

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Items for Deferral/Withdrawal

Item 2. 2019SP-009-001 – Charlotte Pike SP

OPPOSITION

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 <mclammer07@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: 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.

Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Sincerely,

Concerned resident of Oak Haven Community

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

**Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION**

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

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.

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: 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.

**Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION**

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

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

Thank you for your consideration.

Nathan Moore

Anthology Creative

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: 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

*Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

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

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

*Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

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
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

*Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

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: 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

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

**Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION**

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

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.

L. Stans
37221

*Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

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.

Regards,

*Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

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.

**Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION**

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

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 colloquially referred to in Nashville as “Tall and Skinny’s”. This style of build would be completely out of character to the neighborhoods located in this area. Condominiums in the West Hills and Traemore 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.

**Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION**

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

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 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: 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 <Planning.Commissioners@nashville.gov>; planning.staff@Nashville.gov
Subject: 2019SP -009-001

*Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

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 habitat 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

*Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 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 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 wear and tear 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

*Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

with tall skinnies & 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.

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

Item 2. 2019SP-009-001 – Charlotte Pike SP

OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

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 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.

*Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Please do not approve this development.

Mark Robin
309 Terry Trace
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

*Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

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.

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

From: Sharon S Hoover <sharonhoover@comcast.net>

Sent: Tuesday, June 23, 2020 1:09 PM

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

Subject: Charlotte pike Beazer

This is in regard to the Beazer Project Proposed on Charlotte Pike

7456 and 7460 Charlotte Pike

2019SP-009-001 District 22

We are asking you to deny the appeal for zoning change from R15 and R40 to SP.

First, please be cognizant of the date for which the zoning appeal was filed, since if a zoning appeal is not voted on before the end of 60 days (unless certain agreements have been met,) it automatically gets passed.

WHY You Should Deny the Appeal:

I. THE PROCESS WAS FLAWED

Zoning Appeals should not have even been decided during the coronavirus pandemic because it is blatant discrimination to people of lower socio-economic status, to people who are not computer savvy, to people who are focused on social distancing and doing the "right thing," and to people less educated. If Metro did not choose to continue education classes for public schools online because of people who had no computers, couldn't afford to buy one and/or be able to use them, how is this any different? It took 18 minutes for the Zoning Board of Appeals to even get the members all together on the phone for the May 14, 2020 meeting. Because of this, zoning appeal changes that are passed are legally actionable. The meetings were only online. No one could personally attend to make their voice heard except those who seek the change.

It is reprehensible that developers are not only taking advantage of the public but of the Zoning Appeal Board members, because of the pandemic and the tornado tragedy, to try and slip zoning changes by unnoticed.

**Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION**

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

II. OBJECTIONS TO ITS LOCATION.

CHARLOTTE PIKE & OLD HICKORY BLVD. ARE AT NEAR CAPACITY WHEN TRAFFIC IS NORMAL

According to Tennessee Department of Transportation Traffic Stations in the area, Old Hickory Blvd between Charlotte Pike and I-40 had an average of 14,817 cars a day, last week *before* Phase 3 opened. That is the closest traffic station near the property. There isn't one at Sawyer Brown and Charlotte Pike. Metro Traffic Reports is getting information about the type and amount of motor vehicle accidents here, but due to Covid 19, there staffing to respond is limited to do so in a timely manner.

The state indicates, that in this area, there are no plans to do any work on Charlotte Pike for at least two years and probably even longer than that and that is just for it to possibly begin due to the state budget; it didn't look good for it to happen then. Because it is a state highway, getting changes is extremely difficult. It took years to get the state to allow a stoplight at Charlotte Pike and Sawyer Brown Rd. Someone had to die there; they were hit by a dump truck.

There needs to be a lane on Charlotte Pike to turn left onto Sawyer Brown Rd. or traffic is going to back up all the way to Old Hickory Blvd. There is a green turn light arrow, but every time a car is needing to turn, the vehicles going straight still have to wait each time.

Also, there is no turn lane to go left from Sawyer Brown Rd. onto Charlotte. Every time someone wants to turn left, the cars that are going right do not have a different lane so they can turn right on red. This is going to back traffic up in that direction, causing problems in the school zone. Not to mention the problems with the fact that there are four churches right there. (Although the members will have no idea what is happening regarding the zoning change appeal because they aren't supposed to go to church in groups larger than 20. They will have no say in the appeal process.)

The following comments were posted regarding the intersection of Charlotte Pike and Sawyer Brown Rd. on WSMV.com

"I am extra cautious as cars and trucks come speeding over the hill going west on Charlotte Pike."

"This has always been a dangerous intersection-an accident waiting to happen...I see people speeding all the time as they approach this intersection and if you are turning from Sawyer Brown left onto Charlotte you cannot see over the hill where speeders are coming."

"Try pulling out on Charlotte Pike from Sawyer Brown in the morning rush (sic hour) or late afternoons or even Sunday around 12:05....Why do cars on Charlotte turning onto Sawyer Brown come within inches of hitting the front of your vehicle..?...from Sawyer Brown and another car turning East pulls up beside you then neither party can see in the opposite direction. The increased traffic has only made the problem worst."(sic)

"All the comments to date are not isolated incidents – these happen everyday – all day – perhaps to me the most significant are the cars coming up Charlotte Pike from Old Hickory towards Sawyer Brown – unfortunately many are doing more than the speed limit..."

People who live on Old Hickory Blvd. across from Gower School can already not even get out of their driveway before and after school when school is in session.

After the Zoom meeting with our council person and Beazer, as far as I know, they never answered the seven questions they have been repeatedly asked. A participant called them on the fact that they keep saying they are going to get the answers but nothing is forthcoming. They couldn't even be pinned down on their traffic study. The representative from Beazer refused to explain how and when it was done. Now that we know that traffic studies are a joke that are done over one day while plugging in data from other parts of the country, they do not reflect actual use whatsoever.

**Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION**

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

There is an audio recording available of the entire one hour and fifteen minute meeting if needed.

Other people have commented on the fact that this zoning appeal has already been turned down once, but the developer is taking advantage of the covid virus to try to sneak it through. There are pages and pages of comments against this zoning change.

III. TRAFFIC STUDIES ARE INACCURATE & MISLEADING AT BEST

- They are paid for by the developer and they choose who they use. Why would they pay someone to tell them anything other than what they want to hear?
- Studies are based on projected travel patterns that are or even *have been* occurring and do not take into account regional growth.
- Traffic Studies are based on daily counts of complete intersection turning movement then used to “try” and create a snapshot for the analyses.
- Traffic Studies are also based on Trip Generation using a national ITE average which does not take into account local variations or rapidly occurring changes in a booming area.
- High and low outliers are ignored.
- The data set for traffic studies use is very limited and is only a national basis for some land use.
- Modal split is often ignored.
- During the day there is usually a dump truck going down Charlotte every couple of minutes

IV. ECONOMIC EFFECTS

- Natural Open space increases property values and thus property tax revenue, while developed land, decreases property values with the resultant decrease in property tax revenue for the city and the homeowner.
- Not all open space is of the same value. Developed open space decreases property values, while natural open space increases property values. Even when the impervious surface is less than 20% of the property.
- The current way that government values property does not take into account hedonic values and thus presents an inaccurate picture of property values due to vicinity of natural open space.
- If more homes increased property tax revenues why has the fact that there are many homes built where there was single homes, yet property tax revenues are not enough in Metro Nashville?
- The following study raises the advisability of mixed use development and discusses the impact of Open Space on property values and the long range effects of not considering the value of Natural Open Space

Take for example, what has happened to where the Old Bellevue Mall was located. It is now basically a strip mall with a huge blacktop parking lot, a lot of apartments crammed on one side and no green space. Even the trees that were there near Hwy 70 South were cut down so people could see the store signs.

The following quotes are from The Economic Impact of Open Space on Residential Property Values in Tennessee by The Howard H. Baker, Jr. Center for Public Policy, prepared by the Tennessee Advisory Commission on

**Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION**

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Intergovernmental Relations by Charles Sims, Ph.D., Bongkyun Kim, Graduate Research Assistant, and Matthew N. Murray, Ph.D. in association with The University of Tennessee Knoxville. September 2, 2016.

“A one acre decrease in shrub land in each census block in Nashville and Clarksville MSAs (Metropolitan Statistical Areas) decreases home values by \$179,000,000.00 in these areas. This results in a 1.7 million dollar decrease in property tax revenues.” So developers’ arguments that increase in homes INCREASES tax dollars is inaccurate.

“These results only indicate the impact of open space on home values and do not capture other impacts of open space such as tourism revenues and employment, recreational opportunities for state residents, increase physical and mental health, wildlife habitat, and scenic views. A lack of data on municipal parks and greenways prevents a full accounting of impacts of these open spaces on housing values.”

“Open space (public parks, farmland, forestland) in Tennessee provides a range of benefits to residents and visitors.”

“Unlike the economic activity generated by the construction of new homes and businesses, the values associated with many open space benefits are not reflected in markets. For example, there is no market for scenic view and many parks do not charge or otherwise restrict access. As a result, there is not direct mechanism to determine how individuals value such as amenities. The inability of markets to capture the valid economic values associated with open space complicates local and state level policy and planning decisions about zoning, restrictions and preferences on land use, government purchases of open space for preservations or other uses, and budget allocations for management and maintenance of municipal, state and federal parks.”

“The excessive spatial growth of cities is, in part, a failure of local governments to account for the social value of open space when land is converted to urban use. The need to value open space is of growing importance for two reasons: First, the state’s urban and suburban population growth increases economic incentives to convert open space to other uses in the areas where open space is typically most valued.....Pressure to develop open space builds as residents in these fast growing cities spill further into suburban areas...”

“Valuing open space in Tennessee is also of increasing importance due to the maintenance backlog at many state and municipal parks. Open space protected by the state of Tennessee is one of the state’s most precious assets....”

The report continues with explanation of open space in Tennessee, then “details the various values associated with open space and describes the HEDONIC PRICING METHOD this study uses to estimate open space values....Open space is any piece of public or private land that is undeveloped (has no buildings or other built structures)....Open space can be categorized along two key dimensions: Cover type and Ownership.”

“Cover type refers to the vegetation and land uses that describe a piece of open space...Ownership refers to the balance of public versus private open space ownership. The vast majority of open space in the state (approximately 96%) is privately-owned with no form of protection from development. Less than 1% of this privately-owned open space has been protected from future development...”

“This report focuses on benefits from Tennessee’s open space that are not traded in markets...One category of non-market open space benefit is called USE VALUE. Use values are related to seeing or using the open space and include having a scenic view, experiencing improved water quality, or viewing wildlife. In contrast, NONUSE VALUES arise from simply knowing that open space exists. Residents of Nashville may derive nonuse value from simply knowing that farms on the periphery of the city have been there for generations even if they never plan to visit these farms.”

“Economists have developed a number of approaches to value non-market open space amenities. These approaches can be grouped into two categories: STATED PREFERENCE APPROACHES, and REVEALED PREFERENCE APPROACHES. Stated

**Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION**

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

preference approaches make use of surveys that ask individuals directly about their preferences or willingness to pay for the preservation of a particular type of open space...In contrast, revealed preference approaches utilize information on behavior in markets associated with open space to infer the value of that open space...The most popular revealed preference approach to valuing open space is HEDONIC PRICING MODELS. This is the methodology employed in this study.”

“Hedonic pricing models are based on the notion that a differentiated product can be viewed as a bundle of characteristics...The use of hedonic pricing model when valuing open space focuses on a specific differentiated product – houses and environmental amenities. Housing markets determine the amount of certain types of housing and the transaction prices for a house in a specific location conveys the value people hold for the structural characteristics, neighborhood characteristics, and environmental amenities in the area. If Tennessee residents value open space, they should be willing to pay more for homes near open space. Thus, the value that Tennessee residents have for open space is revealed through their choice of house.”

“Estimation of a hedonic price model is predicated on three assumptions. First, the housing market is in equilibrium. If market forces are causing changes in prices and consumers have not yet fully adjusted to those changes, the housing price data may provide a misleading picture about the value of particular amenities. Second, homebuyers have accurate expectations of future amenity levels. Since a house’s price should reflect expectations about future amenity levels, present levels of an amenity might give an inaccurate picture of the value of that amenity, if homebuyers expected the future amenity levels to increase or decrease. This can be a particular problem for privately owned open space since this land may be developed in the future. It is difficult to know how homebuyers form expectations of the likelihood of future development. Third, a full range of houses with varying attributes is available for consumer(s) to choose from. In many markets the range of choices is limited and consumers may be forced to settle for a house that does not accurately reflect the value they hold for the houses attributes.”

“A recent meta-analysis of 12 hedonic studies uncovers a general trend in the hedonic pricing model literature: housing prices increased 0.137% when located 10 meters closer to open space....Early hedonic pricing studies consistently find that house prices decrease the closer they are to a busy neighborhood park. Subsequent studies have expanded the definition of open space to consider golf courses, greenbelts, forest areas, and wetlands. These studies find that proximity to certain types of open space generally increases a home’s value while proximity to other types can decrease a home’s value.”

“Several studies have looked at trade-offs between public open space and private backyards. Peiser and Schwann look specifically at greenbelts. They find that an additional square foot of private backyard space was worth \$384 (1985 dollars (!)), but that the value of an additional foot of public open space between homes was worth less than \$4.”

“The simple concept underlying hedonic price model is that individuals should be willing to pay more to live closer to open space if they value open space....the effect of open space becomes more negative the further you go FROM the open space.”

“...These estimates are needed given the rapid population growth in the Nashville, and Clarksville METROPOLITAN STATISTICAL AREAS (MSA)....we redefine the remaining 10 Categories: developed open space, forest, shrub, agriculture (sum of grassland, pasture, cultivated crops), and wetlands.”

“to account for the potential endogeneity of open space variables. Private open space that is not currently protected from development is endogenous in the hedonic pricing equation. When open space is privately held and developable, land parcels considered open space are part of the land market and thus affected by the same thing that affect a

**Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION**

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

location's residential value. This is not true with privately held open space that is protected from development and public open space. Identifying the relationship between house value and private open space that can be developed becomes more difficult. For example, a housing shortage in an area will cause home prices to rise on average but will encourage more open space to be developed for housing. A hedonic analysis using equation (2) would incorrectly conclude that the value of open space has declined in this area.

The coefficient associated with developed open space is NEGATIVE AND SIGNIFICANT at the 5% level...This suggests that DEVELOPED OPEN SPACE detracts from home values and this negative effect is present in both urban and rural areas and in all parts of the state. In particular, a 1% increase in developed open space area DECREASES HOME VALUE BY 0.03% in rural areas and in all MSAs in the state. (Metro Statistical Areas.)...Because of regional differences in median home values across the state, this 1% increase manifests as a \$43.05 decline rural areas to a \$56.84 DECLINE in home values in Middle Tennessee MSA's.'

"It is important to remember that the developed open space cover type of aggregates all areas with IMPERVIOUS SURFACES are present but account **for less than 20%** of total cover. This result only indicates that the overall effect of this type of open space on home value IS NEGATIVE."

"...Specifically, adding an additional acre of shrub land increases home values in these MSA's by \$224.82....proximity to state protected areas on net add value to homes in Middle Tennessee MSA's. Specifically, a home located one kilometer closer to state protected open spaces in Clarksville and Nashville MSAs increase home values by \$1,061.47."

"Discussions and Concluding Remarks: An economic approach to land use weighs the benefits and costs of open space when converting open space to other uses such as residential, commercial and industrial properties. Cost-effective land use policies should strive to prevent development of open space when the costs of this development outweighs the benefits."

"The costs associated with open space development are far harder to estimate since many benefits open space provides are not captured by markets...Houses located close to private open space in Tennessee may be more valuable due to wildlife viewing and aesthetic views that open space provides."

"This study finds that permanently protected open space in MSAs adds the largest value to nearby homes....Based on this analysis, this privately protected open space is the most valuable in the state of Tennessee."

"This study also uncovers two important general findings concerning open space in the state of Tennessee. First, Tennessee residents do not value all types of open space equally. Residents tend to prefer agricultural lands to developed open spaces such as golf courses and cemeteries. When averaging values across the state, an additional acre of DEVELOPED open space is associated with an average decrease in home values of \$13.69....It also calls into question the common assertions that forested industrial parks and golf courses are substitutes for natural forests and grasslands."

"Developed open space reduces property tax revenues by reducing nearby property values. Agricultural land increases property tax revenues by increasing nearby home values."

"A second area for additional research is a finer scale analysis of the state's major metropolitan statistical areas. Our analysis indicates that open space in these areas generates the largest impact on home values....A hedonic pricing study uses housing prices at the parcel level instead of the CBG would be a better approach to capture these fine scale impacts. A parcel level analysis would also allow for valuing open space fragmentation by comparing open space area

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

and open space density. Fragmentation can be important for certain types of open space benefits such as wildlife habitat.”

“When open space is privately held and developable, land parcels considered open space are part of the land market and thus affected by the same things that affect a location’s residential value. Thus, an increase in housing prices creates an incentive to develop unprotected open space. Because housing prices tend to rise, failure to account for endogenous effect has a tendency to underestimate the impact of open space on housing values.”

Please vote NO to this zoning appeal change.

Sincerely,

Sharon Hoover

Thousand Oaks Estates Home Owners Association

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

Sent: Friday, July 10, 2020 1:57 PM

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

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

Subject: Case Number - 2019SP-009-001

Hello,

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

So please stop this development.

Thanks

Rakesh

From: nilam patel <nvpatel1999@yahoo.com>

Sent: Monday, July 13, 2020 9:17 AM

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

Subject: Rezoning beazer home

Hi

I live in woodland forest and I am against mutiple homes in the corner of chorlotte pike & Sawyer brown Rd.

Victor Patel

From: Neal Cappellino <nealcappellino@mac.com>

Sent: Tuesday, August 18, 2020 7:38 AM

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

Subject: 2019SP -009-00

I strongly oppose this planned development for Charlotte Pike.

*Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Neal Cappellino

West Meade

From: Simon Trace <simon@simontrace.com>

Sent: Tuesday, August 18, 2020 9:30 AM

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

Subject: SP2019-009-001

Commissioners

Metropolitan Nashville Davidson County Planning Commission

Howard Office Building

700 2nd Ave. S.

Nashville, TN 37210

Re: Case Number 2019SP-009-001

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.

As the case number shows this has been on the books since 2019 and the developer is still trying to push through the rezoning. This should be kicked out and closed.

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 lane.
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 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 out in

*Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

- 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. My concern is this project with 49 units in the SP zoning would be the style of construction colloquially referred to in Nashville as “Tall and Skinnies”. 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.
 7. 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.”
 8. There are also school zones that will be affected by this development, Traffic can be horrendous on Charlotte at times and the lives of children are more important than the profits of a company.
 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.

