

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

Items for Deferral/Withdraw

Item 10a. 2020Z-008PR-001 – Gifford Place (Various Properties)

From: Jim Midgett <jcmidgett@hotmail.com>

Sent: Wednesday, May 27, 2020 12:32 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Opposition to Items on May 28, 2020 Metropolitan Planning Commission agenda, page 7, Item #13, 2020Z-007PR-001; Item #14a, 2020Z-008PR-001, (associated with case 61-77P-004; and page 8, Item #14b, 61-77P-004, (associated with case 2020Z-008PR-001); Item #

Planning Commissioners:

RE: Opposition to Items on May 28, 2020 Metropolitan Planning Commission agenda, page 7, Item #13, 2020Z-007PR-001; Item #14a, 2020Z-008PR-001, (associated with case 61-77P-004; and page 8, Item #14b, 61-77P-004, (associated with case 2020Z-008PR-001); Item #15a, 2020Z-009PR-001, (associated with case 88P-029-001); Item #15b 88P-029-001, (associated with case 2020Z-009PR-001), all concerning the Joelton community

Out of an abundance of caution under the circumstances, the following comments are respectfully submitted in view of the fact that the above-referenced matters have been placed on the May 28, 2020 Metropolitan Planning Commission agenda for a meeting to be held via teleconference, at which members of the public are strongly encouraged not to physically attend and comment, as a result of the COVID-19 pandemic precautions that have been put in place by federal, state, and local authorities. It appears that the staff has recommended deferring all of the above-referenced matters until the June 11, 2020 Planning Commission meeting. Consequently, it is my understanding that many of the people who oppose these proposals are deferring their comments until a later date as well.

The community plan for Joelton explains its role in Davidson County as a whole. It is the guiding policy for making sound development decisions affecting the Joelton community. The plan states that a rural development pattern in rugged terrain has defined Joelton's character for many decades, and it declares that retaining Joelton's small commercial center and its rural character are critical parts of its plan. It further states that Joelton's role in the county and region revolves around its rural character, farm land, environmental treasures, forests, streams, rolling hills, and wildlife habitat.

Joelton's community plan takes note of the fact that Joelton is a predominantly rural community offering residents quiet homes with ample access to open space, and that residential land is overwhelmingly single family detached. The plan also recognizes that Joelton has many sensitive natural features that can be disturbed or destroyed by development.

That is the essence of the approved community plan and the policy guidance for Joelton. Compare that to the reality of the recent flurry of coordinated, simultaneous rezoning proposals to change one and two family R-40, one acre lots and specific plans to blanket, mixed use neighborhood-alternative, MUN-A, zoning. As I understand it, the proposed MUN-A zoning requests, taken together, would permit literally hundreds or thousands of multi-family units, up to three stories tall, mixed with commercial, over more than 100 acres, extending from basically the interstate interchange to approximately a mile away, including all three rezoning requests, and not counting the Falls and Knipfer projects in Joelton.

On just one of these rezoning proposals, the Planning Commission's staff's report contains an estimate of a maximum traffic increase of more than 56,000 daily trips during the week, and it states that a traffic study may be requested at the

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Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

time of development. The school board report states that, “given the mix of uses permitted, the number of residential units ultimately built on site may vary and an assumption as to impact at this point is premature”.

Respectfully, as a life-long Joelton resident, that does not sound rural to me, under any reasonable definition of that word. These multiple simultaneous rezoning proposals would set a bad precedent indeed, and would seriously call into question the actual commitment to the overarching policy and concept that was adopted after much community input and involvement over many years. They would, in my opinion, irrevocably damage the integrity of the rural character and environment of the Joelton community, by which is has been defined throughout its history.

Joelton is a community that has had to fight many battles over the years to maintain its historic rural character against efforts to impose excessive density by trying to get everything quickly scheduled, voted upon, and approved as a done deal, and we have become all too familiar with the pattern. It usually is initiated without holding prior community meetings, and depends upon keeping notices to the bare required minimum. Proponents try to keep Joelton residents, who have their rural lifestyle at stake, instead of extra profit, from finding out in time to try to defend themselves from the next proposed onslaught of development, construction, traffic congestion, crime, and countless more piles of roadside trash.

The zone change requests in question appear to be just the latest of the repeated attempts to either change rural policy to suburban, as was attempted last year, or to pursue various other ploys, always in an effort to push for greater densities that will benefit a few at the expense of many, and of the overall long-term integrity of this rural community. This sweeping blanket rezoning approach to planning Joelton’s future is the very antithesis of good planning, and strikes me as being somewhat akin to trying to perform delicate surgery with a machete. Whenever we see this approach being taken, we always know, from long, hard experience, that an obviously good plan would not have to be presented and pursued in this manner. In this case, without a plan even being presented, the cart appears to have definitely been placed squarely in front of the horse, in my opinion.

People who choose to live in Joelton’s rural environment know that a mere road frontage façade, that only attempts to appear to be rural in character, is not what a good faith reading of the community plan for Joelton envisions. It is instead just a cynical effort to change forever the community’s historic character, and it is not what people who choose to live in Joelton want, by and large. Even if MUN-A is technically permitted in a T-2 policy community, that does not mean it is actually compatible with, nor as appropriate as existing, less intensive zoning.

The proposed blanket rezoning to MUN-A, on this scale in a rural community that has steadfastly fought to remain rural in fact, should not be attempted without the full support of the overwhelming majority of the community’s residents, which it clearly does not have. It should also clearly represent a compatible enhancement of the entire existing community, and be accompanied by a clear plan that everyone can see and form an opinion upon. It should not be initiated, nor pursued without an appropriate study of this unique asset in our county, and without any plan whatsoever even being proposed that would justify or require a zone change. nor without all appropriate, required, supporting infrastructure being fully funded and firmly in place. None of the above criteria are met in this case, in my opinion. For these reasons, and many more, I oppose the above-referenced zone change requests, as do many hundreds of my fellow Joelton residents.

Please vote against these ill-advised zone change proposals. Thank you for your consideration of these comments

Respectfully submitted.

Jim Midgett

jcmidgett@hotmail.com

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

Item 16. 2020S-054-001 – 408 Farris

From: JUDY SHARP <judysharp@bellsouth.net>

Sent: Tuesday, February 11, 2020 9:42 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: lynnKayla10@icloud.com; Hancock, Tonya (Council Member) <Tonya.Hancock@nashville.gov>

Subject: Case Number: 2020S-054-001 (408 FARRIS – FOUR LOT)

Case Number: 2020S-054-001 (408 FARRIS – FOUR LOT)

Judy Sharp

406 Farris Ave

Madison, TN 37115

Concern for 408 Farris Avenue, Madison property:

February 10, 2020

This letter is in reference to the property at 408 Farris Avenue, Madison, TN 37115. I live in the house next door. I have serious concerns about the four lots proposed for this site. The houses are going to change the landscape of the community in their cramped appearance. I am concerned that this type of planned construction could pose a fire-hazard to surround property, including my home. The homes are currently well-spaced; however, with new construction proposed, assurances can not be made that a fire can be contained to this singular property with 4 structures.

I am also concerned about the landscape. We have a minor problem with water drainage during a heavy rainfall. We are not in a flood zone area, but we experience a great deal of running water during some rainfalls. Most of the water is in our back yard and driveway. If the contractor who is unfamiliar with the terrain of the area, constructing 4 buildings at 408 Farris Ave could increase the standing water in our yard during a rainfall as there is less open land to absorb the water. This could lead to flooding in lower floors of our homes as we have seen across Nashville in recent years with new construction. If the 408 Farris Avenue land is built up, then my property will flood, because there is nowhere the water can flow.

Lastly, but not least, this community is quiet and family oriented. This is not a community that is primed for short term rentals. Everyone around this property owns their homes and reside in their homes. In recent years, split lots have been favored for short term rental construction leading to increased noise, trash, traffic and even crime. This is a concern as there are young families who have moved to our street within the last five years.

Although, we are opposed to 4 structures on the lot at 408 Farris Ave, we want to make clear, that we are not opposed to one or two single family houses on the lot at 408 Farris Ave. We just want to be assured that the plan is sensible and works for everyone who lives and congregates on Farris Ave.

Thank you for your time and consideration towards this matter.

Judy Sharp

From: "brinegarscarpet@gmail.com" <brinegarscarpet@gmail.com>

To: "planningstaff@nashville.gov" <planningstaff@nashville.gov>

Sent: Tue, Mar 3, 2020 at 12:02 PM

Subject: Case # 2020S-054-001

Item 16. 2020S-054-001 – 408 Farris

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

We as a property owner, Do not want this lot divided into 4 lots to make our neighbor hood look bad, with 4 little houses with all our large lots as it has been for years..why do you approve all the little skinny lots

From: Randy Moore <rmoore@ragansmith.com>

Sent: Monday, March 23, 2020 10:59 AM

To: Planning Staff <planningstaff@nashville.gov>

Cc: Hancock, Tonya (Council Member) <Tonya.Hancock@nashville.gov>

Subject: 408 Farris Case #2020S 054 001

Please see attached letter of concern for 408 Farris Road Madison, TN.

Cell is (615) 268-3778

Thanks

Randy Moore

Senior Designer

Ragan · Smith Associates, Inc.

315 Woodland Street, Nashville, TN 37206

615.244.8591 | ragansmith.com

SEE ATTACHMENT ON FOLLOWING PAGE

March 12, 2020

Planning Commissioners

RE: CASE #2020S-054-001 (408 FARRIS – FOUR LOT SUBDIVIDE)

To Whom It May Concern:

I am sending this letter to voice opposition to the proposed creation of 4 lots from the existing .98 acres at 408 Farris Road. Although this property is not adjacent to me, I believe it will have a negative impact on the existing area infrastructure, which is already stressed with traffic and run-off water from rainfall. To allow this subdivide will also set a precedence for wholesale similar development. Residents living in this area are the owners of their properties and did not make the investment in their homes to have it devalued by what will be most likely rental properties created by developers who have no connection to the area, and are merely developing for profit. The Randy Road residents (listed below) and I would be opposed to any subdivide of existing lots in this area.

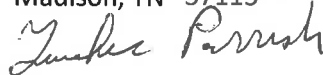
Thank you for your time on this matter.

Sincerely,

Randy Moore
208 Randy Road
Madison, TN 37115



Tucker Parish
209 Randy Road
Madison, TN 37115



Don Ball
205 Randy Road
Madison, TN 37115



Deana Stilwell
212 Randy Road
Madison, TN 37115



Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

From: Grant Hartford <hartfordgrant@gmail.com>
Sent: Tuesday, April 21, 2020 11:37 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: 408 Farris Development

Commissioners,

I live across the street from this property. It is a truly depressing site as it stands. On the one hand I would love to see something done with this eye sore. On the other hand I believe four 50' wide lots would be an equivalently gaudy site.

The best case would have been to save this home. However since its sale it has been looted for scrap and vandalized. It remains a vacant building now; exposed to the elements due to nearly every window being shattered and yet still has people coming and going for whatever reason. I am eager to see it put to proper use regardless of the final count.

While I would love to see it rebuilt I imagine that SPLS and NBG stand to gain a much greater profit by subdividing this property against their \$165,000 stake.

The community clearly disapproves of the proposal. While there isn't a strong "brand" for the architecture of the entirety of the street this is what could be considered its core. A pocket of 1960s large brick ranch homes setback on large lots with front yards. A cluster of four plywood condos with front yard parking lots would be quite out of place.

My wish is that the Nashville Building Group would consider:

- full renovation of the current single family home
- fewer units with more spacing
- that just down the street at 1004 E Old Hickory Blvd buildings exactly like this have sat empty for years
- rear of building parking
- brick construction to match surrounding homes

I fear there are no legitimate claims to block this proposal except for emotional plea from the surrounding community. But I am hopeful that to a local Building Company this will mean something against the lure of quick profit.

Thank you for your time,

Grant Hartford

From: Kayla Bradley <lynnkayla10@icloud.com>
Sent: Tuesday, April 21, 2020 2:37 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: 408 Farris Ave

I have lived in adjacent to 408 Farris ave for 49 years as a home owner I am concerned for many reasons one being since 408 Farris was purchased there has been no up keep, with eye sores and still water and absolutely no care for current property being shown yields poor faith for better changes to be made and cause me to oppose this immense change for our community for various property rights and management reasons as well as a huge health concern for my family

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

Item 19. 2020Z-071PR-001 – Old Hickory Blvd.

From: Chris C Martin <Chris.Martin@fmc-na.com>
Sent: Thursday, May 21, 2020 5:10 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>
Subject: Case Number 2020Z-071PR-001.

I want to voice my highest opposition to any addition multi-family housing on OHB. This already overcrowded road seems to be a hotbed for developers of apartments and the like. Each week, I travel OHB and see more and more high density housing being developed. We have enough! Lets start seeing some real homes put on these properties....where people actually invest in their homes and in the neighborhood rather than bringing in more and more transients and making developers rich.

OHB is a parking lot during the morning commute (per-Covid). Metro is often seem writing tickets as people drive down the turn-lane during rush hour making it dangerous for those of us trying to get onto OHB from the side roads. The infrastructure has obviously NOT kept up with all the building on this road.

I strongly oppose Case Number 2020Z-071PR-001 (Applicant: Zebid Tesfate).

Robert C Martin and Cheryl L. Martin
305 Dillehay Court
Nashville, TN 37211

From: kara Botteicher <karablake@hotmail.com>
Sent: Friday, May 22, 2020 10:12 AM
To: Planning Staff <planningstaff@nashville.gov>
Cc: rycocomm <rycocomm@yahoo.com>
Subject: Case 2020Z-071PR-001

Hello,

I am a resident of Summit at the Woodlands, address 1737 Boxwood Dr, 37211.

Our family and our neighborhood has pretty strong concerns and are against rezoning from R15 to RM6.

We currently have a significant amount of crime at the top of our hill:

- Cars are broken into regularly
- Cars and trucks have been stolen multiple times
- We had a thief fire 4 shots at a resident in March
- We had a gun stolen from neighbor's property in April
- Most of us had to install security cameras
- It is not uncommon for police to scan our streets with spotlights after another instance of increasingly violent theft
- It is also not uncommon for a detective to knock on our doors asking for security footage.

Our properties range from the high \$400k to high \$500k, and new development on our street will be priced in the \$600's.

Item 19. 2020Z-071PR-001 – Old Hickory Blvd.

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

Statistically, property values decrease and crime increases as more multi family dwellings are occupied. We already have enough multi-family dwellings within a 2 mile radius: the apartments at the bottom of the hill on Woodlands, new condos north of those apartments, off Old Hickory (with expansion already cleared to double their properties), and apartments at Brentwood Oaks.

And - we already have significant crime.

Please do not approve this rezone.

Regards,

The Botteicher family and residents of Summit at the Woodlands.

From: Mitch Sallee <mitchsallee23@gmail.com>
Sent: Friday, May 22, 2020 10:30 AM
To: Planning Staff <planningstaff@nashville.gov>
Subject: Case #2020z-071PR-001

I am a resident of Woodlands address 5940 woodlands ave

Our family and our neighborhood has pretty strong concerns and are against rezoning from R15 to RM6.

We currently have a significant amount of crime at the top of our hill:

- Cars are broken into regularly
- Cars and trucks have been stolen multiple times
- We had a thief fire 4 shots at a resident in March
- We had a gun stolen from neighbor's property in April
- Most of us had to install security cameras
- It is not uncommon for police to scan our streets with spotlights after another instance of increasingly violent theft
- It is also not uncommon for a detective to knock on our doors asking for security footage.

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Statistically, property values decrease and crime increases as more multi family dwellings are occupied. We already have enough multi-family dwellings within a 2 mile radius: the apartments at the bottom of the hill on Woodlands, new condos north of those apartments, off Old Hickory (with expansion already cleared to double their properties), and apartments at Brentwood Oaks.

And - we already have significant crime.

Please do not approve this rezone.

Regards,

- Mitch Sallee

Cell: 479-353-1884

From: Nick Sardo <nicholassardo@hotmail.com>
Sent: Friday, May 22, 2020 10:49 AM
Item 19. 2020Z-071PR-001 – Old Hickory Blvd.

