

Comments on August 22, 2019 MPC Agenda Items Received through August 16, 2019

Item 17: 2019S-134-001 – Selma Avenue Cluster Subdivision

From: Jeannine Huber [mailto:jhuber.mna@gmail.com]
Sent: Friday, July 19, 2019 9:40 AM
To: Lewis, Amelia (Planning)
Subject: Case 2019S-134-001 Selma Avenue Development

Good morning,

I'm Jeannine Huber, President of Maplecrest Neighborhood Association in Donelson. Two of the MNA Board members and I met with you briefly on Wednesday morning following our meeting with Stormwater staff. Thank you so much for taking time from your schedule to speak to us.

I'm attaching below a document that MNA shared with Metro Stormwater staff through our Council Member, Jeff Syracuse, prior to our meeting with staff on Wednesday. I would like for you to review it also and share it with any other Metro departments besides Stormwater that are in the process of evaluating the proposed cluster lot subdivision on Selma Avenue. Case 2019S-134-001.

One of our concerns is the number of lots permitted on this acreage. As the cluster lot subdivision reads, the developer would be entitled to no more than 9 lots on this property once 15% is set aside for the public street. Further, we believe the regulation requires the creation of open space of 15% and that amount, together with the 15% for the street, would result in only 7 homes in the "lot yield" calculation (base zoning district is RS20). Metro Zoning Code Section 17.12.090(D) & (E).

We are also concerned about serious stormwater issues because this property serves as a watershed for about 50 acres of Maplecrest land since it lies 85 feet downhill from Maplecrest Drive to the north, gives birth to a stream shown in blue line on Metro maps, and has multiple springs flowing across the land. We also are concerned about losing mature tree canopy which helps slow stormwater flow, mitigates the heat island effect, and provides cover for wildlife.

Please take these neighborhood concerns into account when evaluating this proposed development. We would like to be kept apprised of the status of this case, including whether the developer is directed to produce a new concept plan at any point and whether the case now scheduled for the August 22 MPC hearing will occur or will be deferred.

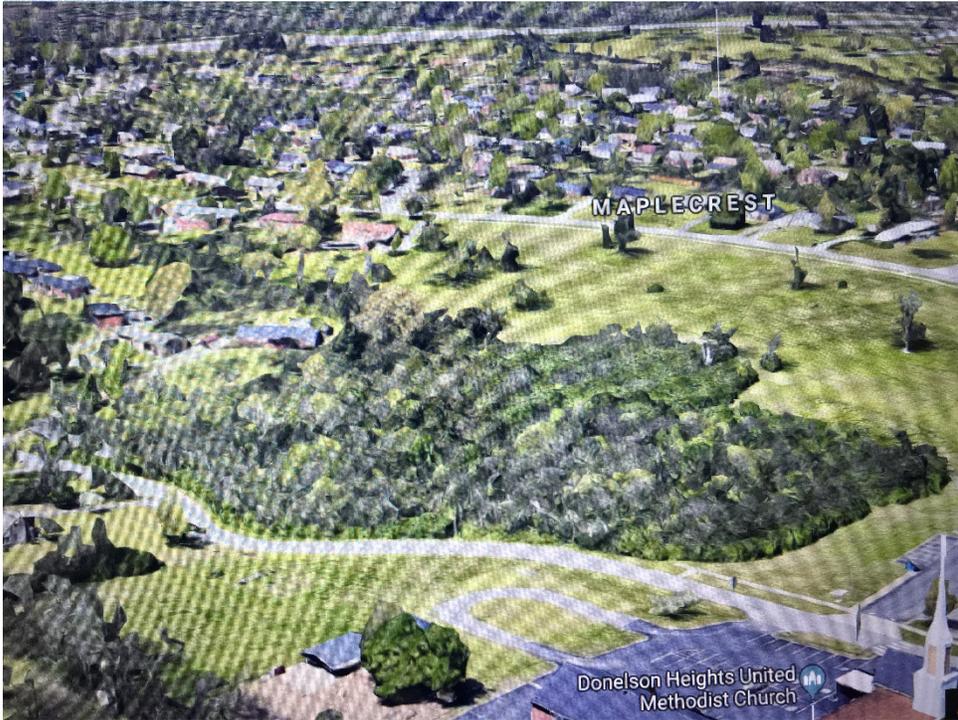
I anticipate that, in August, Maplecrest neighbors will be sending in additional comments for the MPC's review, and some neighbors, including me, will request time to speak at the MPC hearing.