Sincerely,
Simon Trace
728 Woodland Way
Nashville, Tennessee 37209
210.857.6149

From: Sharon Barnes <sgsbarnes@yahoo.com>

Sent: Tuesday, August 18, 2020 4:04 PM

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

Subject: 2010SP-009-001

*Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Gentlemen,

I understand that Beazer is once again trying to overrule the citizens of Bellevue and force you into giving them permission to build a high density complex at Sawyer Brown and Charlotte Pike. This will decrease our property values through added traffic and safety issues. We are tired of being bullied and am requesting that you say "no" emphatically. Bellevue is a nice area but has too many high density areas as it is. We do not need another one. I am utterly opposed to this development and will vote according to your actions in the future.

From: Dortch Oldham <dortch.oldham@comcast.net>
Sent: Tuesday, August 18, 2020 4:36 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: RE: 2019SP -009-001.

We are not in favor of Beazer(?) building 49 units on a 2 unit lot. Please do not vote for this to happen.

Thank you!

Dortch and Carol Oldham

From: Kelly F <kelly.floyd19@gmail.com>
Sent: Tuesday, August 18, 2020 5:06 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>
Subject: 2019SP-009-001

Dear Planning Commissioners,

I am writing this email in strong opposition to the proposed Beazer development on Charlotte Pike. Large, multi-unit complexes are popping up all over our wonderful city and overcrowding our roadways. The location of this proposed development is in a section of Charlotte Pike that is 2 lanes. I live in the Westchase Subdivision and it can already take 15 minutes to be able to turn left in the mornings. In the afternoons, cars are lined up past Sawyer Brown all the way back up past Tailgate Brewery. We simply cannot tolerate additional traffic in our area. I am unable to express how frustrating this situation is and how dissatisfied a Bellevue resident this situation makes me.

Sincerely,

Kelly J Floyd

37209

From: Mohamed M Rafi <mailrafisoon@yahoo.com>
Sent: Tuesday, August 18, 2020 5:29 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

PLEASE STOP the construction of Beazer in Charlotte Pike.

*Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

None of the neighbors welcome this property for various reasons and we keep opposing and they comes back again and again.

Thank you,

Mohamed Rafi

1420 W Running Brook Road

Nashville, TN 37209

From: Ying Kenney <ying.kenney@yahoo.com>

Sent: Tuesday, August 18, 2020 5:54 PM

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

Subject: 2019SP-009-001

Dear Board members and staff:

I am expressing my concerns about the Beazer development on 7456 and 7460 Charlotte Pike.

Charlotte Pike is a scenic route, especially the segment the developer plans to build the 49 tall-skinny units plays home to a variety of endemic species of flora & fauna. 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.

The segment is merely two lanes road. Many local people use the two lanes road to access HW40. The segment has become a bottleneck due to the already heavily traffic. Adding the 49 units will have serious impact on the people' health and their quality of life. A thoughtful development should be considered and warranted.

The development violates every single principle outlined in the Nashville Next Guiding Principles in the section of preserving Nashville vibrant natural environment asset, described below:

"Environmental stewardship is our responsibility.

Nashville's diverse and vibrant natural environment is one of its major assets. The way we preserve and develop land has a direct impact on our health and quality of life. Preservation of the natural environment and thoughtful development with a goal of stewardship will ensure the benefits of Nashville's natural environment for generations to come. We will seek to create safe, healthy, and attractive places to live and work while enhancing our natural environment.

» We will build a community founded on land and water conservation, preservation of sensitive environmental conditions, and sustainable development practices.

» We will promote efficient transportation and well- designed walkable neighborhoods to achieve healthy living, preserve the natural environment, and encourage resiliency and safety in the face of natural and manmade disasters.

» We will permanently sustain the ecological function, resource value, and character of sensitive environmental and rural lands.

» We will bring nature into the city through parks, greenways, a healthy urban forest, and clean streams, creeks, and rivers.

» We will leave future generations an environment that is healthier than today's."

Item 2. 2019SP-009-001 – Charlotte Pike SP

OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

We welcome Nashville to do the following for the two lots described in the Nashville Next:

Impact Action Items

- » Increase funding and expand the purchase and preservation of land for public recreation and open space.
- » Expand programs and institute more complete regulations to protect Nashville's sensitive environmental resources.

We urge the board to object the development in the two lots and turn it into greenway or open space or truly stand-alone single family dwells, to preserve Nashville natural beauty.

We ask the board to defer the re-zone request into fall or much later date so we can work out with the developer to withdraw their re-zone case.

Thank you for your consideration on the matter!

With Warmest Regards,

Ying Kenney

847.641.1288 (Cell)

7529 Oakhaven Trce, Nashville, TN

Mailto: ying.kenney@yahoo.com

From: Colleen G <kalina516@gmail.com>

Sent: Tuesday, August 18, 2020 2:38 PM

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

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

Subject: Fwd: Case Number 2019SP-009-001

Once again, I am objecting to the proposed building of numerous units on the property of Charlotte Pike and Sawyer Brown. See reasons below.

Thank you.

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

From: S "baby giraffe" S <stacey1s72@gmail.com>

Sent: Tuesday, August 18, 2020 8:06 PM

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

Item 2. 2019SP-009-001 – Charlotte Pike SP

OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

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

Subject: 2019SP -009-001.

Resident of this area and we do NOT want this development built on Charlotte near Sawyer Brown Road. We oppose Beazer's proposal.

Jason and Stacey Sanderson

From: JOHN KENNEY <frnscdds@aol.com>

Sent: Tuesday, August 18, 2020 9:02 PM

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

Subject: 2019SP-009-001

Dear Comissioners, Staff and Councilwoman Hausser:

I guess Beazer has not heard us yet!!

We along with many neighbors within Oakhaven And Westchase as well as further west on Charlotte Pike and south on Sawyer Brown continue to strenuously oppose their proposed development on Charlotte Pike at Sawyer Brown. Lessening of property values and single family home mix, increased traffic, safety of entering and exiting Sawyer Brown, upcoming roadway work all are still problematic. The new development across from Wendy's still has not opened so the traffic pattern and load is still a long way from being known ENOUGH ALREADY.

I can assure you that as long as Beazer continues we will oppose them. Read our Collective lips. NO!

Sent from my iPhone

Dr John Kenney

7529 Oakhaven trce

Nashville 37209

From: Erin Barnes <Erin.Barnes@insightglobal.com>

Sent: Tuesday, August 18, 2020 11:18 PM

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

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

Subject: 2019SP-009-001

Dear Zoning Committee,

I'm writing to inform you that I'm opposed to the massive development planned along Charlotte Pike. Please consider this message, thank you in advance.

Best,

Erin Barnes (Blatt) | Lead Recruiter | Insight Global, LLC

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

Sent: Tuesday, August 18, 2020 9:38 PM

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

*Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

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

Subject: 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 additional homes at the intersection of Charlotte Pike and Sawyer Brown Road.

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.

From: Paul Stinson <ptstinso@bellsouth.net>

Sent: Wednesday, August 19, 2020 8:31 AM

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

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

Subject: Case No. 2019AP-009-001

This letter is to reiterate my continued opposition to this proposed zoning change. I have attached my previous comments submitted via email on May 19, 2020.

My concern continues to focus on the additional traffic that the development will create on Charlotte Pike between the existing West Chase development and Traemore Village, including Sawyer Brown Road. Our Councilwoman Gloria Hausser has advised us of offers made by Beezer Homes to pay for turn lanes on Charlotte into the West Chase neighborhood entrance and improve the West Chase entrance, subject to HOA approval. I appreciate Beezer's offers in recognition of the traffic problem that their development will create but find these offers to be inadequate.

The basic problem is that Charlotte Pike is simply too narrow to accommodate existing traffic during peak travel times, let alone additional traffic from this new development. Councilwoman Hausser has advised that she has been in contact with the Tennessee Department of Transportation regarding any plans to improve this state road, and TDOT has advised her that they have no plans for any improvements.

More recently, on August 18, 2020, Councilwoman Hausser advised that she had visited the West Chase development and stated, "Last week at the West Chase entrance I watched car after car gun it to merge onto Charlotte." I would point out that this observation was made while Nashville was in a Phase 2 shutdown with schools operating virtually. Once Nashville is fully open and schools are operating normally, this situation will worsen. Additional turn lanes into and out of West Chase only allow more thru traffic to pass and create congestion at the entrance to West Chase and the Beezer development. This situation will increase an already dangerous situation and put lives in danger, not only affecting residents of West Chase but also residents of Traemore Village and those of us entering Charlotte Pike from Sawyer Brown Road.

*Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

While I certainly recognize and appreciate the efforts of Beezer Homes to address concerns of the neighborhood, I remain opposed to this zoning change and any development that will increase traffic along this section of Charlotte Pike. When TDOT develops plans to improve this state road, I will certainly be willing to re-evaluate my position.

Respectfully,

Paul T. Stinson, Jr.

7520 Oak Haven Trace

Nashville, TN 37209

Comments sent on August 19, 2020

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.

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

*Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

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.

From: Judy Stinson <judyperk@bellsouth.net>

Sent: Wednesday, August 19, 2020 2:23 PM

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

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

<ResidentsinDistrict22MetroNash@comcast.net>; ying.kenney@yahoo.com

Subject: 2019SP-009-001

Ref: Case No. 2019AP-009-001

This letter is to express my opposition to this proposed zoning change. The development proposed in Case No. 2019SP-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. Even though Beazer is proposing a reduced number of homes (from 60 to 38) the development will 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.

Beazer has proposed to move the entrance to the new addition to give our West Chase neighbors more room to enter Charlotte Pike. Beazer will pay for turn lanes for the West Chase neighborhood. No such consideration is planned for the families living on and around Sawyer Brown Road who will not have turn lanes to assist in the egress to Charlotte Pike but an addition of 38 more homes that will make our travel more dangerous.

Please see the April 2019 Traffic Impact Study prepared for Dewey Engineering by FTE Traffic Engineering and Planning that concluded and recommended "Charlotte Pike should be widened 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."

Residents from our area attended several meetings hosted by former Councilwoman Sheri Wiener over the last year (2019) or so. At every one of these meetings, residents consistently expressed strenuous opposition to the development proposed by Beazer. To my knowledge we have had only one community meeting – designed and commanded by Beazer - since the current Councilwoman Gloria Hausser has taken office. In the past meetings that I attended, Beazer was very respectful of community members and listened to our concerns. But now Beazer has 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.

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 Boulevard. 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, Traemoor Village, Oak Haven Trace and homes along Sawyer Brown Road north of

Item 2. 2019SP-009-001 – Charlotte Pike SP

OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Charlotte Pike is already extremely difficult, and the addition of perhaps 38 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.

Sincerely,

Judy Stinson

judyperk@bellsouth.net

From: Canon, Timothy <timothy.canon@pnc.com>

Sent: Thursday, August 20, 2020 8:20 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Napier, Patrick (Planning) <Patrick.Napier@nashville.gov>

Cc: S Hoover <ResidentsinDistrict22MetroNash@comcast.net>; ying.kenney@yahoo.com

Subject: RE: Case number 2019SP-009-001, Charlotte Pike SP

Hello,

Please see my attached letter opposing the requested zoning change Case number 2019SP-009-001, Charlotte Pike SP. I understand that this case may be reviewed for the 8/29/20 planning commission meeting. Thank you.

Timothy Canon

C: (630) 926-5801

E: timothy.canon@pnc.com

SEE ATTACHMENT ON FOLLOWING PAGE

*Item 2. 2019SP-009-001 – Charlotte Pike SP
OPPOSITION*

August 19, 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 August 29th the Planning Commission may 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 is not the major Sawyer Brown Road, this is the connector between Charlotte Pike and Old Charlotte, this road is approximately one-quarter mile in length and primarily serves Oakhaven Trce residents and limited through traffic, heavy trucks are prohibited. This seems like a continued effort to wear us down since the developer/investor apparently already committed to the development 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) in the past. 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 the Oakhaven subdivision. This development will make it worse.
- We are not opposed to development of standalone single unit houses with garages in keeping with the adjacent properties on the west side of Sawyer Brown.
- 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.

Environmental Concerns:

- I think we can all agree that Nashville is a beautiful place to live and the natural landscape and wildlife are a wonderful part of the affected area. The commission should protect the environment and avoid turning this environmentally sensitive area into a congested townhome area with hills razed for the purpose of lining the pockets of developers with no plans to address environmental concerns, runoff of rain, displacement of wildlife, soil erosion not to mention traffic/air pollution implications for the environment.
- Residents of Oakhaven took comfort in knowing that zoning ordinances would protect our area and now it is up for grabs by the developers. There is a reason for the existing zoning and nothing has changed to invalidate those original reasons. In fact, the Commission should observe its own long-term plans and environmental guidelines before letting these developers further capitalize on this area to make a quick buck.

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 persistent 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 August 27, 2020 MPC Agenda Items

Received through August 21, 2020

From: Matt Case <mattcaseinc@gmail.com>

Sent: Thursday, August 20, 2020 3:07 PM

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

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

Subject: Case#: 2019SP -009-001

Dear Planning Commissioners -

As a homeowner 520 Wheatfield Way, Nashville, TN 37209 in the Westchase neighborhood in your council district, I am writing to OPPOSE development of additional homes at the intersection of Charlotte Pike and Sawyer Brown Road.

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. Regardless of the size of the project, we oppose any future development.

Thank you very much for your consideration.

Most sincerely,

Matt & Leah Case

615.400.1328 c

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Item 3. 2020SP-032-001 – Covenant Court

OPPOSITION

From: lstarksms@comcast.net <lstarksms@comcast.net>

Sent: Wednesday, July 15, 2020 6:43 PM

To: Planningcommissioners@Nashville.gov; Planning Staff <planningstaff@nashville.gov>; Sharp, Karimeh (Planning) <Karimeh.Sharp@nashville.gov>

Cc: Linston Starks <LSTARKSMS@COMCAST.NET>; Frances Pratt <prattdes@bellsouth.net>; Reginald Starks <saxmajors1@gmail.com>

Subject: Opposition to Rezoning

Planning Commissioners and Planning Staff,

We as property owners in the City of Hopewell, TN are writing to express our opposition to the proposed rezoning AR2a exiting area to a Specific Plan (SP) 202SP-032-001 AP Name Covenant Court Zoning District to Permit 85 Multi-Family Units in our community.

Member(s) of our community have discussed with you and the planning office our opposition to the proposed rezoning request. Please accept the attached letter as an official opposition letter to the rezoning request.

Members of our community plan to be presented at the public hearing once an official date and time have been determined.

Please feel free to contact us at the email address provided or the numbers listed below.

Thank you for your support

Linston Starks 678-908-2494

Frances Pratt 615-218-8380

Reginald Starks

From: Rhonda Gunselman <rgunselman@curb.com>

Sent: Thursday, July 16, 2020 1:19 PM

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

Subject: Case #: 2020SP-032-001

I am writing in **opposition** to the proposed building of 86 units between Hopewell and Southfork. I live in the Southfork subdivision off of Brandiwood Court.

First and foremost, we DO NOT NEED the additional traffic. It is already tough to get turned LEFT onto OHB due to the amount of traffic already on that road. Heck, sometimes you have to wait forever to turn right on OHB. To add 86 more households to the mix so close to us will make it almost impossible.

Secondly, I assume we are talking about more "tall & skinny" houses since there is not that much land to put 86 houses on. I am so sick of the tall & skinny invasion in Old Hickory. Stop it already. Take it back downtown where the hipsters live.

Thank you.

Item 3. 2020SP-032-001 – Covenant Court

OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Rhonda Gunselman

308 Brandiwood Ct

Old Hickory, TN 37138

From: Lisa Robinson <lgrob@comcast.net>

Sent: Monday, July 20, 2020 7:16 PM

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

Subject: Case 2020SP-032-001 Opposition

Dear Metro Planning Commission,

I oppose the Covenant Court zoning change as presented for the following reasons:

1. New public right of way adjoining Southfork properties
2. Lack of buffer between Covenant Court and Southfork
3. High density inconsistent with area neighborhoods

1. New public right of way adjoining Southfork properties

Please see [Exhibit 1](#) below. My property adjoins the easement for the proposed public right of way, South Street. The picture demonstrates that South Street is too close to Southfork properties. No one wants a road running along their back yard. Global Outreach Development International currently uses it as a gravel construction entrance. Their construction vehicles are extremely loud, and I can hear them clearly from inside the house. The noise will only get worse during the construction phase of Covenant Court and once development is complete, there will be traffic noise from property owners' vehicles.

When I moved to Southfork in 1992, "South Street" was a tiny dirt road. Mr. Charles Gilpatrick, the former long-time owner of the land, told me it was an unimproved road. Based on the property's history, the road has been unimproved for at least 80 years. According to the Metro Public Works website, permits for right of way require legislative action by the Metro Council and other Commissions. As an owner of adjoining property, I am registering my opposition to any action that will convert South Street to a public right of way.

2. Lack of buffer between Covenant Court and Southfork

The plan shows Covenant Court houses clustered towards the back, southeast side, close to Southfork homes. All green space is on the front, northwest side of Convent Court. The lack of buffer between the two neighborhoods and resulting increase in noise levels will negatively impact Southfork residents' quality of life and perhaps property and resale values.

3. High density inconsistent with area neighborhoods

Please see [Exhibit 2](#) below, a Google Earth view of the area and shows there are no other high density neighborhoods in our community. Does Covenant Court neighborhood fit the footprint and vision of the community?

Request for Disapproval

In consideration of the Southfork neighborhood, I respectfully request this zoning change not be approved. The following modifications should be made to the plan before it is considered for approval.

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

1. Do not convert South Street to a public right of way. Move entrances to Hermitage Street or to the northwest side of Covenant Court.
2. Create a larger land buffer between Covenant Court and Southfork.
3. Reduce the density to prevent overwhelming traffic and noise in the Hopewell and Southfork neighborhoods and better align with the density of the overall community.

