas are charmed by the verdant green character of our region. We have an opportunity to stop the unchecked destruction of this character, and embrace our urban canopy as charming - and infinitely valuable - helping create enduring value in our rapidly developing urban environment.

I urge you to vote yes, and thank you for your leadership on this issue.

Thanks,

Betsy

Betsy Littrell, Eco-Architect + Realtor

Selling Nashville's Neighborhoods and Inspired, Green Living

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VILLAGE, WeHo 615 378 8086 c / 615 345 4611 o
facebook www.facebook.com/BetsyLittrell.EcoArchitectRealtor

instagram [@betsybombdotcom](https://www.instagram.com/betsybombdotcom)

Board President [GROW Enrichment](https://www.growenrichment.com), "Where learning begins with planting a seed".

From: Patricia Barki [mailto:barki3@aol.com]

Sent: Tuesday, June 11, 2019 5:18 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Dear Commissioners,

I urge you to vote yes for BL2018-1416. A progressive city protects and enhances the natural resources within it. I have lived in Hermitage for 5 years. During that time I have seen mass destruction of so many trees. I implore you to do the right thing and pass this bill.

Respectfully,

Patricia Barki

1641 Stonewater Drive.

Hermitage, TN 37076

From: Amy Garten [mailto:garten.amy@gmail.com]

Sent: Tuesday, June 11, 2019 5:22 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Planning Commission,

We must preserve and maintain the city's existing tree canopy while endeavoring to modernizing our city's current legislation. I support trees. Thank you,

Amy Garten

1633 Arthur Avenue

Nashville TN 37208

More trees for North Nashville please.

From: G. Renshaw [mailto:grenshaw55@gmail.com]

Sent: Tuesday, June 11, 2019 5:24 PM

To: Planning Commissioners

Subject: Please vote to approve BL2018-1416 - to increase tree planting requirements

Dear Planning Commissioners:

Developers have ravaged Nashville's tree canopy. This bill will help ensure that doesn't continue and help preserve old-growth trees.

Please vote in favor of this ordinance.

Thank you -

Grace Renshaw

220 Mockingbird Rd

Nashville, TN 37205

615-584-3779

From: Will Churchill [mailto:will.churchill@gmail.com]

Sent: Tuesday, June 11, 2019 5:57 PM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

I am writing to voice my support for BL2018-1416.

Something I have noticed again and again is that great trees make great places. I urge the commission to promote a great future for Nashville by approving BL2018-1416.

Will Churchill

37206

From: itahm@aol.com [mailto:itahm@aol.com]

Sent: Tuesday, June 11, 2019 6:35 PM

To: Planning Commissioners

Subject: Trees in Davidson Co

Hello,

Thank you for taking my email.

I reach out to encourage this important group in its decision to increase tree density standards for commercial and multifamily properties.

I support the importance of replanting trees within Davidson Co. I hope to attend the upcoming Planning Commission meeting June 13th in support.

I have been in Nashville since 1963. I have witnessed much growth in Nashville.

It is my understanding that over 10's of 1000's trees have fallen in the latest building boom. The summer time air quality of the "IT CITY" will be greatly compromised because of the loss of trees growing in the Nashville Basin.

Nashville needs trees.

Please help make that happen.

Thank you again,

Marita Hardesty

From: Mallory Hacker [mailto:malhacker@gmail.com]

Sent: Tuesday, June 11, 2019 7:00 PM

To: Planning Commissioners

Subject: I support increasing tree density

Hello,

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I support bill, BL2018-1416, which would increase tree density in commercial & multifamily residences.

Mallory

Nashville resident

<https://www.nashville.gov/Metro-Clerk/Legislative/Ordinances/Details/f755cbc5-1877-4e90-946b-d13fc7dad4f1/2015-2019/BL2018-1416.aspx>

From: Kim Hawkins

[mailto:k.hawkins@hawkinspartners.com]

Sent: Tuesday, June 11, 2019 7:01 PM

To: Planning Commissioners

Cc: O'Connell, Freddie (Council Member); Burkley Allen; Ikard, Mary Beth (Mayor's Office); Henderson, Angie (Council Member); Withers, Brett (Council Member); Davis, Anthony (Council Member); Johnson, Mina (Council Member); Allen, Burkley (Council Member); Mendes, Bob (Council Member)

Subject: Substitute Tree Ordinance - Item No. 1 - 2018Z-010TX-001

METRO TREE ORDINANCE COMMENTS

(Council Bill BL2018-1416 / Planning Commission Text Amendment 2018Z-010TX-001)

Prepared by Kim Hawkins, Hawkins Partners, Inc.