Thank you for your consideration of our concerns. I would appreciate your confirmation that you received this email and document. We would also be grateful for any insights you will share.

Best regards,

Jeannine Huber

SEE ATTACHMENT ON FOLLOWING PAGES



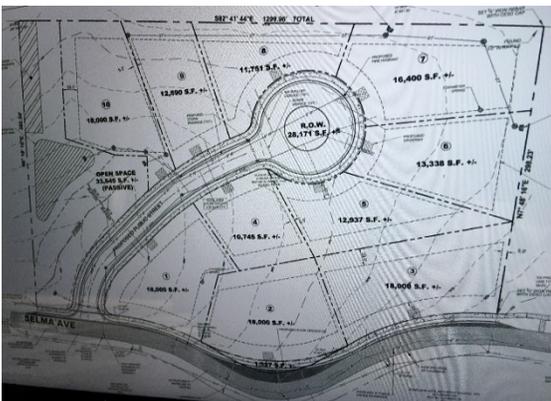
Maplecrest Neighborhood Association

PROPOSED DEVELOPMENT AT 0 SELMA AVENUE

Maplecrest Neighborhood Association presents this information to Metro Departments and the Metro Planning Commission regarding the cluster lot subdivision proposed to be developed on vacant land on Selma Avenue in Donelson, **Case Number 2019S-134-001**.

Lot Yield Under The Cluster Lot Subdivision Regulation

The developer's concept plan proposes a major subdivision of 10 homes with a public street on 4.89 acres of vacant Selma land, shown below. The cluster lot subdivision regulation, however, permits a "lot yield" of **at most 9 homes** where the base zoning district is **RS20** (20,000 sq. ft. lots): 15% of 4.89 acres must be reserved for the street, leaving 4.16 acres or 181,210 sq. ft. for development, divided by 20,000 sq. ft. = **9 homes, not 10**. Metro Zoning Code Section 17.12.090(E). Maplecrest Neighborhood requests an accurate calculation of lot yield, which could be even lower, **7 homes**, if the required 15% for open space under the regulation is also deducted in the lot yield calculation.



Selma Avenue Lies In A T3 NM Neighborhood

The Maplecrest Neighborhood also seeks enforcement of the NashvilleNext Donelson-Hermitage-Old Hickory Community Plan.

Under that plan, Selma lies within a T3 Suburban Neighborhood Maintenance (T3-NM) transect. T3-NM areas are known for their established pattern of low- to moderate-density residential development and institutional land uses. The vacant land on Selma lies directly adjacent to an established RS20 neighborhood, Stanford Montessori School, and Donelson United Methodist Church. Any infill subdivision built on this land should preserve the general character and design of the surrounding suburban residential neighborhood.

The NashvilleNext Conservation Policy applies to the Selma land. The intent of that policy is to "preserve, remediate, and enhance environmentally sensitive land within the . . . T3 Suburban . . . Transect Categories." III-CCM-70.

Environmental Concerns Under the Conservation Policy

The Maplecrest Neighborhood expresses several environmental concerns about developing an infill subdivision on Selma:

The developer's hydrologic study conducted by BDY Environmental, LLC, dated May 30, 2017, confirms the Selma land is a natural watershed for at least 50 acres of Maplecrest, including drainage of Metro Schools' adjacent property and detention basin;

The BDY Report shows three watercourses cross the Selma property;

The sloping, rocky land produces multiple natural springs and a pristine blue-line stream flowing through Maplecrest to the Cumberland River;

Development will likely increase stormwater runoff and the unpredictability of water flow onto neighboring properties downstream; and

Development will likely destroy mature tree canopy needed for stormwater control and suburban greenspace, displacing abundant wildlife.