Exhibit 1

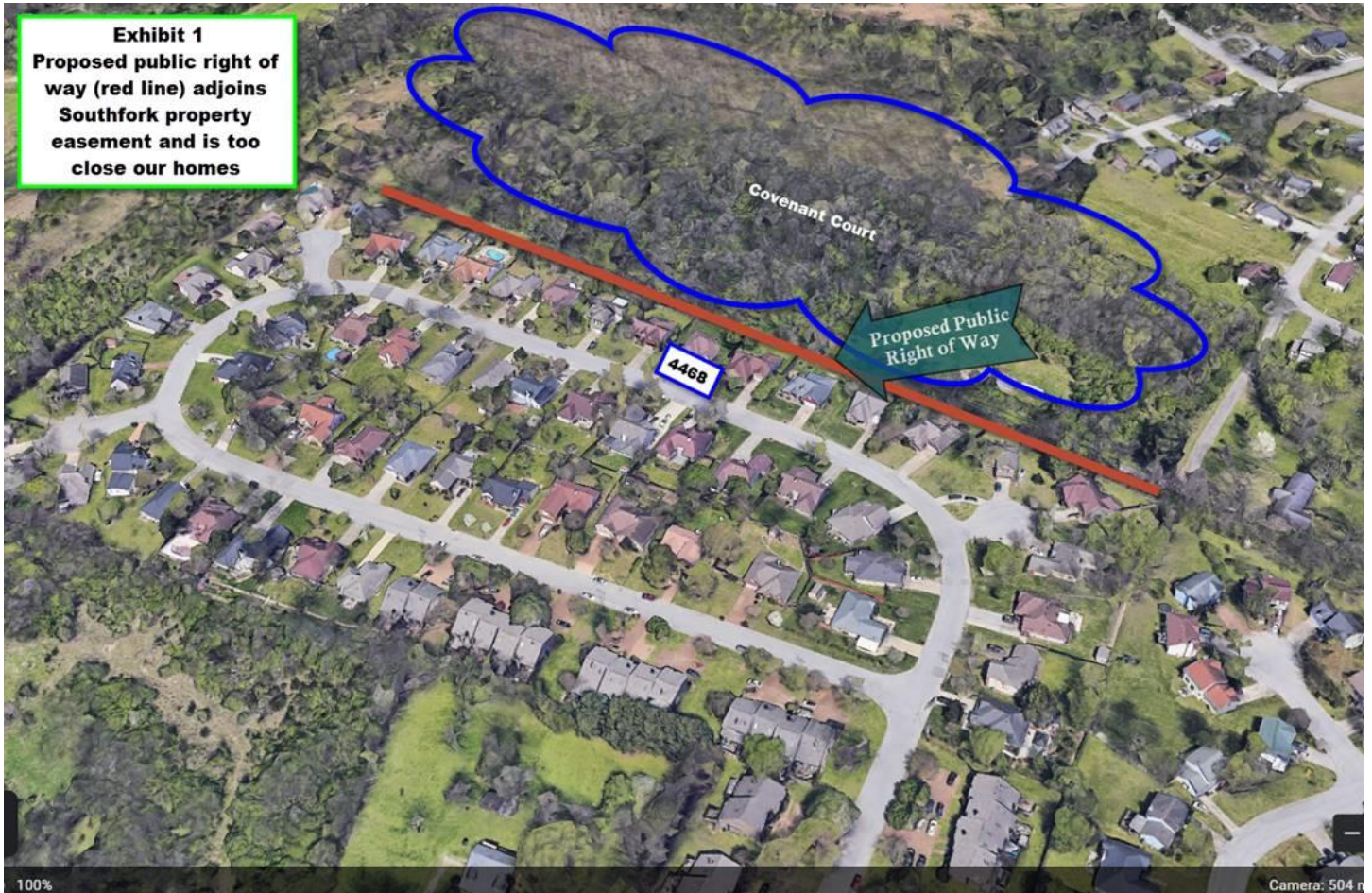
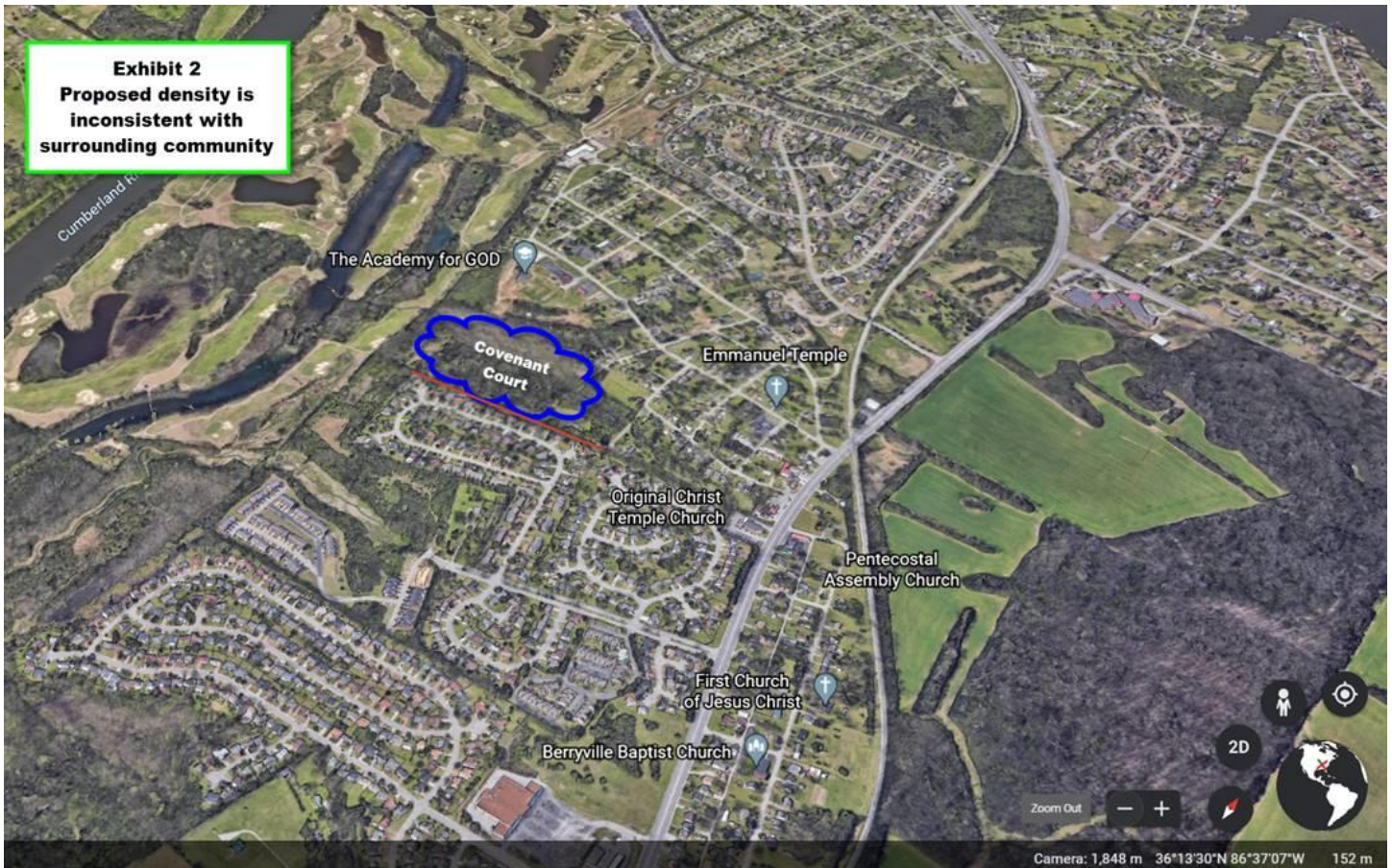


Exhibit 2

Item 3. 2020SP-032-001 – Covenant Court
OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020



Sincerely,

Lisa Robinson
4468 S Trace Blvd
Old Hickory TN 37138
lgrob@comcast.net
615-969-1608

From: Merritt, Vilanda <vilanda.merritt@siemens-healthineers.com>
Sent: Tuesday, July 21, 2020 7:57 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Case 2020SP-032-001

Dear Commissioners,

I am a homeowner on South Trace Blvd. This development is proposed to be directly behind my home. I understand land development; however, I struggle to even read the numbers of the units directly behind me there are so many. I assume they are stacked on top of each other. This does not fit with the property around the proposed development as they are all single family homes. I beg you to consider what this will do to our property values and the neighborhood around this area. I do not think this area should be rezoned for multi-family units. This should remain a single family home area.

**Item 3. 2020SP-032-001 – Covenant Court
OPPOSITION**

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

It also does not appear that there is any set back from South Street. It is not necessary to allow this all in the name of money in someone's pocket. We were told when we bought our house 2 years ago that this land couldn't be developed because it is in a flood plain. I also think this should be researched. I hope and pray that you will not allow this much development on this small piece of land. Please please keep this an area for single family homes. This is a quiet safe neighborhood and we all want to keep it that way.

Best regards,

Vilanda Merritt

4452 South Trace Blvd, Old Hickory, TN

From: Dylan Merritt <dymer3@gmail.com>

Sent: Tuesday, July 21, 2020 10:30 AM

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

Subject: Opposition to Rezoning of Case #2020SP-032-001

Dear Commissioners,

I'm writing to voice my strong opposition to the rezoning in case #2020SP-032-001. I believe that the area should be zoned for single family homes, not multi-family homes or apartments.

Thank you for your consideration.

Dylan Merritt

307 Woodview Ct, Old Hickory, TN 37138

615 587 0240

From: Lori Turner <ljt830@gmail.com>

Sent: Tuesday, July 21, 2020 6:43 PM

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

Subject: Case 2020SP-032-001

Dear Metro Planning Commission-

I am writing to communicate my opinion on the rezoning of property in Old Hickory as requested by Dale & Associates for proposed project "Covenant Court."

The company's request to turn unimproved "South Street" into a right of way is my first major concern. This small gravel road almost touches my backyard. This "street" has been unimproved or abandoned for over 25 years. In the last 1-2 years, gravel has been added so that it could be used as a construction entrance for Global Outreach Development International property located at the back of the Hopewell community. These construction vehicles run up and down that gravel "road" at all hours. They literally look like they're running through my back yard. The noise is excessive as you might imagine. And when I think about how it will sound and look during the construction phases of Covenant Court, it's almost unbearable. Then the exponentially larger traffic footprint when 80 tiny houses are crammed back there.

Additionally, the plans show the houses of Covenant Court backing up directly to South Street with ZERO green space or buffer. This alone should be reason enough for reconsideration. The plans show 4-5 houses crammed into a space the

**Item 3. 2020SP-032-001 – Covenant Court
OPPOSITION**

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

size of my tiny back yard- my house is a modest >1400 sqft with a less than ¼ acre yard and it looks monstrous next to the houses crammed into this plan. Old Hickory is one last bastion of Old Nashville. Cramping this development between The Hermitage and the Village would be destroying the footprint of Old Hickory. There is no other neighborhood in Old Hickory with this type of density.

Please consider forcing a redrawing and de-densifying of the plan for Covenant Court:

--do not allow South Street to become a right of way; the entrance can be moved to Hermitage Street

--create a larger buffer between the new development and Southfork

--drastically reduce the density of the plan to prevent overwhelming traffic and noise in the area

--I implore you to help keep Old Hickory the last bastion of old Nashville

Would you want this in your back yard? I have lived here for 20 years. Please consider what this will do to this very modest community.

I appreciate your consideration.

Lori Turner

4472 South Trace Blvd.

Old Hickory, TN 37138

615-830-7666

From: Mary Brown <gbstn.mb@gmail.com>
Sent: Thursday, July 23, 2020 4:34 PM
To: Planning Staff <planningstaff@nashville.gov>
Subject: Case # 2020SP 032 001 COVENANT COURT

As residents of South Street we strongly OPPOSE REZONING PLAN and development for SOUTH TRACE BLVD in OLD HICKORY. This area should remain zoned for single family residential units!!

Rick Graham Family
Old Hickory Residents

From: Sarah Que <sarahque@gmail.com>
Sent: Tuesday, August 4, 2020 10:02 AM
To: Planning Staff <planningstaff@nashville.gov>
Cc: Hagar, Larry (Council Member) <Larry.Hagar@nashville.gov>
Subject: Case 2020SP-032-001 Covenant Court

We are writing to oppose Case Number 2020SP-032-001 to rezone the AR2A parcels and the proposed construction for the following reasons:

1. The proposed construction has a significantly higher dwelling density compared to the surrounding area. At most, this should have the same zone as the surrounding parcels - R8. That would maintain the same minimum lot size and dwelling density as everyone else.

*Item 3. 2020SP-032-001 – Covenant Court
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

2. The plan proposed a 20-foot public right-of-way for South Street with houses built right up to the property line. There is not enough buffer between our lot and theirs. The South Trace Blvd has a 50-foot separation between property lines and our houses are built further back from the street.
3. The 20-foot South Street is not wide enough for the number of cars that would use it. There are 8 alley driveways that empty onto South Street. The large number of cars in small streets increases the risk of accidents.
4. There are no sidewalks planned for South and Hermitage Streets. Developments this size should require sidewalks to prevent anyone walking on streets.
5. There is only ONE public right-of-way available for access to this entire development - Hermitage Street. This is a major issue if emergency evacuation is required.
6. Houses are built on or near the 100-year floodplain. These floodplains were designated based on this area in its current form. Some spots where the floodplains terminate have a slope of 15 to 25 percent. Area development could adversely impact these slopes and affect the floodplain line. It is irresponsible to approve development without further study knowing how close some houses are to flood-prone areas already, and those lines may shift after construction.
7. The area of proposed development was designated on 2015 as a T3 Suburban transect. The Major & Collector Street Plan says "T3 Suburban Transect residential areas are generally characterized by moderate to deep setbacks and side yards, curvilinear streets, and informal landscaping."
(<https://www.nashville.gov/Portals/0/SiteContent/Planning/docs/NashvilleNext/PlanVolumes/next-volume5-MCSP.pdf>) The submitted plan does not follow this description - not enough setbacks and small side yards. This plan changes the character of the surrounding area.
8. The area currently is wooded and has a large population of animals - birds, deer, groundhogs, wild turkeys, raccoons and rabbits to name a few. Development would cut down this area and kill them.

Sarah and Allan Que

4464 S Trace Blvd.

Old Hickory, TN 37138

615.513.2224

sarahque@gmail.com

From: Joelton Shop <joeltonshop@gmail.com>

Sent: Sunday, August 9, 2020 3:55 PM

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

Subject: Covenant court 2020sp-032-001

I am writing in opposition to this project. The property owner is operating a school, construction company, coffee shop and a food truck operation on the neighboring property. This has increased the volume of traffic on the small neighborhood road. This project will add more strain on these streets. The density doesn't match the neighborhood or the neighborhood beside this project. These area proposed was completed flooded in the 2010 flood. This area of old

*Item 3. 2020SP-032-001 – Covenant Court
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

hickory is underserved in public transport and is a food desert. The closest grocery store is 3 mile drive which would make this a transportation dependant project

Richard Hofmann

4240 old hickory blvd, 37138

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Item 5. 2020SP-034-001 South Harpeth Farms SP

OPPOSITION

From: Chuck Elcan <ce@mistryriver.me>

Sent: Thursday, August 20, 2020 4:37 PM

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

Subject: Case 2020SP-034-001 South Harpeth Farms SP

Planning Commission Members:

My name is Chuck Elcan, my wife and I own the property directly across South Harpeth Rd. from the proposed development, Case 2020SP-034-001 South Harpeth Farms SP. I am emailing you to voice our opposition and that we are vehemently against the rezoning and development of this property for the following reasons:

- The proposed development has two egress and ingress points on South Harpeth Rd. South Harpeth Rd. is already a very dangerous road and adding 500+ homes as proposed in this development will make matters much worse.
- This area is rural farmland and the addition of that many homes/vehicles and noise from both will ruin the ambiance and the character of the neighborhood.
- The environmental impact from the run off of the development into the South Harpeth River could ruin the entire ecosystem.
- This proposed rezoning and project is not compatible with surrounding property uses and conflicts with the current Metro zoning.

Thank you,

Chuck Elcan

From: Evelyn Rodgers <evelynrodgers@gmail.com>

Sent: Thursday, August 20, 2020 4:45 PM

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

Subject: FW: Case 2020SP-034-001 South Harpeth Farms SP

I am writing to express my opposition to the rezoning and the proposed development of the approximately 500 acre property along Highway 100, South Harpeth Road, and Poplar Creek Rd.

We live at 1660 South Harpeth Road. South Harpeth Road already is dangerous!

First of all, the road is narrow. Driving along it reminds me of being on a roller coaster, but in addition to the undermining of the road there is the reality that on one side there is a cliff and on the other side a drop-off into the river. There is no guardrail and probably not even a place to put it. There is no place to go.

I worry when our grandchildren drive here because of the poor road.

The South Harpeth River is a clean river that does not need all the run-off from a big development.

A big development will alter the character of our "neighborhood."

Please vote against this proposed rezoning and development.

Item 5. 2020SP-034-001 South Harpeth Farms SP

OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Thank you,

Evelyn Rodgers

From: Bill Rodgers <whrogers1@gmail.com>
Sent: Thursday, August 20, 2020 4:46 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Case 2020SP-034-001 South Harpeth Farms SP

I am very opposed to the planned development referenced above.

I have owned my property at 1660 South Harpeth Rd since 1978 and have lived here since 2007. Our rural area doesn't need or want or is capable of handling the impact this development would cause our community. Our road is only one and a half lanes wide and very curvy. We already have a lot of traffic cutting through from the interstate going to the city of Franklin.

Our little river, South Harpeth is very pristine and beautiful. It is directly across from this planned development And I am very worried about the runoff it would get from the addition of 500 homes with the asphalt roads and driveways. Our river was devastated by the 2010 flood and the many torrential rains we get here causes many washed out ditches to put great quantities of silt and debris into the river. Please reject this development on just the environmental impact alone, much less the traffic and distruction of our rural area.

Thanks for your time and please vote NO on this development.

From: Gus Grote <gusgrote1958@gmail.com>
Sent: Thursday, August 20, 2020 6:03 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Gus Grote <gusgrote1958@gmail.com>
Subject: Case 2020SP-034-001 South Harpeth Farms SP

To Whom it May Concern

My name is Carl Grote and I am a resident of Nashville Davidson County .I also own some property along the South Harpeth River downstream from this proposed development .I would like to voice my opposition to the proposed development .The South Harpeth Road is in no way capable of handling the additional traffic that 500 homes would create .It is at best very narrow and dangerous for the current traffic levels and goes into Cheatham County ending at interstate 40 west . I wouldn't think that Cheatham County would be enthusiastic about the expense to improve this beautiful old country road to handle the increased traffic .The property is also very steep which causes significant run off and erosion problems into the South Harpeth River which is a protected stream and a beautiful part of Middle Tennessee. Thank you for your consideration of my concerns .Carl Grote

From: brent ray <brent.ray@legacyfranchise.com>
Sent: Thursday, August 20, 2020 9:05 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Opposition to Case 2020SP-034-001 South Harpeth Farms SP

Dear Planning Commissioners -

Item 5. 2020SP-034-001 South Harpeth Farms SP
OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

I am a homeowner and farm owner on South Harpeth Road. **I 100% oppose the rezoning request and the proposed development of South Harpeth Farms.**

My primary concerns are:

- South Harpeth Road is already an extremely narrow and dangerous 2 lane road and in no way can support a modest neighborhood development much less the proposed monstrous 500+ home plan.
- This plan is completely inconsistent with the neighborhood and will have a permanent and lethal impact to the existing environment
- The environmental impact will forever erode and destroy the South Harpeth River and its watershed
- The noise from that much traffic will also negatively impact the area
- The ingress and egress on to S Harpeth Road is not manageable
- The ingress and egress on at the S Harpeth / Hwy 100 intersection creates additional serious safety concerns
- The character of the neighborhood would be completely destroyed

Please do not allow this to happen and destroy the current neighborhood and create the environmental devastation to this part of the South Harpeth River.