To Sponsoring Councilmembers, Metro Planning Staff:

I am appreciative of the ongoing work of the planning staff and all participants in the continuing review and feedback regarding the proposed tree ordinance over the past several months. I have personally participated in numerous meetings and phone calls relating to this bill. I am the managing partner of a 19 person landscape architecture office practicing in this city for 34 years and was an author of the original tree ordinance MANY years ago.

I support the **substitute** bill as prepared by Metro Planning staff which includes the 57% increase in TDU from 14 to 22, given the following items which have been included or changed since the original bill proposal:

- 1. Incentivizing existing and heritage trees to remain**
- 2. Continuing the Gross acreage exemption:** HPI strongly agrees with retaining the exemption of land area covered by existing or proposed buildings. Based on research done by HPI internally and by Metro staff, eliminating this exemption would unduly affect urban transects (T4, T5 and T6) and their respective zoning

designations which allow for high building coverage limiting the unbuilt land area which can accept trees resulting in increases of up to 800 and 1200% above the current requirement.

3. Adding the new credit for Street Trees toward

TDU: HPI believes that this is one of the most effective methods to add to quality and quantity of tree canopy in urban areas and in locations where it benefits the broadest sector of the public. The Street Tree credit was proposed in the MPW WalknBike Master Plan released in April 2017 and in the Urban Land Institute's GearUp 2020 Plan in association with the Mayor's Office in Summer of 2017. We are very grateful for this important inclusion.

We do, however, recommend that a more clearly established process for the administration of the Tree Bank be enumerated and finalized prior to the implementation of any revisions to the tree ordinance.

The tree bank is established within Section 17.40.480 – Off-site plantings of the zoning ordinance. HPI believes that the current ordinance offers inadequate detail and accountability for the tree bank in terms of

- a) the authority and administration of the tree bank regarding who determines the location and species of where trees might be planted
 - b) inability (per the code) for trees to be planted in a location other than public land vs. the preferred ability for a developer to "transfer" through TDU trees to another property with ownership by the same company.
- Overall, I believe the substitute bill has been well vetted by the professional, development and advocate community and, as substituted, represents a considerable step forward in the primary stated goal to **Increase the quantity and quality of tree canopy in the city and especially in urban areas.**

--

Kim Hartley Hawkins, ASLA

HAWKINS PARTNERS, INC.

Landscape Architects

110 South 10th Street, 2nd Floor

Nashville, TN 37206

p: 615.255.5218 / f: 615.254.1424

www.hawkinspartners.com

[Twitter](#) [Facebook](#)

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From: Jonathan Cahill
[mailto:jonathan.m.cahill@gmail.com]
Sent: Tuesday, June 11, 2019 7:35 PM
To: Planning Commissioners
Subject: I SUPPORT TREES - BL2018-1416

This is such an important bill for our city!

Jonathan Cahill
1003 Halcyon Ave.
Nashville

From: Patricia doom
[mailto:patriciasdoom@yahoo.com]
Sent: Tuesday, June 11, 2019 8:14 PM
To: Planning Commissioners
Subject: I SUPPORT TREES - BL2018-1416

I support trees !

From: truepredsfan
[mailto:truepredsfan@bellsouth.net]
Sent: Tuesday, June 11, 2019 8:49 PM
To: Planning Commissioners
Subject: I SUPPORT TREES - BL2018-1416

Please stop destroying the trees we have. Pass this bill.

Susan Ezzell
1406 Greenland Ave
Nashville, TN. 37226

From: william.worrall@yahoo.com
[mailto:william.worrall@yahoo.com]
Sent: Tuesday, June 11, 2019 9:18 PM
To: Planning Commissioners
Subject: YES for Trees! BL2018-1416

Dear Planning Commissioners,

I urge you to vote YES for the tree bill BL2018-1416.

A comparison of cities nationwide shows that Nashville has the lowest tree density requirement of any other city we have found. This is embarrassing! The proposed bill will improve our tree ordinance, and is a step in the right direction. The citizens have spoken in response to the downtown Cherry trees. Please vote for Nashville. Please vote for our citizens. Please vote yes for trees.

Thank you,

William Worrall
1000 Glenview Drive
Nashville, TN 37206

From: Heather Andrews
[mailto:heatherandr@gmail.com]
Sent: Tuesday, June 11, 2019 9:50 PM

To: Planning Commissioners
Subject: I SUPPORT TREES - BL2018-1416
Heather Andrews and Will Barrow
1008 Halcyon Ave
37204

From: Jennifer Lightsey
[mailto:lightseyjennifer@gmail.com]
Sent: Tuesday, June 11, 2019 9:56 PM
To: Planning Commissioners
Subject: BL1416

Dear Commissioners,

I am writing to express my support for the the Tree Bill and ask that support the BL1416 Tree Bill.

