

Comments on December 10, 2020 MPC Agenda Items

Received through December 8, 2020

Item 2a: 2007SP-037-002

OPPOSITION

From: Dr. Shavoncia Watts <shavonciaw@gmail.com>

Sent: Tuesday, December 1, 2020 11:09 PM

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

Subject: Watts: Opposition to Cancellation of PUD at Blue Hole Rd and Bell

Dear, Planning Commission :

As a resident of the Oak Highland community and homeowner of 16 years, I am utterly opposed to the cancellation of the PUD and building any additional multi-family homes in this area. I ask that you support the concerned homeowners who have a vested interest in keeping the area safe and honor the original agreement regarding Case # 95P-025-007 & Associated Case # 2007SP-037-002.

With warm regards,

Shavoncia Watts, Ed.D.

Sent from Shavoncia's iPhone

(615) 586-9558

5008 West Oak Highland Drive

Cane Ridge, Tn 37013

From: Hawkins Management <HawkinsManagement@Comcast.net>

Sent: Thursday, December 3, 2020 6:09 PM

To: Rutherford, John (Council Member) <John.Rutherford@nashville.gov>; Styles, Joy (Council Member) <Joy.Styles@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Planning Commission Case # 95P-025-007 & Associated Case # 2007SP-037-00

Dear Planning Commission Members, Council Member Rutherford, and Council Member Styles,

I am writing to you regarding Planning Commission Case # 95P-025-007 & Associated Case # 2007SP-037-00.

A developer has filed to cancel the PUD (Planned Urban Development) and build approximately 222 single family homes

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and an unknown amount of multifamily homes in the area adjacent to the Oak Highlands subdivision (where I reside and serve as HOA manager) and across from the Honey Brook subdivision. This plan also includes a connector street that would cut through from Bell Road to Blue Hole Road across from Honey Brook. The location of the through street poses a serious safety concern, as a recent concentration of new residential options near the intersection of Bell and Blue Hole Roads has brought much additional traffic strain to a stretch of road that remains two curvy lanes and serves hundreds of homes near a Metro school and new Metro park.

The requested change in zoning would violate the agreement that was made when they built the apartments on the corner of Blue Hole Road and Bell Road, a process that raised many concerns for many neighbors here. The Cane Ridge/Antioch community, along with former Council Members Sam Coleman and Fabian Bedne, established the Planned Urban Development (PUD) to keep the overall density of the PUD within reasonable limits for this area and ensure the remaining section of the PUD in question would be limited to 116 single family homes.

This requested cancellation and zoning change is not just about a "single piece" of property. It is about an entire Planned Urban Development that was put in place to preserve and protect this area from unreasonable and unnecessary overcrowding. If the Metro Planning Commission votes to cancel the PUD that was previously approved by the Commission, it will cause the community to lose faith in the Planning Commission and the tools and processes that it claims were put in place for the benefit of its constituents. As such a resident and constituent who appreciates and relies on Metro Government for responsible management and moderation of development, I do not believe this is the time to sacrifice that faith and trust. Thank you.

--

All the best,
Lillian Hawkins
Hawkins Management for
Oak Highlands/Deer Valley HOA
PO Box 455
Antioch, TN 37011
(615) 838-2876
www.oakhighlands.com

From: James Watts <jameswatts5008@gmail.com>
Sent: Sunday, December 6, 2020 4:26 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Opposition to PUD

Dear, Planning Commission :

As a resident of the Oak Highland community and homeowner of 16 years, I am utterly opposed to the cancellation of the PUD and building any additional multi-family homes in this area. I ask that you support the concerned homeowners

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who have a vested interest in keeping the area safe and honor the original agreement regarding Case # 95P-025-007 & Associated Case # 2007SP-037-002.

Regards,

James R. Watts

(615) 596-6684

From: Judy Gilliam <powerbyjudygen@gmail.com>

Sent: Monday, December 7, 2020 9:11 PM

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

Subject: Planning Commission Case # 95P-025-007 & Associated Case # 2007SP-037-002

Dear Planning Commission Members,

I am opposed to the cancellation of the PUD at Blue Hole and Bell Road. The proposal includes building 200+ homes (including multi-dwelling structures) with traffic access to Blue Hole Road and substantially reduces the previously established buffer zone between the new and existing Oak Highlands neighborhoods from 200 feet to 30 feet.

Of utmost concern are potential issues with **blasting** damage to existing homes and a huge negative impact to an already worsening **traffic** situation. Blue Hole Road between Bell/Pettus is a narrow, curvy road that **runs approximately 1 mile**, and is bordered by Mill Creek on one side and limestone on the other. It already serves as access to 6 entrances to subdivisions, a few single homes, and accommodates school traffic as Henry C. Maxwell Elementary is housed on this road. Due to poor visibility, drivers leaving Honey Brook already have a difficult time exiting their neighborhood. Adding a connector road from a new subdivision that intersects with this problem area would be dangerous.

As a homeowner in West Oak Highland for 27 years, I want to see the original agreement maintained and honored.

Thank you for your consideration,

Judy Gilliam

417 Barkley Court

Antioch, TN 37013

615-509-8215

powerbyjudygen@gmail.com

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Item 4: 2004UD-002-011

OPPOSITION

From: SUSAN MALONE <322.malone@comcast.net>
Sent: Sunday, October 4, 2020 10:35 AM
To: Planning Staff <planningstaff@nashville.gov>; kevinrhoten@nashville.gov
Subject: Zoning Hearing Case #2004UD-002-011

I will not be able to attend this hearing; however, I wanted to make it known and clear that I am against this continued development.

We are already packed in this specific area and a new development that runs through an existing and different neighborhood is quite ridiculous and unwanted.