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

To: Planning Staff <planningstaff@nashville.gov>

Subject: case #2020z-071PR-001

I am a resident of Summit at the Woodlands, address 1721 Boxwood Dr, 37211.

Myself and my family have pretty strong concerns and are against rezoning from R15 to RM6.

We currently have a significant amount of crime at the top of our hill:

- Cars are broken into regularly
- Cars and trucks have been stolen multiple times
- We had a thief fire 4 shots at a resident in March
- We had a gun stolen from neighbor's property in April
- Most of us had to install security cameras
- It is not uncommon for police to scan our streets with spotlights after another instance of increasingly violent theft
- It is also not uncommon for a detective to knock on our doors asking for security footage.

Our properties range from \$400k to high \$500k, and new development on our street is rumored to be priced in the \$600's

Statistically, property values decrease and crime increases as more multi family dwellings are occupied. We already have enough multi-family dwellings within a 2 mile radius: the apartments at the bottom of the hill on Woodlands, new condos north of those apartments, off Old Hickory (with expansion already cleared to double their properties), and apartments at Brentwood Oaks.

And - we already have significant crime.

Please do not approve this rezone.

Regards,

From: john atkinson <gawfshot@aol.com>

Sent: Friday, May 22, 2020 11:16 AM

To: Planning Staff <planningstaff@nashville.gov>

Cc: Swope, Robert (Council Member) <Robert.Swope@nashville.gov>

Subject: #2020z-071PR-001

Re: #2020z-071PR-001

I am a resident of the Summit at the Woodlands. My address is 1724 Boxwood Dr, Nashville 37211.

I am writing to oppose rezoning the above referenced property from R15 to RM6.

My concerns are increasing density and traffic in an already overcrowded infrastructure along with the simultaneous increase in crime and decrease in property values that statistically accompany multi-family dwellings.

Respectfully,

John Atkinson

From: Abbie Parker <abbieparker84@gmail.com>

Sent: Friday, May 22, 2020 1:18 PM

Item 19. 2020Z-071PR-001 – Old Hickory Blvd.

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

To: Planning Staff <planningstaff@nashville.gov>

Cc: Swope, Robert (Council Member) <Robert.Swope@nashville.gov>; Derek Webb <derek@derekwebb.com>

Subject: Opposed to Rezoning [case #2020z-071PR-001]

Hello - My husband and I are residents of the Summit at Woodlands at 1756 Boxwood Dr, Nashville, TN 37211.

As new homeowners and small business owners (we are both career musicians), our home value is extremely important to us. Statistics have shown that property values decrease as multi-family dwellings are built around it. Our neighborhood is currently near several multi-family dwellings, and the re-zoning of the lot in question would only amplify the impact on home values.

Since purchasing our home 7 months ago, there have been a string of crimes in our neighborhood that have been traced to the multi-family dwellings near our neighborhood. We are concerned that the development of more such dwellings will increase the crime rate in our area. This is a particular concern for us as parents as well as homeowners.

We ask that you please do not rezone this lot in order to keep this a valuable and safe neighborhood for Nashville families.

Thank you,
Abbie Parker
(309) 370-7884

From: Patrick Sweeney <p.sweeney0@gmail.com>

Sent: Friday, May 22, 2020 9:45 PM

To: Planning Staff <planningstaff@nashville.gov>

Cc: Swope, Robert (Council Member) <Robert.Swope@nashville.gov>

Subject: Case #2020z-071PR-001

Case #2020z-071PR-001

Hi,

My name is Patrick Sweeney, I live at 1649 Boxwood Drive 37211, at the back of the Woodlands Neighborhood, separate from the Woodlands HOA. Its come to our attention there is a rezoning request for land nearby our neighborhood. I hope you will consider rejecting this proposal for a couple of reasons:

-There has been a significant increase in crime in our quiet neighborhood over the past few months (before Covid), this would bring more. The crimes range from a recent shooting, vehicle theft, breaking into vehicles, and property theft. This has lead to a significant number of us, myself included installing security cameras around our property and concerning police patrols randomly at night. Apartments bring additional crime to an area and its not something our neighborhood needs as its already worryingly increase dramatically since I've moved here a few years ago.

-Old Hickory already can not handle the amount of traffic using it in the mornings already, this will further exaggerate the problem. The traffic light at Old Hickory and Edmonson Pike backs up down Old Hickory for a mile in the morning all the way to the entrance of our neighborhood (Woodlands Ave) for cars going to I65. It can sometimes take 20-25 minutes to go that mile because of the traffic light. This makes cars use middle turn lane for that entire mile to get to the traffic light fast, some turn down Edmonson, others dangerously jump back into traffic heading to I65 at the last second or in the middle of the traffic light. There have been many mornings where I've watched cars stop inches from wrecks somehow as they swerve back into traffic, its not a good situation. There are police there once every few weeks giving tickets or simply parked in the turn lane with the lights on, but it does not stop it. More cars and density will make this dangerous situation worse.

Item 19. 2020Z-071PR-001 – Old Hickory Blvd.

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

-The area around Nippers Corner has been traditionally been residential, please keep it that way. It gives you the the neighborhood/home feel that south of town is known for. We don't have apartments or large buildings all over the place, its still a quiet suburb of Nashville. There are already a very large amount of apartments next to the commercial area of Nolensville Road and Old Hickory, several under construction, please don't let them encroach on our neighborhoods and homes. Keep this area residential, not commercial.

-Apartments bring property values down. Our portion of the neighborhoods are in the \$400K-\$500K price range. Prior to this, some in the new development were possibly near \$600K. This is bringing this whole area's property value up which enhances the area and helps Nashville grow. Apartments have the potential to stagnate that value growth and undo everything that has happened. I hope this will be considered by Nashville.

Thank you for your time for looking at this and I hope the request is rejected.

Respectfully,

Patrick Sweeney

From: Jenna Rolley <jennamrolley@gmail.com>

Sent: Sunday, May 24, 2020 10:19 PM

To: Planning Staff <planningstaff@nashville.gov>

Cc: Swope, Robert (Council Member) <Robert.Swope@nashville.gov>

Subject: BZA CASE #2020z-071PR-001

To whom it may concern,

I am a resident of Summit at the Woodlands, address 1736 Boxwood Dr, 37211.

Our family has pretty strong concerns and are against rezoning from R15 to RM6.

We currently have a significant amount of crime at the top of our hill:

- Cars are broken into regularly
- Cars and trucks have been stolen multiple times
- We had a thief fire 4 shots at a resident in March
- We had a gun stolen from neighbor's property in April
- Most of us had to install security cameras
- It is not uncommon for police to scan our streets with spotlights after another instance of increasingly violent theft
- It is also not uncommon for a detective to knock on our doors asking for security footage.

Our properties range from \$400k to high \$500k, and new development on our street is rumored to be priced in the \$600's

Statistically, property values decrease and crime increases as more multi family dwellings are occupied. We already have enough multi-family dwellings within a 2 mile radius: the apartments at the bottom of the hill on Woodlands, new condos north of those apartments, off Old Hickory (with expansion already cleared to double their properties), and apartments at Brentwood Oaks.

And - we already have significant crime.

Please do not approve this rezone.

Item 19. 2020Z-071PR-001 – Old Hickory Blvd.

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

Regards,

Jenna and Andrew Rolley

Jenna Rolley

Affiliate Broker

Synergy Realty Network, LLC

615-573-8779

From: Rob Wynkoop <robwynkoop@gmail.com>

Sent: Tuesday, May 26, 2020 11:57 AM

To: Planning Staff <planningstaff@nashville.gov>

Subject: Opposed to Rezoning #2020z-071PR-001

Hi. I am writing regarding #2020z-071PR-001.

I am OPPOSED to rezoning this land. It is important to maintain single family residences in this community.

I believe this request is motivated more by developers desire to make a cash grab than thoughtful urban planning or greater need for more multifamily housing.

I live at 5873 Woodlands Avenue Nashville Tennessee 37211.

Thank you for taking my comments into consideration.

Sincerely,

Robert Wynkoop

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

From: Jeff Harjo <jeffh@jeffharjo.com>

Sent: Tuesday, May 26, 2020 12:25 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Swope, Robert (Council Member) <Robert.Swope@nashville.gov>

Subject: Case 2020Z-071PR-001

My name is Jeff Harjo and we live at 1729 Boxwood Drive, Nashville, TN, 37211. We are writing in OPPOSITION to case 2020Z-071PR-001.

We recommend AGAINST rezoning from R15 to RM6, property located at Old Hickory Boulevard (unnumbered), approximately 960 feet southwest of Woodlands Avenue (2.54 acres), requested by Dale and Associates, applicant; Zebid Tesfaye, owner.

Our neighborhood in the Woodlands met virtually, and we have discussed this one-on-one with surrounding neighbors, including single family and multifamily apartment residents. All those who participated voiced opposition to this rezoning.

We recently moved to Nashville from another state and city, partly as a result of a similar rezoning in our prior neighborhood in that city. When we moved to Nashville we looked at all options, including condo/apartments and single family residences in both urban and suburban areas. We decided on a suburban home in an area with some mixed use but mostly single family homes. We believed the Woodlands neighborhood, while extremely congested on Old Hickory Blvd, had great appeal and even greater potential. Prior to purchasing our home we reviewed the Planning Commission's development tracker and existing zoning.

Here are our personal reasons for opposing:

1. There has been no public demand, community discussion, market need or City or other need we are aware of, calling for this rezoning. Given Covid-19, there is no responsible way for our neighborhoods to meet and discuss this. We appreciate the ability to voice our concerns virtually.
2. Owner and developer desire is not a sufficient reason for rezoning. If such requests are approved, this threatens the integrity of the zoning process and ultimately hurts our communities.
3. The benefits of this rezoning to the community must be presented and sufficient community debate should occur prior to any rezoning. Failure to do so could cause South Nashville to backslide, relative to Brentwood and other desirable areas of growth.
4. Traffic concerns on Old Hickory Boulevard for existing residents and businesses must be dealt with prior to any rezoning that could result in bigger problems and safety issues - the congestion on this road is already a deterrent.
5. Single family homes in the Woodlands and surrounding areas have become a target for crime. Safety in suburban areas was a major factor in our decision to move to the Woodlands. Prior to any rezoning, there should be a study conducted, including whether additional law enforcement in the City's budget is sufficient to mitigate the additional risk of adding hundreds of residents.

In light of Covid-19 and other 'getting back to work' concerns today, we trust the Planning Commission will consider the possibility that not all residents will be focused on zoning issues. We recommend a 'more than normal' notice period prior to any hearing, virtual or in person.

Thank you for your consideration,

Item 19. 2020Z-071PR-001 – Old Hickory Blvd.

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

Jeff and Shari Harjo

From: Phillip Bennett <philberto7@yahoo.com>

Sent: Tuesday, May 26, 2020 2:39 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>

Subject: Case Number 2020Z-071PR-001

My name is Phillip L. Bennett. My wife Judy and I want to voice our disagreement for:

Case 2020Z-071PR-001

Map 161, Parcel(s) 090

Subarea 12, Southeast (2004)

Council District 04 (Robert Swope)

A request to Rezone from R15 to RM6 zoning for property located at Old Hickory Blvd. (unnumbered), approximately 960 feet southwest of Woodlands Ave. (2.54 acres), requested by Dale and Associates, applicant; Zebid Tesfaye, owner.

R15 zoning - Low-medium density residential, requiring a minimum 15,000 square foot lot and untended for single and two- family dwellings at a density of 3.09 dwelling units per acre.

RM6 zoning - Medium density residential, intended for multi-family dwellings at 6 units per acre.

This plan to re-zone a very small lot and then build numerous multi-buildings with a dramatically increased population density is inappropriate and problematic for this area. It is absolutely NOT in keeping with the established neighborhood plan. And the plan to build these multi-units on this small parcel with no plan other than to dump the dozens and dozens of cars through the red light at Woodlands is both dangerous and reckless. Having all these extra vehicles trying to turn left out of an unmarked, signal less drive will be a disaster and high risk at best. The traffic situation in this area is already MAXED OUT and is extremely dangerous all the time.

We invested in this neighborhood for single family dwellings. We are already dealing with owners renting out their houses to tenants, and in growing numbers MULTIPLE tenants, who DO NOT care about maintaining the neighborhood.

Therefore we urge you to NOT ALLOW THIS RE-ZONING, AS IT is not in the best interest of the neighborhood.

Respectfully,

Phillip & Judy Bennett

5849 Woodlands Avenue

Nashville, TN 37211

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

Item 20. 2019SP-009-001 – Charlotte Pike SP

From: Mohamed M Rafi <mailrafisoon@yahoo.com>
Sent: Monday, May 18, 2020 12:40 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: planning.staff@nashville.gov
Subject: Case number 2019SP-009-001

Good Afternoon,

The Beazer home is building so many town home in the small place where there are so many individual houses are built. We oppose many times in different meetings.

Now they are trying to use the COVID-19 and trying to get it approved.

We believe that they can built some where else than here.

Thank you,
Mohamed Rafi
W Running Brook Road
Nashville, TN 37209

From: Melissa <mhscarbro@comcast.net>
Sent: Monday, May 18, 2020 12:54 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: 2019SP-009-001

I oppose the rezoning of this property/properties! Enough is enough Charlotte Pike and this area are overrun by apartments and multi units. The traffic is ridiculous and crime is getting worse. Is greenspace not important to anyone anymore? We can't even use the greenway on Charlotte because it is unsafe due to the enormous homeless population. This exact property has come before the board before and was voted no so i find it quite suspicious Beazer is asking again knowing full well we cannot come and voice our opposition once again in person.

Long story short I oppose the rezoning please vote NO - again.

Thank you -
Melissa Hooper Scarbro
7474 Old Charlotte Pike
Nashville TN 37209
Sent from my iPhone

From: Michelle Beatty-Eakin <mislammer07@icloud.com>
Sent: Monday, May 18, 2020 1:13 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: 2019SP-009001

As a home owner in this area I am against this development. Density on Charlotte is out of control!!

Michelle Beatty-Eakin

From: frnscdds@aol.com <frnscdds@aol.com>
Sent: Monday, May 18, 2020 1:21 PM

Item 20. 2019SP-009-001 – Charlotte Pike SP

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning.staff@nashville.gov; Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

Subject: 2019SP-009-001

John Kenney
7529 Oakhaven Trace
Nashville TN 37209
May 15, 2020

Planning Commisioners
Councilwoman Gloria Hausser
RE: Sawyer Brown and Charlotte Pike Proposal by Beazer CASE 2019SP-009-001

Dear Commissioners:

I am a homeowner in the Oakhaven Trace Subdivision. For several years Beazer Corp has been attempting to develop land fronting on Charlotte Pike at the east intersection with Sawyer Brown Road. Councilwoman Sherri Wiener assisted the neighbors with opposition to this development before she left office. With the addition of a third lot on Sawyer Brown Beazer is now attempting to place 49 units on the property. For a number of reasons I would like to voice my strong opposition to this development which will place additional traffic burden on both Charlotte and Sawyer Brown.

1. 1. The Novel West Nashville development a mile away will encompass 436 units, so conservatively 800-1500 auto movements per day. Some traffic moving westbound turn at OHB and Charlotte Pike while others will likely continue to the western intersection of Charlotte Pike and Sawyer Brown to continue south on Sawyer Brown to go to Bellevue.
2. 2. The Westchase Subdivision has several hundred homes with the only entrance and exit onto Charlotte Pike just west of the proposed development, again several hundred auto movements daily.
3. 3. Sawyer Brown northbound is a very narrow 2 lane road towards Old Charlotte Pike. The angle of entry and foliage present make the exit from Sawyer Brown to Charlotte Pike VERY hazardous with current traffic. It is at approximately a forty degree angle to Charlotte. You must strain to look over your shoulder to make the left turn onto Charlotte or be sure you are clear of traffic heading westbound.
4. 4. Traffic has been at 25-40% of normal since mid-March. Gower Elementary and Nashville International Academy are not in current session. Once the lockdown is gone and traffic back to normal the traffic from Novel West and about half of 730 BLVD West development (45 units) will be added. We have no way of knowing when the last traffic study was done, but if done since COVID, not really relevant, and with NOVEL and 730 BLVD on line an old study again not really relevant.
5. Housing values especially in the Oakhaven Subdivision will be negatively affected. Townhomes, unless in a price category comparable with our existing homes and in a low density configuration will not help our biggest investment but in fact diminish it greatly.