Thank you very much,

Brent Ray

1601 South Harpeth Road

From: Douglasjahner <douglasjahner@comcast.net>

Sent: Tuesday, August 25, 2020 12:48 PM

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

Subject: RE 2020SP-034-001 S Harpeth Farms SP proposed development

I am writing to express my opposition to the proposed rezoning and development of the S Harpeth Farms development. I reside at 8495 Poplar Creek Rd, since June 2013. I have two primary concerns regarding this proposal.

1. The area roads are simply not designed nor in a current state of good condition to handle the additional vehicle traffic. Poplar Creek Rd, Griffith Rd, Lewis Rd, and S Harpeth Rd are all narrow winding roads with deteriorating road edges and no road shoulders. Construction traffic will result in significantly hindered traffic as it's extremely difficult for a truck and a car to pass each other by on these roads. HWY 100 in this area is already severely over-burdened with traffic. During rush hour it can take 20 minutes to drive 4.5 miles on HWY 100 from Old Hickory Blvd to McCrory LN. Future detrimental impact will result from the ongoing large construction project at nearby Stephen's Valley off Sneed Rd. Once Stephen's Valley is completed and if this project is approved, it's very difficult to imagine any sensible flow of traffic along HWY 100. Also, The Loveless Cafe, with its limited one driveway entrance off HWY 100 at McCrory LN, also attracts about a half million visitors a year to this area.
2. The developer, as well as the civil engineer/planning landscape architecture firm are substantial campaign donors to Councilman Dave Rosenberg' 2019 re-election campaign. In 2019 a combined sum of \$4,600. (or 13% of his total donations) was contributed to Mr Rosenberg's election campaign by the developer, civil engineering firm, and employees of said firm. None of the donors reside in Councilman Rosenberg's district. While this may be legal, the optics

*Item 5. 2020SP-034-001 South Harpeth Farms SP
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

of this are bad. At the very least this issue should cause a request for an independent traffic study completed by a civil engineering firm with no financial ties to the local council member, whose blessing is needed to move the project forward.

Sincerely,

Douglas E. Jahner

8495 Poplar Creek Rd

Nashville TN 37221

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Item 8. 2020S-113-001

OPPOSITION

From: Jerry Smith <zjsmith525@gmail.com>

Sent: Tuesday, August 25, 2020 2:44 PM

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

Subject: Public Hearing to create 8 lots on 1011A and 1011B zoned RS7.5.

I am against this, as it is hard (Unsafe) to get out of my driveway now. Children have a hard time walking down the street. I live at , 525 Anderson Lane and the corner of Snow Ave.

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Item 13. 2020Z-071PR-001 – Old Hickory Blvd.

OPPOSITION

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.

Item 8. 2020S-113-001

OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Our properties range from the high \$400k to high \$500k, and new development on our street will 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,

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.

Our properties range from the high \$400k to high \$500k, and new development on our street will 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,

- Mitch Sallee

Item 8. 2020S-113-001

OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Cell: 479-353-1884

From: Nick Sardo <nicholassardo@hotmail.com>

Sent: Friday, May 22, 2020 10:49 AM

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.

Item 8. 2020S-113-001

OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Respectfully,

John Atkinson

From: Abbie Parker <abbieparker84@gmail.com>

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

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

Item 8. 2020S-113-001
OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

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.

-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.

Item 8. 2020S-113-001

OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

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,

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 August 27, 2020 MPC Agenda Items

Received through August 21, 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.

Item 8. 2020S-113-001
OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Thank you for your consideration,

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

Item 8. 2020S-113-001

OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Item 14. 2020Z-096PR-001

SUPPORT

From: Lisa Smith <ljsmith509@comcast.net>

Sent: Monday, August 10, 2020 9:59 PM

To: VanReece, Nancy (Council Member) <Nancy.VanReece@nashville.gov>

Subject: RE: District 8 Zoning and Policy Updates - Augsut 2020

Evening Nancy,

Had a chance to review the youtube video on the Chadwell proposal. Besides being jealous that I don't have the property, my only comment would be that as long as the vegetative buffer remains in the development, this looks like it would be nice. I live in the Chadwell Retreat community, as you know, and pass that lot frequently. I had no idea it was 2 acres and that it extended so far back.

Tell the owner and developer to look me up for the next project, especially if it's like this one!

Also great to see you so dedicated to the D8!

Lisa Smith

2008 Chadwell Overlook Drive

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

OPPOSITION

From: Kent Goodson <kentgoodson@comcast.net>

Sent: Friday, August 14, 2020 8:00:58 AM

To: Planning Staff <planningstaff@nashville.gov>; VanReece, Nancy (Council Member) <Nancy.VanReece@nashville.gov>

Subject: 1013 Chadwell development 2020Z-096PR-001

Elected council and Metro hired employees, I am a long time resident in 37115 zip and oppose the development being proposed. 1013 Chadwell and/or the planning department case no. (2020Z-096PR-001)

From: TLSanders40@comcast.net <TLSanders40@comcast.net>

Sent: Friday, August 14, 2020 8:21 AM

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

Cc: Planning Staff <planningstaff@nashville.gov>; VanReece, Nancy (Council Member) <Nancy.VanReece@nashville.gov>

Subject: 2020Z-096PR-001

I am writing to the planning commission, once again, regarding a requested zoning change across the street from my home on Chadwell Drive in District 8. I and my husband are opposed to this, as we were opposed to the previous change at "Chadwell Commons" on vacant property on Chadwell Drive. "Chadwell Commons" was Case 2020Z-034PR-001 and I sent an email voicing concern and opposition to that as well.

Several years ago Madison was put on a maintenance plan by the Davidson County Planning Department. With all of the development that has been allowed to occur we feel that the planning department has thrown that out the window. Madison was one of the best places to buy a home with similar housing and yards in well-established neighborhoods. Encroachment on our neighborhoods has started to change that with small yards and squeezed in houses being built anywhere a developer with slice of land can push zoning changes and building plans through the planning department and the Metro council.

MADISON COMMUNITY PLAN

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to maintain the general character of developed suburban residential neighborhoods. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T3 NM areas have an established development pattern consisting of low- to moderate-density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

Based on the above plan for Madison the "Chadwell Commons" development definitely does not meet the character of the existing neighborhood and, if allowed, the 1301 Chadwell Drive change would not meet that standard either. The existing character of our neighborhood is single family homes with a minimum lot size of 20,000 square-feet, and the following set-backs: 60 foot in front, 10 foot on the sides, and 20 foot at the rear. Neither of those developments will be able to meet those standards for T3 Suburban Neighborhood Maintenance.

Item 14. 2020Z-096PR-001

OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Just in the last few months, I have seen deer playing near my home. They and other wildlife make those wooded lots a part of their life. A lot of wildlife will be displaced when they begin cutting down those wooded lots for development.

I am putting my and my husband's opposition to the zoning change at 1301 on record for the planning department. When will it stop? When the "Chadwell Commons" project was pushed through I never really thought about it bleeding over into non-vacant lots wanting to join in but it doesn't surprise me.

Tammy and Steve Sanders

1016 Chadwell Drive

From: Sonia E <soniame3009@gmail.com>

Sent: Wednesday, August 19, 2020 7:54 AM

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

Cc: Planning Staff <planningstaff@nashville.gov>; VanReece, Nancy (Council Member) <Nancy.VanReece@nashville.gov>

Subject: Case#2020Z-096PR-001

My name is Sonia M. Eason and I live at 212 Holiday Drive in District 8. I am emailing to express my **opposition** to the rezoning request at 1013 Chadwell Drive. I bought my property in Madison because of the beautiful spacious yards, green space, and friendly neighbors. I have participated in a good majority of the meetings regarding rezoning of numerous properties in this area and we were able to compromise as a community on most of the new developments. The Councilwoman for District 8 stated that she was working with the contiguous neighbors next door to this property, leaving a lot of concerned Kemper Heights neighbors feeling like their opposition to this zoning was being dismissed because they did not meet the criteria of being in the contiguous area. I think this is unfair considering letters of support for the rezoning of land RIGHT BESIDE this property at 1101 Chadwell Drive (case# 2020Z-034PR-001) were submitted from District 8 constituents OUTSIDE of the contiguous area. In the vicinity of 1013 Chadwell Drive there will be 12 cottages, 57 townhomes, 216 apartments and 48 condominiums built. I feel the primary focus should now be better paved roads on Chadwell Drive to support the extra amount of traffic that will be coming from the already approved numerous developments and more greenways. Moreover, possibly adding a traffic light or four way stop signs to address the heavy traffic congestion that occurs daily on S. Graycroft, which is the main cross street to Chadwell Drive. I feel that this development will change the aesthetics of the neighborhood and facilitate overcrowding by clustering multiple homes BEHIND homes that have been here for over 60 years. I am NOT opposed to New development but I think smart-controlled development that enhances the character of the neighborhood is great and I am proud that people are finally discovering what many of us already know, that Madison is a great place to live and work in.

Thank you for your time,

Sonia M. Eason

From: Deborah Dorsey <greyhaven@comcast.net>

Sent: Monday, August 24, 2020 1:57 PM

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

Subject: Case#2020Z-096PR-001

We own the property and live at 737 Due West Avenue North in District 8. We are very opposed to any more construction plans for anything other than single family homes going up on less than 1 acre lots in this area and honestly in the rest of Madison too. We are very tired of all of the multiple housing projects already planned for this area and will

Item 14. 2020Z-096PR-001

OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

not support any more contributing to our already overcrowded intersections and streets. Our council person keeps supporting more multiple houses on single family lots and I thought the group meetings we previously attended with other neighbors all agreed we were very much opposed to multiple dwellings being crammed on single lots. That doesn't even begin to address the huge complexes we see being proposed for this area all dumping into one of the busiest and high volume wreck intersections around. We seemingly had no say in the old hospital Town Centre plans and yet it appears our council person is supporting they build even more including this proposed new development. Where will it all stop?? Please have this email on record that as a long time home owner on Due West I do NOT welcome any more multiple construction on single lots in this area and would appreciate your support on this.

Please listen to the neighbors more and the developers less.

Deborah Dorsey

737 Due West Avenue N

Madison, TN 37115

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Consent Agenda Items

Item 25. 2020S-135-001

SUPPORT

From: Duane Cuthbertson <dcuthber@gmail.com>

Sent: Monday, August 10, 2020 3:53 PM

To: Swaggart, Jason (Planning) <Jason.Swaggart@nashville.gov>; Planning Staff <planningstaff@nashville.gov>

Cc: Barbara Adams <amerikeyrealty@gmail.com>; Roberts, Mary Carolyn (Council Member) <marycarolyn.roberts@nashville.gov>

Subject: Fwd: 819 Watts subdivision support letter

All -

Please find attached a letter of support for the subdivision at 819 Watts Lane. It's currently scheduled for Aug 27th Planning Commission.

Case No. 2020S-135-001

Thank you.

Duane Cuthbertson

615.924.9618

SEE ATTACHMENT ON FOLLOWING PAGE

Metropolitan Nashville Planning Commission
800 Second Avenue South
Nashville, TN 37219

Case Number: 2020S-135-001
Address: 819 Watts Lane


To Whom it May Concern

As a resident and/or property owner in the surrounding neighborhood I would like to express my support for a Subdivision for 819 Watts Lane into three R6 zoned residential lots.

The requested subdivision is consistent with the community plan (NashvilleNext) as well as existing and developing land use patterns on and around this block. The subdivision will enable a more orderly development pattern, more pedestrian friendly environment and a development scale that is consistent with the surrounding context. The proposed subdivision incrementally supports a more vibrant Charlotte Pike corridor as well as viability of transit.

The proposed subdivision will enable development that adds value to the community.

Sincerely,

 /Name
6018 Hill Circle, Nashville TN 37209 /Address

Metropolitan Nashville Planning Commission
800 Second Avenue South
Nashville, TN 37219

Case Number: 2020S-135-001
Address: 819 Watts Lane

To Whom it May Concern

As a resident and/or property owner in the surrounding neighborhood I would like to express my **support** for a Subdivision for 819 Watts Lane into three R6 zoned residential lots.

The requested subdivision is consistent with the community plan (NashvilleNext) as well as existing and developing land use patterns on and around this block. The subdivision will enable a more orderly development pattern, more pedestrian friendly environment and a development scale that is consistent with the surrounding context. The proposed subdivision incrementally supports a more vibrant Charlotte Pike corridor as well as viability of transit.

The proposed subdivision will enable development that adds value to the community.

Sincerely,

Fotios Dardamanis

/Name

1216 Watts Terrace

/Address

Metropolitan Nashville Planning Commission
800 Second Avenue South
Nashville, TN 37219

Case Number: 2020S-135-001
Address: 819 Watts Lane

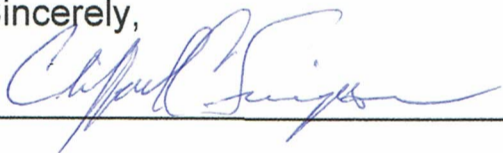
To Whom it May Concern

As a resident and/or property owner in the surrounding neighborhood I would like to express my **support** for a Subdivision for 819 Watts Lane into three R6 zoned residential lots.

The requested subdivision is consistent with the community plan (NashvilleNext) as well as existing and developing land use patterns on and around this block. The subdivision will enable a more orderly development pattern, more pedestrian friendly environment and a development scale that is consistent with the surrounding context. The proposed subdivision incrementally supports a more vibrant Charlotte Pike corridor as well as viability of transit.

The proposed subdivision will enable development that adds value to the community.

Sincerely,



_____/Name

6123 Neighborly Ave, Nashville, TN 37209

_____/Address

Metropolitan Nashville Planning Commission
800 Second Avenue South
Nashville, TN 37219

Case Number: 2020S-135-001
Address: 819 Watts Lane


To Whom it May Concern

As a resident and/or property owner in the surrounding neighborhood I would like to express my support for a Subdivision for 819 Watts Lane into three R6 zoned residential lots.

The requested subdivision is consistent with the community plan (NashvilleNext) as well as existing and developing land use patterns on and around this block. The subdivision will enable a more orderly development pattern, more pedestrian friendly environment and a development scale that is consistent with the surrounding context. The proposed subdivision incrementally supports a more vibrant Charlotte Pike corridor as well as viability of transit.

The proposed subdivision will enable development that adds value to the community.

Sincerely,

 /Name

6123 Neighborhood Av /Address

Metropolitan Nashville Planning Commission
800 Second Avenue South
Nashville, TN 37219

Case Number: 2020S-135-001
Address: 819 Watts Lane

To Whom it May Concern

As a resident and/or property owner in the surrounding neighborhood I would like to express my **support** for a Subdivision for 819 Watts Lane into three R6 zoned residential lots.

The requested subdivision is consistent with the community plan (NashvilleNext) as well as existing and developing land use patterns on and around this block. The subdivision will enable a more orderly development pattern, more pedestrian friendly environment and a development scale that is consistent with the surrounding context. The proposed subdivision incrementally supports a more vibrant Charlotte Pike corridor as well as viability of transit.

The proposed subdivision will enable development that adds value to the community.

Sincerely,

Nikhil Sinha /Name

6123 Neighbory Ave. /Address
Nashville, TN 37209

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Items to be considered

Item 40. 2020SP-015-001 – Hamilton SP

OPPOSITION

From: Anthony Harding <u8121@live.com>

Sent: Tuesday, February 11, 2020 3:23 PM

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

Subject: Case 2020SP-015-001

Hello, My name is Anthony Harding and I am writing this on behalf of myself and neighbors that live on Ned Shelton road. We are in opposition of the above case with concerns of increased traffic on not only Ned Shelton road but on Bell road as well. With any new driveway access permitted there will be increased traffic. Bell road is already congested in the AM and PM. I, personally on a typical evening can get from my employment (Hendersonville, TN) to the Stewarts Ferry pike exit quicker than I can get from the exit 5 miles to my house. Without extreme measures to widen Bell road first, we would again be in opposition of any new development in the area.

Furthermore, this area is a wooded, rather rural area (One of the few left in Nashville), which is the reason we purchased our property. We would like to keep it that way! Just to have another developer looking to make a dime and ruin our quality of life doing so is completely unacceptable, and we will not stand for it.

We see this proposal to build IWD in the area as more noise, traffic and congestion. Please adhere to our request and not grant any new development in the area.

Thank you.

Anthony Harding

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Item 41. 2020SP-031-001 — Dogtopia

SUPPORT

From: Rachel Roberts <Rachel.Roberts@tn.gov>

Sent: Tuesday, August 25, 2020 12:55 PM

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

Subject: Dogtopia in Green Hills

Hope the zoning change request is approved. I think it would be good to have more options for dog boarding in the area.

Thanks!

Rachel

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

OPPOSITION

From: Charles Walker <Charles.Walker@tnmb.uscourts.gov>
Sent: Wednesday, July 15, 2020 7:45 PM
To: Pulley, Russ (Council Member) <Russ.Pulley@nashville.gov>; Mendes, Bob (Council Member) <Bob.Mendes@nashville.gov>
Cc: Elisa Heinzl <ehinzl@gmail.com>; Planning Staff <planningstaff@nashville.gov>
Subject: Zoning Request: Case 2020SP-031-001 (Dogtopia)

Good evening Mr. Pulley and Mr. Mendes, I live at 1925B Warfield Dr which borders the property at 4004 Hillsboro Pike and I will be impacted by the proposed zoning change. I would like to discuss this zoning request and voice my opposition to it. Changing the zoning from SCR to SP is totally inappropriate. The increased traffic flow that will occur on Warfield because of the location of the entrance to the shopping plaza should be considered. Since the Warfield/Kimbark area has already been highlighted as one of the Nashville neighborhoods that should have sidewalks, increasing the traffic flow in this area adds insult to injury.

Over the past 4 years, the Warfield/Kimbark neighborhood has dramatically grown and contributes more than its share to the metro budget, yet we seem to get no consideration when it comes to dramatic changes to the zoning. As a resident of Davidson County for the past 21 years, the decade of hyper-growth has dramatically reduced the quality of life, if this trend continues, the "it" city will become something that skinks and rhymes with it. Increasingly I see proposals that are short sighted and provide no benefit for the people who live in the area. There is no logical reason to alter the existing zoning and the fact that it is being considered is another example of poor city planning if allowed to go through.

I would love to hear you thoughts on this issue and I'm available to discuss at your convenience.