I vote to have some nature remain.

Susan C. Malone

322 Mapleton Alley

Hermitage, TN 37076

From: Yvonne Zentay <yemmett@hotmail.com>
Sent: Thursday, October 8, 2020 4:32 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Villages of Riverwood Zoning

Not sure if I can join the event so wanted to submit a question. When we purchased this house in 2016 we were told this was going to be an Assisted Living facility. That was fine cause that does not mean renters / traffic / pedestrians spilling into our pristine neighborhood. Now we are told you want townhomes....210 of these is probably 400 cars coming into our neighborhood every morning. Not to mention the additional safety concerns of having renters on foot or walking their dogs in our area. I worry about congestion AND crime. I totally am against rezoning. What, if any, do you see the benefit of this rezoning to the homeowners or VoR?

Yvonne Zentay
1941 Stonewater Dr, Hermitage TN 37076

Sent from [Mail](#) for Windows 10

From: Smith, Heather L. <h.smith@Vanderbilt.Edu>
Sent: Tuesday, October 20, 2020 10:03 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Resident Concerns and Opposition re: Case Number 2004UD-002-011

Concerns About Development for Public Hearing (Case 2004UD-002-011)

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There have been numerous changes during the 16 years since the property along Stonewater Drive was approved for development. There are concerns about Metro Planning Commission approving this property for a 210 multi-family community.

The following concerns were collected between October 5th–18th, 2020 using a survey link that was posted on social media. There were 76 participants who submitted responses during this time. The responses were categorized to ensure capturing of participant responses:

Concerns Submitted

- There has been substantial residential development in the area since the original approval for the assisted living facility. Magnolia Farms, Hermitage Pointe, Oakwell Farms, Edison at Riverwood and others have been developed since the original approval. Access roads (Dodson Chapel Rd, Bell Rd, and Central Pike) have remained largely unchanged and traffic has increased. Development and traffic use for older residents (assisted living facility) is quite different than for a multi-family development. During inclement weather conditions, Bell Rd across Percy Priest dam is closed, further limiting access.
- Two existing roads with day parking on both sides of the streets are currently planned as the main access roads to the 210 multi-family residences: Stonewater Dr and Riverbirch Way. There are concerns about increased traffic and safety (especially for children) in the Villages of Riverwood (VOR), which was intentionally planned to disperse residential traffic patterns throughout the neighborhood.
- The 210 multi-family residential community would not be part of the Villages of Riverwood (VOR) community, yet their residents would enter through the VOR entrance with a VOR-maintained water feature, drive through streets with VOR-maintained landscaping and natural areas, walk through areas maintained by VOR, without having to pay VOR Homeowner's Association dues.
- The development would decrease natural habitat for wildlife. This has already resulted in deer and other animals grazing immediately next to the same section of I-40 as the planned development. This development would further reduce natural habitat and wildlife that residents of the VOR neighborhood and surrounding neighborhoods enjoy.
- Destruction of trees, bushes, and other natural sound-barriers would increase already-loud noise and vibrations from I-40. Construction would also add to noise, negatively impacting many residents who work from home.
- The VOR property values could be negatively impacted with another residential neighborhood's access through VOR neighborhood without the ability for VOR Homeowner's Association to enforce covenant restrictions. Additionally, other factors with this change to 210 multi-family residential units could negatively impact VOR home property values.
- There are concerns about the impact upon the Stones River, McCrory Creek, and existing drainage issues with further destruction of natural areas.
- There are existing concerns about the current levels of demand upon water, sewer, electrical power supply (residents have experienced numerous outages even without inclement weather), schools, policing/safety, and emergency response vehicles and services. A 210 multi-family residential community would increase demands.

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- VOR residents purchased property with the understanding that if developed, the area would have older residents in an assisted living facility. Approval for a change without greater citizen/resident representation is perceived as unjust.

Respectfully submitted,
Heather L. Smith
615-720-5608

From: Hamlin, Debra <DHamlin@bfrc.com>
Sent: Tuesday, October 20, 2020 10:08 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Case 2004UD-002-011

I am a resident of The Villages of Riverwood. The current proposed 210 unit development will negatively impact the Villages of Riverwood as well as the immediate area in the following ways:

- Wildlife habitat protection;
- Stormwater runoff to the Stones Creek and ultimately Percy Priest;
- Traffic

This area cannot handle additional housing with the current infrastructure. It will negatively impact already displaced wildlife as well as water quality.



Debra Hamlin
Director - Environmental,
Health, Safety and
Sustainability (EHSS) –
Commercial Tire
Bridgestone Americas, Inc.
200 4th Avenue South Nashville,
TN 37201
Office: +1 (615) 937-9379
Mobile: +1 (847) 420-8611
[Web](#) | [Twitter](#) | [Facebook](#) |
[Instagram](#) | [LinkedIn](#)

Our Way to Serve



From: Troy Nunnally <troy_n90@icloud.com>
Sent: Tuesday, October 20, 2020 10:17 AM

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

Cc: Planning Staff <planningstaff@nashville.gov>

Subject: Community development

To whom it may concern,

As a resident of Hermitage I oppose the development plans of Stonewater Drive. The negative affects of traffic congestion and environmental impact to our community are too great.

Thank you,

Troy Nunnally

Planning Commission,

I would like to voice my opinion that I believe we should not have this additional 210 multi family community added. The reason attached are more than sufficient, in my belief, to explain why this is not good for the community of The Villages of Riverwood and the surrounding areas. I believe in fairness and equal use, and I do not believe that this plan would be fair or constitute equal use for the members of The Villages of Riverwood and our neighbors. Please consider voting against this plan or, at least, extending the plan to further consider impacts on our community and neighborhood.