This is the fourth time Beazer has come back to develop this land. The previous three times they were shut down before the upcoming zoning hearing. The neighbors are highly opposed. A post made on Nextdoor garnered probably 40 responses from twenty different individuals in the span of 36 hours.

Councilwoman Gloria Hausser is well aware of our opposition and says she supports us. There is no reason given the attitude of the neighborhood that this even needs to take up Zoning Committee time.

Item 20. 2019SP-009-001 – Charlotte Pike SP

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

Please feel free to contact me if you have any questions.

Sincerely,

John P. Kenney DDS, MS

From: Acosta, Lealani Mae <lealani.mae.acosta@vumc.org>

Sent: Monday, May 18, 2020 9:38 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov

Subject: case number 2019SP-009-001

Dear Planning Commissioners,

As a homeowner (1441 W Running Brook Rd, Nashville, TN 37209) in the Westchase neighborhood in your council district, I am writing to OPPOSE development of Charlotte Pike Townhomes

Case number: 2019SP-009-001

Location: 7456 and 7460 Charlotte Pike and 7481 Sawyer Brown Road

The additional noise, traffic, and negative impact to local flora and fauna are unacceptable inconveniences and losses for the existing neighborhoods.

Thank you for your consideration.

Sincerely,

Lealani Mae Acosta, M.D., M.P.H.

Assistant Professor of Clinical Neurology

Vanderbilt University Medical Center

Department of Neurology

A-0118 Medical Center North

Nashville, TN 37212

Phone: 615-936-0060

Fax: 615-343-3946

From: Tom Qian <tomnqian@hotmail.com>

Sent: Monday, May 18, 2020 9:46 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov

Subject: Resident against 2019SP-009-001

Dear Metro Zoning Commission:

I am a resident of Oak Haven Community in west Nashville. I would like to voice my opposition against the development proposal from the developer Beazer. Beazer has pursued the development proposal in 2019. Sheri Weiner from District 22 held 3 local community meetings in 2019 with the decision to not moving forward with the development plan. However, we were surprised to receive a rezoning notice a while ago. The developer did not give up and blatantly ignored our wish with continued effort to move forward with the proposal. The development plan will catastrophically strain the very narrow Sawyer Brown Rd, with increasing likelihood for traffic accident. We wish to voice our opposition to the development plan and request the case not to be put on the zoning agenda of the May 28th meeting.

Sincerely,

Concerned resident of Oak Haven Community

Item 20. 2019SP-009-001 – Charlotte Pike SP

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

From: Jaan Kristofer Kidd Cohan <jaan.cohan@gmail.com>

Sent: Monday, May 18, 2020 10:05 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov; Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

Subject: Case Number: 2019SP-009-001 -- Vote Against Development of Charlotte Pike Townhomes

Dear Gloria, Planning Commissioners & Respective Staff,

I hope each and every one of you are well in these tumultuous times.

My name is Jaan Cohan, homeowner at 7528 Oakhaven Trace, Nashville TN 37209 -- located less than a block away from the proposed project locations of 7456 & 7460 Charlotte Pike and 7481 Sawyer Brown Road.

Several in-person community meetings were held in 2019 alongside city councilmen & women to discuss this matter; at the conclusion of each meeting, the majority voted not in favor of said rezoning. Alas, I recently received a letter stating that the company is attempting to rezone once again with an even higher density than proposed in 2019, despite public and official disapproval. The construction company hoping to get this land rezoned has bypassed our community meetings by submitting their request directly to the city, therein trying to circumvent public polls, opinions and overall say in the matter. After taking such a relentless, almost aggressive approach in obtaining this rezoning permit, I am of the conviction that this construction company cares about nothing more than maximizing profits in this highly volatile time. Are these developers exploiting the self-isolation protocol in hopes of garnering approval, in hopes of going unnoticed by the public eye?

For the last couple of years my neighborhood has been fighting the large-scale development of apartments / condominiums in close proximity to Sawyer Brown Road & Charlotte Pike. We have experienced unprecedented growth in West Nashville in recent years, and with growth comes a variety of pressing issues that need to be addressed: traffic control, residential / commercial development & construction, crime & tax increases, and local ecological preservation. Taking all of the aforementioned issues into consideration, my neighbors and I do not believe this SP rezoning and subsequent development will be beneficial to our immediate and neighboring communities.

Why I Vote Against This Rezoning:

1) Traffic:

This high-density housing development, alongside the massive apartment complex across the street, will significantly increase traffic on Charlotte Pike and Sawyer Brown's one-lane road, which is the only entrance to my street and home. If the rezoning is approved, Sawyer Brown would become the primary entrance, which cannot handle two-way traffic as is. Moreover, there is definite potential for inaccessibility on Sawyer Brown Road if/when the road becomes blocked due to construction, which will be subject to delays & extended build times.

Moreover, with the development of so many apartments, condos and townhomes in close proximity to this property (i.e. within a 1 mile radius), traffic is already expected to increase exponentially.

2) Construction

Those living in close proximity to the proposed development (i.e. Oakhaven Trace & Westchase Condos) will have to deal with loud, mechanical noises due to construction, which will serve as a major disruption for months to come. This will undoubtedly displace wildlife, causing them to retreat further away from an area that has been preserved up until recently.

Item 20. 2019SP-009-001 – Charlotte Pike SP

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

Furthermore, the proposed designs do not conform to the single-family brick-home aesthetic of our neighborhood, which would take away from the architectural cohesiveness of our area.

3) Crime:

With an increase in traffic and rental properties comes the potential for an increase in crime. My road is hidden to most, and developing on Sawyer Brown Road will offer greater accessibility to my neighborhood, one made up of families with young children and seniors who cannot defend themselves in the event of a break-in.

4) Decrease in Property Value

Oakhaven Trace's single-family neighborhood would be subject to a depreciation in property value due to property comps of surrounding areas.

5) Preservation of Local Ecosystem & Wildlife:

Sawyer Brown Road and Oak Haven Trace play home to a variety of endemic species of flora & fauna. I have enjoyed the singing of wolves and songbirds and rustling of deer & fox in my backyard. With the loss of habitat comes the loss of said wildlife, all of which will be displaced and forced to live elsewhere if this development comes to fruition. We don't need more residents, we need more parks, wilderness preservations and community-oriented spaces that allow our animal counterparts to thrive alongside us.

If the developer or any of you can speak to my concerns and insights, I would be most grateful. At this current point in time, I remain opposed to the rezoning of this property. I am open to civil discourse in finding a solution that is mutually beneficial to the developer and impacted communities. As I stated previously, I would love to see the lots turned into a public space (e.g. a park, bike path, dog park, etc.) or anything that adds value to the community as a whole. If executed properly, I would not be opposed to commercial property being built (e.g. restaurants, grocery, small business), so long as they maintained normal business hours.

I look forward to seeing what comes of the hearing. Thank you for your time and consideration.

Sincerely,

Jaan Kristofer Kidd Cohan

From: SIMON TRACE <strace@icloud.com>

Sent: Tuesday, May 19, 2020 7:55 AM

To: planning.staff@nashville.gov; Planning Commissioners <Planning.Commissioners@nashville.gov>; Gloria Hausser <gloriahausser22@gmail.com>

Subject: Case number2019SP-009-001.

I would like to oppose the rezoning of the above location due to the following reasons.

- The valuation of properties will decrease due to the increase in home density, population increase and added traffic.
- Charlotte Pike has not been developed to accommodate all the current traffic, it is used as a bypass when 40 is slow or blocked and the addition of more traffic would only cause additional stress.
- With additional traffic there is the chance of additional accidents causing issues for the current homeowners.
- There are multiple school zones near the proposed development and the school zones are already ignored by some, with more traffic and a slower flow there is even more chance of children being injured or killed.

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

- Additional wear and tear on the road resulting in additional wear and tear on vehicles.

This rezoning has been attempted in the past and failed, no additional precautions have been taken to address and as I understand an additional property has been added increasing the number of planned homes.

Thank you

Simon Trace

Woodland Forrest.

From: Nathan Moore <nathan@anthologycreative.com>

Sent: Tuesday, May 19, 2020 8:27 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov

Subject: [Case #2019SP-009-001] Opposition to Beazer Development, Sawyer Brown/Charlotte

To Whom It May Concern:

I would like to voice opposition to the development being proposed by Beazer in the Sawyer Brown/Charlotte Pike area.

I live in the Oak Haven neighborhood, and this development will have a negative impact by increasing traffic along the narrow stretch of Sawyer Brown road and increasing noise. Furthermore, with the recent developments along Charlotte Pike and surrounding area, this proposal is unnecessary and will ultimately decrease property values.

Please drop Beazer from the agenda and prevent this rezoning from being approved.

Thank you for your consideration.

Nathan Moore

Anthology Creative

From: Colleen G <kalina516@gmail.com>

Sent: Tuesday, May 19, 2020 8:58 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov; Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

Subject: Case Number 2019SP-009-001

Please stop Beazer from developing on Charlotte Pike!!!!

- Charlotte Pike cannot handle additional traffic. It's extremely difficult to get onto Charlotte Pike now. Additional traffic will only increase that difficulty AND accidents.

- I own my own home. Adding this development will affect my house value.

- There is currently way too much developing in Nashville. There needs to be more oversight.

- This development has been turned down numerous times in the past. Why is it being secretly moved forward doing a pandemic of all times. Just wrong.

Thank you.

Colleen

... to God be the Glory!

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

From: Brooke Stillman <stillmanbl@alumni.lipscomb.edu>

Sent: Tuesday, May 19, 2020 9:21 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov

Cc: Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

Subject: 2019SP-009-001

Hello there I was just writing to let you all know of my issues for the proposed rezoning. I live at 732 Woodland Way right off Charlotte Pike. I do not want the valuation of our properties to decrease with the increase in both population and added traffic. Also, Charlotte pike near where I live is riddled with potholes. It is already difficult to drive on this area of the street. With the additional people driving on this road we will see additional wear and tear and more damage to our vehicles.

Thank you for your concern!

Brooke Stillman

Vanderbilt University Medical Center

PharmD

cell 615.243.5577

office 615.322.2688

From: Christine Kelly <kristikelly@yahoo.com>

Sent: Tuesday, May 19, 2020 9:58 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: 2019SP-009-001

Please don't allow 49 units to go in at this intersection. This area is already growing faster than the infrastructure can handle. Not to mention ruining the scenic natural environment that the people out here seek and the reason we live out here! Please consider the people and not just the almighty dollar. Greed will make a community crumble.

From: Paul Stinson <ptstinso@bellsouth.net>

Sent: Tuesday, May 19, 2020 12:11 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov

Cc: Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

Subject: Case No. 2019SP-009-001

This letter is to express my opposition to this proposed zoning change. The development proposed in Case No. 2019AP-009-001 will result in a significant increase in traffic on a section of Charlotte Pike that is ill suited to handle current traffic volumes. This development will also increase traffic on Sawyer Brown Road between Charlotte Pike and Old Charlotte Pike to a more dangerous level, endangering lives and property in this area.

Residents in this area attended several meetings hosted by former Councilwoman Sheri Wiener over the last year or so. At every one of these meetings, residents consistently expressed strenuous opposition to the development proposed by Beazer. I am not aware of any community meetings with Beazer since the current Councilwoman Gloria Hausser has taken office. In the meetings that I attended, Beazer was very respectful of community members and their comments. I am disappointed that Beazer has now elected to place this zoning change before Metro Government at a time when attendance at public meetings, such as zoning hearings, is constrained and health risks to older residents are very real. It seems that Beazer is deliberately trying to avoid public discussion of this zoning change that involves residents in the affected area. The Planning Commission should not let this happen.

Item 20. 2019SP-009-001 – Charlotte Pike SP

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

Regarding traffic considerations, Charlotte Pike is a two-lane road with no turn lane or traffic control lights between Sawyer Brown Road (south of Charlotte Pike) and Old Hickory Blvd. It is a main thoroughfare for rush hour traffic, and traffic is increased by parents bringing children to Gower Elementary during the school year. Accessing Charlotte Pike from the Westfield subdivision, Traemore Village, Oak Haven Trace and homes along Sawyer Brown Road north of Charlotte Pike is already extremely difficult, and the addition of 49 additional homes by the proposed Beazer development will significantly worsen this existing problem.

In addition, there is already a significant amount of traffic that “cuts through” from Old Charlotte Pike and River Road along a dangerously narrow section of Sawyer Brown Road north of Charlotte Pike. Additional traffic from the Beazer development will increase this “cut through” traffic, dramatically increasing the risk of traffic accidents, property damage and loss of life.

During the community meetings, Beazer attempted to address concerns about the additional amount of traffic from this proposed development by citing models that projected only a modest increase in traffic. However, models only produce estimates based on input parameters. The current pandemic has revealed how shaky results of models can be. Models are no substitute for actual measurements of traffic flows during real rush hour conditions under fully functioning economic conditions. With no middle turn lane on Charlotte Pike, traffic already bottlenecks with vehicles attempting to turn into subdivisions and onto Sawyer Brown Road throughout the day. Actual measurements of existing traffic must be made. Then the effects “worse-case” estimates of additional traffic from the proposed development can be assessed. No further consideration of this proposed zoning change should be given unless and until a study with actual traffic measurements made during peak travel times (i.e., rush hour and during the school year at drop-off and pickup times).

Based on these real and serious concerns, I respectfully request that Metro Planning Commission table consideration of this case until these concerns can be clearly and successfully addressed.

Paul Stinson
7520 Oak Haven Trace
Nashville, TN 37209-5190

From: Judy Stinson <judyperk@bellsouth.net>

Sent: Tuesday, May 19, 2020 2:09 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov

Cc: Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

Subject: 2019SP-009-001

Ref: Case No. 2019AP-009-001

I oppose the zoning change request (Case #2019SP-009-001) from R15, R40 to SP on Charlotte Pike. The zoning change and proposed development of property will result in a significant increase of traffic on a section of Charlotte Pike that already bears too many vehicles in an established single family residential neighborhood of Bellevue. In addition, the beauty and essence of our established neighborhood will be forever marred with 49 zero-lot-line buildings crammed onto limited acreage.

At the first community meeting on December 14, 2018, we heard the zone request proposal for the development of three properties. The residents in attendance expressed concern and outrage over the increase in traffic and car accidents as well as the devaluing of our homes, caused by the proliferation of apartments and excessive build of townhouses and multi-family units in and around our neighborhood subdivision.

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

At a community meeting on February 25, 2019, the Beazer project manager stated, “We don’t see the need to build homes.” We were told, “the topography in Bellevue is too hilly and rocky to build single family homes.” When asked if the homes would be owned, leased, or become short-term rental properties, we were told “that would be left to the home owner.” When concerns about the effect of blasting and constructions trucks blocking the already clogged Charlotte Pike were voiced, our concerns were ignored.

At a community meeting on May 29, 2019, the Beazer representative told us no turn lane was planned for Charlotte Pike. When asked about street studies we were told “street studies are for 75 houses or more.” A traffic study was discussed and allegedly held, but the results were not provided to the community.

I am disappointed that Beazer has now elected to place this zoning change before Metro Government at a time when attendance at public meetings, such as zoning hearings, is constrained and health risks to older residents are very real. It seems that Beazer is deliberately trying to avoid public discussion of this zoning change that involves residents in the affected area. We should be given the ability to attend the meeting and express our concerns in person. The Planning Commission should not let this happen.