STORMWATER CONCERNS ON SELMA AVENUE AND CASTLEWOOD DRIVE

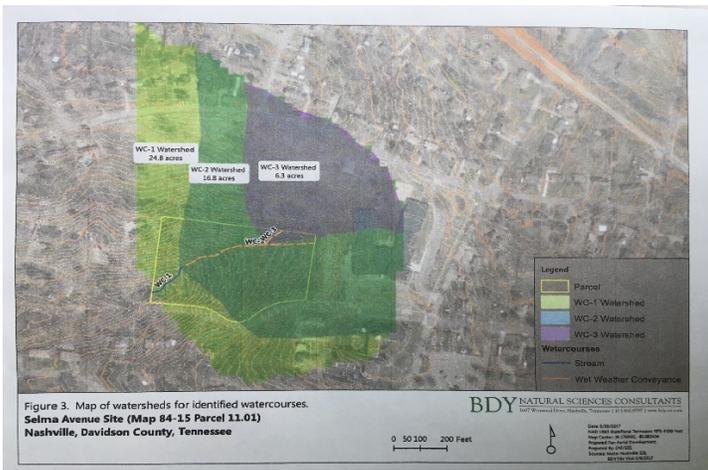


Figure 3 above from the developer's BDY Report shows that the Selma land is a major watershed for the Maplecrest Neighborhood.

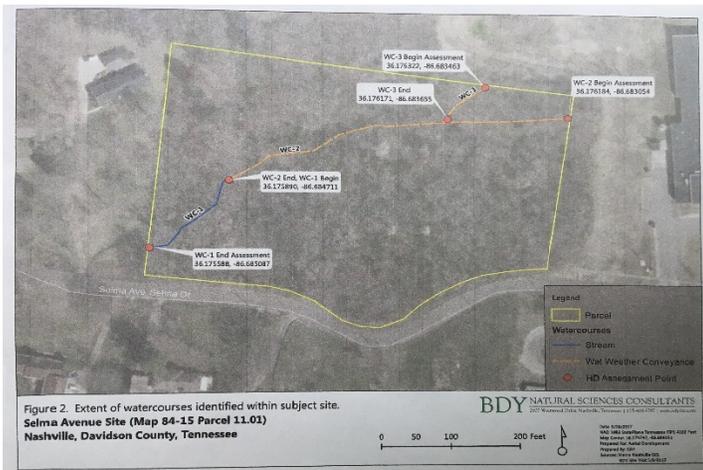
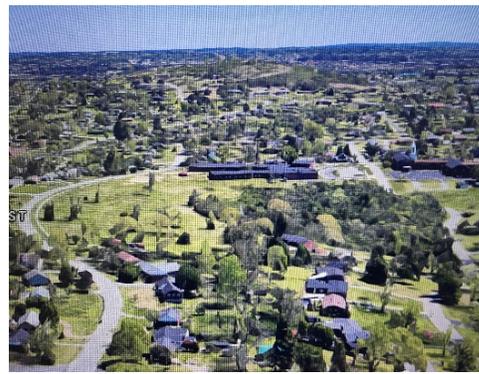
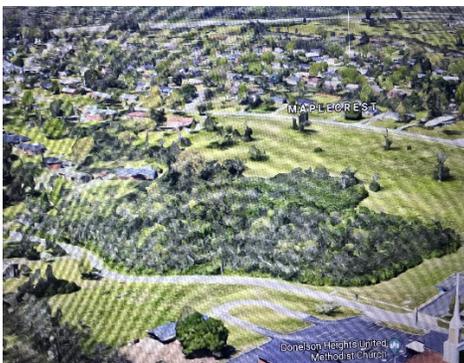


Figure 2 of the BDY Report shows the three watercourses flowing across the Selma land due to the natural stream (WC-1), flow from Stanford Montessori School Property (WC-2), and flow from Stanford's detention basin (WC-3).