William Meek

ATTACHMENT BELOW

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From: Phillip Davis <philtahu@outlook.com>
Sent: Tuesday, October 20, 2020 12:05 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Zoning Case 2004UD-002-011

Hello Metro,

I would just like echo what other neighbors in the VOR have been saying about this 210 multi family rezoning have been saying.

I don't understand how this is in the best interesting of the community/neighborhood. I live in the VOR, and it would be awkward to have another community living within our community that is not part of us.

Is there any thought to how this, with all the other developments, will impact traffic flow?

I just feel like there is nothing in this for quality of life for anyone who lives here.
It would be cool if the developer were willing to compromise, like if they offered to build a bridge across stones river so we could access the greenway or something.

But without a compromise, or any consideration of the people living here, I would not like this rezoned.

Thanks

Phillip Davis

From: jalila cunningham <jacun6@icloud.com>
Sent: Tuesday, October 20, 2020 10:27 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Stonewater Drive multi-family development

1. case number is 2004UD-002-011

In regards to the 210 multi-family development, I am against it for all of the reasons aforementioned. No interest in more traffic through VOR, and less green space. Please reconsider and keep our neighborhood a neighborhood.

Sincerely,
Dr. Jalila Hudson

Sent from my iPhone

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From: Heather Smith <heathersmith514@gmail.com>
Sent: Tuesday, October 20, 2020 10:39 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>
Subject: Opposition Re: Case 2004UD-002-011

Dear Planning Commissioners,

Thank you for your service to Nashville and Davidson County. I would like to voice my **opposition** to Case 2004UD-002-011. There are numerous concerns with an Urban Overlay Design change that require more careful consideration to the impact upon access roads, enforcement of neighborhood covenants, demands upon law enforcement, emergency response access, electrical power supply, natural habitats of Stone's River and McCrory Creek and drainage. Additionally, the Stone's River and McCrory Creek natural habitat area are currently among the last remaining areas for wildlife. The trees and vegetation form some natural sound barrier to I-40 and no plans to reduce sound and vibrations have been made with the proposed change. Many area residents work from home.

Lastly, a survey was conducted outlining additional concerns. You should have received a separate email outlining residents' concerns.

Please vote to OPPOSE this change.

Sincerely,
Heather L. Smith

From: Anita Mamone <amm2583@yahoo.com>
Sent: Tuesday, October 20, 2020 10:41 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>
Subject: Case # 2004UD-002-011 Villages of Riverwood - Section M (Modification)

Dear Planning Commissioners and Staff,

I strongly oppose the change to add a 210 multi-family community in place of the 776 assisted living units. I live on Stonewater Drive and have enjoyed this quiet street for several years. This new development would bring increased traffic through Stonewater Drive and other roads within the Villages of Riverwood. I echo all of the concerns in the attached document.

Please do not approve this modification.

Kind regards,

Anita Mamone
VOR resident

From: Noelle Yazdani <noelleyazdani@icloud.com>
Sent: Tuesday, October 20, 2020 11:09 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>
Subject: 2004UD-002-011

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To who it may concern,

I wanted to voice my extreme opposition to building homes or any structure on Stonewater Drive in the Villages of Riverwood subdivision. This would cause the area to have massively increased traffic as well as take away the green space for the neighborhood.

Lastly, the roads, greenway and sidewalks, that we the homeowners pay an HOA fee to maintain, would be accessible to the individuals living/working on that property.

Thank you,
Noelle

Sent from my iPhone

From: Riesenberg, Mike <mike.riesenberg@Vanderbilt.Edu>
Sent: Tuesday, October 20, 2020 11:18 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>
Subject: Case Number 2004UD-002-011

Hello planning Commission,

Thank you for addressing the concerns of myself and neighbors. I appreciate all the work you do to develop the Nashville community thinking globally while acting locally.

I would like to express my opposition to the developer's request to change original plans for the property to develop 210 multi-family residential units. My primary concerns are as follow:

- Lack of infrastructure change to accommodate Increased traffic on access roads. Dodson Chapel Rd. is already a narrow road especially given the amount of new traffic coming from the apartment complex opening soon. This is both a safety concern for walking and bike ridding connecting with the green belt and for traffic backing up and around the corner on Bell road.
- Increase of street parking in an already overcrowded neighborhood. The HOA regularly sends out emails reminding people not to block sidewalks and not to litter the neighborhood with cars parked on the streets as if this were the Vanderbilt University campus. Adding more traffic and living units would only add to an already well documented concern.
- HOA fees and accountability; Or lack thereof. Please correct me if I'm wrong, but as I understand it, the new residential community would not be part of the Villages of Riverwood community. However, their residents would enter through the VOR entrance with a VOR-maintained water feature, drive through streets with VOR maintained landscaping and natural areas, walk through areas maintained by VOR, without having to pay VOR Homeowner's Association dues. Subsequently, if they are without an HOA, a lack of property upkeep and regulations would negatively impact our neighboring community.

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- Utility demands. The increased supply of our water, sewer services would grow without a plan for managed and sustainable growth. In fact our electrical power supply concerns have already been well documented as residents have experienced numerous, reoccurring power outages. This would only add to the problem.
- Devalue homes. Adding more homes would decrease the demand and thus property values. This would be especially true of the existing townhomes who would have a more difficult time selling their property given an increase of inventory.
- With the original plan of an assisted living center, I would be concerned mainly about employees of the business parking on VOR streets and continued traffic all hours of the night with shift changes and ambulances and other potential medical first responders being called on a regular basis. This would also devalue the neighboring homes.