Regarding traffic considerations, the intersection of Charlotte Pike and Old Hickory Boulevard is busy and accidents frequently occur. Police and ambulance sirens can be heard throughout the day and night. Our section of Charlotte Pike is a two-lane road with no turn lane or traffic control lights between Sawyer Brown Road (south of Charlotte Pike) and Old Hickory Blvd. It is a main thoroughfare for rush hour traffic, and traffic is increased by parents bringing children to and collecting them from Gower Elementary during the school year. Accessing Charlotte Pike from the Westfield subdivision, Traemore Village, Oak Haven Trace and homes along Sawyer Brown Road north of Charlotte Pike is already extremely difficult. The addition of 49 additional homes by the proposed Beazer development will significantly worsen this existing problem.

In addition, there is already a significant amount of traffic that “cuts through” from Old Charlotte Pike and River Road along a dangerously narrow one-lane section of Sawyer Brown Road north of Charlotte Pike. Additional traffic from the Beazer development will increase this “cut through” traffic, dramatically increasing the risk of traffic accidents, property damage and loss of life.

During the community meetings, Beazer attempted to address concerns about the additional amount of traffic from this proposed development by citing models that projected only a modest increase in traffic. However, models only produce estimates based on input parameters. The current pandemic has revealed how shaky results of models can be. Models are no substitute for actual measurements of traffic flows during real rush hour conditions under fully functioning economic conditions. With no middle turn lane on Charlotte Pike, traffic already bottlenecks with vehicles attempting to turn into subdivisions and onto Sawyer Brown Road throughout the day. Actual measurements of existing traffic must be made. Then the effects “worse-case” estimates of additional traffic from the proposed development can be assessed. No further consideration of this proposed zoning change should be given unless and until a study with actual traffic measurements made during peak travel times (i.e., rush hour and during the school year at drop-off and pickup times).

Based on these real and serious concerns, I respectfully request that Metro Planning Commission table consideration of this case until these concerns can be clearly and successfully addressed.

Sincerely,

Judy Perkins Stinson

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

From: Cynthia Haralson <cynthia_haralson@yahoo.com>

Sent: Tuesday, May 19, 2020 2:51 PM

Subject: Case Number: 2019SP-009-001

To Whom It May Concern:

I am a longtime resident of the Westchase subdivision and I'm requesting that Beazer be dropped from next week agenda.

Thank you,

Cynthia Haralson

From: Rakesh Sawarkar <rakesh.sawarkar@yahoo.com>

Sent: Tuesday, May 19, 2020 2:56 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: planning.staff@nashville.gov

Subject: Case Number - 2019SP-009-001

Hello,

I am a homeowner of community next to the proposed development. We are already facing hard time on turning onto Charlotte Pike from our community or coming from Old Hickory Blvd. The traffic is insane and this development will add more misery. So please stop this development.

Thanks

Rakesh

From: Harold Shannon <haroldandvern@yahoo.com>

Sent: Tuesday, May 19, 2020 3:13 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov

Subject: Case #2019SP-009-001

Hello,

I am writing in reference to **Case #2019SP-009-001**. Beazer is interested in the development area in 2019 to build townhouses. District 22 Sheri Weiner held several local community meetings during this time. Unfortunately, Beazer continues to pursue this area regardless of the current residence expressed list of concerns. The townhouses will not benefit this area as the traffic is currently a problem and the entrance street is very narrow with no plans to expand. A traffic light was placed in this area to control the traffic but that did not help. By building these homes, it will decrease our property value, cause more traffic congestion in this area not to mention it being directly in our backyards!!!! Beazer shows no care or concern for the current residence and it is clear that it will only benefit them as one of their cash cows. They are determined to continue with this project regardless of the current residences expressed concerns. Please remove their request from the zoning agenda for May 28th.

Thanks,

"Verneida" Shannon

Product Analyst

Quality Measurement and Regulatory Reporting

615-344-6263

Item 20. 2019SP-009-001 – Charlotte Pike SP

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

From: peter thurmond <peterthurmond1964@gmail.com>
Sent: Tuesday, May 19, 2020 7:50 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: 2019SP-009-001

I would like to express my opposition to placing 41 housing units on what presently consists of 3 homes. There has been an incredible increase in the number of apartments, condos, townhomes etc in this area and the neighborhood is saturated.

Peter Thurmond

From: Patricia Bluestone <pwbluestone@gmail.com>
Sent: Tuesday, May 19, 2020 7:51 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Resining of Sawyer Brown/Charlotte Pk

I live on Sawyer Brown near Nashville Christian School. Traffic at this area on this two lane road is already unbelievable because of the school and because it's a cut through road for people coming out of Bellevue trying to get to I-40. Please, stop the greed! Slow down development until more roads are added or improved!

Thank you,
Patricia Bluestone
528 Cedar Forest Ct
37221

From: Jacob Carden <jakecarden@hotmail.com>
Sent: Wednesday, May 20, 2020 7:49 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: 2019SP-009-001

To whom it may concern:

This email is to oppose the rezoning of lots 7456 and 7460 Charlotte Pk. As well as the adjacent lot on Sawyer Brown Rd.

-This will add serious volume to an already busy two lane highway. It is already difficult to turn left onto Charlotte Pk from the West Chase neighborhood and Sawyer Brown Rd and adding this many units to the street is going to increase the accidents.

-I also think these multi-family units will decrease the property value of the single family residences that are surrounding

-Adding multi/family units will also change the single-family housing landscape that exists.

- This will also open the door to more of the same construction down the road.

- I'm opposed to any more building (apartments or multi-family units) in this area. It's getting way too congested and it's dangerous to get on and off the interstate in the mornings and in the evenings

- Charlotte Pike is already busy enough Thank you, Jacob Carden Sawyer Brown Rd

From: Monica St. John <monicas1621@hotmail.com>
Sent: Wednesday, May 20, 2020 10:30 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

Cc: Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

Subject: 2019SP-009-001

Hello Everyone,

I want to voice my strong opposition in changing the zoning on the proposed Sawyer Brown/Charlotte Pike site to allow Beazer to build another subdivision, townhomes or condos. Traffic on Charlotte Pike is choked now. As someone who lives in the area, I deal with this daily. There are already three other condo/townhome sites (Cabot Drive, River Road and Charlotte Pike) less than 4 miles from this proposed site, under construction or near completion. That is already adding hundreds of more cars to this area. The potential decrease in property values as this area becomes apartment/condo/townhome haven is troubling.

There have already been 3 community meetings to discuss Beazer's proposal. Each and every time it was met with strong opposition from the community. Nothing has changed since those meetings, the community is still strongly opposed and does not want any development Beazer is proposing in this area. We as a community ask that you deny Beazer's proposal.

Thank you,

Monica St. John

From: Lindy Gill <jmgill@storyconstructionllc.com>

Sent: Wednesday, May 20, 2020 10:44 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: 2019Sp-009-001

We are covered up with traffic!!! This area can not handle more highly units on such a small area. Please do not rezone this. Bellevue has got to slow down with development.

Lindy Gill

(615)788-1121

From: Matt Case <mattcaseinc@gmail.com>

Sent: Wednesday, May 20, 2020 10:57 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: planning.staff@nashville.gov; Leah Potter <leah.a.potter@gmail.com>

Subject: Case number 2019SP-009-001

Dear Planning Committee and Staff -

My name is Matt Case and our family and neighborhood (Charlotte Pike and Sawyer Brown) is adamantly opposed to the rezoning and development that Beazer desires here. Our neighborhood social media (Nextdoor and Facebook) pages are blowing up about it.

This area of Charlotte Pike currently cannot handle the amount of traffic. It's already difficult to get onto the highway when normal traffic patterns are in effect. This development would also adversely affect single family home values. Please help protect our single family house landscape without inserting even more multi family housing into our neighborhood.

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

Moreover, we've already tried opposing the Beezer agenda three times (en masse). We'd hoped that we had made ourselves abundantly clear about our position. But since we have not been fully heard yet, we will continue to raise our concerns until Beezer moves on to a different location that has a better solution.

Thank you very much for your time and consideration.

Matt Case
520 Wheatfield Way
Nashville, TN 37209
615.400.1328 c

From: Rachael Moore <rachaelmoore@me.com>
Sent: Wednesday, May 20, 2020 12:24 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@Nashville.gov
Cc: Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>
Subject: 2019SP -009-001

Hello,

I am a resident of the Oak Haven Trace community. I have lived here for 11 years. I have seen much growth in that time period and have experienced the side effects of the growth. There have been town homes and apartments that have popped up all around us, destroying the beautiful natural landscape that originally drew us to this area. The hills in our view are now dotted with apartments.

Beside the huge loss of the natural beauty and wildlife to multi-family units, the traffic has also increased. The old Sawyer Brown Road has already seen an increase of traffic using it as a cut through road. People will speed down the curvy road with no regard to other cars, paying no care to the narrow road, or to people walking on it. If units are built on the corner of it and Charlotte, the traffic on the already very narrow road will increase. The traffic on Charlotte near that intersection (Charlotte and Old Hickory) back up in the mornings due to the school traffic, traffic merging on the interstate, and general commute traffic. If these units are added, it will make it near impossible to turn onto Charlotte from Sawyer Brown. It is already difficult as is. The visibility is also a bit poor at that location.

With multi-family housing, the property values will decrease. Crime is already increasing in our once quiet neighborhood. Introducing more units will likely continue to perpetuate this growing issue. With such a rise in multi-family units, there will also eventually come a time when the demand just is not there anymore. Then you will have units that aren't nice, up to date, and the surrounding property values will further decrease.

I am asking you to please not develop on the land located at the corner of Sawyer Brown and Charlotte. There is little to gain and much to lose. Please do not rezone those properties. I have two young children that I would like to enjoy our quiet neighborhood with our fear of careless drivers and enjoy the natural beauty this area has to offer. This has been an ongoing debate between the builders and the community. It is time to stop this once and for all. We do not want the rezoning and the new builds.

Thank you for your time and consideration,

Rachael Moore

From: Gayle Jagers <bgjagers@comcast.net>
Sent: Wednesday, May 20, 2020 1:18 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Zoning Ordinance 2019SP-009-001
Item 20. 2019SP-009-001 – Charlotte Pike SP

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

I am opposed to the rezoning that allows for the change in the zoning code that would allow any huge construction development that nearby property owners are opposed. People make property purchases based on existing codes that protect the property in question. They sometimes spend great amounts of money adding to their homes. It is unjust for the government to change those codes that were in existence when the owners purchased the property. The owners have a right to expect the Metro Government to honor those codes that protect their property rights. The codes were written for a purpose. Those purposes are still relevant and needed. A change in zoning can devalue their property.

Barbara Jagers

From: Jamey LaVon Bowen <jlb21bowen@gmail.com>
Sent: Wednesday, May 20, 2020 5:06 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: 2019SP-009-001

Dear Commissioners,

I am writing to express my opposition to the proposed 49 unit complex development on Charlotte Pike case #2019SP-009-001.

- 1) More traffic congestion in the area. At times it is difficult to leave my subdivision due to the traffic. With the addition of the Novel West apartments just 1.5 miles down the road on Charlotte and the recent huge apartment complex on Old Hickory right off of Interstate 40. These all lead to traffics issues, especially in the morning hours.
- 2) More crime in the area with no police precinct in this area. The city's police is just too thin to handle more cases.
- 3) These Townhomes could lower our property values. Nashville needs more single family homes, not Rental homes.
- 4) With the construction going on in this area it will harm the wildlife in the area. They are being run out by developments.

Please keep these very valid points in mind when voting for/against this Development.

Thank you,

LaVon Bowen
1724 Haley's Hope Court
Nashville, Tn 37209
Jlb21bowen@gmail.com
8597607881

From: chip stans <lpstans@gmail.com>
Sent: Wednesday, May 20, 2020 5:42 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Rezoning for development of high density housing on the corner of Sawyer Brown Rd. and Charlotte Pike.

This would make an already terrible traffic situation much worse. There is already too much of this type development in this small area. It already exists on all four corners of Old Hickory and Charlotte Pike and extends westward on Charlotte. In fact the area from the heights above West Nashville west to Old Hickory is already festooned with high density housing - where does this end. We residents west of Old Hickory on Charlotte Pike are totally opposed to further development of this type along this corridor. A little sanity PLEASE.

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

L. Stans

37221

From: r.shawn.clark <r.shawn.clark@gmail.com>
Sent: Wednesday, May 20, 2020 8:12 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>
Subject: Case 2019SP-009-001

In regards to the proposed project please make sure they widen Sawyer Brown Rd and place sidewalks down Sawyer Brown to aesthetically improve the road. Also, the Sawyer Brown road should be landscaped well to block any drainage or the back side of structural buildings to not diminish or depreciate the neighborhoods on Sawyer Brown Rd.

Shawn

From: Shawn Cothran <heyshawncothran@gmail.com>
Sent: Saturday, May 23, 2020 12:21 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@Nashville.gov
Cc: Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>
Subject: Rezoning Case # 2019SP-009-001

My name is Shawn Cothran. I live on Woodland Way, just west of the properties being proposed for re-zoning. My family and I are opposing the rezoning for the reasons listed below:

- Property valuations will decrease due to the increase in population and added traffic.
- I am sometimes trapped in my neighborhood already when Charlotte Pike is used as a bypass when 40 is slow and the addition of more traffic would only cause additional stress. Charlotte was not developed to accommodate all the current traffic, let alone the bump this would introduce.
- With additional traffic there is the chance of additional accidents causing issues for the current homeowners.
- Additional wear and tear on the road resulting in additional wear and tear on vehicles.

Shawn Cothran

Vice President - Woodland Forest HOA

From: Chris Armstrong <gcarmsng@yahoo.com>
Sent: Monday, May 25, 2020 8:06 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Zoning Case Number 2019SP-009-001 - Citizen Comments

Good Morning,

Please find attached our comments and objections concerning the above referenced zoning case.

Any questions, please feel free to contact us.

Item 20. 2019SP-009-001 – Charlotte Pike SP

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

Regards,

Chris and Stephanie Armstrong

736 Woodland Way

Nashville, TN 37209

615-479-4696

gcarmsng@yahoo.com

Commissioners,

I am writing in opposition to the proposed property usage changes as proposed in Case Number 2019SP-009-001, 7456 and 7460 Charlotte Pike. I am a homeowner in Woodland Forest Sub-Division located approximately 1 mile west on Charlotte Pike. Woodland Forest is a fully developed and mature subdivision of single-family residences with significant and enforced covenants concerning size, style, and type of housing designed to provide a highly livable community protecting our mutual property values. Our community is a one-way in development with a large protected green-space and a well-maintained tree canopy in the landscaping.

The proposed re-zoning will be detrimental to our area in my opinion for the following reasons.

1. Charlotte Pike is a two-lane state-maintained road. There appear to be no plans by the State of Tennessee Department of Transportation to widen or make other improvements to this section of Charlotte Pike to allow for additional traffic from a higher density residential area. The TDOT Strategic Plan for road work through 2021 available on the TDOT website does not reference any planned work for Charlotte Pike in the section from Old Hickory Boulevard out to McCrory Lane. This project is also bounded by River Road which is a city maintained residential road which does not have the size to handle additional traffic. Planning provides for a four-lane road on Charlotte Pike but the road in this area is two lanes.
2. A Four-Way signaled intersection exists at Sawyer Brown and Charlotte Pike. West bound traffic during peak hours backs up to the East toward the properties in this proposed rezoning. These properties are bracketed by turn lanes for already established neighborhoods on Charlotte Pike. Ingress/Egress would be impeded into the proposed area leading to additional congestion and traffic concerns.
3. There is a small bridge on Charlotte Pike between the entrances of Western Hills Church of Christ and Woodland Forrest. This bridge spans Overall Creek and the feeder creek to that creek. This bridge was flooded during the 2010 floods and there is no record of the bridge being inspected for damage. Additional traffic could present a safety issue with this bridge.
4. Additional construction traffic will impact the condition and life of the Charlotte Pike Roadway. No planning or appropriation is in place to repair the roadway.
5. This stretch of Charlotte Pike is a well known and well-used alternative to I-40 East and West bound when I-40 is either heavily congested or impacted by short-term closure due to weather and accidents.
6. Gower Elementary School is located on Old Hickory Boulevard at Charlotte Pike. This school zone has seen a significant increase in traffic due to the growth of apartments to the south and condominiums to the north of that intersection. Additional density with the associated traffic using Old Hickory to access I-40 does not improve the safety or accessibility for Gower.
7. I am not going to join the hyperbole of how this development could or could not impact my property values in Woodland Forest. My concern is this project with 49 units in the SP zoning would be the style of construction

Item 20. 2019SP-009-001 – Charlotte Pike SP

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

colloquially referred to in Nashville as “Tall and Skinnyies”. This style of build would be completely out of character to the neighborhoods located in this area. Condominiums in the West Hills and Traemoor developments are three or four-sided brick construction no higher than two levels and blend into the existing area. Three plus level all Masonite siding properties are not the normal building style in this part of Nashville. The Major Collector and Street Plan for Metro Nashville for this stretch of Charlotte Pike references the acceptable style of homes as being mostly single-family homes to mixed housing with flats and townhouses.