Chuck Walker
1925B Warfield Dr
Nashville, TN 37215
(615) 294-8373

From: Tara Bergstrom <tmdavis2@gmail.com>
Sent: Monday, June 29, 2020 8:39 AM
To: Sharp, Karimeh (Planning) <Karimeh.Sharp@nashville.gov>
Cc: Lewis, Amelia (Planning) <Amelia.Lewis@nashville.gov>
Subject: Re: Case Number 2020SP-031-001

Hi Karimeh & Amelia,

Thank you so much for your quick reply!

It looks like this dog boarding facility is trying to plant roots basically in our backyard. I am very concerned about this. I have a Master's Degree in Animal Nutrition and my husband is a Veterinarian. Therefore we are both very familiar with these types of facilities and have personally worked at them in the past.

There is definitely a reason they have to rezone an area like ours to host one of these facilities, because they know that noise comes with it. The barking never stops at a boarding facility. Dogs are taken out of their comfort zone and separated from their owners for an amount of time that causes stress. Many dogs express their stress through barking. Others may bark through excitement or anger. Whatever the reason, we all know that many dogs bark. Dogtopia may

Item 41. 2020SP-031-001 — Dogtopia

OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

argue that the animals will spend most of their time indoors and we may not be able to hear them, however there will constantly be dogs coming and going in the parking lot. They will also need an adequate spot to use the bathroom outside. From my professional experience, I honestly do not think there is a good spot back there for that. A boarding facility should have a very large green space for the animals. Even if they do not, any time the animals are outside there is a high probability that there will be barking.

With Vertis now behind our homes and 4004 Hillsboro Pike in between, the echoing back in that lot has been very bad. The noise reflects off of Vertis and back into our homes. Barking will only make this worse.

Being an avid animal lover and animal owner myself, I honestly hate that I have to take a stance on this. However, we thoroughly enjoy where we live and we know through experience that a boarding facility behind our home would be a major distraction and would disturb the peace in our neighborhood.

I'm sure you already know, but according to city code 8.12.010 – Keeping of animals that disturb the peace:

A. It is unlawful for any person to keep any animal, dog, bird or fowl which, by causing frequent or loud continued noise, disturbs the comfort or repose of any person in the vicinity.

B. Violation of this section shall be declared to be public nuisance which violation may be enjoined by any court of competent jurisdiction.

Rezoning the property and the issuance of a permit would clearly constitute the official sanctioning of a health hazard in a residential neighborhood, which, undeniably, violates the spirit of both state and local law.

Therefore, the city has an ethical duty to decline Dogtopia's application filing in order to abide by its laws, policies, practices, and procedures as necessary to remain in compliance with both the letter and the spirit of both state and municipal law, which clearly state that zoning regulators must think first of the public health.

In light of that, I would like for you to answer all of the following questions.

Question One:

Does your agency recognize chronic noise as a pathogen that is known to degrade physical, social, and psychological health?

Question Two:

Do you acknowledge that the sound of barking dogs being force-fed into one's home does, indeed, constitute a health hazard?

Question Three:

Is it your intention, nonetheless, to permit the boarding facility to be approved, despite the fact that you now know that they do, indeed, constitute a health hazard?

Thank you so much for your time. I look forward to your responses.

Respectfully,

Tara Bergstrom

From: Elisa Heinzl <ehinzl@gmail.com>

Sent: Monday, July 20, 2020 7:23 PM

*Item 41. 2020SP-031-001 — Dogtopia
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

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

Subject: Zoning Request Case 2020SP-031-001 Dogtopia Green Hills

Hello, my husband and I live at 1925A Warfield Dr which borders the property at 4004 Hillsboro Pike and we will be impacted by this proposed zoning change scheduled for a public hearing 7/23. We absolutely oppose the zoning change from SCR to SP. It is totally inappropriate for our neighborhood. The increased traffic flow that will occur on Warfield because of the location of the entrance to the shopping plaza should be considered.

Since the Warfield/Kimbark area has already been highlighted as one of the Nashville neighborhoods that should have sidewalks, increasing the traffic flow in this area adds insult to injury. The volume of traffic on Warfield and the number of people who also speed makes walking (ourselves and our pets), bike riding and generally trying to get in and out of our own driveway very dangerous. Over the past 4 years, the Warfield/Kimbark neighborhood has dramatically grown and contributes more than its share to the metro budget, yet we seem to get no consideration when it comes to dramatic changes to the zoning.

We respectfully request that the Metro Planning Commission does not recommend this proposal to the Metro Council as there is no benefit for those of us who live in this area. Just the opposite

In addition to more traffic on our street we are very concerned about increased noise and negative impact to our property values and declining quality of life.

Sincerely,

Elisa and Gregg Heinzl

1925A Warfield Dr

Nashville, TN 37215

615-481-5497

From: Mary W. Francis <bluwaboo@aol.com>

Sent: Wednesday, July 22, 2020 1:25 PM

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

Subject: NO DOGTOPIA IN GREEN HILLS. THIS IS A VIOLATION IN MORE WAYS THAN ONE.

Very honestly this is a violation of Codes Regulations and it is a danger to residents in the area, especially so close to residential property like the Royal Arms Apartments and free-standing homes as well.

Maryland W. Francis

Green Hills Resident for 75 years

From: Athene F. <tenngreen27@icloud.com>

Sent: Tuesday, August 4, 2020 10:21 AM

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

Subject: Animal boarding center in Green Hills

I am writing to ask you to vote against the spot zoning to allow an animal boarding center behind Green Hills Court. This would not be a good idea.....this is basically a residential neighborhood. If this is allowed, there will be more such requests come up. Isn't there already a boarding facility out here? They are all around town so why put one in the

*Item 41. 2020SP-031-001 — Dogtopia
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

middle of homes? If the dogs are not allowed outside it seems before long there would be a BAD smell! If allowed outside there would be lots of barking and a bad smell!

Please do not allow this to take place.

Sincerely,

Athene Fearheiley

2011 Richard Jones Road, I-02

37215

From: Dudley Warner <dudwarner@comcast.net>

Sent: Monday, August 10, 2020 1:36 PM

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

Subject: 4004 Hillsboro Road MPC hearing

To the MPC:

I received a notice on August 8 of a meeting to be held on Aug 4 regarding rezoning of [4004 Hillsboro Road](#) to accommodate a dog kennel. I vigorously oppose said requested rezoning and wish the notice had reached me in time for me to appear in opposition. I assure you that there will be tremendous opposition to such a rezoning from all the tenants and owners in the immediate vicinity as well as the residential area that abuts up Warfield as well as the residents of the Vertis... the noise and barking will be absurdly loud & bothersome— a genuine nuisance— every day and night.

Dudley Warner

Owner, The Professional Bldg

2000-2001 Warfield, 37215

From: Katey Rendall <karendall@yahoo.com>

Sent: Thursday, August 13, 2020 8:24 PM

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

<Planning.Commissioners@nashville.gov>

Subject: Green Hills Zoning Change

Hello -

My fiance and I live at 1923B Warfield Dr which borders the property at 4004 Hillsboro Pike, and we will be impacted by this proposed zoning change scheduled for a public hearing 8/27. We absolutely oppose the zoning change from SCR to SP. It is totally inappropriate for our neighborhood. The increased traffic flow that will occur on Warfield because of the location of the entrance to the shopping plaza should be considered.

Since the Warfield/Kimbark area has already been highlighted as one of the Nashville neighborhoods that should have sidewalks, increasing the traffic flow in this area adds insult to injury. The volume of traffic on Warfield and the number of people who also speed makes walking (ourselves, our neighbors, mothers walking their children, and people walking their pets), bike riding and generally trying to get in and out of our own driveway very dangerous. Over the past 4 years, the Warfield/Kimbark neighborhood has dramatically grown and contributes more than its share to the metro budget, yet we seem to get no consideration when it comes to dramatic changes to the zoning.

Item 41. 2020SP-031-001 — Dogtopia

OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

We respectfully request that the Metro Planning Commission does not recommend this proposal to the Metro Council, as there is no benefit for those of us who live in this area. Just the opposite. In addition to more traffic on our street we are very concerned about increased noise and negative impact to our property values and declining quality of life.

Sincerely,

Katey Rendall and Jason Knight

1923B Warfield Dr.

Nashville, TN 37215

773/551-2069

From: Daniel Novick <daniel.m.novick@gmail.com>

Sent: Thursday, August 20, 2020 11:05 AM

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

Subject: 4004 Hillsboro Pike - opposition to special zoning

We are aware Metro Planning Commission sent a notice of public hearing (see attached) to change the current zoning from SCR (retail, office) to SP (Special) at 4004 Hillsboro Pike (Green Hills Court where Brushfire Pottery, Rebeka's Lingerie, Hoover Paint etc located).

We oppose this.

Thank you.

Inna and Daniel Novick

1927B Kimbark Dr.

From: Linsey Sunderhaus <linsey.watkins@gmail.com>

Sent: Saturday, August 22, 2020 11:06 AM

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

Subject: Case 2020SP-031-001

To whom it may concern,

My name is Linsey Sunderhaus and I live at 1910 Kimbark Dr, Nashville, TN 37215. I am writing to express my opposition to Case 2020SP-031-001. I am opposed to the rezoning from SCR to SP for 4004 Hillsboro Pike. This rezoning will result in an increase in noise and traffic in our neighborhood and as well as have a negative impact on my property value and that of my neighbors. I respectfully petition that this request to rezone be denied.

Thank you,

Linsey Sunderhaus

From: Mark Sunderhaus <markjsunderhaus@gmail.com>

Sent: Saturday, August 22, 2020 8:01 PM

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

Cc: Pulley, Russ (Council Member) <Russ.Pulley@nashville.gov>

Subject: Case 2020SP-031-001

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

I am writing to express my concerns regarding Case 2020SP-031-001. I am Very much opposed to the rezoning from SCR to SP for 4004 Hillsboro Pike. This rezoning will not be good for our neighborhood, our neighbors, or our property values. Please take our thoughts into consideration.

Thank you,

Mark Sunderhaus

1910 Kimbark Dr.

From: Grace Ghazarian <graceghazarian@gmail.com>

Sent: Monday, August 24, 2020 12:50 AM

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

Subject: Case 2020SP-031-001

Hello

Hope this email finds you well! I'm writing about my concern for the potential rezoning of 4004 Hillsboro Pike (Case 2020SP-031-001). When we were looking to purchase our current home at 1924 Warfield, the shopping center was a bit of a deterrent. If there was a dog kennel in that shopping center at that time, it may have been a definite deterrent. I'm concerned that the noise and traffic would negatively impact our property value and quality of life. We are one of the closest houses to the proposed address. It doesn't seem like a good fit to have such a business like this in a residential neighborhood.

Thanks for your help!

Grace Ghazarian

1924 Warfield Dr.

Nashville 37215

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Item 42. 2019HP-001-001 – Marathon Village

Support

From: Karin Kalodimos <kkalodimos@gmail.com>

Sent: Tuesday, May 26, 2020 10:40 AM

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

Subject: 2019HP-001-001 Please support BL 2020-256

Dear Commissioners,

I am writing to ask that you approve BL2020 256 MARATHON VILLAGE Historic Preservation Overlay District .

The Marathon Village is an important part of the Nashville history as well as the period of US industrialization.. It contributes greatly to the area, Nashville, the state, and our history. It is a significant part of our history and contributes significantly to our tourism industry and our economy. It is listed on Trip Advisor, Yelp, Visit Music City, and Trolley Tours with good reviews and reasons to visit Nashville.

When I look for a place to travel to I often look for historical places. I am not alone, when people travel they often look for things to do that involve history, have character, and provide us a sense of wonder and awe. Marathon Village is that place - preserved and brought back to life and flourishes for the city, revenue, and pride. It needs the protection that a Historic Preservation Overlay will provide.

Unfortunately, much of Nashville's history and awe has been ignored or worse bulldozed. Please protect Marathon Village by affording it a Historic Preservation Overlay.

Thank you,

Karin Kalodimos

907 Villa Place

Nashville, TN 37212

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Opposition

From: Ken Browning <kenbrowning1950@gmail.com>

Sent: Tuesday, April 7, 2020 10:40 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Cooper, John (Mayor) <John.Cooper@nashville.gov>; O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>

Subject: 2019HP-001-001 Marathon Village

As a property owner in the direct neighborhood, I am writing to object to this overlay based on my opinion that it will negatively impact the future development of the area. I also offer strong objection to the entire process of notification, submitting that little to no consideration was given to the opinions of property owners or residents of the neighborhood, many of whom are financially disadvantaged. Councilman O'Connell has been absent at the majority of public hearings but stated at one of the meetings that "he and Barry Walker (owner of Marathon Village) met after his (Councilman O'Connell) election and decided this overlay would be a good idea". Without any apparent public input (other than Mr. Walker's) the historic commission proceeded with the expenditure of public funds to develop an extensive document describing the restrictions of the overlay.

Hearings, to include the one scheduled for April 9, 2020, have been poorly advertised and in fact, without access to the internet accompanied by relatively strong computer skills, would go unnoticed by most.

In summary, this rezoning attempt is the sole desire of two individuals, Councilman O'Connell and Barry Walker. As a property owner in Davidson county I see no reason this topic cannot be delayed until the city can overcome the significant and overwhelming impacts of the recent tornados and covid-19.

Your consideration to delay is appreciated.

Robert K Browning

607 14th Ave. North

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Item 44. 2020S-054-001 408 FARRIS - FOUR LOT

OPPOSITION

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

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

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.

*Item 44. 2020S-054-001 408 FARRIS - FOUR LOT
OPPOSITION*

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.

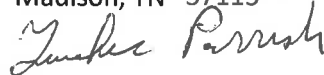
Thank you for your time on this matter.

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 August 27, 2020 MPC Agenda Items

Received through August 21, 2020

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

From: JUDY SHARP <judysharp@bellsouth.net>
Sent: Monday, August 24, 2020 10:47 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Hancock, Tonya (Council Member) <Tonya.Hancock@nashville.gov>
Subject: 408 Farris; Final Plat 2020S-054-001

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

Judy Sharp

406 Farris Ave

Madison, TN 37115

Concern for 408 Farris Avenue, Madison property: August 23, 2020

I am writing to reinforce previous e-mails and phone call conversations concerning the property at 408 Farris Avenue, Madison. TN. We are in opposition to the construction of the four houses. This type of construction in this area will negatively impact the aesthetics of the community. It will also change the property value of existing homes that were

*Item 44. 2020S-054-001 408 FARRIS - FOUR LOT
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

built over forty years ago. We want construction that will enhance our community and still look as elegant as the present houses twenty years from now. Four poorly constructed houses that are jammed together would not be aesthetically pleasing to this street.

We hope the commission will look at Farris community as if they would their own community and vote against the four house construction. The Farris Avenue community will be happy for the contractor to build two new single family homes.

To the Planning Commission, think about the present residents when you vote, please deny the construction company from building four narrow tall houses. There is plenty of land elsewhere.

Thank you for your time and consideration towards this matter.

Judy Sharp

From: Maxine Bradley <bradley_maxine@yahoo.com>

Date: August 24, 2020 at 8:05:15 PM CDT

To: tonya.hancock@nashville.gov

Subject: 408 Farris ave

To whom it may concern,

My name is Maxine Bradley. I live at 410 Farris Avenue, and have been a tax paying citizen at this residence since 1971. I am writing to you in regards of property 408 Farris Avenue. I am against the new development they have planned, as well as many of my neighbors. This new development they have planned doesn't correspond with the homes already on our street, and will ruin the flux of our community. For Davidson County to allow a developer from Wilson county to come in against our loyal tax paying communities consideration is appalling. Not to mention to put 4 homes on a lot where one home is, is pure greed. The love of money is the root of all evil, and I pray you don't allow evil next door by voting against the development.

Respectfully submitted,

Maxine Bradley

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Item 46. 2020Z-069PR-001

SUPPORT

From: C RUSHING <codyrushing@yahoo.com>

Sent: Wednesday, July 8, 2020 7:41 PM

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

Subject: SUPPORT Case #2020Z-069PR-001

To Whom It May Concern:

I would like to support this property zoning being changed from Agricultural to Commercial.

This family has owned the land since the 1970s and has tried to sell it in the past but has been unsuccessful due to most of the land being in the "flood area."

Having another gas station will allow more competition which would equal lower prices that everyone enjoys.

In addition, this property is currently valued at less than 400k. If a commercial building goes on this property, the property will be worth more than likely \$3 million or more. As a result, this would be an additional \$30,000 of property tax revenue to our city not including all the sales tax revenue. At this time in Metro, we can use all the tax revenue we can get.

Our area in Hermitage has been hurting for commercial investment growth for years so this property being changed to commercial would help. I drive by this property multiple times weekly and see very few people using the current golf facility.

Thank you for your time.

Cody Rushing

5545 Chestnutwood Trl

Hermitage TN 37076

Item 46. 2020Z-069PR-001

SUPPORT

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

OPPOSITION

From: kenturpen . <kenturpensr@gmail.com>
Sent: Wednesday, June 17, 2020 11:20 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>
Subject: 2020Z-069PR-001

Dear Planning Commissioners:

Just a short note to voice my concern with the proposal to rezone the property in Hermitage on Andrew Jackson Parkway. I firmly believe that we have enough gas stations and other businesses in the area and it is infinitely more important to save this property for greenspace and for a driving range if possible. Please do NOT rezone this property for further development.

Thanks so much.

Ken

Kenneth M. Turpen
(629) 203-1712
2955 cherrybark Ct
Hermitage, TN 37076

From: James B. Chapman <jbchapman@gmail.com>
Sent: Wednesday, July 8, 2020 4:53 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: AGAINST Case [#2020Z]

My name is James Chapman

6080 Hagars Grove Pass

Hermitage, TN 37076

I am against the proposal to change the zoning of the property at the corner of Andrew Jackson & Old Hickory.

We have so little green space, and few activities that can be done year round near us. Besides, we have enough hardscape surfaces that it's good for our local environment for the large area of grass that can allow for water infiltration and limit water run off.

From: Roxanne Chilcote <roxanne.chilcote@yahoo.com>
Sent: Wednesday, July 8, 2020 6:59 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>; maryb6084@yahoo.com
Subject: AGAINST Case #2020Z

I live in the area close to this corner, the traffic is crazy enough. I feel by you adding yet another gas station on that corner it is going to cause more accidents. We have so many gas stations in this area, no need for another. PLEASE consider the family owned business you will be putting out of business. There is NO need for it!!!!!!!

Thank you for listening,

Item 46. 2020Z-069PR-001
OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Roxanne Chilcote

1312 Presidential Trace

Hermitage, TN 37076

From: ekpetty@aol.com <ekpetty@aol.com>
Sent: Wednesday, July 8, 2020 4:22 PM
To: planningcommissioners@nashville.gov
Cc: Planning Staff <planningstaff@nashville.gov>
Subject: Against #2020Z-069R-001

I am against changing the zoning for the golf range located on OHB!!!! You are going to force this golf range out of business and the community needs to keep this range. We have very few options for family entertainment in the Donelson- Hermitage area! Please reconsider this zoning.