Figure 2 does not show the multiple springs also flowing across the property toward the stream on the lower left, southwestern boundary.

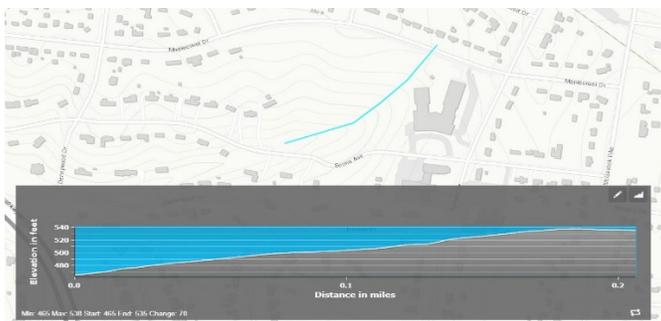
These next 5 photos taken from Google Earth Pro confirm that this sloping Selma land is a watershed for the Maplecrest Neighborhood:



STORMWATER CONCERNS ON SELMA AVENUE AND CASTLEWOOD DRIVE



The elevation profile above shows there is a downward slope of 85 feet from Maplecrest Drive to the lowest point of the Selma land proposed for development.



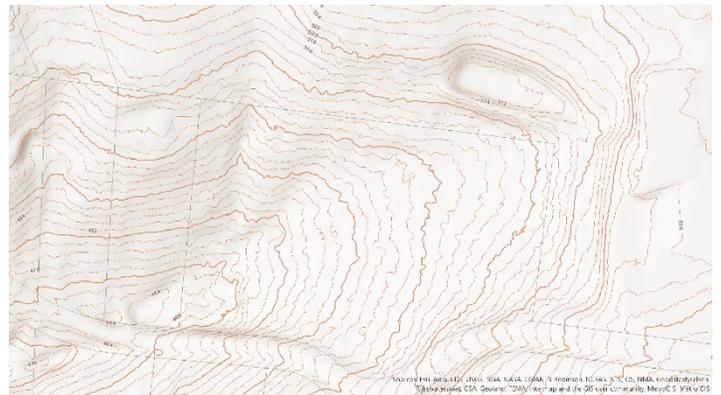
From the northeast slope, there is a 70-foot change in elevation.



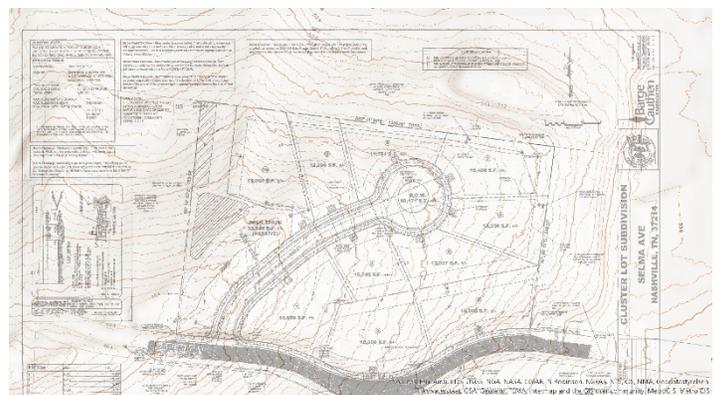
From the east, the land drops 66 feet, shown above, and from the southeast, 69 feet, as shown below.