I was among 70,000 citizens who signed a petition in just two days to stop the cherry tree removal downtown.

I have lived in Nashville for 25 years and I am tired of watching the urban canopy vaporize. Nashville is famous for its tree canopy; please help keep it that way. I urge you to support BL1416 Tree Bill.

Jennifer Lightsey
401 Fairfax Avenue
Nashville 37212

From: Ryan Parrish [mailto:geekrocknroll@icloud.com]
Sent: Tuesday, June 11, 2019 10:38 PM
To: Planning Commissioners
Subject: BL1416: TREE DENSITY

Dear Planning Commission,

I urge you to support BL1416. Trees are vital to a healthy city. Trees impact quality of life, scenic beauty, reduce heat island effect, and help with storm water runoff. Nashville lags behind many peer cities in its protection of existing tree canopy and it shows.

When I moved here in 2003 from Charlotte, NC the first thing I noticed was the lack of tree density in urban corridors. Charlotte is a growing city much like Nashville and has taken serious precautions to protect its tree canopy. It's amazing what it's done for the city and I believe BL1416 can help do the same thing in Nashville. I ask that you support this bill to beautify our city and increase our quality of life. Thank you!

Ryan Parrish | StudioNow

From: nightwitch56@aol.com
[mailto:nightwitch56@aol.com]
Sent: Wednesday, June 12, 2019 12:28 AM

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To: Planning Commissioners

Subject: Subject: "I SUPPORT TREES - I SUPPORT BL1416"

One thing that makes Nashville different from so many big cities is all our trees. For every foot of paved area we need trees to provide shade. They should also be required to plant native trees.

NOT BRADFORD PEARS. Because of the cross pollination problem, [pear trees have now proliferated exponentially across our environment](#). And, to make matters worse, the evil offspring has reverted to the ancient Chinese Callery pears which form impenetrable thorny thickets that choke the life out of pines, dogwoods, maples, redbuds, oaks, hickories,

Thank you . I am a born and raised Nashvillian and want to keep seeing trees.

Linda G Moss 2621 Brick Church Pike Nashville, TN 37207

From: Becky Hellerson [mailto:bwhellerson@gmail.com]

Sent: Wednesday, June 12, 2019 5:09 AM

To: Planning Commissioners

Subject: Knob Hill

I am a Hillwood resident. Please think long and hard about allowing Dale and Associates to buy the 38 acres of land for development on Knob Hill. It is land we need to preserve . The repercussions from this could be costly. There is so much land already being taken away by developers.

Please help us keep our tree canopy.

Becky Hellerson

Long time resident of West Meade and Hillwood.

From: Barbee Majors

[mailto:barbee.majors@gmail.com]

Sent: Wednesday, June 12, 2019 6:36 AM

To: Planning Commissioners

Subject: Bill 1416

I am one of the thousands who support the BL1416 Tree Bill. Remember those 70,000 citizens who signed a petition in just two days to stop the cherry tree removal downtown? People are tired of watching the urban canopy vaporize. Nashville is famous for its tree canopy; let's keep it that way. I urge you to support BL1416 Tree Bill.

Barbee Majors

572 Harpeth Trace Dr

Nashville TN 37221

From: Stephen Downs

[mailto:SDowns116@hotmail.com]

Sent: Wednesday, June 12, 2019 6:50 AM

To: Planning Commissioners

Cc: Nashville Tree Conservation Corps

Subject: I SUPPORT TREES - BL2018-1416

Stephen A. Downs

256 Madison Blvd

Madison TN. 37115

(615) 647-7586

sdowns116@hotmail.com

downsfordistrict7.com

Please be advised that I fully support **BL2018-1416** in its entirety and would request that you move this bill forward.

/s/ Stephen

From: Tamra Stallings [mailto:tamra789@gmail.com]

Sent: Wednesday, June 12, 2019 6:57 AM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Please vote yes on this bio.

Tamra Stallings

From: Ophelia Paine [mailto:otpaine@gmail.com]

Sent: Wednesday, June 12, 2019 7:15 AM

To: Planning Commissioners

Subject: Tree Bill #1416

To the Members of the Planning Commission:

I am one of the thousands who support the BL1416 Tree Bill. Having grown up in Nashville, I appreciate our especially beautiful tree canopy and I believe that people are drawn to live here in part because of the richness of our natural landscape. If we do not make every effort to conserve trees during this period of rapid growth, I fear we could lose one of our greatest amenities.

I urge you to support BL1416 Tree Bill.

Thank you for your service to our community.

Sincerely,

Ophelia T. Paine

3702 Whitland Avenue

37205

From: Carolyn Goddard

[mailto:carolyngoddard@gmail.com]

Sent: Wednesday, June 12, 2019 7:36 AM

To: Planning Commissioners

Subject: Please!