Thank you for your reconsideration

Kaye Petty

4948 Kilimanjaro Dr

Old Hickory TN 37138

From: Rachel Deppisch <racheldeppisch@gmail.com>
Sent: Wednesday, July 8, 2020 4:32 PM
To: planning.commissioners@nashville.gov
Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com
Subject: Against case 2020Z

Please let it be known that I am against the rezoning of the land parcel at Old Hickory Blvd and Andrew Jackson Pkwy (currently the driving range) to commercial. That area is way too congested to add more businesses such as gas stations, shopping or fast food. There are plenty of commercial parcels within walking distance of that area. The driving range adds a great green space option for people who live in nearby apartments and homes who need an affordable place to get exercise and family friendly fun. Please consider maintaining this land parcel as an agricultural tract.

Sincerely,

Rachel Deppisch

3453 White Pine Drive

Nashville, TN 37214

From: Larry Shepherd <larry.shepherd@comcast.net>
Sent: Wednesday, July 8, 2020 5:39 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com
Subject: AGAINST Case #2020Z-069PR-001

I am opposed to rezoning to commercial for purposes of building a convenience gas station. We currently have three other gas stations within 2 blocks of this property. The current use of the property as a golf driving range provides a

*Item 46. 2020Z-069PR-001
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

valuable outdoor recreational property for this community. We should preserve green space for this type of activity in this community. In addition, the development of this property which is primarily in the flood plane would increase the flood risk for the contiguous and surrounding properties in the area.

James L Shepherd

4545 Raccoon Trail

Hermitage, TN 37076

From: JANET DANNIBALE <janetdannibale5106@comcast.net>

Sent: Wednesday, July 8, 2020 6:18 PM

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

Subject: AGAINST Case #2020Z-069PR-001

This Driving Range is one of the attractions that we saw & see as a perk to this area when we bought our home. My family frequents this facility. It is a welcome addition to this corner. Another gas station is not needed and it would cause major traffic issues, in addition to taking away our green space.

We drive through this intersection almost every time we leave the house. Please consider the residents of the surrounding neighborhoods.

Sincerely;

George & Janet Dannibale

527 Old Lebanon Dirt Rd.

Here, Tn. 37076

From: Karen <karken3@att.net>

Sent: Wednesday, July 8, 2020 10:03 PM

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

Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com

Subject: AGAINST Case #2020Z-069PR-001

To Planning Commissioners;

Right now, the driving range on the corner of Old Hickory Blvd and Andrew Jackson Parkway is one of the few places in the Hermitage are that families can enjoy together.

The last thing we need is another gas station on that spot. There are already 2 within the distance of a city block.

Please consider keeping it zoned as it is currently.

Thank you.

Gene and Karen Kennedy

4001 Port Jamaica Ct

Hermitage

*Item 46. 2020Z-069PR-001
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

From: Tania Pierce <tcpierce07@gmail.com>

Sent: Thursday, July 9, 2020 12:08 AM

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

Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com

Subject: AGAINST Case #2020Z-069PR-001

Dear Commissioners,

I live less than a mile (off of Old Lebanon Dirt Rd.) from the plot of land currently used as a driving range that is up for potential rezoning to possibly a gas station.

I enjoy every time I head out to OHB, and have to wait at the light, getting to see folks outside breathing fresh air, getting much needed Vitamin D, and enjoying themselves at the range.

Please do not rezone as we most DEFINITELY do not need another gas station in this area. I can think of at least 14 stations within a few miles of my house - but only 1 driving range.

Thanks for your consideration of my request as a property owner and local inhabitant.

Sincerely,

Tania Pierce

200 Retreat Ct. W.

Hermitage, TN 37076

From: careyhardisonlmt@gmail.com <careyhardisonlmt@gmail.com>

Sent: Thursday, July 9, 2020 6:37 AM

To: planningcommissioners@nashville.gov

Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com

Subject: AGAINST Case #2020Z-069PR-001

> Good morning,

> I am strongly opposed to the idea of re zoning the driving range at

> OHB and Andrew Jackson Pkwy from agricultural to commercial. The range is a family friendly place that encourages recreation, health and fitness. I do NOT want to see another gas station or shopping center at that corner. We have more gas stations than we need in that area and not near enough recreational space. Taking the driving range away from the community would be a huge disservice. Please vote "no" on this request for re zoning.

> Sincerely,

> Carey Hardison

> 2716 Fleet Dr

> Hermitage TN 37076

> 615-870-9019

From: janelle corbin <janelle.m.corbin@gmail.com>

Sent: Thursday, July 9, 2020 10:47 AM

Item 46. 2020Z-069PR-001

OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com
Subject: Against - VOTE NO to Rezoning the Driving Range

Hello,

I am against the rezoning of the Driving Range on OHB and Andrew Jackson Pkwy from "Agricultural" to "Commercial". The last thing we need is another gas station. There are literally TWO right across the street. I go here every week with my family and is the only outdoor activity you can do in the area that we have left. Everything else is developed. Don't take this away too.

THIS IS THE DUMBEST IDEA EVER. LEAVE THE RANGE ALONE. We have enough commerce and markets and gas stations and grocery stores in the area. Stupid.Can't even believe this is up for a vote. Find something better to do than to destroy a perfectly good business.

I live on 3911 Dodson Chappel Road, Hermitage, TN

Janelle Corbin

From: Jill Reagan <reaganjill@hotmail.com>
Sent: Friday, July 10, 2020 6:47 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com
Subject: AGAINST #2020Z-069PR-001

Just to let you know that many in the BretRidge subdivision are AGAINST the rezoning at OHB / ANDREW JACKSON PWY. There are 3 gas stations within 2 blocks of that area. IF I'm not mistaken, the land is in a flood zone, or should be, and would require substantial filling for elevation. Also, it's one of the few green spaces , privately owned and operated by 3 generations. Enjoyed by individuals and families, it should NOT be snatched from the people!

Vote NO on 069PR-001.

Thank you

D. Jill Reagan

901 Moleah Court

37076

Member BRHOA.

From: Karen Porter <karenmitchellporter@hotmail.com>
Sent: Friday, July 10, 2020 9:50 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com
Subject: AGAINST Case #2020Z-069PR-001

It is my understanding that this property at the corner of Old Hickory Blvd and Andrew Jackson Parkway has a rezoning request from agricultural to commercial. It is further my understanding that this property, if rezoned, will have a gas station/market built on it. There does not appear to be any valid need for this type of establishment at this location,

Item 46. 2020Z-069PR-001
OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

being there is one on the corner right across from this property and three more within a mile of this property (Kroger, Exxon and the one at the Home Depot)

Traffic is already an issue at this intersection and putting a business that will have constant coming and going of traffic here makes no sense.

Thank you.

Karen M. Porter AIC, WCLA, CWCP

105 W Catalina Court

Hermitage, TN 37076

District 12

615-481-3523

From: Marilyn Newman <meril.n@icloud.com>

Sent: Friday, July 10, 2020 9:59 AM

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

Subject: Driving range

Please leave the beautiful Driving Range at Old Hickory and Andrew Jackson alone!!! We do not need another gas station!!!

From: Malcolm Arvin <macarvin@aol.com>

Sent: Friday, July 10, 2020 10:52 AM

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

Cc: Planning Staff <planningstaff@nashville.gov>

Subject: Against Case #2020Z-069PR-001

To: Metro Planning Commission

Please, for the better interest of the Hermitage Community, do not accept the requested zoning change for the property at the northeast corner of Old Hickory Blvd and Andrew Jackson Pkwy.

Thank you

Malcolm Arvin

4853 Peninsula Pointe Dr

Hermitage, TN 37076

macarvin@aol.com

From: Merrill Arnold <smarnold3@yahoo.com>

Sent: Friday, July 10, 2020 11:24 AM

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

Cc: Planning Staff <planningstaff@nashville.gov>

Subject: AGAINST Case #2020Z-069PR-001

Item 46. 2020Z-069PR-001

OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

I am against this rezoning because we have enough gas stations and markets in the area. I like having the driving range available.

Merrill Arnold

5105 Lana Renee Ct

Hermitage, TN 37076

From: Joan Durgin <jmd26@me.com>

Sent: Friday, July 10, 2020 1:14 PM

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

Cc: Planning Staff <planningstaff@nashville.gov>

Subject: AGAINST

Please keep the driving range at OHB and Andrew Jackson Blvd.

Joan Durgin

1428 Autumn Knoll

Hermitage TN 37076

From: Sharon Phillips <usfbullssp@yahoo.com>

Sent: Friday, July 10, 2020 1:31 PM

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

Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com

Subject: AGAINST Case #2020Z-069PR-001

Since there are 3 gas stations within a block or 2 of this location, it does not appear there is a need to destroy a golf driving range to allow one more gas station to be built. In case you are not familiar with this area, there is a BP station across the street, an Exxon station less than a block away on OHB, and Kroger has opened a gas station that is across from the Exxon station. This is not counting the gas stations at OHB and I-40 where 6 more gas stations are located, easily within 2 miles of this location.

This driving range is the only one that is public and open to anyone in the area. There is not another one within Hermitage. I have been going to this range for the past 13 years since I moved to this area.

I respectfully ask that you consider leaving the zoning as is.

Thank you,

Sharon Phillips

1129 Seven Points Pass

Hermitage, TN 37076

From: Metke, Tim <tim.metke@WillisTowersWatson.com>

Sent: Friday, July 10, 2020 2:05 PM

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

Cc: maryb6084@yahoo.com

Subject: AGAINST Case #2020Z-069PR-001

Item 46. 2020Z-069PR-001

OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

It has come to my attention that the Metro is considering amending the zoning for what is currently a Golf Driving Range (Agricultural) to a Commercial zoning to allow for a gas station/market. I ask that you please do NOT make such a change. I can imagine no possible benefit to the community. If you make the change, likely consequences include:

- Increased crime
- More traffic
- Loss of family entertainment
- Increased flooding (i.e. in 2010 the area on that side of Andrew Jackson flooded, we need more open space not less)

The only potential gain would be another gas station/market – the area is LOADED with options for gas and markets.

I'm happy to discuss further if you like, but please do not approve this zoning change.

Tim Metke

204 Bay Overlook Court

Hermitage, TN 37076

615.417.7708

From: Mark Tucker <barbaraann3@yahoo.com>

Sent: Friday, July 10, 2020 2:30 PM

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

Subject: AGAINST Case # 2020-Z-069PR-001

To Whom It May Concern:

I am writing to express my objections to the rezoning of the driving range at the intersection of Old Hickory Boulevard and Andrew Jackson Parkway in Hermitage. I pass through that intersection often and, while not a golfer, I've noticed that there are always citizens enjoying the range. It is inconceivable to me that this property is even under consideration for re-zoning to put a service station/convenience store on that corner! There are several service stations/convenience centers in the immediate vicinity, one directly across Andrew Jackson. The golf range is a bit of green space in the midst of commerce; that green space is not only needed by those who golf but by those of us driving through a commercial district. I respectfully ask that the appeal for re-zoning be denied.

Thank you!

Sincerely,

Barbara W. Tucker

2628 Lakeside Meadows Drive

Mount Juliet, TN 37122-6709

(Although my address is Mount Juliet, we are residents of Davidson County and sit equidistance between Hermitage and Mount Juliet)

*Item 46. 2020Z-069PR-001
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

From: Mary Hancock <maryhancock06@gmail.com>
Sent: Friday, July 10, 2020 4:11 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject:

No rezoning for Old Hickory and Andrew Jackson Parkway. We do not need another gas station
We need more family friendly place

From: Diane Powell <dianejpowell@icloud.com>
Sent: Friday, July 10, 2020 6:06 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com
Subject: AGAINST Case #2020Z-069PR-001

WE ARE AGAINST THIS REZONING!!

KEEP IT AGRICULTURAL!! The Driving Range is one of the few family-friendly venues that we have in our area and has been there for three generations. We see many people there throughout the year. This area is already overrun with gas stations. With Mapco on the opposite corner and Kroger and Shell one block away plus 8 more within a two mile radius we fail to see how there would be demand in an already saturated area. Why would this community want to replace a fun family activity with something that would create more traffic congestion and especially in today's atmosphere more crime: robberies, car jackings, etc.

Our house is less than one mile from there. We do not need another eyesore on that corner. Begs the question as to who really benefits from something like this. Further up Old Hickory is the horse farm that is also for sale. What goes there? Another strip mall with empty storefronts? KEEP THAT PARCEL AGRICULTURAL TOO. Give someone a chance to develop something with community in mind. Leave our neighborhood and the Golf Range alone.

Diane and Harry Powell

109 Summit Run Pl, Hermitage TN

From: Hanna Besser <hjbesser@gmail.com>
Sent: Friday, July 10, 2020 8:18 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com
Subject: AGAINST Case #2020Z-069PR-001

Thank you for your consideration.

I understand that the slice of land on the corner of OHB and Andrew Jackson Pkwy is being rezoned, and the plan proposed is for another gas station and more commercial property. Just beyond this property on either side of OHB is full of great gas stations and shopping opportunities. The driving range offers a soft family-friendly buffer before entering residential zoning. Andrew Jackson and Old Lebanon Dirt Rd currently get backed up, and the addition of another gas station might increase traffic to that corner. I am against this rezoning.

Again, thank you for your time and consideration.

Hanna Besser

*Item 46. 2020Z-069PR-001
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

201 Retreat Ct W

From: Kelly M <kellym1892@gmail.com>
Sent: Friday, July 10, 2020 8:38 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com
Subject: AGAINST CASE #2020Z-069PR-001

To the Hermitage Planning Commission:

I am writing to request that you vote against the potential rezoning that would change the land located at the corner of Old Hickory Blvd and Andrew Jackson Pkwy in Hermitage from "Agricultural" to "Commercial". Changing this zoning to commercial would risk closing down the local (golf) driving range in place of a gas station. There are already 3 gas stations within less than one mile of this intersection, plus 8 more in less than 2 miles. The gas stations on Old Hickory close to I-40 and Central Pike have had frequent criminal activities reported in the past, and the last thing Hermitage needs is another gas station in this location.

On the other hand, a driving range is good for the community. It is a place that provides family friendly entertainment, exercise, and outdoor activity, and it is a one-of-a-kind location for the area. Please do not risk forcing this range out of business by changing this zoning to commercial. Thank you.

Respectfully,

Kelly Mrkva (now Krause)

112 Noel Cove Circle

Hermitage, TN 37076

From: S Flavin <sandyflavin@gmail.com>
Sent: Friday, July 10, 2020 11:47 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com
Subject: AGAINST Case #2020Z-069PR-001

Hello,

I am against the rezoning of the property at the corner of Old Hickory Blvd. and Andrew Jackson in Hermitage, TN currently being used as a Driving Golf Range. I understand that if it is rezoned it will be turned into a gas station. I am against this because there are enough gas stations in this area, and the driving range is a staple that people use to get outdoors without having to go to far from their homes. We have three gas stations, PB, Exxon, and Kroger that are within a quarter mile from the driving range. There is another gas station toward Home Depot a block away from the driving range. I believe it is an unnecessary addition to an already congested area of town. There is no need for another gas station in that area. Thank you for your time, and to consider not rezoning this area for something that Hermitage has no need for on that corner. Please keep the driving range so people in Hermitage have a place to go for an afternoon of fun.

Sandy Flavin

1924 Welsenboro Circle

Item 46. 2020Z-069PR-001
OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Hermitage, TN. 37076

From: Bryce Heckber <bheckber01@gmail.com>
Sent: Sunday, July 12, 2020 10:13 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com
Subject: AGAINST Case #2020Z-069PR-001

To whom it may concern,

There is no need for another gas station at that location and it should remain a golf course. The Driving Range is one of the few family-friendly venues that we have in our area. I am an active golfer and frequently visit this location as well as many others in the area. There has been a large increase in foot traffic at this location because the virus has provided many with an outlet to be outside, participate in a sport that still allows for social distancing. Based on the map below, you will see that removing Hermitage Golf Learning Center will make traveling to another driving range a much longer commute for others. Please allow others in the community to continue to exercise and maybe learn a new sport rather than rezoning this land.

Thank you,

Bryce Heckber

3670 Hoggett Ford Rd, Hermitage, TN 37076

The screenshot shows a Google Maps search for "driving ranges". The search results on the left include:

- Riverside Golf Center**: 3.9 stars (129 reviews), Golf driving range, 640 Old Hickory Blvd, Good for kids.
- Simplifying Golf Academy**: No reviews, Golf driving range, 1904 Old Hickory Blvd, Closed - Opens 7AM Mon, Good for kids.
- Hermitage Golf Learning Center**: 4.5 stars (13 reviews), Golf instructor, 4000 Andrew Jackson Pkwy, "Nice basic driving range, odd hours."
- Gaylord Springs Golf Links**: 4.2 stars (65 reviews), Golf driving range, 18 Springhouse Ln, Scottish links-style par 72 golf course with a stylish clubhouse available to hire for events.

The map on the right shows the Hermitage area with various golf courses and driving ranges marked, including Hermitage Golf Learning Center, Hermitage Golf Course, Old Hickory Country Club, and others. The map also shows major roads like I-40 and I-75.

Bryce Heckber

e: bheckber01@gmail.com

Item 46. 2020Z-069PR-001

OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

p: [260-417-1462](tel:260-417-1462)

From: Susan Malone <blackeyedsusan81@gmail.com>

Sent: Monday, July 13, 2020 10:06 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com

Subject: AGAINST Case #2020Z-069PR-001

This property should not be rezoned for yet another commercial chain.

The local, family-owned business that currently occupies this property is what is needed.

Susan Malone

322 Mapleton Alley

Hermitage, TN 37076

From: Amanda Muckelroy <Amanda.Muckelroy@acumenmd.com>

Sent: Monday, July 13, 2020 2:47 PM

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

Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com

Subject: AGAINST Case #2020Z-069PR-001

There are not many things to do in Hermitage unless you drink. This driving range offers so much to our community to be able to get out and do something that is fairly inexpensive. They are always busy this offers a lot more to our community than another gas station, which there two already next to one another. Please keep something nice in our community!

Thanks,

Amanda Muckelroy

EHR Support Team Lead

Acumen Physician Solutions, LLC

784 Melrose Avenue, Nashville, TN 37211

Phone: 866-398-1474

From: Drew Williams <drewwilliams86@gmail.com>

Sent: Tuesday, July 14, 2020 9:25 AM

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

Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com

Subject: AGAINST Case #2020Z-069PR-001

Andrew Williams

118 Hermitage Point Dr.

Hermitage, TN 37076

Item 46. 2020Z-069PR-001

OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Rezoning this space is a mistake and will continue to hurt an area that: 1. Has enough gas stations. 2. Is rapidly losing open spaces like this for people to enjoy.

