

Comments on July 18, 2019 MPC Agenda Items Received through July 18, 2019

ITEM 2: 2017Z-037PR-001—Substitute BL2019-1569

From: Chris Williams [mailto:cdwjcw@gmail.com]
Sent: Thursday, July 18, 2019 11:29 AM
To: Planning Commissioners
Subject: 2017z-037pr-001

Dear Metro Council,

Thank you for your dedication to the city, I know your positions can sometimes be challenging. I wanted to take a moment to express my support for this bill. I've been a resident of Nashville for close to sixteen years. In 2012 I was afforded the opportunity to purchase my home in Nashville when the prices for homes were reasonable. As we fast forward to today's housing market, it has become increasingly challenging for individuals who work in, and for the city of Nashville to afford a home. I know the importance of work force housing and greater density gives it an opportunity for the prices of homes to come down so that more Nashvillians can become first time homeowners. Nashville is growing and we must keep up with the growth to allow better price points.

Please consider approving this bill,

Christopher Williams

From: Aaron Thomas [mailto:lathom_85@yahoo.com]
Sent: Thursday, July 18, 2019 11:38 AM
To: Planning Commissioners
Subject: 2017z-037pr-001

Good morning council members,

My name is Aaron Thomas and my current address is located at Cobblestone Creek Drive, Whites Creek, TN 37189. I am writing you this morning to say that I support this project. It has a recommendation of approval and I am excited to see the project be approved after many years. I am a current city employee & work in the East Nashville area. I would love the opportunity to be able to live where I work. Thank you and have a nice day.

From: Stan Williams [mailto:yogahi@aol.com]
Sent: Thursday, July 18, 2019 11:45 AM
To: Planning Commissioners
Subject: 2017z-037pr-001

I support this project. Please support this project by passing it... Thank You.

Mr. Stanley Williams
636 Cato Ridge Lane
Nashville, TN

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ITEM 12: 2019S-081-001—FOX VALLEY SUBDIVISION

From: Jim Forkum [mailto:jwfplf@comcast.net]

Sent: Wednesday, July 17, 2019 10:11 PM

To: Planning Commissioners

Cc: jwfplf@comcast.net

Subject: Fox Valley Subdivision Plan 2019s-081-001

Planning Commissioners:

Agenda Item 2019s-081-001, Fox Valley Development on Neely's Bend Road in Madison

A community meeting was held on Monday, July 15, as per the recommendation of the Planning Department Commissioners. The purpose was to inform residents in Neely's Bend concerning the newly proposed Fox Valley Subdivision Plan.

The meeting was a disappointment for the following reasons:

No Planning Department person was in attendance:

Approximately 75 community members were in attendance with legitimate concerns and questions. The meeting was led by the developer, engineer, and traffic study person. Why was there no representative from the Planning Department?

Since the deferment was provided by the commissioners in order to inform the public of the revised development, why was no one in attendance to make sure that community concerns were adequately addressed?

I personally can express that my concerns weren't adequately addressed, but you all have no firsthand knowledge of that.

Traffic:

1. The traffic study was not available for the community to see. We were told that it probably wouldn't be released before the development was approved.

Traffic on Neely's Bend Road is the major concern for those of us who travel it multiple times a day. We certainly want to know how a new development, adding at least 250 cars a day, will impact our lives.

One of the commissioners in the August 10, 2017 public hearing meeting for this development, stated that she considered moving her family to Neely's Bend, but decided against it due to the volume of traffic on Neely's Bend Road.

The traffic study with an explanation as to impact should have been readily available to all who attended the meeting.

2. A comprehensive traffic study was done 14 years ago that included the number and location of accidents and the need for improvements on Neely's Bend Road. This report was easy to read and helpful. It indicated that about 12,000 cars travel this street each day. The final recommendation was that a third lane be added to Neely's Bend from Gallatin

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Road to Cheyenne Blvd., along with sidewalks, in order to accommodate future traffic volume. This has not been funded, but three traffic lights and turn lanes resulted from the study.

The only street accommodation, made by the developer of Fox Valley, is a turn lane on Neely's Bend into the development. A turn lane for 200 to 250 cars a day doesn't appear to be quite enough to help with traffic flow and volume. It certainly didn't address the concerns posed by neighbors attending the Monday night meeting.