Questions:

- Would a compromise be attainable? For example reduce the number of 210 multi-family residential units to 105 and add a second neighborhood pool, hot tub, basketball/tennis courts, and a gym with weights?
- If the change is approved and construction moves forward, would the new development be added to VOR and subject to HOA fees, rules, and regulations?

Thanks again for addressing our concerns.

Mike Riesenber
3107 Cedar Cottage Dr
615-653-8295

From: Erika Sankey <eds0009@icloud.com>
Sent: Tuesday, October 20, 2020 11:50 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>
Subject: Concerns about New Development

Good morning!

I am a new homeowner in the Villages of Riverwood community, and I have been pleased by how quiet it is here. I am concerned that the new apartment development and possibly the addition of over 200 new homes will disrupt the serenity. Dodson Chapel Road and the bridge leading to Stewarts Ferry are already congested. The new apartment development has only worsened the problem. These are roads that I frequently travel to get to Vanderbilt Medical Center where I work as a nurse. These roads must be easily accessible for emergency vehicles and healthcare professionals such as myself who need to get in and out of the neighborhood.

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I am also concerned with safety as there has been increasing crime in our area. We do not need to attract more people to this area until we have adequate police coverage here. Stonewater is one of the main roads through this neighborhood and we have many families with children that play and walk along that road. It is not safe nor fair to introduce more construction and traffic through there.

Another concern of mine is access to natural resources such as trees that block out interstate noise and running water to our homes.

Please consider the aforementioned concerns that echo what my fellow neighbors have already said. We love VOR and would love for it to remain the way that it is. Thanks.

Respectfully,
Erika Sankey

Sent from my iPhone

From: Vic Duggan <wvduggan@gmail.com>
Sent: Tuesday, October 20, 2020 12:02 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>
Subject: 2004UD-002-011

Good Afternoon,

I'm writing to you today to voice my opposition to the proposed changes the original plans for the Villages of Riverwood subdivision. The developers are requesting permission to add a 210 muti family community there that would devastate:

- green space utilized by local wildlife already displaced
- watershed for Stones River
- noise barrier from I40 for existing homes
- property values for existing homeowners.

Please do not approve this request for a change to the Urban development.

Thanks for your consideration
Vic Duggan
2137 Hickory Brook Drive, Hermitage, TN 37076

From: Sara Blood <bloodsara@gmail.com>
Sent: Tuesday, October 20, 2020 12:17 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>
Subject: Lebanon Rd. Rezoning, Case # 2004UD-002-011

Dear Commissioners,

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I'm writing in opposition to the proposed zoning change of the 7-acre Smith property on Lebanon Rd from residential to multi-family residences.

I own property in Spring Place Condominiums, behind Stanford Estates. Myself and other residents are extremely attached to the peaceful surrounding we currently have. For myself and others, buying in Donelson was a great option because there was still green space and room to breathe away from the congestion of the city. In comparison to other surrounding suburban Nashville neighborhoods Donelson offers quiet, comfort in nature, and safety to families because of the large acreage our houses are on.

Traffic on Lebanon Rd. is already a problem and congestion is particularly bad in the mornings and afternoons. Adding 210 multi-family residences is going to increase traffic in a way that is going to make it exponentially more difficult for our normal daily commute. What is some mornings 45 minutes of stop and go traffic to commute into the city to get to work would be increased dramatically with 210 multi-family residences.

Because of our proximity to the Stone's River there are already water and drainage issues when there is a heavy rain or big storm. Some Stanford Estates residents face flooding issues of their basements or lower levels of their homes. At Spring Place we see erosion of the soil as water drains down the hill and our pavements are in constant need of repair. Adding more congestion with multi-family units will worsen this problem.

Simply put, adding large amounts of people (which 210 multi-family residences would definitely do) would create a headache for the current residents and make this area of Nashville less desirable to live in. Our wish is to preserve and protect the oasis we have purchased.

Thank you,
Sara Blood

From: Gwen Hopkins <gwenelle215@yahoo.com>
Sent: Tuesday, October 20, 2020 12:25 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Proposed development on Stonewater Drive in Hermitage

I am writing to add my voice to those of my neighbors in Villages of Riverwood who oppose this development. The current roadway infrastructure will not support another 210 units, and other residential construction already underway will overwhelm our streets and especially Dodson Chapel Road. I adamantly oppose these additional units, and I'm especially concerned about the lack of communication and full disclosure from Mr Roy Dale and our Council member about the impact this project will have on our neighborhood, quality of life and the environment. PLEASE allow us the opportunity to be heard before approving this development.

Respectfully,
Gwen Hopkins
3117 Cedar Cottage Drive
Hermitage

[Sent from Yahoo Mail on Android](#)

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From: Peworchik, Paul J <pjp@psu.edu>
Sent: Tuesday, October 20, 2020 1:05 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>
Subject: 210 Multifamily units on Dodson Chapel Rd

I would to express my opinion regarding the committee meeting on Oct. 22, 2020 to review the request to construct 210 homes. I believe the infrastructure in not capable of handling and additional 210 families with possibly 2 cars per household. The current completion of the apartment houses right off Dodson Chapel will cause enough problems for the current residences regarding traffic. Dodson Chapel road, Bell Road, and Central pike are not currently equipped to handle the additional traffic. The entrances to the Riverwood development and infrastructure (road ways) are not equipped to handle any entrances and exits from the proposed 210 units onto the current Riverwood development roadways.

I would like this proposed development to be disallowed. If that is not possible than there should be no roadways constructed to access the current Riverwood development. The only roadway accessible to the proposed 210 family development should be from Dodson Chapel Rd.

Thank you for listening<

Paul Peworchik
2829 Whitebirch Dr.
Hermitage Tn.