Thank you.

Drew

From: Christine Cartwright <ccartwright13@hotmail.com>
Sent: Tuesday, July 14, 2020 9:47 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>
Subject: AGAINST Case #2020Z-069PR-001

PLEASE don't rezone this area! This is a place my family has used for 20 yrs! We need places for families, not another gas station, which will make this too congested with traffic! It's bad enough now with the gas station across the street! Plus, you can still have fun here & social distance! Not many places families can do that! PLEASE DON'T REZONE!!!

From: Brittany Kelly <brittany.may.2007@gmail.com>
Sent: Tuesday, July 14, 2020 3:49 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>
Subject: AGAINST Case #2020Z-069PR-001

Hello,

I want to register my dissent against this case as it will force the driving range to close. We are new to the area and notice that there is a lack of family-oriented fun activities for children. In our old city, there were multiple city parks and private and public sports fields bringing tax revenue, value, and economically sustainable green spaces in an otherwise densely packed suburb. This added value to all residents and made the area highly desirable.

Please assist the property owner with options for improving family-oriented activities in the area that can bring more revenue and tax dollars. There are already too many gas stations in that area that attract seedy clients!

Thank you,

From: allen.shannon@theshannons.org <allen.shannon@theshannons.org>
Sent: Wednesday, July 15, 2020 2:57 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com
Subject: AGAINST Case #2020Z-069PR-001

Dear Planning Commission,

I would like to express my disapproval of the proposed zoning change, from Agricultural to Commercial, of the property at the corner of Old Hickory Blvd. and Andrew Jackson Pkwy, currently the golf driving range.

This driving range has been enjoyed by my family and our friends and neighbors for a long time. It's one of the few family friendly outdoor sports spots in our city.

We would like it to remain in place and not forced out due to a zoning change.

*Item 46. 2020Z-069PR-001
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Thanks!

Allen Shannon

2168 Christina Ct

Hermitage, TN 37076

Allen.Shannon@TheShannons.org

C: (615) 594-5780

From: Pam Gardiner <pgardiner11@gmail.com>

Sent: Wednesday, July 15, 2020 5:52 PM

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

Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com

Subject: AGAINST case #2020Z-069PR-001

This area has more than enough gas stations\convenient stores. No need to build more that will add to traffic congestion and crime.

Pam Gardiner

5181 Roxborough Dr

Hermitage 37076

From: Bonnie Reagan Walker <bonnie.reagan@gmail.com>

Sent: Friday, July 24, 2020 7:46 AM

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

Cc: Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com

Subject: AGA #2020Z-069PR-001

Dear Planning Commissioners,

Writing to say that I oppose the proposed replacement of the Golf Driving Range in Hermitage on Andrew Jackson Parkway at Old Hickory Blvd. I would oppose their outster for almost any reason, but especially for another gas station. There are three (3) gas stations within a mile, and eight (8) within 2 miles, so how could the negative impact on traffic (which is already horrible at this intersection), the removal of green space, and the decimation of a 3-generation family business possibly justify such a move?

You're removing one of the few aesthetics we have left amidst a long line of strip malls. The nearby open land along Old Hickory Blvd is rapidly disappearing, and as much as I dislike that, at least the driving range is a **business** that serves so many in the area, whereas the farm space is just pretty to look at. And there's very little recreation offered in the area, other than bike paths.

Again, another gas station's impact on the traffic congestion with all the turns near that intersection will be the last straw, I believe. And we love the driving range. Please vote against this change and leave the family business, green space, and recreation site alone.

My best,

Bonnie Reagan Walker

Item 46. 2020Z-069PR-001

OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

1820 Woodland Pointe Dr.

Nashville, TN 37214

Woodland Pointe subdivision in Donelson

From: Donald Jones <drjcreative@me.com>

Sent: Sunday, July 26, 2020 2:12 PM

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

Cc: maryb6084@yahoo.com

Subject: AGAINST Case #2020Z-069PR-001

I would like to request that the driving range NOT be rezoned for a gas station. I have gotten so much pleasure and recreation and exercise (being a senior) at that range it would be awful for the neighborhood to make that change.

There is very little recreation in the area and no driving range inside of 6 miles (that being Hermitage Golf Course). There are gas stations EVERYWHERE. It is just an unnecessary and unproductive choice for that parcel of land. It is NOT neighborhood friendly. Thank you for making the right choice and voting AGAINST this rezoning.

Sincerely, Don Jones

425 Landings Way

Mt. Juliet, Tn 37122

(my home is in Davidson County and I pay DC taxes...the mailing address is listed in Mt. Juliet due to Federal regulations

From: Leigh Jones <ljones52@earthlink.net>

Sent: Sunday, July 26, 2020 1:37 PM

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

Cc: Amy Elizabeth Pence <amy.pence989@topper.wku.edu>; Planning Staff <planningstaff@nashville.gov>; Donald Jones <drjcreative@me.com>

Subject: AGAINST Case #2020Z-069PR-001

To Whom it May Concert:

As a 13-year homeowner and resident in the Cobblestone Landing subdivision I am vehemently AGAINST Case #2020Z-069PR-001.

We have MORE than enough gas stations in the neighborhood, but no other public driving range.

My husband frequents it regularly. It is a vital recreational opportunity for him to work on his golf game and he is happily a loyal customer.

To see the driving range replaced by an UNNEEDED, UNWANTED gas station would be a slap in the face to my husband and every other area family who loves and uses the range.

Please respect the neighborhood's genuine need and KEEP THE DRIVING RANGE!

Respectfully Yours,

Leigh Smith Jones

425 Landings Way

Item 46. 2020Z-069PR-001

OPPOSITION

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Mount Juliet Tennessee 37122

From: Mary Crews <marytcrews@comcast.net>

Sent: Sunday, August 23, 2020 11:28 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>; Sharp, Karimeh (Planning) <Karimeh.Sharp@nashville.gov>

Subject: AGAINST CASE# 2020Z-069PR-001

Please find enclosed petitions AGAINST Rezoning Case# 2020Z-069PR-001. This **Part Five** of this petition and includes **four pages**. There is a total of **66 signatures** on the four pages.

To date, I have now submitted petitions **AGAINST** Case #2020Z-069PR-001 totaling **319** signatures.

Thank you,

Mary Crews

615-351-2644

From: Mary Crews <marytcrews@comcast.net>

Sent: Monday, August 24, 2020 10:19 AM

To: Milligan, Lisa (Planning); Kempf, Lucy (Planning)

Subject: Case# 2020Z-069PR-001

I saw on the Planning Website that the referenced case has been recommended for approval.

Many people in the general area of that property at 4000 Andrew Jackson Pwky (corner of Old Hickory Blvd and AJP) are vehemently opposed to this rezoning. I emailed quite a bit more related documentation to the Planning Commission and Staff last night. Plus, you already have a considerable amount of opposition to this case in the "Documents" section on your website.

Firstly, the traffic at this intersection is already a nightmare and people are outraged that this rezoning will only make the traffic congestion significantly worse. Has a traffic study been performed? Both the applicant and Metro Council person have clearly stated to me that the development plan is to put a gas station on that corner and that will significantly increase the traffic there. If a traffic study has not been done, then I request that it be a condition for review for this project. The rezoning request should at least be deferred until this study can be conducted.

The property at this intersection is adjacent to the worst crime area in Hermitage. I have spoken directly to MNPD at the Hermitage precinct to obtain this information. There is great concern that if an establishment that lends itself to more crime is located at 4000 Andrew Jackson Pkwy that there will be an increase in calls to an already overburdened police force.

It is the responsibility of Metro Government to NOT compound infrastructure problems that already exist in such great magnitude in this area.

I certainly realize that property owners have a right to sell property but not in a way that creates more degradation to a particular area. We need to be able to trust that our Planning Commission and Metro Council are not part of such activities.

This rezoning request should absolutely not pass "as-is" or the aforementioned problems will become reality. There are hundreds of constituents in the area who have reached out to say that they need to have the Commission to do the right

*Item 46. 2020Z-069PR-001
OPPOSITION*

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

and fair thing. They are already disgusted what has been "railroaded" in over the past few years to make this high-crime area go by such nicknames as "Drug Alley", "Lower Hermitage", "Robbery Row", "War Zone"etc. etc. This community cannot afford to continue to go further into the pit of crime and traffic congestion. It is past time that Hermitage deserves to go forward and not deeper into more crime and traffic congestion.

Revisit this zone change case. For the protection of the community, maybe it needs a different "C" zoning classification to prevent the obvious issues that are so detrimental. I am speaking for the many, many people who have expressed major concerns. They deserve respect and want their voices to be heard. It is time to take the politics out of all of this, be fair, and consider the significant repercussions to our community.

Thank you,

Mary Crews

615-351-2644

SEE ATTACHMENTS ON FOLLOWING PAGES

Petition - AGAINST Metropolitan Davidson County Rezoning Case # 2020Z-069PR-001

Property Address: 4000 Andrew Jackson Pkwy, Hermitage, TN 37076


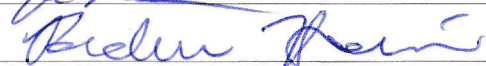









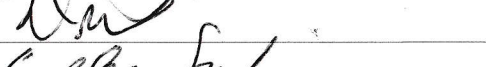


We, the Undersigned are opposed to this Rezoning. The Hermitage Golf Learning Center is one of the few family entertainment/sports venue in this area. It has served our community for three generations. There are already three gas stations within one mile of this property and many more within two to three miles. The addition of a gas station would negatively impact traffic, and lend itself to crime that we already see at establishments in this general area, while taking away clean family fun. We want to safeguard and move forward for the betterment of our community and NOT go deeper into unnecessary commercialized ruts along Old Hickory Blvd. A decision to reject this rezoning request is a NO BRAINER for anyone who cares about this community.

<u>Print Name</u>	<u>Street (include Apt # if applicable)</u>	<u>City</u>	<u>State</u>	<u>Signature</u>
Colby Painter	# 3217 Joneboro Dr.	Nash	TN	
STEVE CONALLY	594 WINDROWE DR	Cookeville	TN	
Zach Smith	2310 Elliott Ave	Nashville	TN	
Paul Schreiber	1904 5th Ave N	Nashville	TN	
Katar Evans	1904 5th Ave N	Nashville	TN	
Ken Griffith	201 Harbor Dr	Old Hickory	TN	
Walter Alvoorn	1285 Buckhead Trail	Nash	TN	
Brian Douglass	2716 River Bend Dr.	Nash	TN	
Camp Holmer	316 Deep Woods Cir	Nash	TN	
Michael Cooke	4569 Andrew Jackson Pkwy	Hermitage	TN	
Ralph Grismale	1074 Riverwood Village Blvd	Hermitage	TN	
Spencer Bryant	1129 Mistletoe Cir	Hermitage	TN	
Paul Ballenger	4200 Rachel Davidson Pass	Hermitage	TN	
STANLEY WILLIAMS	1417 STONEBROOK PLACE	Hermitage	TN	
Matthew Siddic	716 Gaywood Pl Old Hickory TN 37158	Hermitage	TN	
Brett Emmer	1680 Stockly Lane	Old Hickory	TN	
Zach Massengale	3205 Cloverwood Dr, 37214	Nashville	TN	
JUSTIN VAUGHN	817 Fitzpatrick rd, 37214	NASH	TN	
Davis Oberst	1825B 16th Ave N Nashville, TN	Nash	TN	

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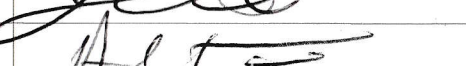

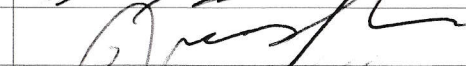
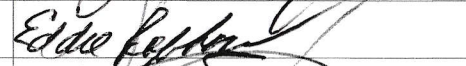






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Jacobson	4921 Tulip Grove Lane	Hermitage	TN	
Braden Harris	2086 Brookstone Dr.	Mt. Juliet	TN	
TRANS EXPRESS	7075 Willogaly Station	Mt Juliet	TN	
M. Bullard	1638 Stonehills Ferry Road	Hermitage	TN	
MERE OWENS	507 BUFFALO TRAIL	HERMITAGE	TN	
Tommy Duff	611 LAWRENCE ST	Old Hickory	TN	
Kris Meade	501 GrandStone Ln	Mt Juliet	TN	
MARCE DANNER	3670 Burwick Place	Antioch	TN	
Chad Bolding	214 Lincoya Bay Dr.	Nashville	TN	
Carven Scott	2110 River Overlook Dr	Hermitage	TN	
Kevin House	1501 Woodland Pointe Dr	Nashville	TN	
Nicole Freck	1501 Woodland Pt Dr.	Nashville	TN	
Dillon Warner	1902 Riverside Dr	Nashville	TN	
William Drake	2148 River Overlook Dr	Nashville	TN	

William Drake

Petition - AGAINST Metropolitan Davidson County Rezoning Case # 2020Z-069PR-001

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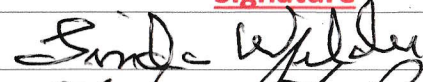






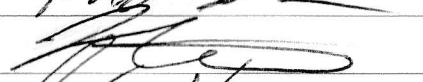
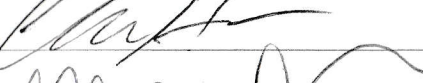
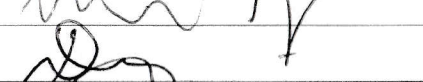


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Lucas Felak	1560 Newman Rd	Camblan		
Chene Love/Be	231 Girard HARB rd #65	Old Hwy TN		
Alicia Robinson	305 E Chandler Ct.	Mt. Juliet TN		
Keith Bookings	1819 Hidden Ridge Cir	Mt. Juliet TN		
Cliff Presley	2810 McBarock Pike	NASH TN		
Josh Close	300 Rachael's meadow CT	Hermitage TN		
Adam Trevino	701 Lakeridge Way	Nash TN		
Troy Freeman	1536 Kinlock Pr	Nash TN		
Juan Rivera	2956 Cherry bark	Hermitage TN		
Eddie Robinson	452 Lake Tenae Dr Nashville TN			
Mitch Parake	1321 Fishers Meadows Heritz	Hermitage TN		
Tyler Lock	3028 Brisban Dr	Mt. Juliet TN		
Dan Clair	70 Music Sq W 444	Nashville TN		
Oliver Stella	3960 Bell Rd Apt #23	Hermitage TN		

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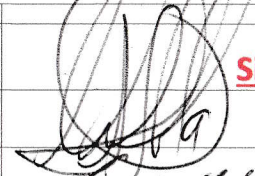

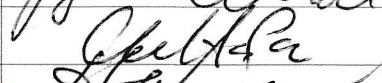
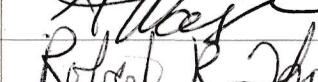
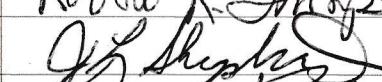


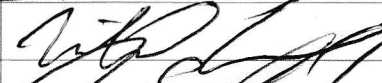

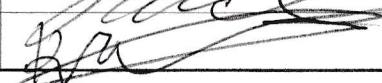


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Wildor, Linda	4125 Brandywine Pt Blvd	Old Hickory Tn		
MARK POWERS	312 Ketcher Cv. Hermitage 37076			
Bradley Cunn	329 Stones River Cove	Nashville	TN	
Miles McGarty	2004 Beechwood Ave	Nashville	TN	
Kenneth Clark	1354 Westwood Blvd	Mt Juliet	TN	
JEREMY McALL	616 Topoka Drive	Hermitage	TN	
Frank Urban	1766 Crystal Spring Lane	Hermitage	TN	
Grant Walker	600 12th Ave.	Nashville	TN	
Brandon Lynn	131 12th Ave N # 526	Nashville	TN	
Matt Swan	1860 Stonecutter Dr	Hermitage	TN	
J Colston	202 Hermitage Point	Hermitage	TN	
Christian Hoffmann	710 Cleo waniel Dr	Nashville	TN	
Matt Johnson	300 Stewart Ferry Pike	Nashville	TN	
Dylan Boyles	300 Stewart Ferry Pike	Nashville	TN	

8/27/2020
4 PM

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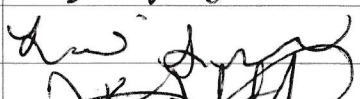



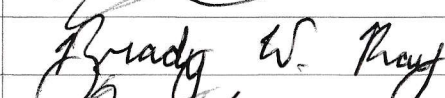
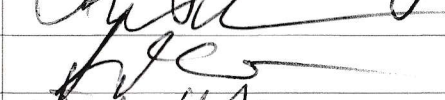
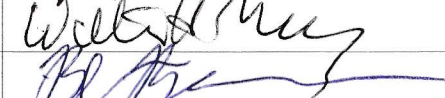



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Nicholas Fala	3960 Bell Rd, 623	Hermitage	TN	
Edemar-Ric Ribles	3549 Bice Church Pike	Nashville	TN	
Tyler Wilson	1407 Jackson Downs Blvd	Nashville	TN	
Chantel Pan	2 Hamilton Station Key	Lebanon	TN	
Adryne Carter	902 Bellwood Drive Mt Juliet	Mt Juliet	TN	
Robert R. Thompson	155 Trails Circle	Nashville	TN	
James L. Shepherd	4545 Raccoon Trail	Hermitage	TN	
Kenneth W. Brasley	1218 Rosewood Trail	Mt. Juliet	TN	
Casey Stenley	1202 N. 3rd Ave. E.	Mt. Juliet	TN	
Fog John	601 Jackson	Hermitage	TN	
MICHAEL CROW	404 SCOTT'S CREEK TRAIL	HERMITAGE	TN	
Joe Campbell	505 Roberts Circle	Old Hickory	TN	
Phil Starks	2708 Coles Ann Ln	Old Hickory	TN	
Kyle Hardin	223 Hadleys Bend Blvd.	Old Hickory	TN	

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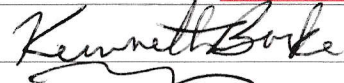

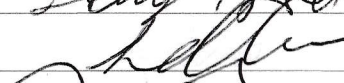




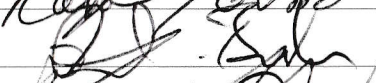




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Mark S Nelsen	204 Mill Springs Pl	Old Hickory	TN	
Levi M Glasscock	3263 Lakeford Dr	Nashville	TN	
JERRY STUBBINS	105 Thebel Rd	Memphis	TN	
AARON MORRIS	2401 Lakeshore Dr Old Hickory, TN	Old Hickory	TN	
JEFF ROBERTS	608 VINSON DR NASHVILLE, TN	NASHVILLE	TN	
Paul Gichochi	3711 Chrystal Spring Ln	Nash	TN	
Kendall Lawson	3960 Bell Road	Hermitage	TN	
Ethan Beard	3288 Trails End Ln	Nash	TN	
Brady Ray	4536 Woodside Circle	Old Hickory	TN	
William Kaufmann	2621 Colbert Dr	Nashville	TN	
Adam Melnykov	609 Baron Rouge Ct.	Hermitage	TN	
DAN NICHOLS	1945 Smokey Mountain Dr	Nash	TN	
Blake Berrios	1044 Lady Nashville Dr.	Hermitage	TN	