8. I have not seen any plans by the Developer for this proposed 49-unit development. Plans for Stormwater abatement and protection, protection of greenspace, sidewalks, ingress/egress, and protection of tree canopy can't be addressed since this information is not available. Referencing the Major Collector and Street Plan for Metro Nashville, this stretch of Charlotte Pike is designated as “Scenic” and as such, “Scenic roads call for preservation or enhancement of existing natural areas within easements on private property adjacent to the edge of the right-of-way, beyond the minimum functional right-of-way, and planting of new landscaped areas.” See Addendum One to this letter.
9. My final point is my opinion that adding 49 more residential units into our area that is already underserved for fire, police, and public works is not a sound decision. Fire and EMS are three to seven miles away from this property. The nearest MNPd police precinct is located at Charlotte Ave. and White Bridge Road. Crime rates are up in our area. Metropolitan Nashville and Davidson County is in a budget crisis that makes gaining additional services and support problematic at best. While these impacts may not be appropriate in the strict sense of property planning, I would ask you to consider how the livability of these units would be impacted by those resource constraints.

Thank you for your time and your consideration. We are appreciative of your service and dedication to balancing all the competitive desires to work toward a safe and growing Nashville.

Appendix One

Metropolitan Nashville Davidson County

Major Collector and Street Plan

Current Designation for Charlotte Pike in area of development:

T3-R-AB4-S

Definitions directly from Plan document.

T3 Suburban Transect areas have a variety of uses, including residential, civic and public benefit, and mixed uses, that are generally separated from one another, with residential as the predominant use. Building patterns vary, but T3 Suburban Transect residential areas are generally characterized by moderate to deep setbacks and side yards, curvilinear streets, and informal landscaping. Residential building types include single- and two-family structures as well as multifamily structures.

R - Residential Street segments with this Street Context are flanked primarily with residential development and have a character to fit that development type. Housing types can vary along these streets, ranging from mostly single family-homes to mixed housing with flats and townhouses.

AB = Arterial-Boulevard Arterial-Boulevards are medium- to high-speed, high-volume streets that serve longer trips within and between different communities within the city, with access provided by driveways, alleys or frontage roads. While the public may generally think of a boulevard as having a median, in Nashville, Arterial-Boulevards range from

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

three-lane, one-way streets downtown to five-lane suburban streets. They are designated Arterial-Boulevards because of the function they serve—to balance access and mobility equally. The balance of moving people through the area while providing access to property results in a different design for the Arterial-Boulevard than that of the Collector Avenue. Charlotte Pike is planned at four lanes.

S - Scenic roads, typically Arterial-Boulevards or Arterial-Parkways, are streets and highways which pass through or connect areas of particular scenic significance or provide linkages between areas of historic, natural, cultural or recreational importance. Scenic roads call for preservation or enhancement of existing natural areas within easements on private property adjacent to the edge of the right-of-way, beyond the minimum functional right-of-way, and planting of new landscaped areas. The Metro Zoning Code prohibits new billboard signage on Scenic roads.

From: prdgpts@att.net <prdgpts@att.net>
Sent: Wednesday, May 27, 2020 8:17 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Case Number 2019SP-009-001

We oppose this project and would vote NO

From: Canon, Timothy <timothy.canon@pnc.com>
Sent: Thursday, May 28, 2020 9:15 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Napier, Patrick (Planning) <Patrick.Napier@nashville.gov>
Subject: Case number 2019SP-009-001, Charlotte Pike 5/28/2020 Meeting

Please see attached letter regarding case number 2019SP-009-001, Charlotte Pike SP. Thanks

May 26, 2020

Planning Development
Metro Office Building South
P.O. Box 196300
Nashville, Tennessee 37219-6300

Case Number: 2019SP-009-001, Charlotte Pike SP

Dear Metro Planning Commission:

My name is Timothy Canon. My wife and I reside at 7505 Oakhaven Trce, Nashville, 37209. On May 28th the Planning Commission will hear a rezoning proposal for case number 2019SP-009-001, Charlotte Pike SP. We are opposed to this zoning change/development for several reasons outlined in this letter.

It is my understanding that the principals for this development have amended their proposal as it was previously rejected due to numerous concerns by impacted residents, including homeowners in the Oakhaven Trce subdivision, which is directly adjacent to the proposed development with just a single entrance off Sawyer Brown Road. This seems like an effort to wear us down since the developer/investor apparently already bought the properties no doubt expecting a rubber stamp approval. While I don't speak for every one of the residents here, I have spoke with many and believe that we all share the same serious concerns. I believe these same concerns resulted in the project rezoning being rejected (or withdrawn) the last time. The following is a summary of the issues that affect Oakhaven Trce, I am sure there are more, but as follows:

Traffic Issues:

- As you know, development on Charlotte Pike is continuing at a rapid pace, with congestion around the Sawyer Brown access road that we rely on for entrance into Oakhaven subdivision. This development will make it worse.
- The entrance on Sawyer Brown from Charlotte Pike is also very narrow, requiring extreme care to avoid collisions with cars entering/exiting Charlotte (see attached picture). This entrance is already subject to erosion of the soft asphalt paving, further complicating navigating the entrance.
- It is my understanding that the development will use Sawyer Brown until the development is complete and an access road is built on Charlotte. If we are unable to block this development, we should at least explore building the Charlotte access first for the reasons further outlined below.
- The Sawyer Brown access road is barely wide enough for two cars and already requires one to stop to allow other to pass at the most narrow point (see attached picture), which is directly at the point of the proposed development initial access. Any traffic increase, no matter how temporary, would make the situation much worse.
- Sawyer Brown is already restricted for heavy equipment, overweight vehicles such as concrete trucks, dump trucks, semis. Why make it worse by allowing the developer to use the road for this project? Who will be responsible for repairs to Sawyer Brown?
- At some point equipment may very well block access to Sawyer Brown, requiring residents to either line up on Charlotte, or loop around to the Old Charlotte Pike entrance, which is relatively far away and not convenient.

Construction Issues:

- Will this development require blasting? If so, who is responsible for damage to existing home foundations? This is already an issue for relatively distant blasting. The homes in Oakhaven Trce are concrete and brick, very susceptible to damage from blasting. This would be much closer, literally in our back yards for some homes here.
- How long will all of this take? What if developer experiences delays?
- While hard to anticipate, this development could impact drainage and place more of a burden on utilities serving our subdivision.

Aesthetics:

- For those familiar with the affected area, this development will do nothing for the appearance of the area and will probably damage property values for the Oakhaven Trce subdivision.
- There are townhomes being built everywhere in relatively undeveloped areas. The developer's need for this particular site is surely to save money on utilities and access.
- This development will likely impact the views from our homes. While the developer could care less, this matters to us and could negatively impact property values.

I really appreciate the challenges your office must face in providing for growth while protecting the interests of your existing, tax-paying, residents. There are numerous areas wide open for development in the area. The impact of this rezoning is to make money for the developers/investors to the detriment of the residents already living here. I respectfully request that Planning Commission reject this rezoning proposal. Thank you for your time and consideration.

Timothy Canon
7505 Oakhaven Trce
Nashville, TN 37209
Dsl100@comcast.net
630-926-5801

cc: Patrick Napier, Patrick.Napier@Nashville.gov



Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

From: Ying Kenney <ying.kenney@yahoo.com>
Sent: Monday, May 18, 2020 1:14 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: planning.staff@nashville.gov
Subject: Case number: 2019SP-009-001 (Object it!)

Dear Metro commissioners and staff:

The developer, Beazer has pursued it since 2019. Sheri Weiner from District 22 has held 3 local community meetings in 2019, last year, and **the decision is not moving forward for the development in our neighborhoods**. However we surprised to receive a rezoning notice a while ago. The developer didn't give up and ignored our local community and our former council woman, Sheri's decision but continued to submit the request to Metro zoning office. We view their behavior is very aggressive and uncaring! Do they just use the transition time between council members or the pandemic time to push through? It does not sit well for our local community! Please drop their request and not put their case in the Metro zoning meeting for 5/28 4PM. We view their request is invalid and violate our local community decision from last year.

Thank you so much for your attention! Contact me for any questions.

With Warmest Regards,
Ying Kenney
847.641.1288 (Cell)
Mailto: ying.kenney@yahoo.com
7520 Oakhaven Trce
Nashville, TN 37209

From: Ying Kenney <yingpeng@hotmail.com>
Sent: Saturday, May 30, 2020 9:52 PM
To: planning.staff@nashville.gov; Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: 2019SP-009-001

1.

Mr. Patrick Napier and To Whom it May Concern:

Beazer rezone case was deferred to 6/11. The email is to request to withdraw 2019SP-009-001 from the Planning department.

The email is to voice our opposition to build multi-family tall-skinny housing in our local neighborhoods. We are welcomed to build the single family housing which conform the character of the existing houses in our area. We've repeatedly shared the input with Beazer but received "NO". We unexpectedly spent another two hours on 5/26 to listen to their 4th proposal but still multi-family setting. We, people, ask **the Planning to withdraw their case in the pandemic time** to avoid further complications. We don't expect to keep sending in opposition emails to defer the case. Keeping the current single family zoning and welcoming any developers to build single family houses or commercial. The worst build is multi-tall-skinny building in our front yard. Please help withdraw 2019SP-009-001. There is a clear gap between the developer and the local neighborhoods. The developer wants multi-family units for profit while our local neighborhoods want single family homes to conform and protect our community, Nashville and nature.

There are many reasons we are opposed to the multi-family build

Item 20. 2019SP-009-001 – Charlotte Pike SP

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

1) The Charlotte Pike in our segment is two lanes road. The traffic study has provided the following recommendation to Beazer:

"Charlotte Pike should be widen to include a three-lane cross-section for approximately 1,000 feet from Wheatfield Way to west of Traemoor Village Drive. This improvement will include eastbound left turn storage for motorists entering the project site. in addition, adequate right-of-way should be reserved along the frontage of the project site in order to facilitate the ultimate cross-section identified for Charlotte Pike by Metro Public Works"

2) Our Sawyer Brown road is a one -lane road, narrowed and dangerous. The road condition cannot even accommodate ambulance and fire truck for our subdivision and the proposed 40 tall-skinny units.

In summary the two road conditions don't suggest the build in congested, narrowed, and dangerous road conditions.

3) NovelWest across Walmart with 630 apartment units are 1.0 mile from our neighborhoods; 730BlvdWest with 100 multi-family units is 0.5 mile from us. We feel overwhelmed about these over-built units around us. Please help protect single family homes and don't plan to mix any multi-family units in the neighborhoods.

We are sure your department hear our voice and withdraw their case!!

Thanks,

--Ying Kenney

7529 Oakhaven Trce

Nashville, TN 37209

847-641-1288

From: Tasha Johnson <tashajohnson5112@comcast.net>

Sent: Sunday, May 31, 2020 12:49 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: planning.staff@nashville.gov

Subject: 2019SP-009-001

I am sending in my concerns about this development on Charlotte. We live just down the street and this area does not need any more density on the lots without drastic improvements to Charlotte and surrounding roads.

I was a traffic engineer and see apartment complexes and other high density housing along this route without seeing improvements to the roads. This is just going to further the horrible congestion that is building all over Nashville. I am sure traffic signal timing has been adjusted, but this can only be done for how long?

Please do your jobs and plan for the growth in Nashville. Require these developers to do their part in maintaining flow of our roadways. Widen our arterials, provide mass transit to areas with high density, increase sidewalk connectivity. Until these roadway improvements can be met, please maintain the existing zoning for these properties.

Sincerely,

Tasha Johnson

428 Eagle Ridge

37209

From: Rachael Moore <rachaelmoore@me.com>

Sent: Sunday, May 31, 2020 3:08 PM

To: Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>; Planning Commissioners

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

<Planning.Commissioners@nashville.gov>; planning.staff@Nashville.gov

Subject: 2019SP -009-001

Hello,

First, thank you Gloria for your previous response, leading the Zoom meeting, and for your communication with the community.

I would like to again address the issues with the planned proposal and rezoning of the properties on Charlotte/Sawyer Brown.

Traffic

Sawyer Brown is a very narrow road. Many times one driver will need to pull to the side when another car is passing on the opposite side. The road already faces problems with people using it as a cut through road over to River Road and Old Charlotte. Many cars do not obey the speed limit and speed down the road. I was walking down Sawyer Brown the other day and had to step far off to the side to avoid a speeding car. This road does not need additional traffic. Development at the end of the street will further increase these growing issues.

Development on Charlotte has increased exponentially over the past 11 years since we moved to the Oak Haven Trace neighborhood. It can be very challenging to turn left onto Charlotte in the mornings. The visibility is already poor at this intersection, especially with the sharp left needed to make the turn. The school traffic can cause back up on Charlotte. At this rate, Charlotte cannot support another development without major construction.

Crime & Property Values

With multi-family housing, the property values will decrease. Crime is already increasing in our once quiet neighborhood. Introducing more units will likely continue to perpetuate this growing issue. Several times in the past year, we have captured people on video approaching cars in driveways searching for easy targets. With such a rise in multi-family units, there will also eventually come a time when the demand just is not there anymore. Then you will have units that aren't nice, up to date, and the surrounding property values will further decrease.

Wildlife

In the woods located between the properties in question and our neighborhood, has a lot of wildlife. We have observed box turtles, cave salamanders, red foxes, and deer to name a few. Box turtles are already facing habit destruction here in Tennessee. Their numbers are decreasing. We observed several in that area several years ago, but have noticed a decrease. Building multi-housing on these properties will further disturb the wildlife, potentially destroying their homes and killing them. There have been town homes and apartments that have popped up all around us, destroying the beautiful natural landscape that originally drew us to this area. The hills in our view are now dotted with apartments.

In conclusion, I am asking you to please not develop on the land located at the corner of Sawyer Brown and Charlotte. There is little to gain and much to lose. Please do not rezone those properties. I have two young children that I would like to enjoy our quiet neighborhood with our fear of careless drivers and enjoy the natural beauty this area has to offer. This has been an ongoing debate between the builders and the community. It is time to stop this once and for all. We do not want the rezoning and the new builds.

Thank you for your time and consideration,

Rachael Moore

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

From: Beverly Piatt <tnbpiatt@comcast.net>
Sent: Sunday, May 31, 2020 5:56 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: 2019SP-009-001

I am opposed to this group of units going forward in our area. We have too many of this type of housing, rammed close together as it is in the area. Please oppose this plan.

Beverly Piatt
1003 General George Patton Rd.
Nashville, TN 37221
tnbpiatt@comcast.net
615-414-1994

From: Jahnavi Gunnam <jahnaviveni@gmail.com>
Sent: Monday, June 1, 2020 9:31 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@Nashville.gov
Cc: Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>
Subject: 2019SP-009-001

Hello,

As residents of woodland forest community, we object the rezoning of properties on Charlotte and Sawyer Brown Rd for the following reasons:

- The value of our properties will decrease due to the increase in population and added traffic.
- Charlotte Pike has not been developed to accommodate all the current traffic, it is used as a bypass when 40 is slow and the addition of more traffic would only cause additional stress.
- With additional traffic there is the chance of additional accidents causing issues for the current homeowners.
- Additional wear and tear on the road resulting in additional potholes and wear on vehicles.