From: kaagenrobinson <kaagenrobinson@yahoo.com>
Sent: Tuesday, October 20, 2020 1:29 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>
Subject: Case 2004UD-002-011

Against the zoning change.
No postponement.

Questions to ask:
What will the developer do to support the school system with the influx of family homes?

The developer has failed to meet other promises. How are we to hold them accountable for any new ones made?

Kaagen Robinson
Sent from my Sprint Samsung Galaxy S8.

From: Darrellena Thompson <tdarrellena@yahoo.com>
Sent: Tuesday, October 20, 2020 2:00 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>

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Cc: Ann Claud <ann.claud@ghertner.com>

Subject: Concerning recent ...

Hello,

I am writing to state that, I too, DO NOT wish to have a 210-multi family home , accessible from Villages of Riverwood to be added to our community.

We feel it will indeed add to the traffic ,crime and affect the homes of natural wildlife in the area and in turn have them in the roadways as a threat to us while we drive. I appreciate you allowing me a voice in this matter along with the several other residents who have already signed the petition. Thank you!

Darrellena Thompson (Lena)

From: Cathy Bruner <cbruner129@yahoo.com>

Sent: Tuesday, October 20, 2020 2:38 PM

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

Subject: Proposed Development in The Villages of Riverwood, Hermitage

“They paved paradise and put up a parking lot.” That is what seems like is happening to my neighborhood, The Villages of Riverwood. I have lived at Riverwood for over 5 years. I have seen growth in the community, with two new subdivisions being built off of Hoggett Ford Road and the huge set of apartments just before the entrance of the neighborhood. Now, our neighborhood is being subjected to yet another building project on a beautiful piece of land right outside my doorway. I live in the last section of townhomes at the end of River Trail Drive.

When I drive across the dam at Percy Priest Lake and see all the beautiful trees that surround the lake and Stones River, I am saddened to think that new development will take away the natural beauty of the area. Nature, not more new development, is what is needed now more than ever, especially in the year of COVID. When I sit on my front porch, I see deer, wild turkeys, squirrels and other beautiful wildlife, and it is very relaxing. In fact, I had wild turkeys in the grassy area right next to my townhome just a few weeks ago. The tree line helps to lower the noise from the interstate as much as it can. Building new homes on the intended property will only increase the noise, overcrowd our neighborhood, increase the traffic on our streets, impact the value of our homes negatively, and more. I could go on, but I think you realize what the impacts will be.

It was my understanding that an assisted living facility was to be built on this land, not a neighborhood. I am not opposed to an assisted living facility, as long as it blends well with the current feel of the neighborhood. Building “tall skinny” townhomes would not blend in with the surrounding houses and would be a complete eyesore. Personally, I would like to see the land left as it is or turned into a park or greenspace for the quiet enjoyment of our neighborhood.

I have lived and worked in the Nashville area all my life. I've watched this area grow from a relatively small, beautiful, southern capital city to a sprawling metropolis. That's not what Nashville is supposed to be. It seems that we are being led by greedy people paving over paradise for a parking lot.

I urge you to vote against the proposal of turning this property into a multi-family development. If you lived in my neighborhood, you would see the beauty of it **AS IS**, and would not want to see this happen. Come take a look, if you haven't already, and talk to the people who live here.

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Thank you for your time and consideration.

Cathy Bruner
Villages of Riverwood resident

From: shannon Springsteen <sspringsteen@live.com>

Sent: Tuesday, October 20, 2020 2:48 PM

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

Subject: 2004UD-002-011

Dear commissioner/city planning officials:

I am writing to voice my concerns over a proposed 210 multi-family development being put in the middle of my established neighborhood. I have lived on Stonewater Dr in Hermitage for over 6 years. I purchased in this neighborhood because I liked the way the neighborhood was planned. In the beginning, we were told there would be a playground where some of this development is now being proposed.

This community would not be a part of our HOA, but would enter their property directly through our street. I have 2 younger children and more traffic would be a danger to them. You have already approved more development than was originally proposed (Magnolia Farms, Hermitage Pointe, Oakwell Farms, Edison at Riverwood and others).

The new development would be taking advantage of our Village of Riverwood maintained streets, Village of Riverwood maintained water feature, Village of Riverwood maintained landscaping and natural areas etc. without having to pay any dues to the Village of Riverwood HOA. Our natural sound barriers, such as, trees, and bushes will be torn down which will increase already-loud noise and vibrations from I-40.

Property values will most likely be negatively affected by another neighborhoods access through the Village of Riverwood neighborhood without the associations ability to enforce covenant restrictions.

The Village of Riverwood residents purchased property with the understanding that if developed, the area would have older residents in an assisted living facility. Approval for a change without citizen/resident representation is unjust.

We are already having traffic problems on these two lane roads (Dodson Chapel, Central Pike). How can these roads handle another multi-family community in addition to Oakwell Farms, The Villages of Riverwood, Magnolia Farms, Hermitage Pointe, and Edison at Riverwood communities? This is just a ridiculous plan.

Finally, we have concerns about the impact upon the Stones River, McCrory Creek and existing drainage issues with further destruction of natural areas.

Thank you for your consideration.

David Springsteen

Comments on December 10, 2020 MPC Agenda Items

Received through December 8, 2020

From: Michael Case <mlcase1954@gmail.com>

Sent: Tuesday, October 20, 2020 3:00 PM

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

Subject: Concerns about New Development XN904577

To Zoning Board about case #2004UD-002-011

The planned development of 210 apartments inside of the Village of Riverwood would cause a significant increase in traffic within the subdivision as well as all access roads. City services such as water and sewer will also be affected. Drainage and the natural landscape in that area will be compromised.. Safety and security of residents will be affected from increased turnover of people in these units.