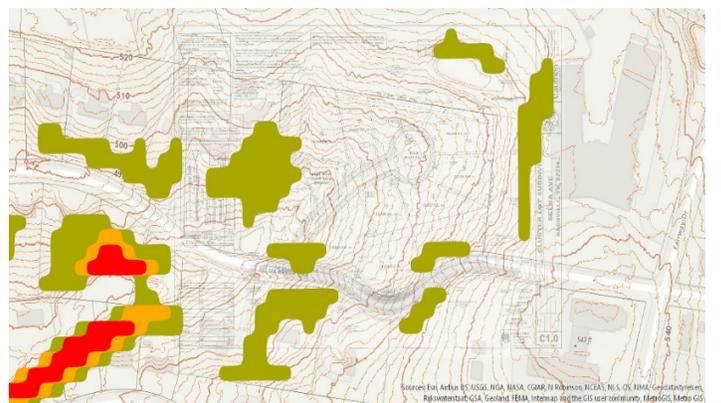
The map shown here demonstrates hillshade on the Selma parcel and the land around it:



and here, the developer's concept plan is superimposed on the same map.



These maps, taken together with Metro's slope analysis, shown below, demonstrate steep slopes of 15-20 percent (green) in the area sought to be developed. Both the entrance to the proposed new public street and proposed Lots 1, 2 and 3 lie partially within these green, steep-slope areas. They should be designated and treated as "critical lots" under Metro Subdivision Regulations, 3-3(2) Critical Lots and Appendix B.



The environmental sensitivity of this land, which, if developed, "may be harmful to the safety, health, and general welfare of inhabitants of the land and surrounding areas," calls into question its suitability for development. Metro Subdivision Regulations, 3-3(1). Metro should require "additional technical evaluation, plans, and analysis of [the] proposed subdivision by a professional engineer specializing in geotechnical, soils, hydrology, and/or structures." Section 3-3(1).

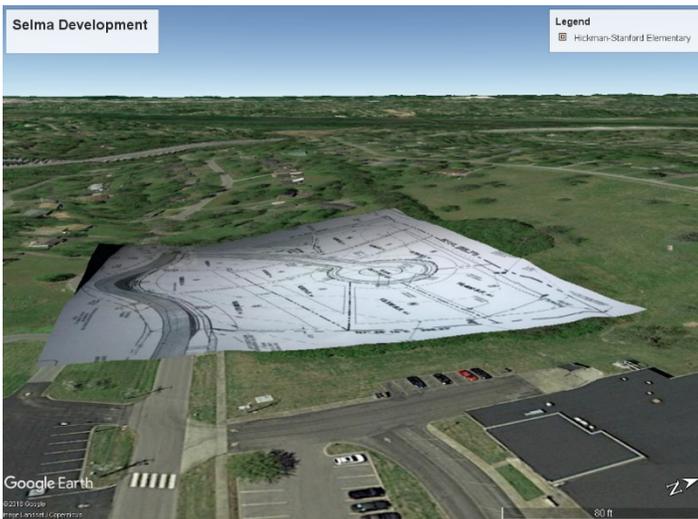
STORMWATER CONCERNS ON SELMA AVENUE AND CASTLEWOOD DRIVE



Mature Tree Canopy

The Maplecrest Neighborhood is concerned that the loss of mature suburban tree canopy, combined with new street, sidewalk, and home construction infrastructure, will increase the quantity and speed of stormwater runoff onto neighbors' lands, decrease water and air quality, and increase the heat island effect. Without trees and shrubs to help manage stormwater flow, the stream could be expected to flash flood in heavy rain, affecting both new homeowners and long-established residents downstream.

The photo below gives an approximate idea how this development would lie on the Selma land. Stormwater would flow downhill on all sides toward the new homes and new public street, to the lowest level in the southwest corner where the new public street would intersect with Selma Avenue.



Video of Stormwater Flowing Off Selma Land After Heavy Rain

The video below shows stormwater flowing from the Selma land (in its current undeveloped state) at the low southwest corner after substantial rain. The video demonstrates that both channeled stream water and free-flowing stormwater moves off the land, onto the neighbor's property, eventually combining before moving downstream.