We do not want any rezoning to be done on Charlotte Pike and Sawyer Brown Rd.

Thanks,

Jahnavi Gunnam

From: Jessica Rocco <jaatroc@yahoo.com>
Sent: Tuesday, June 2, 2020 9:40 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: planning.staff@nashville.gov
Subject: 2019SP-009-001 ****DO NOT ALLOW THIS PROJECT TO MOVE FORWARD****

To whom it may concern:

I respectfully request that you do not allow this builder (Beazer) to clutter up our neighborhood further. There are way too many tight developments in this area already, with all the apartment buildings and other multi-residential homes. Please stop allowing this type of development to continue. The landscape of Nashville is changing and is becoming ugly with tall skinny & apartment buildings. It used to be so beautiful to drive out of the streets of downtown—please try to preserve what we have left! The streets outside of downtown cannot handle the added traffic.

Item 20. 2019SP-009-001 – Charlotte Pike SP

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

DO NOT ALLOW THIS AND OTHER DEVELOPMENTS LIKE TO HAPPEN ANY MORE!

Thank you.

Jessica Rocco

From: Dawn Bruni <dawn656@yahoo.com>
Sent: Tuesday, June 2, 2020 11:19 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Dawn Bruni <dawn656@yahoo.com>
Subject: Rezoning # 2019SP-009-001

Dear Commission,

I, along with the other families who live near the properties of your proposal to rezone, strongly oppose this plan!!

This area includes several single-family residential neighborhoods, one of Nashville's private schools, farms, and churches. We have wildlife including many deer.

Our families participate in outdoors sporting events and church activities. This is an area we enjoy to walk, run, bike with our families in our neighborhoods.

The traffic is already so bad on weekday mornings, the traffic is backed up to one-mile just to reach Old Hickory Blvd from the west. This proposal will add hundreds more vehicles to this.

The street can not handle more traffic. We do not want more traffic. We do not want to live off a 4-lane street. We chose to live outside the downtown and midtown area away from the development you propose.

Many multi-family complexes have already been built on Old Hickory and on Charlotte Pike in area known as Nashville West. The appearance of the miles of these complexes is unsightly, traffic has doubled in past 4 years. I pray you do not agree to continue to extend these miles further west.

Building apartment complexes will decrease all our property values, increase crime, decrease the beauty of this area, increase the risk of pedestrian injury for those who walk and exercise along this street.

I understand the need for more housing in Nashville. Not here in the middle of our residential community.

Thank you for this consideration NOT to rezone this area.

Dawn Bruni
Resident of Woodland Forest
221 Deer Pointe
Nashville, TN 37209

From: lauren adelle crowder <laurenatlane@gmail.com>
Sent: Tuesday, June 2, 2020 12:28 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>; planning.staff@nashville.gov
Subject: Opposition to Charlotte Pike 40 Home Unit Build

Hello,

I'm writing to express deep concern and opposition to the proposal for Charlotte Pike. My husband and I live a few houses down to the west and we already experience a lack of reasonable structure for the traffic happening down

Item 20. 2019SP-009-001 – Charlotte Pike SP

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

Charlotte. There is simply not structure to support an additional 40 home unit build, nor the construction crew and machinery that would take over that two lane road on a hill for months. We oppose the change to the type of houses in the neighborhood as well.

Thank you

Lauren and Jon Autry

From: delconknight@netzero.net <delconknight@netzero.net>

Sent: Tuesday, June 2, 2020 2:13 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@Nashville.gov; Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

Subject: Rezoning Case #2019SP-009-001

There are a number of reasons why we oppose the rezoning:

TRAFFIC-Charlotte Pike cannot support the increase this road was never addressed properly by Metro and State years ago. Should have been four lanes all the way to Sawyer Brown.

PROPERTY VALUES. Apartments and townhomes decrease value to surrounding neighborhoods. This area does not need anymore apartments only increases traffic more.

SAFETY. Accidents will increase. There are two schools ,several churches and neighborhoods that exit on to Charlotte. When I-40 is backed up is almost impossible traffic backed up for miles.

Again, as homeowners in Woodland Forest we oppose the rezoning.

Thank you,

Del and Connie Knight

From: MARK ROBIN <mark.robin@comcast.net>

Sent: Tuesday, June 2, 2020 2:23 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov

Subject: 2019SP-009-001

Commissioners and Staff;

The proposal 2019SP-009-001 for tall skinnies on Charlotte Pike in western Nashville is bad planning. Being on a major street the development should be in a multi-unit building, fully sprinklered, leaving enough mass of land to make a meaningful outdoor experience for this community that the proposed development makes impossible.

Please do not approve this development.

Mark Robin
309 Terry Trace

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

Nashville, TN 37205

615-356-0559

From: Erica Thomas <ericaashleythomas@gmail.com>

Sent: Tuesday, June 2, 2020 2:54 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; lanning.staff@nashville.gov; Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

Cc: Greg Thomas <gregory.douglas.thomas@gmail.com>

Subject: Opposition of Case Number: 2019SP-009-001

Hello --

As a homeowner (1316 W Running Brook Road) in the Westchase neighborhood in your council district, I am writing to **OPPOSE** development of Charlotte Pike Townhomes.

Case number: 2019SP-009-001

Location: 7456 and 7460 Charlotte Pike and 7481 Sawyer Brown Road

The additional noise, traffic, and negative impact to local flora and fauna are unacceptable inconveniences and losses for the existing neighborhoods.

Thank you for your consideration.

--

Erica Thomas

812.319.1429

erica.ashley.thomas@gmail.com

From: Alexa Conley <alexaconley524@gmail.com>

Sent: Wednesday, June 3, 2020 12:54 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov

Subject: 2019 SP-009-001 - development plan and rezoning objection

Hello,

I would like to voice my objection to the potential re-zoning on Charlotte Pike near Sawyer Brown Rd. to accommodate a new high-density residential area.

My main concern is the lack of responsibility for first developing the street and infrastructure to support the additional traffic that such a development would bring. There are already traffic concerns with Charlotte Pike due to the lack of turn lanes, especially around the Sawyer Brown intersection. Developments such as One Bellevue Place have already increased traffic on Charlotte Pike, yet there has been no effort to widen the road to support the extra cars or create much-needed sidewalks. Allowing the addition of residences to the road without foresight into the infrastructure would be devastating for residents in the area. Beazer should, at a minimum, be required to cover the cost of improving the infrastructure by widening the road, including turn lanes (for accommodating both left and right turns into their development), and including sidewalks in front of the proposed development. This takes the burden away from the taxpayers and places the extra cost consideration on the developer.

Second, I would recommend the planning committee set a precedent of not allowing such "tall and skinny" residences in the area. This style is unappealing, does not match the current neighborhood, and will devalue the surrounding areas.

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

I understand that the city will continue to develop. My ask is that the city planners take action in ensuring the overall plan for the future of Bellevue is cohesive, and that the developers be the ones to carry the burden and cost of adding the necessary infrastructure. By pushing such costs upfront to the developers, the cost of infrastructure development does not fall to taxpayers when the issues are too significant to ignore.

Please have some foresight, and require such for-profit developers to pay for the infrastructure to support the added residences. Save our tax dollars for education improvement. I live just down the road from this re-zoning area and will have to pass this new development every day.

Thank you.

Alexa Conley
919-360-9073

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

Item 21. 2020Z-027PR-001 – 720 Lena Street

From: Rachel Solava <rsolava189@gmail.com>

Sent: Wednesday, May 6, 2020 12:22 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Taylor, Brandon (Council Member) <Brandon.Taylor@nashville.gov>

Subject: Case 2020Z-027PR-001

I oppose the request to rezone 720 Lena Street from RS5 to R6A.

I believe this property should remain a single-family dwelling. Our neighborhood continues to change, and in many instances, developers are obtaining zoning changes in order to increase density and their profits, without regard for the negative effects on the surrounding properties, homeowners and long-term residents.

Please deny the request to rezone 720 Lena Street to help maintain the historic nature and integrity of our neighborhood.

Thank you,

Rachel Solava

2721 Herman Street

309-531-3870

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

Item 26. 2020DTC-031-001

From: Starks, Charles (Music City Center) <Charles.Starks@nashvillemcc.com>

Sent: Monday, June 1, 2020 4:00 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Hammer, Eric (Planning) <Eric.Hammer@nashville.gov>

Subject: Circle South Development

Metropolitan Nashville Planning Department

Members of the Metropolitan Planning Commission

As the President/CEO of Music City Center, located on the KVB Roundabout, we have reviewed details of a project planned by Circle South Holdings at 410 8th Avenue South and want to express support for the applicant's request for a height modification (Metro Planning Commission Case Number 2020DTC-031-001).

Given the physical scale of properties being developed near and within the Roundabout, we consider this to be an appropriate request.

I would be happy to discuss further if you would find that helpful.

Charles Starks

Charles Starks

President & CEO

Music City Center

201 Fifth Avenue South | Nashville, TN | 37203

P: 615.401.1401 | F:615.401.1480

charles.starks@nashvillemcc.com

From: Hunter Kitchens <hunterkitchens@premierparking.com>

Sent: Tuesday, June 2, 2020 1:52 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Hammer, Eric (Planning) <Eric.Hammer@nashville.gov>

Subject: Circle South - Public Submittal

Please see our letter attached on behalf of Roundabout Parking Partners, LLC (800 Lea, Nashville, TN).

Thanks,

Hunter

SEE ATTACHMENT ON FOLLOWING PAGE

From: Matt Rigsby <matrr@southrockventures.com>

Sent: Wednesday, June 3, 2020 12:20 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Hammer, Eric (Planning) <Eric.Hammer@nashville.gov>

Subject: Letter of Support -- Case Number 2020DTC-031-001

To Whom it May Concern:

Item 26. 2020DTC-031-001

June 2, 2020

Via Email: (planning.commissioners@nashville.gov; eric.hammer@nashville.gov)

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

Re: Support for Circle South Development

To Metropolitan Nashville Planning Department & Members of the Metropolitan Planning Commission:

As an owner of property adjacent the KVB Roundabout, I am writing to express support for the planned Circle South Development located at 410 8th Avenue South (Metro Planning Commission Case Number 2020DTC-031-001).

After talking with the developers and reviewing project details, we are supportive of the applicant's request for a height modification. Given the physical scale of properties being developed near and within the KVB Roundabout, we consider this to be an appropriate request.

Thank you for your consideration.

Sincerely,

ROUNABOUT PARKING PARTNERS, LLC

A handwritten signature in black ink, appearing to read 'R Chapman', with a long horizontal flourish extending to the right.

Ryan Chapman, President

800 Lea Ave, Nashville, TN
ryan@premierparking.com
615-238-2250

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

Please consider this our formal letter of support. ****see attached.***

Best Regards,

Matt

-Matt Rigsby, VP of Operation

SEE ATTACHMENT ON FOLLOWING PAGE



Circle South Partners
2000 Mallory Lane Ste 130-225
Franklin, TN 37067

DATE: June 3, 2020

TO: planning.commissioners@nashville.gov; eric.hammer@nashville.gov

Metropolitan Nashville Planning Department
Members of the Metropolitan Planning Commission

As an owner of several parcels adjoining the proposed office tower at the KVB Roundabout, I am writing to express absolute support for the planned Circle South Development located at 410 8th Avenue South (Metro Planning Commission Case Number 2020DTC-031-001).

After reviewing project details, we are supportive of the applicant's request for a height modification. Given the physical scale of properties being developed near and within the Roundabout, we consider this to be an appropriate request.

Best Regards,

A handwritten signature in black ink, appearing to read "JDB".

Joel David Byerley, Managing Partner

Circle South Partners, LLC

Property Location(s):
812 8th Avenue South
814 8th Avenue South
706 Drexel Street

Contact:
davidb@southrockventures.com

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

Items to be considered on Public Hearing

Item 23a. 2019CP-014-001

From: Conor Rowe <conorm.rowe@gmail.com>

Sent: Friday, May 8, 2020 9:57 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Hagar, Larry (Council Member) <Larry.Hagar@nashville.gov>

Subject: Rayon City Development

To whom it may concern,

We haven't met, but I live in Rayon City, and I was doing some research last night and I found that Cobalt Ventures was developing three tracts of land near my home. I can't express how excited I am to see these three areas are soon to be developed as I've already seen some of their work in the area. I think these developments are going to bring great change to the neighborhood, and I am eager to see the process begin.

So, I wanted to reach out via email to let the powers that be know of my enthusiasm for these future developments while also voicing my willingness to be at any zoning or planning meetings that may be in the pipeline in the coming months. Please, let me know if there is anything I can do to facilitate the development of these areas as I would be more than willing to speak at any meetings that I am able to attend. Thanks in advance for your time,

Conor Rowe

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

Item 27. 2015SP-062-002 – Brentwood Skyline

From: Lacey Blair <lacey2450@aol.com>

Sent: Wednesday, May 13, 2020 10:24 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Swope, Robert (Council Member) <Robert.Swope@nashville.gov>

Subject: Brentwood Skyline Case 2015SP-062-002

Dear Metro Planning Commissioners:

Please see the attached letter regarding concerns with the pending rezoning of Case 2015SP-062-002, Brentwood Skyline.

Thank you,

Lacey Blair

Lacey Patterson Blair

615-881-0525

lacey2450@aol.com

SEE ATTACHMENT ON FOLLOWING PAGE

May 13, 2020

Planning Development
Metro Office Building South
P.O. Box 196300
Nashville, Tennessee 37219-6300

Dear Metro Planning Commission:

On May 14th the Planning Commission will hear a rezoning proposal for a new development, Brentwood Skyline. While we have no opposition to the development, we would like to express concerns regarding our property and the potential for further water damage due to water runoff.

My husband and I currently reside at 5645 Valley View Road. Over the last 12 months, we lost four large trees and experienced multiple basement flooding incidents as a result of new developments causing an ever-changing water table and excess water runoff.

Throughout our neighborhood, standing water has become an issue even when a small amount of rainfall occurs. This has cost my family thousands of dollars and the Brentwood Skyline development will certainly impact our property and the landscape of our neighborhood.

We kindly ask Lukens Engineering Consultants to consult further with property owners and the appropriate parties to ensure all water drainage issues will be mitigated throughout and following the construction process.

Thank you for your time and consideration.

Lacey Blair

5645 Valley View Road
Brentwood, TN 37027
615-881-0525
Lacey2450@aol.com

cc Robert Swope
Lukens Engineering Consultants

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

From: Dawson Colvert <dawson@dawsoncolvert.com>
Sent: Wednesday, May 20, 2020 1:23 PM
To: Lewis, Amelia (Planning) <Amelia.Lewis@nashville.gov>
Subject: Skyline development concerned about ground water flooding

Hello Amelia,

I am a resident of 205 Glenstone Circle Brentwood Tn .37027 which is makes me a resident of davidson county. We are concerned about water runoff from this development the skyline directly behind my house. I want to make it known to developer and governing bodies for approval, that our home flooded in the May 2010 flood as a result of water coming down the hill filling up aquafer or spring in hill. Water as cold as ice came up from our neighbors home foundation into ours. This caused extensive damage and wasnt covered under insurance costing a lot of money out of pocket to repair. Now it concerns me the development might be a good thing to help control the future runoff and properly divert it into storm drains or it could divert even more flow into the ground water shed and what if we get flooding in our homes each time it rains as a future result who would be liable to fix. Would our condos have to pay for a retainer wall be put in the back of our homes as we think the codes have changed since this condo was built in 1986. Who pays then to change this. I dont want to get flooded out of my home of 22 years. I feel this needs to further studied with a hyrological specialist to better understand at what depth this spring aquafer sets and how large of water volume can it belley before bursting up into fissours flooding our condos. Concerns i have and just dont want to be harmed for not speaking up. Thank you and i welcome you contact me with further instructions. Also might have some ideas to plant a row of cedar trees against fence line so we can look out back to green still year round.