I believe we should wait to vote on this zoning change until next year when more research can be completed.

Resident of VOR

Michael L Case

From: sthorton3 <sthorton3@gmail.com>

Sent: Tuesday, October 20, 2020 3:07 PM

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

Cc: Planning Staff <planningstaff@nashville.gov>

Subject: case number 2004UD-002-011

Increased traffic through Villages of Riverwood (VOR) and on access roads: Stonewater Dr, Riverbirch Way, Dodson Chapel Rd, Bell Rd, and Central Pike, especially given the amount of new development since the original approval for development. Magnolia Farms, Hermitage Pointe, Oakwell Farms, Edison at Riverwood and others have all been developed since the original approval.

Two existing roads with day parking on both sides of the streets would become the main access roads to the 210 multi-family residences: Stonewater Dr and Riverbirch Way. There are concerns about increased traffic, safety (especially for children), and crime.

The 210 multi-family residential community would not be part of the Villages of Riverwood (VOR) community, yet their residents would enter through the VOR entrance with a VOR-maintained water feature, drive through streets with VORMaintained landscaping and natural areas, walk through areas maintained by VOR, without having to pay VOR Homeowner's Association dues.

The development would decrease natural habitat for wildlife. This has already resulted in deer and other animals grazing immediately next to the same section of I-40. This development would further reduce natural habit and wildlife that residents of the VOR neighborhood enjoy.

Destruction of trees, bushes, and other natural sound-barriers would increase already-loud noise and vibrations from I-40. Construction would also add to noise, negatively impacting many residents who work from home.

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The VOR property values could be negatively impacted with another residential neighborhood's access through VOR neighborhood without the ability for VOR Homeowner's Association to enforce covenant restrictions. Additionally, other factors with this change to 210 multi-family residential units could negatively impact VOR home property values.

There are concerns about the impact upon the Stones River, McCrory Creek, and existing drainage issues with further destruction of natural areas.

There are existing concerns about the current levels of demand upon our water, sewer, electrical power supply (residents have experienced numerous outages), schools, policing/safety, and emergency response vehicles and services. A 210 multi-family residential community would increase demands.

VOR residents purchased property with the understanding that if developed, the area would have older residents in an assisted living facility. Approval for a change without citizen/resident representation is unjust.

I just bought property in the Villages of Riverwood and for the reasons listed above, I demand this property not be developed for a 210 multi-family community. Any community built on the property should NOT have access through the Villages of Riverwood and should require residents approval.

Susan Horton
Resident of Villages of Riverwood

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone

From: Forney, Rhonda L {FLNA} <Rhonda.L.Forney@pepsico.com>
Sent: Tuesday, October 20, 2020 2:33 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>; KEVIN FORNEY <krf442@aol.com>; Samantha Forney <samantha.forney953@topper.wku.edu>
Subject: Concerns about New Development - [#XN904370]

To whom it may concern

We definitely have concerns about the prospect of multi family dwellings being built behind our subdivision. The idea that this development is to be situated without independent access to/from main roads is very concerning! We pay HOA fees to protect our community and retain our property value. This development plan will disrupt our currently safe neighborhood by bringing in extra traffic from residents that will be using our streets as a throughway.

I don't believe it would be fair to bring the added traffic, potential increase in crime & property value decline to our neighborhood.

Thank you

Rhonda & Kevin Forney
2057 Hickory Brook Dr

Samantha Forney
1300 Riverbirch Way

Comments on December 10, 2020 MPC Agenda Items

Received through December 8, 2020

From: Heather Smith <heathersmith514@gmail.com>

Sent: Thursday, November 5, 2020 2:26 PM

To: Planning Staff <planningstaff@nashville.gov>

Subject: Case 2005UD-002-011

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

Dear Planning Staff and Commissioners,

Please accept the following important documents for consideration regarding Case 2005UD-002-011 on 12-10-20. They include:

The current Villages of Riverwood neighborhood map. This is different than the one shown during the 10-22-20 meeting, which was the original UDO. There was a change before the neighborhood was completed.

The space comparison for the proposed land use. That many townhomes would require the treeline to be removed. See aerial view from staff's report.

Thank you,

Heather Smith

ATTACHMENT BELOW

Comments on December 10, 2020 MPC Agenda Items

Received through December 8, 2020

Comments on December 10, 2020 MPC Agenda Items

Received through December 8, 2020

From: Heather Smith <heathersmith514@gmail.com>

Sent: Tuesday, December 1, 2020 1:15 PM

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

Subject: Question re: Case 2005UD-002-011

Dear Planning Staff and Commissioners,

The Villages of Riverwood, some neighbors in surrounding areas, and I are concerned with the applicant's representative's actions (developer Roy Dale). We received letters the day after Thanksgiving on Friday and Saturday, Nov. 27-28th (postmarked Wednesday, Nov. 25th) announcing a community meeting to be held 4 days later via Zoom on Wednesday, Dec. 2nd at 6:30 pm. Many neighbors had plans they cannot cancel with such short notice. We are disappointed that Roy Dale waited over one month (from the Commissioners meeting on Oct. 22nd) to notify the community of a meeting with extremely short notice.

Neighbors have reached out to him and are requesting an additional meeting so more can participate. Also, I wanted to confirm that Roy Dale has requested the case be moved from the Dec. 10th agenda to the Jan. 21st? Will you please confirm?

Some neighbors have been writing the mayor's office and the Metro council. I encouraged them to communicate with your office. Are there other/better ways for them to participate?