February 23,
2019.MOV

Videos Downstream On Castlewood Drive

The five videos below show the stream flowing from Selma through neighboring properties downstream on Castlewood Drive after substantial rain on July 4, 2019. Not all of the water originated on the Selma land because the stream gathered more water as it flowed through the neighborhood, but these videos support downstream neighbors' fears that they will be unable to accept more and faster stormwater on their properties that could result from development and loss of tree canopy on the Selma parcel.

The landowner who took the first four videos below often experiences flash flooding from the stream during heavy rains, even though the Selma parcel is currently undeveloped. The fifth video is taken on lower Castlewood Drive after the substantial July 4, 2019 rain.



IMG_2300.MOV



IMG_2301.MOV



IMG_2302.mov



IMG_2303.mov



IMG_2112.MOV

Summary and Request for Careful Evaluation of the Concept Plan

The Selma land proposed for development is a major watershed in the Maplecrest Neighborhood. Stormwater flows downhill into the property from all directions, including from the Stanford School and its detention basin, mixing with natural spring water and the stream originating on the property. Steep slopes and rocky terrain cause the water to pick up speed as it travels downstream to the lowest point at the southwest corner, near the location where the developer plans to build a public street into this new subdivision. Watercourses WC-2 and WC-3, as shown on the BDY Report, travel downhill from north-northeast to the stream, in areas the developer currently designates for a cul-de-sac and home lots.

Once this land is developed, the new construction home purchasers and downstream neighbors will be the ones who will have to deal with any stormwater problems that may arise. Maplecrest Neighborhood requests a careful and thorough evaluation of the concept plan.

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Received through August 16, 2019

Item 21: 2018Z-121PR-001 – 16th Avenue N / Buchanan St.

From: Lisa Stetar [mailto:lisa@crossroadscampus.org]

Sent: Saturday, August 10, 2019 9:21 AM

To: Elliott, Logan (Planning)

Cc: Jay Fulmer

Subject: Letters of Support

Hi Logan,

Attached are two letters of support for our rezoning request (Case No. 2018Z-121PR-001), one from the owner of the property adjacent to our 1757 16th Ave. parcel (the parcel with split zoning) and one from the owner directly across the street on Buchanan St.

I will forward additional letters next week, but I thought these two neighbors are of particular importance because they are adjacent to and right across the street from our project.

I've shared our site plan and rezoning request with the leaders of the Elizabeth Park Neighborhood Association and asked them to share that info with their mailing list. I had spoken to their group earlier this summer about our project and the response was all positive.

The neighborhood leaders are helping me convene a **community meeting on the 19th** to give an update on the project and share information about our rezoning request.

Lisa Stetar

Executive Director

Crossroads Campus

615-482-7747 (cell)

SEE ATTACHMENTS ON FOLLOWING PAGES

August 9, 2019

Metro Planning Commission
Howard Office Building
700 2nd Ave S.
Nashville, TN 37210

Attn: Logan Elliott

Re: Case No. 2018Z-121PR-001

To Whom It May Concern:

I am writing to express my support for the proposed rezoning of the property owned by Crossroads Campus at the corner of Buchanan St. and 16th Ave. North. I am the property and business owner located directly across the street from the property, and I believe the Crossroads Campus Expansion Project will have a positive impact for Buchanan St. businesses and for the surrounding neighborhood.

Sincerely,

Terry Norman
Owner, Bud's Hardware

A handwritten signature in blue ink that reads "Terry Norman". The signature is written in a cursive style with a long, sweeping underline.

August 9, 2019

Metro Planning Commission
Howard Office Building
700 2nd Ave S.
Nashville, TN 37210

Attn: Logan Elliott

Re: Case No. 2018Z-121PR-001

To Whom It May Concern:

As an adjacent property owner to the proposed Crossroads Campus affordable housing project, I would like to express my support for their rezoning request. I own the property at 1753 16th Ave. North which is next door to their 1757 16th Ave. North parcel.