Thanks

Dawson S. Colvert Jr.
205 Glenstone Circle
Brentwood Tn. 37027
615-973-5374

From: Thomas Hodges <hodges.home@gmail.com>
Sent: Friday, May 22, 2020 3:09 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>
Subject: 2015SP-062-002

Good afternoon,

Please allow me to express my concerns and the concerns of my neighbors regarding the proposed construction in 2015SP-062-002.

My family and I live in a condo at 245 Glenstone Circle on the south side, down slope of this project (please reference attached map for clarity) and are worried about the impact on our property that this development will inevitably cause.

In addition to the issues with doubling traffic (on a steep road that becomes largely impassible with snow/ice) and diminished property values with this even-more-densely populated plan, our chief concern is the basic stability of the hill behind us -- the one on which the development is meant to crest. In 2015 the Brentwood Villa HOA (the condos I live in) and the management/owners of the Views of Brentwood (the apartment complex on the north side of the hill in question) fought this development since both the condos that back against this hill on the south and the apartment

Item 27. 2015SP-062-002 – Brentwood Skyline

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

parking lot on the north experience land/rock slides. The hill is not inherently stable and construction will only make things worse, especially in the short term as the property will necessarily be denuded of whatever vegetation is holding it together now.

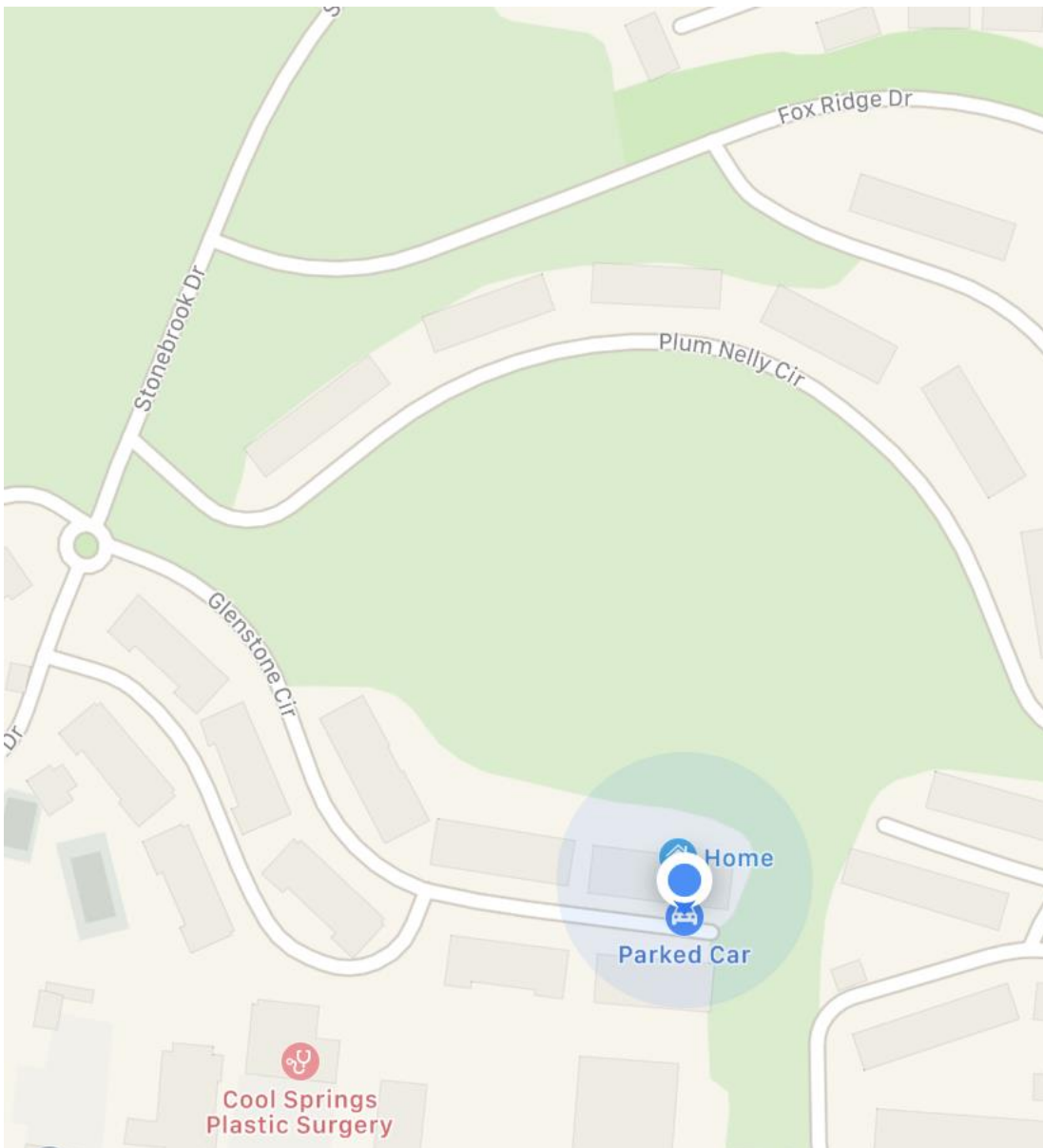
And, as we understood it, this all became a non-issue last time when the Fire Marshall's office rejected the proposed plan as the approach grade exceeded the maximum allowable for their fire trucks. Has the Fire Marshall's office changed their mind? The hill certainly hasn't changed... except for the rocks that we pick up in our back yard or jump the retaining wall and land in the apartment's parking lot.

(If I can find the photos of those rock and land slides before the hearing, I will forward them to you.)

Thank you for your time and attention,

Thomas Hodges

245 Glenstone Cir.



Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

From: Yvonne Smith <ysmith753@gmail.com>

Sent: Friday, May 29, 2020 3:28 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Public comment

Hello,

My name is Yvonne Smith and I live at 119 Villa View Court, Brentwood Tennessee, 37027. I am emailing you about case number 2015SP-062-002 Stone Brook Drive.

I am Opposed to this property development.

Thank you.

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

Item 28. 2020SP-018-001 829 and 835 Dickerson Pike

SUPPORT

From: Gina Drifmeyer <gina.drifmeyer@gmail.com>

Sent: Thursday, May 7, 2020 7:25 PM

To: Parker, Sean (Council Member) <Sean.Parker@nashville.gov>; Rickoff, Abbie (Planning)

<Abbie.Rickoff@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>; Aaron Armstrong <aaron@armstrongrealestate.com>

Subject: Support for 829 and 835 Dickerson Pike Specific Plan

I am in support of the development at 829 and 835 Dickerson Pike by Armstrong Real Estate

I am the secretary of the McFerrin Park Neighborhood Association, and have met in a small planning group and a neighborhood meeting with Mr. Armstrong and his associate. Both meetings were very enlightening. Mr. Armstrong is very open about the development, and welcomes questions and suggestions.

One of the positives of the project is the 5th floor rooftop bar and restaurant. That location has one of the best views of downtown Nashville, and would be a very popular spot with local residents. The way the 5th floor will be built will make it very attractive, and not overwhelming.

I especially appreciate that Mr. Armstrong will not allow short term rental, even though it would be allowed based on the zoning of the area.

Thank you for considering my opinion in this matter.

Regina Drifmeyer

620 Stockell Street

Nashville, TN 37207

From: Will A <willacuff@gmail.com>

Sent: Friday, May 8, 2020 9:16 AM

To: Parker, Sean (Council Member) <Sean.Parker@nashville.gov>; Rickoff, Abbie (Planning)

<Abbie.Rickoff@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Aaron Armstrong <aaron@armstrongrealestate.com>

Subject: Support for 829 & 835 Dickerson Pike Specific Plan

Hey Sean, Abbie, and the Nashville Planning Commission,

I live in McFerrin Park at 812 N 5th St and have been an active part of this community for over 13 years. I wanted to let you know that I had a great talk with Aaron Armstrong and I'm supporting their plans for development on Dickerson Pike. He gave me details on the 5th floor plans and it sounds awesome. I think bringing more visitors and dollars to Dickerson will only help other local businesses like Coneheads (recently opened by Marcus Buggs) and Shugga Hi.

Thanks for your consideration and I look forward to seeing this development go through.

With Gratitude,

Will Acuff

From: Nick Irwin <nick@basenashville.com>

Sent: Friday, May 8, 2020 9:17 AM

To: Parker, Sean (Council Member) <Sean.Parker@nashville.gov>; Rickoff, Abbie (Planning)

Item 28. 2020SP-018-001 829 and 835 Dickerson Pike

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

<Abbie.Rickoff@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: aaron@armstrongrealestate.com

Subject: Support for 829 & 835 Dickerson Pike Specific Plan

Sean and Commissioners -

I am writing to voice my support for the 829 & 835 Dickerson Pike Specific Plan. My personal residence is in the 800 block of Stockell, just two blocks from this site. I have been in my home for over ten years and have watched the community develop drastically during that time. I am excited about this proposal. While the Dickerson Pike South Corridor study suggests a maximum of 4 stories on the east side of the street, the presence of a 5th story serves a purpose on this building. Since over 60% of the alley side of the building is more than 48' from the rear setback, the development meets the intent of the height portion of the plan, which was to provide adequate space between commercial programming on Dickerson and residential homes on Joseph. Furthermore, the 5th story is a partial story that is 43% smaller than the other stories and over 20% of this square footage is allocated as a public amenity in the form of a roof top restaurant. The hotel units on the 5th floor also serve to further shield the residences on Joseph from the hotel's rooftop amenity deck and outdoor seating. This fact was noted as important by multiple people in the neighborhood meetings.

The developers have attended our neighborhood meetings in McFerrin Park and there was positive response from the community AND neighbors on Joseph street (the first street in from Dickerson)

I am excited about the potential presence of multiple food and beverage and retails concepts, and the first rooftop restaurant in the area allowing the neighborhood to enjoy the skyline view.

Thanks for your consideration -

Nick Irwin

From: Robby Stone <robbystonerealestate@gmail.com>

Sent: Friday, May 8, 2020 9:35 AM

To: Parker, Sean (Council Member) <Sean.Parker@nashville.gov>; Rickoff, Abbie (Planning)

<Abbie.Rickoff@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Aaron Armstrong <aaron@armstrongrealestate.com>

Subject: Support for 829 & 835 Dickerson Pike Specific Plan

As an East Nashville resident, I wanted to voice my support for the hotel project in development at 829 and 835 Dickerson Pike. That corridor could benefit from a unique and large scale development like this one by offering more stability to the area as well as dining and entertainment options for nearby residents and visitors. Other Nashville neighborhoods have seen positive benefits from opportunities like this one, and I'd love to see the same for McFerrin Park/ Cleveland Park. There's great potential for Dickerson Pike to become a bustling and thriving hub of activity, and this hotel project and it's associated rooftop plan could help set the bar for the level of quality possible.

I hope the requested variance will be granted for this project as I know I and many other local, East Nashville residents would love to take in the downtown views from a beautiful rooftop in our neighborhood (why should The Gulch and downtown be the only ones to get in on the fun of that experience?). Thank you for your time, and I look forward to hearing the decision on things.

Robby

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

From: Brandon Thornberry <urbangatecapital@gmail.com>

Sent: Friday, May 8, 2020 10:02 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Rickoff, Abbie (Planning) <Abbie.Rickoff@nashville.gov>; Parker, Sean (Council Member) <Sean.Parker@nashville.gov>

Cc: aaron@armstrongrealestate.com

Subject: Support for 829 & 835 Dickerson Pike Specific Plan

I am writing to show my support for the Specific Plan at 829 & 835 Dickerson. I am a resident nearby at 718 Mcferrin Avenue 37206. I also own properties on Dickerson pike at 1109 Dickerson, 1312 Dickerson, and 1314 Dickerson along with 12 rental properties in the Cleveland Park and Mcferrin Park neighborhoods. As a resident and a business owner I am excited about this development and what it can add to the Dickerson corridor. I am also in full support of the partial 5th story. I think that this partial 5th story meets the intent of the Dickerson corridor plan to provide a buffer between residents on Joseph. Without it I think the Joseph residents will lack the privacy that was the intent of the study. This project is an exciting addition to our neighborhood. I ask that you will support the plan as requested. Thank you for your time and consideration.

Brandon Thornberry

615-289-0298

718 Mcferrin Avenue Nashville 37206

From: Brian Krebs <brianskrebs@gmail.com>

Sent: Monday, May 11, 2020 6:06 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Rickoff, Abbie (Planning) <Abbie.Rickoff@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>; Aaron Armstrong <aaron@armstrongrealestate.com>

Subject: Support for 829 & 835 Dickerson Pike Specific Plan

Planning Commission,

Thank you for the opportunity to support the project located at 829 and 835 Dickerson Pike. As a neighboring property owner (837-839) to this project I am quite excited to see the project approved and moved forward. I have met several times with Mr. Armstrong and his team have reviewed the project plan and feel this project would be of great benefit to the corridor. As I am sure you are aware currently the buildings on the site are less than attractive and have been vacant for many years. This project when approved will bring a fresh start to the streetscape along Dickerson Pike and should serve as a tipping off point for future development and change in an area of Nashville that is in dire need.

In review of the plan I am in favor of the 5th story being approved as this will assist in adding over all square footage that can and will be used by the general public and will create an opportunity for additional retail and food and beverage outlets along Dickerson Pike as well will shield the neighboring parcels from the view of a simple roof. I am aware of the study that suggest the overall height maximum of 4 stories however I do feel that a 4 story restriction would overall negatively impact the visual appearance from the neighborhood adjacent to the project as well as the streetscape. Further in review with Mr. Armstrong's team the 5th story is a partial story. By having proposed this dynamic appearance to the street scape this plan will lay the ground work for future development along the corridor. As I am sure you are all aware the area surrounding this project have been overrun with short term rentals. The addition of a hotel to this portion of Dickerson Pike will bring a much needed relief to the neighbors.

I sincerely hope you will join me in acceptance of this plan. In the event that you feel the need to discuss this matter in person I am glad to do so.

Item 28. 2020SP-018-001 829 and 835 Dickerson Pike

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

Kindest Regards,

Brian Krebs

President, CEO

KBAJ Inc.

615-566-5129

From: Mike Russell <mrusell@horrellcompany.com>

Sent: Tuesday, May 12, 2020 10:40 AM

To: Parker, Sean (Council Member) <Sean.Parker@nashville.gov>; Rickoff, Abbie (Planning) <Abbie.Rickoff@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>; Aaron Armstrong <aaron@armstrongrealestate.com>

Subject: FW: 829 & 835 Dickerson Letter of Support

Dear Councilman Parker and Planning Commissioners,

I own the property at 851 Dickerson Pike, on the same block as the 829 Dickerson Pike proposed development. Aaron has met with me personally and told me about their proposed plans for a mixed use building including a full service boutique hotel and multiple food and beverage spots and a proposed retail location. I'm also in support of their proposed 5th story which will provide the neighborhoods first rooftop restaurant. I think this is a great plan for the Dickerson corridor and will improve this undeveloped site.

Please vote to approve the requested SP zoning proposal.

Sincerely,

Mike Russell

From: Hunter Kelly <hunter.kelly@me.com>

Sent: Sunday, May 10, 2020 3:03 PM

To: Parker, Sean (Council Member) <Sean.Parker@nashville.gov>; Rickoff, Abbie (Planning) <Abbie.Rickoff@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>; aaron@armstrongrealestate.com

Subject: Support for 829 & 835 Dickerson Pike Specific Plan

I recently had a conversation with my friend Aaron Armstrong about the proposed development at 829 and 835 Dickerson Pike, and I'm excited for that this could mean for the Dickerson corridor. I have known Aaron for 20 years and his commitment to the revitalization of Dickerson Pike has been encouraging for me. I bought my house at 1307B Stainback Ave in Highland Heights in the summer of 2016, and Aaron's real estate office at Douglas and Dickerson is a cornerstone of the renewed, yet responsible building happening in the area.

Having lived through the boom of Germantown from 2007 to 2016, I am aware how overbuilding can destroy the feel of a neighborhood. Looking at the design plans for 829 and 835 Dickerson, I think the low rise design is very attractive and in keeping with newer construction already underway on Dickerson. I'm also excited about the rooftop restaurant space, because the view of downtown from Dickerson is wonderful. The addition of hotel rooms to the neighborhood will be a plus, too.