Sincerely,

Heather Smith

2580 River Trail Dr.

Hermitage, TN

615-720-5608

-----Original Message-----

From: jetson234@aol.com

To: kevin.rhoten@nashville.gov <kevin.rhoten@nashville.gov>; John.Cooper@nashville.gov <John.Cooper@nashville.gov>

Sent: Sat, Nov 28, 2020 9:32 am

Subject: Zoning Change in The Villages of Riverwood

November 28, 2020

Kevin, John,

Comments on December 10, 2020 MPC Agenda Items

Received through December 8, 2020

Good Morning, a Happy belated Thanksgiving.

Yesterday I received a letter from Dale Associates planning a community zoom meeting Tuesday December 2, 2020. Dale Associates was told to conduct this meeting at the October 22 Planning Board Meeting.

Five days notice is inadequate for the residents of the villages to rearrange their schedules to attend this meeting. I believe that the builder's have no concern for the residents of this development. On speaking with Roy Dale he stated that he "I do not have to do this meeting and was going to do what ever the owners wanted." He is trying to rail road us.

It seems to us that builders are getting what ever they want at the expense of the residents of Davidson County.

The property was approved to be an assisted home residence not 210 town houses. This would give the owners a more lucrative income than the assisted living and add 400+ cars to our neighborhood at rush hour compared to the vehicles traveling at shift time.

We the residents of the Villages of Riverwood have a green space adjacent to the proposed town houses that we contribute towards the up keep of, this has no been addressed by the builder or. how to keep the residents of the town houses from using it.

Thank you for any help that you can give us.

Sincerely

John Barki

1641 Stonewater Dr.

From: Jim Roussel <jimroussel@rousselassoc.com>
Sent: Friday, December 4, 2020 2:50 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>
Subject: case # 2005UD-002-011

Comments on December 10, 2020 MPC Agenda Items

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My name is: Jim Roussel/Carole Roussel

Address: 2149 River Overlook Dr., Hermitage TN 37076

This email is in opposition to changes in the following case:

case # 2005UD-002-011

We feel that the original zoning and original plan is the better plan and oppose the proposed changes.

We feel that the change proposed would create more traffic and the original plan apparently was thought out to not overload the streets as individual houses and/or townhomes would do.

Jim Roussel

Roussel and Associates

216 Centerview Drive, Suite 115

Brentwood, TN 37027

Direct Number: 615-645-9473

Comments on December 10, 2020 MPC Agenda Items

Received through December 8, 2020

Item 27b: 2020SP-048-001

SUPPORT

From: Tom Smith <tsmithcap@gmail.com>
Sent: Monday, December 7, 2020 4:44 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Sledge, Colby (Council Member) <Colby.Sledge@nashville.gov>
Subject: Support of 2020CP-01-001 & 2020SP-048-001

Dear Metro Planning Commission Members

Please see attached our letter in support of the referenced Community Plan Amendment and Rezoning in Councilman Colby Sledge's district.

We own the Polk Center, a significant 280,000 sf multi-tenant, mixed-use property just down the street from 101 Factory Street, the subject property.

Per the attached letter, we wholeheartedly support Elmington Capital's plans for 101 Factory Street.

Thank you for your consideration.

Tom Smith

101 Westpark Drive Suite 100

Brentwood, TN 37027

www.smithhallemann.com

615.969.6076

SEE ATTACHMENT

Comments on December 10, 2020 MPC Agenda Items

Received through December 8, 2020

December 8, 2020

Chairman Greg Adkins

Members of Metropolitan Planning Commission

Metropolitan Planning Department Office

Metro Office Building, 2nd Floor

800 Second Avenue South

Nashville, Tennessee 37219

Dear Chairman Adkins, Planning Commission Members and Director Kempf,

I am writing to you today in support of the community plan amendment (2020CP-011-001) and rezoning (2020SP-048-001) for the property located at 101 Factory Street.

As you may be aware, this property is across the street from the Trevecca Nazarene University campus and therefore we have been eager to follow plans for the property. The principals at Elmington Capital Group have been very thorough and transparent with us and the community at large about their plans, and we are excited for what this development could bring to our neighborhood. The planned housing development not only feels appropriate, but in our view, will add to the livability around our campus – something we very much support.

As you consider the community plan amendment and rezoning of 101 Factory Street, please consider these thoughts that I have shared with you.

Sincerely,



Dan L. Boone

President

Trevecca Nazarene University

Cc: Councilman Colby Sledge

Comments on December 10, 2020 MPC Agenda Items

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Comments on December 10, 2020 MPC Agenda Items

Received through December 8, 2020

Item 28: 2016SP-083-003

SUPPORT

From: Paul Plummer <pplummer@southeastventure.com>
Sent: Tuesday, December 8, 2020 10:42 AM
To: Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>
Cc: O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>
Subject: 50 MUSIC SQUARE WEST - 2016SP-083-003

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

Lisa

I am writing you Lisa to give my support to allowing multifamily as an approved use for the project 50 MUSIC SQUARE WEST. We are aware of the developer's plans to improve this property and their commitment to creating positive impacts to this very important piece of land in the heart of the Music Row Historic community.

We know that these developers have worked closely with the key stakeholders and that allowing this use will give their lenders what they need in order to move forward with the construction.

In these times of the Covid Pandemic and perhaps for a couple of years going forward, Nashville must find ways to accommodate requests such as this so that projects of merit such as 50 MUSIC SQUARE WEST can become a reality and continue the positive growth for Nashville.

Sincerely,

Paul Plummer

Paul Plummer – *Principal Emeritus*

NCARB

pplummer@southeastventure.com

Direct: 615.250.8660 | Mobile: 615.347.6258

4030 Armory Oaks Dr., Nashville, TN 37204

www.sev-design.com



From: Mark McGinley <mmcginley@buildmcubed.com>
Sent: Monday, December 7, 2020 7:27 PM
To: Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>
Subject: 50 Music Square West SP

Comments on December 10, 2020 MPC Agenda Items

Received through December 8, 2020

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

Dear Planning Staff,

I am writing to give my support for the proposed amendment to allow multi-family as an approved use at the property located at 50 Music Square West, 2016SP-083-003.