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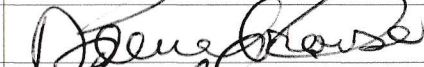


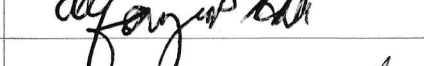
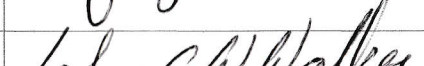

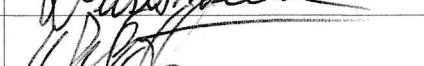




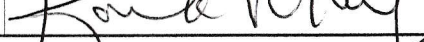
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Kenneth Burke	3401 Anderson Rd unit 46	Antioch	TN	
Tyler Anderson	433 Whitley Way	Mt. Juliet	TN	
Jeremy Yoder	101 Antler Ridge Circle	Nashville	TN	
Seth Rabam	421 East Thompson Lane	Nashville	TN	
Jay Lamm	1712 A JASSM	"	"	
CHRIS SMITH	1333 Sevierville Rd.	Mt Juliet	TN	
Kate Marimela	1074 Riverwood Vlg. Blvd. #	Hermitage	TN	
John M. ...	521 RIVERCREST	Nashville	TN	
Joseph Ramirez	1099 Willow Oak Ln	Jackson	TN	
Loyce Johnson	6617 Pheasant Ridge Rd	Kenton	OH	
Daniel Buchanan	3960 Bell Road Apt 911	Hermitage	NC	
Ken ...	124 Horizon Pointe Dr	Nashville	TN	
Kimberly Reese	3714 Crystal Spring Ln	Nash	TN	
Zachary Swanson	870 Norwalk Dr	Nashville	TN	

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Troy Hains	106 Kennett Rd	Old Hickory	TN	
Deena Crouse	106 Kennett Rd	Old Hickory	TN	
Releij Spawes	4001 Anderson Rd V114	Nashville	TN	
Scott Andrews	910 Wagoner Ct. E	Nashville	TN	
ALFONSO R HALL	1409 Sixpence Pl.	Madison	TN	
John CW				
John C. W. Walker	1920 Woodland Pointe Drive	Nashville	TN	
Dustin Weaver	525 Leslie Ann CT	Hermitage	TN	
Walt Jurek	Garrett City	MT Juliet	TN	
Chris Pence	5205 Hunters Point PK	Lebanon	TN	
ROBERT HOSKINSON	2302 HERMITAGE PARK DR.	HERMITAGE	TN	
Tanner Webb	3800 Priest Lake Drive	Nashville	TN	
Mack Williams	609 WATKIN DR	Nashville	TN	
KARLA MAY	433 Landings Way	MT Juliet	TN	

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DAVID R Shaw	1005 Bret Ridge DR.	Hermitage	TN	
Damian Keegan	1209 Bret Ridge Dr	Hermitage	TN	
Marcia Campy	1009 Bret Ridge Dr	Hermitage	TN	
JACK CAMPY	1009 Bret Ridge Dr	Hermitage	TN	
John Edmund	904 Moleah Ct	Hermitage	TN	
MALCORATA SEMANAL	909 MOLEAH CT	Hermitage	TN	
Phil Pizzone	Moleah Ct	Hermitage	TN	
RODALL Kernes	929 Moleah Ct	Hermitage	TN	
JANE JACKSON	929 MOLEAH CT	Hermitage	TN	
Kevin Daugherty	204 Chandlers Pass Ct.	Hermitage	TN	
Jim Finkley	4138 Old Andrew Jackson	Hermitage	TN	
Danny Napolitano	4120 ANDREW JACKSON PKWY	HERMITAGE	TN	
NOEL NAPOLITANO	4120 Andrew Jackson Pky	HERMITAGE	TN	
Neighbors Living Within Less than one mile from Golf Ctr.				

Petition - AGAINST Metropolitan Davidson County Rezoning Case # 2020Z-069PR-001

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We, the Undersigned are opposed to this Rezoning. The Hermitage Golf Learning Center is one of the few family entertainment/sports venues in this area. It has served our community for three generations. There are already three gas stations within one mile of this property and many more within two to three miles. The addition of a gas station would negatively impact traffic, and lend itself to crime that we already see at establishments in this general area, while taking away clean family fun. We want to safeguard and move forward for the betterment of our community and NOT go deeper into unnecessary commercialized ruts along Old Hickory Blvd. A decision to reject this rezoning request is a NO BRAINER for anyone who cares about this community.


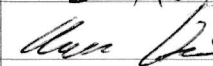

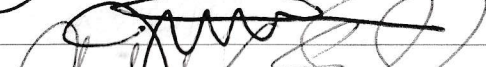
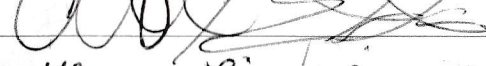



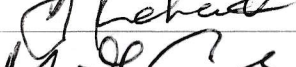




<u>Print Name</u>	<u>Street (include Apt # if applicable)</u>	<u>City</u>	<u>State</u>	<u>Signature</u>
Mary Crews	6060 Hagan Grove Pass	Hermitage	TN	Mary T. Crews
JEAN BARTE	6060 HAGARS GROVE PASS	HERMITAGE	TN	Jean Barté
Elizabeth Murphy	6013 Hagan Grove Pass	Hermitage	TN	E. Murphy
Darrell Chancellor	6056 Hagan Grove Pass	Hermitage	TN	Darrell Chancellor
Teresa Graves	6013 Hagan Grove Pass	Herm.	TN	Teresa Graves
Caleb Graves	6013 Hagan Grove Pass	Herm	TN	Caleb Graves
Brandon Graves	6013 Hagan Grove Pass	Herm.	TN	Brandon Graves
Jason Brewer	6072 Hagan Grove Pass	Herm.	TN	Jason Brewer
Isabella Brewer	6072 Hagan Grove Pass	Herm.	TN	Isabella Brewer
Barbara Brewer	6072 Hagan Grove Pass	Herm	TN	Barbara Brewer
Maddox Ischel	6072 Hagan Grove Pass	Herm	TN	Maddox Ischel

Front Porch Petition

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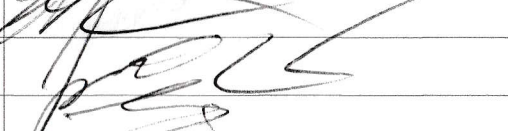
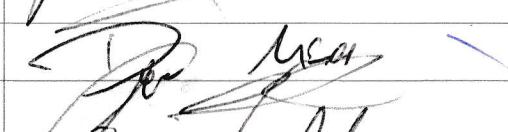
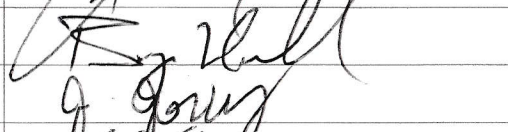
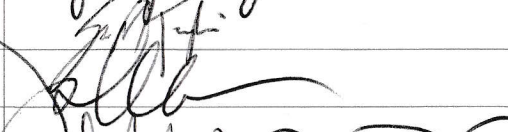
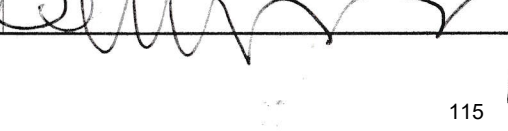

<u>Print Name</u>	<u>Street (include Apt # if applicable)</u>	<u>City</u>	<u>State</u>	<u>Signature</u>
J Harris	3880 Priest Lane DR.	Nashville	TN	
Eugene Vico	1341 Foxhall Blvd Apt 1108	Colleton	SC	
Austin Hollman	1115 Brooks Mill Circle	Hermitage	TN	
JASON WRIGHT	324 Moonwater Ct	Hermitage	TN	
Alex Eddie	102 Belinda Dr	Hermitage	TN	
Matthew Licari	609 Hidden Hill Pt	Hermitage	TN	Matthew Licari
Mark Wilby	701 Harding Pl	Nashville	TN	
Brad Stocks	522 Millwood Dr	MT Jct	TN	
Dothe DeDe	1645 Rachel Way	Old Hickory	TN	
Johnny Kocher	1602 Lincoln Bay Dr	Nashville	TN	
Matt Calkress	106 Lafayette Ave	Old Hickory	TN	
Josh Gagliardi	413 New Hope	Hermitage	TN	
John Hays	4377 Oakcrest Ln	Hermitage	TN	
Caron Cox	102 Buckhaven Dr	Hermitage	TN	

8/27/2020
4 PM

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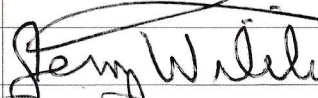

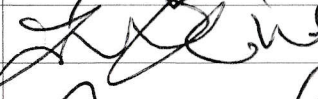
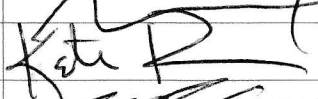
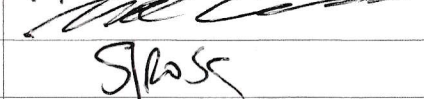
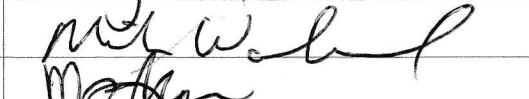
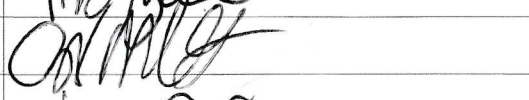
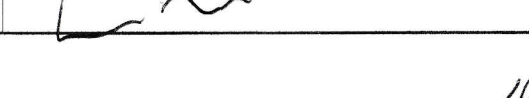

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<u>Print Name</u>	<u>Street (include Apt # if applicable)</u>	<u>City</u>	<u>State</u>	<u>Signature</u>
Holden Deigal	111 Antler Ridge Circle	Nashville	TN	
Kenny Fitzpatrick	5001 Sunsetway	Hermitage	TN	
RONALD WINCET	3673 HOPPETT FORD RD	HERMITAGE	TN	
Ashley Barber	2853 Lake Forest Dr	Nashville	TN	
Mikell Scott	614 Flinthock Ct. #	Nashville	TN	
Jessi Gwin	2410 Elliot Ave Apt 786	Nashville	TN	
William Rye	1402 N. 255th Ln	Madison	TN	
Dvor McCall	1308B Mossy Lane	Nashville	TN	
Jermie Speck	5517 Knob Road	Nashville	TN	
BREE HECKER	3760 HOPPETT FORD RD	HERMITAGE	TN	
Jim Josephyn	5404 Mansail Ln	Hermitage	TN	
ERIC TOMPIANS	7409 Thomas Ct	Mt Juliet	TN	
John Lewis	3137 Stafford Dr	Nash	TN	
Micahela Lewis	3137 Stafford Dr	Nashville	TN	

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<u>Print Name</u>	<u>Street (include Apt # if applicable)</u>	<u>City</u>	<u>State</u>	<u>Signature</u>
Elijah Borders	524 Albany D	Hermitage	TN	
Talando Banks	5231 New John Hagar Rd	Hermitage	TN	
Jerry W Duke	1124 Mistletoe Cir	Hermitage	TN	
Justin Duke	514 Selsey Ct. S	Hermitage	TN	
Russell Fast	3315 Nina Cir	Lebanon	TN	
Lisa M. Wilkins	4316 Baton Rouge Dr.	Hermitage	TN	
Michael Hill	253 NW Clearview Dr	MT Juliet	TN	
Kate Prince	905 Spence Enclave Ct.	Nashville	TN	
Noah Caldwell	4272 Rachel Dorelson Pass	Hermitage	TN	
STEVE RIGGS	1209 CLINTON PLACE	MT Juliet	TN	
Mike Woodward	336 Clear Lake Dr. W	Nashville	TN	
Morgan Langham	4108 Waterford Circle	Nashville	TN	
Colby Mills	1430 Lady Nashville Ct	Hermitage	TN	
Eric Larr	1312 Meridian St	Nashville	TN	

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<u>Print Name</u>	<u>Street (include Apt # if applicable)</u>	<u>City</u>	<u>State</u>	<u>Signature</u>
John Calton	141 Kennett Rd.	Old Hick	TN	
MORRIS SMOEMER	5133 Hunters Pt. Lane	Hermitage	TN	
Eddie Wilson	1208 Riverbirch Way	Hermitage	TN	
Tommy HEFLIN	729 ALBANY DR.	Hermitage	TN	
Randolf Struble	5517 Mulligan Ct.	Hermitage	TN	
Matthew Willoughby	403 Oakwell Farms Lane	Hermitage	TN	
Evan Childers	3137 Burksdale Harder Dr.	Nashville	TN	
Nathan Jernigan	4844 Myra Drive	Hermitage	TN	
Matt Bingham	4844 Myra DRIVE	Hermitage	TN	
Alex Caldwell	101 Monroe St.	Nashville	TN	
Noel Engleman	3033 Blackhawk Dr.	Nashville	TN	
Marshall Burkhead	311 W 2nd St	Hermitage	TN	
DOUGLAS GRAVES	2310 STEWARTS FERRY PK	HERMITAGE	TN	
Colin Smith	710 Cleo Miller Nashville		TN	

7-1-20

AGAINST (1)
Case#
2020Z-069PR-001

Do not rezone petition!

Please sign this petition to fight re zoning to commercial. If this land is rezoned and sold, the driving range will be closed.

- 1. Ron Cox 615-587-4367
- 2. Steve Lico 615-545-4368
- 3. Souda Satta 615-554-1899
- 4. Terry Smith 615-604-6000
- 5. Mark Miller 270-772-4012
- 6. Lee Starr 903-278-0096
- 7. ~~John~~ 502-603-7734
- 8. ~~John~~ 615-480-3051
- 9. Quentin Cooper 615-473-8230
- 10. ~~John~~ 615-364-3200
- 11. David Howell 615-202-8817
- 12. Howard R. Mando 615-496-3753
- 13. Michael Gibson 615-957-5910
- 14. ~~John~~ 615-828-5284
- 15. Ross Sampson 615-751-4373
- 16. Mark Schmitzel 615-669-5369
- 17. Jay Benard 618-638-8715
- 18. Travis Austin 256-609-8135
- 19. Jeff Lloyd 615-915-7352
- 20. Frank Haines 615-934-7118
- 21. Blake Bancroft 615-912-8179
- 22. Stacy Waddell 615-330-1665
- 23. Cody Rumble 256-483-5572

2

Against

Case #

20202-069PR2

Address

(731) (95-3595

(979) 716 7254

(415) (593-8193

847 861 2516

(740) 744-6895

(302) 241246

(731) 234-4754

615-418-3500

662-587-0781

931 267 1527

615 804 9103

618-364-7117

615 514-0555

615-207-5661

615-530-1675

615-829-6316

615 397 1832

615-542-9685

(843) 469-7387

615-414-8149

731-535-0251

615-507-4367

615 883-3200

615-581-9567

705-765-2851

860-886-3788

Signatures

24. MICHAEL ROBINSON

25. James D. Myer

26. Kimberly Reese

27. Josh Granwell

28. Devin Group

29. Karen Peterson

30. Jason Brown

31. Abby Evans

32. Mike Mott

33. Scott Fox

34. Greg Owens

35. Lee Soper

36. Turner Smith

37. [Signature]

38. Corey Backburn

39. [Signature]

40. [Signature]

41. LIP SOMERS

42. Bart Young

43. Chanel Hooker

44. Tracy Frazier

45. Timothy S. [Signature]

46. Mike [Signature]

47. Dan [Signature]

48. [Signature]

49. [Signature]

50. [Signature]

18

Signatures

51. Andrew Brown	254-729-7279
52. Tommy M. Herlin	615-566-4711
53. Jason W. Marsh	(615) 775-0040
54. Phulze Murrell	615-8851331
55. Jon B. Hudgins	931-206-0069

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AGAINST Rezoning Case # 2020Z-069PR-001

1. Chandler Wright, 2012 Woods n/a Mt. Juliet TN 37122
2. Edemir Ruiz Robles, 3549 Brick Church Pike Nashville, TN 37207
3. John Messer 414 Wabash Ct Smyrna TN 37167
4. Donna Drake 2146 River Overlook Dr Hermitage, TN 37076
5. LUKE MARINAC - 211 Amherst Dr.
6. Chad Davidson - 625 Baton Rouge Ct. Hermitage, TN 37076
7. Harrison Griffin 316 Dogwoods Circle 37214
8. Phil O'Connor 1605 W. Wilson Blvd MJ TN 37122
9. Adam McInerney 609 Baton Rouge Ct. Hermitage, TN 37076
10. KATHY STREETS 401 JOHN WRIGHT RD MT. JULIET TN 37122
11. MARK STREETS 401 JOHN WRIGHT RD MT. JULIET TN 37122

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- 23.

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

Item 47. 2020Z-083PR-001

SUPPORT (as presented)

From: DJ <donaldjamesullivan@gmail.com>

Sent: Tuesday, June 30, 2020 10:32 AM

To: Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>

Subject: Re: 2020Z-083PR-001

Emily,

If that is really the case then I have no concerns about the development. I am in support of more housing units being added for Nashville residents. I'll definitely be watching to make sure this goes through as the NS type.

Thank You,

DJ Sullivan

Sent from my iPhone

On Jun 30, 2020, at 9:39 AM, Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov> wrote:

DJ,

I have confirmed with the applicant that he will ask the Planning Commission to change the zoning to RM6-NS, which will make it so short term rentals (even owner occupied) will not be allowed. NS is a new zoning tool we passed this year to prevent development for short term rentals. Thank you for letting me know of your concern as he wouldn't have made the change without that input. I was pleased to hear that he will make this change, and I will be at the meeting to ensure this change is included in his application.

Do you have any other concerns?

Thank you,

Emily Benedict

District 7 Councilwoman

emily.benedict@nashville.gov

she/her/hers/councilwoman

From: DJ <donaldjamesullivan@gmail.com>

Sent: Friday, June 26, 2020 10:03 PM

To: Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>

Subject: Re: 2020Z-083PR-001

Emily,

Thanks you for the response. I am against the zoning change for the reason it would allow non-owner occupied STR's. Nashville needs to add to housing and adding STR units does not effectively add to the housing supply.

Thank You,

DJ Sullivan

Item 47. 2020Z-083PR-001

SUPPORT (as presented)

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020

2220 Scott

Comments on August 27, 2020 MPC Agenda Items

Received through August 21, 2020