Thanks!

James Hunter Kelly

Item 28. 2020SP-018-001 829 and 835 Dickerson Pike

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

1307B Stainback Ave

Nashville TN 37207

From: David Rachel Peiffer (A Google User) <davidandrachelpfeiffer@gmail.com>

Sent: Sunday, May 10, 2020 8:43 PM

To: Parker, Sean (Council Member) <Sean.Parker@nashville.gov>; Rickoff, Abbie (Planning) <Abbie.Rickoff@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Aaron Armstrong <aaron@armstrongrealestate.com>

Subject: Support for 829 & 835 Dickerson Pike Specific Plan

Dear Planning Commission and Councilman Parker,

We are writing in support of the rezone for 829 and 835 Dickerson Pike.

We have lived in the Highland Heights neighborhood almost 9 years now. What drew us to the McFerrin Park/Cleveland Park/Highland Heights neighborhood was the charm of the neighborhood and the people here along with knowing that the area was being revitalized. Our neighborhood has been longing for commercial development for at least TEN YEARS. We couldn't be more excited about Aaron Armstrong and his group being forerunners to foster development in bringing this boutique hotel to Dickerson Road!

Aaron reached out to tell us about the concept early on and has been very transparent in letting neighbors know the team's plans. He connected with neighbors and shared his plans at neighborhood meetings. He let us know upfront about the desire for the fifth story. Hearing about the design, we do not feel the fifth story will cause noise or other issues with the residents located on Joseph Avenue. The hotel is designed to prevent those neighbors from having issues and will be so much better than any Airbnb rental as it will have onsite management.

We've seen Aaron's character working directly with him and his charity organization. He is a man of solid integrity and we trust his judgement knowing he will bring this concept into the neighborhood and it will add value to all of its residents. Not only will it be bringing multiple food and beverage and retails concepts to our neighborhood (FINALLY!!!) it also will give us the first rooftop restaurant in the area allowing our neighborhood to enjoy the skyline view.

Please pass this rezone and let's see this beautiful concept brought to life! All the neighbors who we've spoken to are ready and excited to see this birthed.

Thank you for your time and consideration.

Sincerely,

David and Rachel Peiffer

1601 Jones Ave, 37207

615.585.7473

From: Russell Kirchner <mudking@icloud.com>

Sent: Sunday, May 10, 2020 9:47 PM

To: Aaron Armstrong <aaron@armstrongrealestate.com>; Parker, Sean (Council Member) <Sean.Parker@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>; Rickoff, Abbie (Planning) <Abbie.Rickoff@nashville.gov>; RusseLL <mudking@icloud.com>

Subject: Re: I support 829 & 835 Dickerson

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

I Russell, Cleveland Park resident of 13 years, participant of the Cleveland Park Neighborhood Association for 7 years, and Beautification Commissioner of district 5 for 5 years, support the 829 & 835 Dickerson Road hotel building plans. Their plan to extend to a 5th floor is also in my support. They have been in good communication with neighbors and neighborhood associations. Our feedback to them, I believe, has played a positive role in the shape and form of this project. I encourage the continuing dialogue of metro, citizens, and investors to all work together to support the boutique hotel on 829 & 835 Dickerson.

Beautification Commissioner

of District 5

512-734-2842

RusseLL Kirchner

1219 Stainback Ave

Nashville TN 37207

mudking@icloud.com

May 10, 2020

From: Jason Stalcup <jberrystalcup@gmail.com>

Sent: Monday, May 11, 2020 11:53 AM

To: Sean Parker <seanparker@fastmail.fm>; Rickoff, Abbie (Planning) <Abbie.Rickoff@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Support for 829 & 835 Dickerson Pike Specific Plan

All,

I'm writing in support for the SP at 829 and 835 Dickerson Pike. I attended the neighborhood meeting in Cleveland Park when the applicants presented their ideas. I was impressed with their presentation and how they thought about neighborhood interests in the planning of this project. We appreciated that they took the time to speak with us. I believe a majority in the room were excited about the plans.

I was most impressed with the addition of the fifth story that would allow rooftop dining. My hope is that you will approve this SP.

Thank you,

Jason Stalcup

906 N. 5th Street

615-686-5337

From: Harmony <hmlopez@ymail.com>

Sent: Monday, May 11, 2020 12:16 PM

To: Rickoff, Abbie (Planning) <Abbie.Rickoff@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>; Parker, Sean (Council Member) <Sean.Parker@nashville.gov>

Cc: aaron@armstrongrealestate.com

Subject: 829 and 835 Dickerson

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

I'm a Mcferrin Park resident and I'm in favor of the Boutique Hotel project, especially the 5th story. I'm excited about additional food and beverage concepts in the area and the addition to new business on Dickerson! Please reach out if you want to discuss further!

Thank you,

Harmony Lopez

615-618-4556

From: Sara Beth Urban <sarabethurban@gmail.com>

Sent: Monday, May 11, 2020 2:17 PM

To: Parker, Sean (Council Member) <Sean.Parker@nashville.gov>; Rickoff, Abbie (Planning) <Abbie.Rickoff@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Aaron Armstrong <aaron@armstrongrealestate.com>

Subject: Support for 829 & 835 Dickerson Pike Specific Plan

Planning Commission,

I am writing in support of the Dickerson Pike Specific Plan. Aaron Armstrong reached out to me early in the process to present his plan and get on the agenda of the Cleveland Park Neighborhood Association meeting. I am the Chair of the neighborhood association, and I appreciated him making such an effort to explain his concept to the neighbors. Although I was unable to attend the meeting in which he made his presentation (I had just given birth to my son) I heard from fellow board members that his plan was well-received by the attendees.

I want to clarify though that I am not speaking on behalf of the neighborhood when I give my support, but merely as a private citizen. We have a large, diverse population in our neighborhood, and I cannot assume that everyone feels the same way, only relate the information that I have about the reception towards the project and my own personal preference.

I work in the tourism industry and definitely see the benefit of a boutique hotel and businesses on the Dickerson Pike corridor. It's an area of Nashville that is in need of development, and this project fits the scope of the charrette that was designed recently. I also support the 5th story allowing for a rooftop bar. Dickerson Pike is known for its views of the downtown skyline, and the rooftop area will be a selling feature for the hotel. The fear of noise pollution will be mitigated by the presence of the 5th story units that will shield the neighborhood from the outdoor area.

I hope you will consider approving this project.

Sincerely,

Sara Beth Urban

1117 Stockell Street

Nashville, TN 37207

From: margo cross <marant.cross@yahoo.com>

Sent: Monday, May 11, 2020 2:30 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: 829 dickerson rd project

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

Dear Councilman Parker and Planning Commissioners,

I own the property at 811 Dickerson Pike, immediately adjacent to the 829 Dickerson Pike proposed development. I am writing to support the proposed project. I have met with Aaron and the development team on multiple occasions to discuss the project. I think the plan they have proposed including the addition of a 5th story is appropriate and will be a positive addition to the neighborhood and a great design for this parcel. Please vote to approve the requested SP zoning proposal.

Sincerely,

Anthony Cross

From: Robert Murphy <robert@armstrongrealestate.com>

Sent: Monday, May 11, 2020 2:43 PM

To: Parker, Sean (Council Member) <Sean.Parker@nashville.gov>; abbie.rickoff@nashville.gov; Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Support for 829 & 835 Dickerson Pike SP

As a resident of McFerrin Park (846 N 2nd St), I wanted to email my support for the SP for 829 & 835 Dickerson Pike. I want to specifically express my support for the partial 5th story. In my opinion, there have been very few proposed policy/zoning changes that have an actual benefit to the surrounding community. Having a public space on the 5th floor would be great for the surrounding community, not just the guests or developers. Thank you for the important work you all do and stay safe.

Warm Regards,

Robert Murphy

Robert Murphy, Principal Broker

From: Chris Seay <chris@amscapitalcorp.com>

Sent: Monday, May 11, 2020 8:21 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Parker, Sean (Council Member) <Sean.Parker@nashville.gov>; Rickoff, Abbie (Planning) <Abbie.Rickoff@nashville.gov>; aaron@armstrongrealestate.com

Subject: Support for the 829 & 835 Dickerson Pike Boutique Hotel Project SP

Hello Commissioners,

My name is Chris Seay and I live in East Nashville and also own a commercial property adjacent to the proposed hotel project at 829/835 Dickerson Pike.

I strongly support the SP request for a 5th floor. Aaron and his team have met with me several times and have made themselves very available and transparent with their request. I support the 5th floor allowance for all the reasons other folks have mentioned. But I also support it because this project will serve as the long awaited project that kicks off development of lower Dickerson Pike. I fully believe that once a high class boutique hotel with publicly available food and beverage options comes on line other projects will finally materialize and fulfill the huge potential that this stretch of Dickerson Pike has.

This project fulfills all the stated goals of the existing East Nashville Community Plan and the MDHA Skyline Redevelopment District and I strongly support the SP.

Item 28. 2020SP-018-001 829 and 835 Dickerson Pike

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

Thank You,

Chris Seay

From: ingrid campbell <iasoup03@gmail.com>

Sent: Monday, May 11, 2020 9:27 PM

To: Parker, Sean (Council Member) <Sean.Parker@nashville.gov>; Rickoff, Abbie (Planning) <Abbie.Rickoff@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: aaron@armstrongrealestate.com

Subject: Support for 829 & 835 Dickerson Pike Specific Plan

All,

My name is Ingrid Campbell. I am the current President of McFerrin Park Neighborhood Association and have been a member of the organization since 2014.

The McFerrin Park Neighborhood is quickly evolving, some reference it as gentrification, displacement, growth, and/or revitalization. I view it as an opportunity for all, especially if we have a clear unified message, are engaged with the developer, and create partnerships with those who desire to build here.

Aaron Armstrong's 829 & 835 Dickerson Pike Project is a benchmark development on how to consider a community, listen to their feedback, and incorporate the neighborhood's suggestions. A key component to Aaron's Project is increasing the maximum stories from 4 to 5 - (5th floor is a partial story not visible from front). The increase height was a privacy concern for the residents of 800 block Joseph Ave (behind 829 & 835 Dickerson Project). Aaron's response, 'the hotel units on the 5th floor also serve to further shield the residences on Joseph from the hotel's rooftop amenity deck and outdoor seating.' The group was satisfied with the explanation after seeing the 5th floor architecture rendering. I, too support the 5th story partial floor.

Key elements for support of the 829 & 835 Dickerson Pike Project:

- Neighborhood engagement
- Multiple food and beverage and retails concepts
- First rooftop restaurant in the area allowing the neighborhood to enjoy the skyline view
- A full service, boutique hotel and doesn't allow for short term rentals (as stipulated by neighborhood as undesirable)
- Architectural development incorporating older structures in design

The Dickerson Pike Project is an example I hope other developer use to work with neighborhoods. Building positive relationships.

Thank you,

Ingrid Campbell

President

McFerrin Park Neighborhood Association

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

From: Michael Yang <mikeyang91@gmail.com>

Sent: Tuesday, May 12, 2020 1:37 PM

To: Parker, Sean (Council Member) <Sean.Parker@nashville.gov>; Rickoff, Abbie (Planning) <Abbie.Rickoff@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: aaron@armstrongrealestate.com

Subject: 829 & 835 Dickerson Pike SP

Hi Planning Commissioners and Councilmember Parker,

I am on 2nd street, in McFerrin Park, and I am writing in support of the 829 and 835 Dickerson Pike Development. The Armstrong team attended several McFerrin Park neighborhood meetings and presented and fielded questions from the neighbors each time with their plans for the development.

One of the key points and what this SP is being presented is in regards to the 5th story that they are proposing that does not align with the recently passed community amendment on the lower Dickerson corridor that only allows for up to 4 stories along Dickerson. Based on the renderings that they have presented at the community meetings, the 5th story allows for them to have additional amenities including a restaurant. I believe they also thought through their design to not have that 5th story impede on the neighbors on Joseph and that the 5th story would not allow views into the neighboring homes since it would face out onto Dickerson.

I think that this project will be helpful in starting the revitalization on Dickerson, and in this specific instance for this specific project, an SP with a lot of neighborhood input and consideration was received and taken into account by the developers. I also feel that this will set a precedent for the future that any changes need a lot of community input and support to go through and anything less than that would be unacceptable.

Thanks so much for your time.

Michael Yang

OPPOSITION

From: Ronnie Mitchell <rmitchell9943@comcast.net>

Sent: Thursday, May 14, 2020 7:37 AM

To: Rickoff, Abbie (Planning) <Abbie.Rickoff@nashville.gov>; Planning.Commission@nashville.gov

Subject: Agenda Item #36 (2020SP-018-001) Council District 5

Subject: Agenda Item #36 (2020SP-018-001) Council District 5

Good morning

Dear Metro Planning Staff and Metro Planning Commission : I am Ronnie T Mitchell ; Senor Pastor of New Livingstone Church , 330 Hancock St. 37207 where we have served for 38 years. We are located in the McFerrin Park community and have strong ties to the families in said area.

With regard to case 2020SP-018 -001, I'm writing to call attention to the fact that though there is some support for this project , there is considerable concern within the cluster of homeowners who are impacted along the 800 block of Joseph Ave.

It is our intent to air concern for these residents and taxpayers who will impacted the most by this development project. These neighbors ; due to the impact of COVID-19 are less engaged while practicing Social Distancing , and lack the necessary technical skills and technology to ensure that their voices are heard.

Item 28. 2020SP-018-001 829 and 835 Dickerson Pike

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

Therefore ; we would ask that you support the recommendation of staff to disapprove this project as presented in its current form. It is reasonable to assume and conclude that their recommendation has merit , and would provide the impacted residents and developers an opportunity in the future to address their concerns.

Please vote in support of the staff's recommendation.

Very Truly Yours,

Ronnie T Mitchell (615) 975-5603

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

Item 30. 308-84P-001 ROBIN HOOD CONDOMINIUMS PHASE 2 (CANCELLATION)

From: Alisa Walling <awalling908@gmail.com>

Sent: Tuesday, May 26, 2020 10:25 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: 308-84P-001 Robin Hood Condominiums Phase 2

I am the owner of 410 Lanier Drive. Lanier Drive is a quiet, nice road consisting of affordable single family homes. Many families have been there for a very long time. I would like to understand the following:

- If the PUD is removed, what are the developer's intentions with the property?
- What would hold the developer to doing what they are stating for this case given the PUD and all oversight would be removed?
- How can we as residents be assured this will enhance the Madison area for single families rather than bringing an undesirable element in?
- What is the developer willing to do for those of us with adjoining properties to ensure our values stay up and quality of life on Lanier improves or at least remains the same and does not go down? (ie. build an attractive, well landscaped noise reducing fence/barrier between their property and ours that would also eliminate foot traffic between the properties to ensure safety, etc.)

Thank you,

Alisa Walling

From: C D WILLIAMS <chiefswill@bellsouth.net>

Sent: Tuesday, May 26, 2020 8:30 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Planning Commission case 308-84P-001

We own a Condo in the Robinhood Condominium complex adjacent to the property in the above case number. We are requesting that it not to be on the consent agenda scheduled for 5/28/20. It is vital to our properties to know the detailed plans for this property. We would like to have a public hearing to discuss this matter.

Thanks

Carla Williams

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020

Letter Received 5/26/2020

5/25/20

METRO Planning Commission
800 Second Ave South
P.O. Box 196300
Nashville, TN 37219-6300

To whom it may concern:

I Request that Case 308-84P-001,
Robin Hill Condominiums Phase 2, MAP
043-13-0-4 Parcel 0089-142, 901
Subarea 04, Madison (2009) which is set
to be heard on May 28, 2020 be
removed from the Consent Agenda.

I would like to attend a public
hearing in order to understand
exactly what is going on.

Thank You

Nancy Stein
Owner Robin Hood
Condo # 3-8

Nancy Stein
323 Forest Park Rd
3-8
Madison, TN 37115

Comments on June 11, 2020 MPC Agenda Items

Received through June 10, 2020