Comments on June 13, 2019 MPC Agenda Items

Received through June 12, 2019

I urge you to support BL1416 Tree Bill.

From: Lisa Williams [mailto:lisyawilliams01@gmail.com]

Sent: Wednesday, June 12, 2019 8:16 AM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Lisa Williams

2323 Selma Avenue

Nashville, TN 37214

The disregard for the need for trees in Nashville is really upsetting and not in keeping with current research on Climate Change. Every piece of green should not be destroyed for yet another tall and skinny townhome. It's really crazy.

Please vote in support in the necessity for tree coverage.

Thank you!

From: Ellen Mrazek [mailto:emrazek@comcast.net]

Sent: Wednesday, June 12, 2019 8:55 AM

To: Planning Commissioners

Subject: I support trees — Please support BL1416

Dear Planning Commission

I support increasing the tree density requirement for commercial and multifamily properties.

Trees deliver oxygen and beauty! Let's provide for our future.

Thank you,

Ellen

Ellen Mrazek

1313 Fifth Avenue North

Unit 6

Nashville TN 37208

From: Clanton, Susan [mailto:susan.clanton@vumc.org]

Sent: Wednesday, June 12, 2019 10:41 AM

To: Planning Commissioners

Subject: I SUPPORT TREES - I SUPPORT BL1416!

Susan Clanton

710 Skyview Drive

Nashville, TN 37206

Nashville homeowner for 20 years

Nashville taxpayer for 34 years

From: Cathy Snyder [mailto:snydecy@gmail.com]

Sent: Wednesday, June 12, 2019 11:18 AM

To: Planning Commissioners

Subject: BL 1416 Tree Bill

I am one of the thousands who support the BL1416 Tree Bill. Remember those 70,000 citizens who signed a

petition in just two days to stop the cherry tree removal downtown? People are tired of watching the urban canopy vaporize. Nashville is famous for its tree canopy; let's keep it that way. **I urge you to support BL1416 Tree Bill.**

Cathy Snyder

2318 Woodmont Blvd

Nashville TN 37215

From: Sarah Clinton [mailto:sclinton1@gmail.com]

Sent: Wednesday, June 12, 2019 11:21 AM

To: Planning Commissioners

Subject: Please Support Tree density bill 1416

Hello,

I am a Nashville resident who supports the BL1416 Tree Bill. I would like to see Nashville maintain its natural beauty despite its growth. That means that we need some intentional planning and rules to prevent development at the cost of livability. People are tired of watching the urban canopy disappear. Let's keep Nashville a place people want to live in. I urge you to support BL1416.

Thank you,

Sarah Clinton 213 CARDEN AVE

NASHVILLE

From: Hilary Higginbotham [mailto:hilclaire@gmail.com]

Sent: Wednesday, June 12, 2019 11:28 AM

To: Planning Commissioners

Subject: I SUPPORT TREES - BL2018-1416

Hilary Higginbotham

3102 Overlook Drive

Nashville TN 37212

From: Elizabeth Rose

[mailto:elizabethnsrose@gmail.com]

Sent: Wednesday, June 12, 2019 11:51 AM

To: Planning Commissioners

Subject: Tree Density Bill BL2018 - 1416

To whom it may concern:

I have been a Nashville resident for seven years. I am writing you to express my support for the Tree Density Bill BL2018-1416.

Prior to moving to Nashville, I visited my in-laws here frequently and I remember feeling that driving through Nashville's neighborhoods felt like being in a national park because of the dense tree canopies. However, as construction has increased throughout Nashville, the tree

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canopy is quickly disappearing and the city is losing this comforting park-feel. In particular, my neighborhood area (James Robertson/Charlotte Park/The Nations) has experienced a decline in trees and vegetation.

Increasing the tree density factor for commercial and multifamily properties in Nashville has many benefits: greenery creates more attractive neighborhoods, which enhances desire to be outside for exercise and family activities; trees positively contribute to reducing greenhouse gases, which in turn helps regulate temperature and climate; and a dense, attractive canopy maintains Nashville as an aesthetically attractive place to live and work.

According to a June 12, 2019 Tennessean article, peer cities have an average tree density factor of 23, compared to Nashville's current density of 14. This bill would increase the density to a factor of 22 for commercial and multifamily properties. Franklin has a factor of 26 for their commercial and multifamily property types. These numbers demonstrate that Nashville lags behind other cities but can certainly make strides to catch up by passing this bill.

Thank you for considering supporting this bill,

Elizabeth Rose

629 Waco Dr, Nashville, TN 37209

Elizabeth S. Rose

352.284.4033

AMDG +