We own properties in Music Row at 1520 16th Avenue South and 1010 18th Avenue South. As a neighbor and supporter of the Music Row historic community, this iconic property has been in need of redevelopment for the past decade. I am proud that the developers are making this investment in the area to better preserve our neighborhood. The new aesthetical building will serve the community in a positive way. The developers have figured out a way to accomplish this, but in order to finance the project this optional use has been requested to satisfy their lending requirements due the unpredictable nature of the Covid-19 pandemic recovery. I have spoken to the developers and they have every intention of meeting all the requirements contained in the current SP.

Adding multifamily as a permitted use to this SP is a no brainer.

I fully support this project and would like to request that the Metro Planning Commission grant approval of the proposed new amendment.

Best regards,

Mark McGinley

From: Beau Brady <bbrady@southeastventure.com>

Sent: Sunday, December 6, 2020 7:38 AM

To: Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>; O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>

Subject: 50 Music Square West SP amendment support

Comments on December 10, 2020 MPC Agenda Items

Received through December 8, 2020

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

Dear Planning Staff,

I am writing to give my support for the proposed amendment to allow multi-family as an approved use at the property located at 50 Music Square West, 2016SP-083-003. As a supporter of the Music Row historic community, this iconic property has been in need of redevelopment for the past decade. I am proud that the developers are making this investment in the area to better preserve our neighborhood. The new aesthetical building will serve the community in a positive way. The developers have figured out a way to accomplish this, but in order to finance the project this optional use has been requested to satisfy their lending requirements due the unpredictable nature of the Covid-19 pandemic recovery. I have spoken to the developers and they have every intention of meeting all the requirements contained in the current SP.

I fully support this project and would like to request that the Metro Planning Commission grant approval of the proposed new amendment.

Thanks.

Beau Brady, AIA

Partner

bbrady@southeastventure.com

☎ 615.743.9395

4030 Armory Oaks Dr., Nashville, TN 37204

southeastventure.com



From: DocuSign System <dse_na2@docusign.net> on behalf of Ron Greenfield via DocuSign <dse_na2@docusign.net>

Sent: Saturday, December 5, 2020 12:08 PM

To: Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>

Subject: Here is your signed 50 Music Square West

Comments on December 10, 2020 MPC Agenda Items

Received through December 8, 2020

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

DocuSign



Your Signed Document

VIEW DOCUMENT

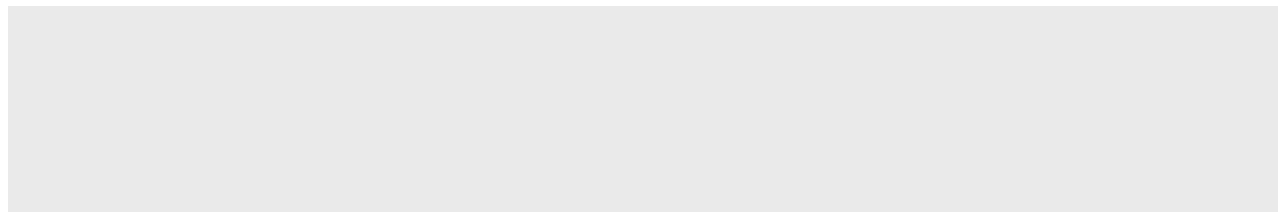
Ron Greenfield

rngreenfield@gmail.com

Ron Greenfield has signed a document using DocuSign. Here is the message:
"My firm, Ronald N. Greenfield Company, has done business with Jay Patel and Andy Bhakta for several years. They are outstanding developer/operators and very successful in all their endeavors.

www.rngreenfieldco.com"

Select VIEW DOCUMENT to securely view and download your documents.



Comments on December 10, 2020 MPC Agenda Items

Received through December 8, 2020

From: John Dotson <john.dotson@comcast.net>
Sent: Wednesday, December 9, 2020 8:31:19 PM
To: Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>
Cc: Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>
Subject: 50 Music Sq West – SP Amendment

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

Lucy & Lisa ---

First, I hope this finds both of you safe and well. What a year!

Second, I wanted to weigh in on this issue on the change of plans for the UA Tower. In short, I support Andy Bhakta and Jay Patel getting this amendment.

Lisa, I'm sorry we've not met before.

Lucy, as you recall I participated in the entire process that still leads to the Music Row Code. As we crossed that ground not many of us—Andy included—were enthusiastic about more multi-family residential units. Their intent from the jump was to build a hotel. Then we had a tornado and pandemic that, unfortunately, rages on.

That changed the environment for financing making many commercial projects, particularly hotels, more challenging. That became clear about the time they had taken down the poorly built icon. What hasn't changed, however, is the demand for residential options and the ability to finance projects that have that utility.

From my vantage point I would much rather see them be able to build an attractive building with the type of ground floor restaurant & "gathering" space which serves a void we need filled.

These guys have gone out of their way to engage the community and absorb the suggestions they've been offered. For all the time, effort, money and genuine intent they've invested I believe they are due this consideration.

Thank you for your consideration.

John Dotson

Parks
Broker, e-Pro, GRI, ABR, SRES

o: 615.383.6600

c: 615.496.1676

f: 615.296.0443

4025 Hillsboro Pike Suite 601

 Nashville, TN 37215 

Comments on December 10, 2020 MPC Agenda Items

Received through December 8, 2020

Firm license #: 262430
Agent license #: 299652