3. After calling Metro Public Works, my husband and I received an emailed copy of the Fox Valley Development peak hour study. We were informed that the TIS was too lengthy to email. What we did receive, a day after the community meeting, wasn't available for the meeting. It raises the question as to the purpose of the traffic study and why the public wasn't informed in a more transparent and timely manner. The developer didn't provide any information concerning this study and questions and concerns raised by the community weren't adequately addressed.

Housing:

At the previous community meeting, when a more dense zoning was requested, we saw slides of several houses that were models of what we could expect in the proposed development. Homes were attractive, with porches, and garages opening to the back. The developer mentioned that roads would be wide enough to accommodate street parking, but driveways should be sufficient to accommodate most extra cars.

In the meeting that occurred on Monday, July 15, we were shown photographs, not slides, of two model houses with garages opening to the front, no porches, and all siding exteriors. There was a dramatic difference in these houses, in comparison to the ones we saw in the initial presentation. The community was not asked to provide input, but told that these were the kinds of houses that would be built. I thought the community was supposed to be part of this decision making process.

Again this was a disappointment to the community.

Storm Water Issues:

Many residents whose property touches this development currently experience storm water issues. Their questions were asked, but not adequately answered.

Again, if there had been a planning department representative in attendance, the storm water concerns would have been heard and, possibly, addressed in a more urgent and reassuring manner. The developer, engineer, and traffic study person have no long term interest in helping the concerns of people who aren't a part of this development.

Thank you for your consideration of these issues.

Patricia L. Forkum
542 Menees Lane
Madison, TN 37115

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**ITEM 17: 2019CP-011-002—SOUTH NASHVILLE COMMUNITY PLAN
AMENDMENT**

From: O'Connell, Freddie (Council Member)
Sent: Thursday, July 18, 2019 10:30 AM
To: Planning Commissioners
Cc: Kempf, Lucy (Planning); Danielle McDaniel
Subject: City Side

Commissioners,

I am writing today in support of Major Plan Amendment 2019CP-011-002, the City Side policy amendment request.

From a few months prior to taking office in 2015, I have both observed and participated in a thoughtful, deliberative approach to what this community of (mostly) small business owners have arrived at as the best approach to planning the future of their neighborhood.

They thought carefully about the name and identity, and now they've followed that up with policy and land use.

I look forward to seeing the future of City Side unfold and wanted you all to be aware of my support for this policy amendment.

Thank you!

--

Freddie O'Connell
Metro Councilman, District 19

<http://readyforfreddie.com/>

<http://twitter.com/freddieoconnell>

<http://facebook.com/FreddieForNashville>

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ITEM 26: 2019Z-124PR-001—3220 Lincoln Avenue

From: Jorge Lopez [mailto:tenango73@gmail.com]

Sent: Thursday, July 18, 2019 10:59 AM

To: Planning Commissioners

Subject: 2019z-124pr-001

To whom it may concern:

I do not want the zoning in my neighborhood changed to accommodate anything other than 1&2 family residential homes. We have enough rental properties in this area already.

A few of the rental properties are well maintained but the majority are not. The renters seem to come and go and it's not uncommon to see the police have been called to those properties. Adding an apartment building will only make this problem worse.

Several distinctive cars are regularly parked at some of these rental properties and trash and other household items are often dumped from these cars into the vacant lots on either side of my house. These same cars frequently drive very quickly through the neighborhood, sometimes 8 or 10 times in a single hour; it has created a dangerous situation for the neighborhood children who have no yards or sidewalks to play on. Apartments mean more cars on our already narrow roads.

I purchased this property after researching development in this area. Several 1&2 family dwellings were already being built with more planned in the future and I felt that this area was in the process of improving. Some of those new properties have been completed and are visually appealing to the neighborhood. That improvement makes this area a nice mix of small, nicely kept lower priced homes along with larger, newer, higher priced homes; this combination will keep property values climbing at a reasonable rate which benefits all of us who currently own property here. Adding an apartment building is likely to either stagnate or even drop those property values.

Finally, our neighborhood is a relatively low crime area; most of the recent police calls here were to rental properties (9 calls in the past 6 months) and seem to have been for minor alcohol violations or domestic assault (which is concerning in general but not inherently dangerous or damaging to the community specifically). In comparison, the nearest apartment complex had 41 crimes reported in that same time period; many of those crimes were break ins, thefts, vandalism and even arson, crimes which both concerning AND damaging to the community. Higher density of population leads to higher density of crime. An apartment building in the middle of our neighborhood is likely to bring higher crime with it.

For these reasons (along with several others) we respectfully ask that the requested and proposed zoning change be denied.

Sincerely,

M. Lopez