Crossroads has shared their proposed site plan, and I believe their redevelopment of the site will be of significant benefit to the community.

Sincerely,

A handwritten signature in black ink that reads "Robert Hudson". The signature is written in a cursive, slightly slanted style.

Robert Hudson

August 10, 2019

Metro Planning Commission
Howard Office Building
700 2nd Ave S.
Nashville, TN 37210

Attn: Logan Elliott

Re: Case No. 2018Z-121PR-001

To Whom It May Concern:

I am writing to express my support for the rezoning request, Case No. 2018Z-121PR-001, by the Crossroads Campus for their property located at 1601, 1603, 1609 Buchanan St. and 1757 16th Ave. North, Case No. 2018Z-121PR-001.

I reside near the project at 1815 15th Ave. N., and I believe the Crossroads Campus Expansion project will be of significant benefit to my neighborhood. The residents of the Buchanan district have many needs. Among these are affordable housing, youth employment, and the responsible development of crime hot spots. This project will address all of these. Crossroads trains and employs youth to groom pets and work at a retail shop. In its redevelopment of residential lots, it will build affordable housing units for these employees. The corner of 16th and Buchanan is currently the site of frequent crimes, including assaults, robberies, prostitution, and drug and alcohol violations. I look forward to having Crossroads Campus as a responsible neighbor that cares for the youth of the community.

Sincerely,

A handwritten signature in black ink that reads "Whitney Hallberg". The signature is written in a cursive, flowing style.

Whitney Hallberg

August 10, 2019

Metro Planning Commission
Howard Office Building
700 2nd Ave S.
Nashville, TN 37210

Attn: Logan Elliott

Re: Case No. 2018Z-121PR-001

To Whom It May Concern:

I am writing to express my support for the rezoning request, Case No. 2018Z-121PR-001. by the Crossroads Campus for their property located at 1601, 1603, 1609 Buchanan St. and 1757 16th Ave. North, Case No. 2018Z-121PR-001.

I reside near the project at 1608 17th Ave N, and I believe the Crossroads Campus Expansion project will be of significant benefit to my neighborhood.

Sincerely,

A handwritten signature in black ink that reads "Casey Mulligan". The signature is written in a cursive, flowing style.

Casey Mulligan

Homeowner at 1608 17th Ave N

Comments on August 22, 2019 MPC Agenda Items Received through August 16, 2019

Item 22: 2019Z-092PR-001 – 4465 Lavergne Couchville Pike

From: John McNatt [<mailto:jtmcnatt@gmail.com>]

Sent: Tuesday, August 13, 2019 4:47 PM

To: Planning Staff

Subject: Case number 2019z-092pr-001

In response to such short notice of a public hearing that will make drastically negative impacts in the community and wildlife, I would love the opportunity to explain why this project should not nor ever be developed. I am unable to attend this public meeting as I travel for my employment and have a schedule set and two weeks is inadequate for me to make alterations. I am confident that someone will put this email in the proper hands and in hopes that it will be read or at least entertained. The property in question is full of wildlife that has been bedding and raising young for years. The Red Tail hawks that come once yearly to lay, hatch, raise, and teach their young to hunt and survive are exclusive to a nest within this property and annually without a doubt like clockwork nest in this location. I have watch them for years in a un-disturbed and natural setting. Wildlife Resources should be able to answer more legalities regarding. The deer that have routinely birthed fawn and have succeeded in bedding as well. The described land also full of a rare to the area red fox that placed a den in the tree line. I won't mention the others such as skunk, groundhogs a so-on. The land is terribly small to cram these homes into but I'm sure the contractor is already determined despite the many ten of thousands acres of a available Barron land for sale to over populate the only strip left that harbors such wildlife. In a concrete world I label this as blood money. I'm sure there is zero chance of consideration given to such emails as this and chances are no one really at the end of the day cares, but I do enough to try anyway. A pretty interesting fact About the Bible is that there are more quotes and verses about All Creatures Great And Small than there are any other topic. Yes even Marriage or Death. So as we approach the breeding schedule of the hawks remember that this blood money Agenda that the contractor has managed to manipulate Metro Planning and over build on this tiny land is a rather significant loss for wildlife. I'm pretty sure a waste of time but here it is. Please consider another location for this blood money. This letter is being copied to other people as well including local news, Governmental, and legal planning departments. Thank you for the consideration in denying this horrific development.

My contact is below:

John McNatt
901-337-5890
5157 Hickory Grove Drive
Antioch TN 37013

Item 24: 2019Z-130PR-001 – 2629 Old Buena Vista Rd.

From: Mike Peden [<mailto:mike.peden@gmail.com>]

Sent: Wednesday, August 14, 2019 11:11 AM

To: Planning Commissioners

Subject: 2629 Old Buena Vista rezoning

Hello - I do not support the rezoning of 2629 Old Buena Vista Road from RS10 to R10.

I own 2621 Old Buena Vista Road, which is located 150 feet from this property.

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This neighborhood has been zoned RS10 since 1998, and I am not aware of any of the surrounding property owners that support this zoning change. All of the lots in this neighborhood are 50' wide, and it is a very busy road with no sidewalks. Access to additional housing units on this property would be difficult and it would not match the surrounding properties.

If the zoning is going to be changed there should be a plan for the entire neighborhood. It should not be changed one lot at a time. This neighborhood desperately need sidewalks, and adding additional housing units without adding sidewalks is a mistake.

There have been no community meetings to discuss this change. This immediate area is changing rapidly and there have been many instances of developers obtaining zoning changes to increase density in order to increase the developers profits, without regard to the effects on the surrounding properties. If the zoning is going to be changed it should be changed to SP zoning so that the neighbors know what to expect.

Before a zoning change is considered I request that a community meeting be held with the surrounding property owners to discuss this change.

Best Regards

Mike Peden

615 390-4032

Item 28: 2019Z-134PR-001 – 616 Stockell Street

From: Mark [mailto:markagovea@gmail.com]
Sent: Tuesday, August 13, 2019 11:01 AM
To: Planning Staff; Planning Commissioners
Subject: Case 2019Z-134PR-001

Good morning planning staff and commissioners. I am the property owner at 612 B N 2nd St, which is within 300 feet of the subject property for Case 2019Z-134PR-001. I am in full support of the rezoning request for Case 2019Z-134PR-001 from SP-R to R6-A at 616 Stockell St.

Please consider my feedback in your decision to approve or disapprove this request.

Thank you.

--

Mark A Govea
512-632-6001

Comments on August 22, 2019 MPC Agenda Items **Received through August 16, 2019**

Items from Previous Agendas:

2019SP-050-001 Tusculum Hills

From: Hilda Mathis [mailto:mhilda62@bellsouth.net]

Sent: Sunday, August 4, 2019 8:38 PM

To: Council Members; Planning Commissioners

Subject: BL2019-1783 Proposed Zoning Changes from RS10 to SP/Multi Family

Good evening,

Thank you for allowing me to express my opposition of BL2019-1783 proposed zoning changes from RS10 to SP/multi Family 180 unit, 4 story, 1 and 2 bedroom apartment facility in our Fairlane Park Community.

I have lived in the Fairlane Park Community for over 20 years and a change from our RS10 would be devastating to the entire Community. The Apartments could be built beside the Church property and it would have direct access to Nolensville Road, which would present no negative affects for the residence.

Our neighborhood has affordable housing now but will change drastically If we loose our RS10 Zoning. Property values will have a negative affect for all of Fairlane Park Community.

We would like to Keep our RS10 Zoning, please don't allow it to be taken away.

Please vote NO!!!!

Thank you,

Hilda Mathis

310 Melpar Drive

Nashville, TN. 37211