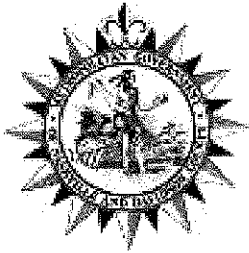


**Comments on May 12, 2016 Planning Commission agenda items,
assembled May 10, 2016**

Item 4, 903 & 905 Curdwood SP

(attachment follows)



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department, Metro Office Building
800 Second Avenue South
P.O. Box 196300
Nashville, Tennessee 37219-6300
www.nashville.gov

NASHVILLE & DAVIDSON COUNTY

APR 28 2016

METROPOLITAN PLANNING DEPARTMENT

METRO PLANNING COMMISSION

NOTICE OF A ZONING PUBLIC HEARING

You have received this notice because you own property near where an application to rezone property has been filed. This notice is to inform you of an upcoming public hearing by the Metro Planning Commission on this proposed rezoning.

Metro Planning Commission Public Hearing:

The Metro Planning Commission will hold a **public hearing** on the case identified below on **April 28, 2016**, at 4:00 p.m. or as soon as possible thereafter at the Sonny West Conference Center (First Floor), 700 2nd Ave S. Interested persons may speak at this hearing to give reason or show cause why the change should or should not be made.

The Metro Planning Commission will make a recommendation to the Metro Council on this request. The Metro Council will make the final decision to approve or disapprove this request.

[Please Note: This item may be placed on the **Consent Agenda** which is considered at the beginning of the Commission meeting. No individual public hearing will be held, nor will the Commission debate items on the Consent Agenda unless a member of the audience, or a member of the Commission requests the item be removed from the Consent Agenda.]

*Chlorie Bradley
3855 Saunders
Nash, TN 37216*

Case 2016SP-026-001
903 & 905 CURDWOOD BLVD
Map 061-10, Parcel(s) 163-164
Subarea 05, East Nashville (2006)
Council District 08 (Nancy VanReece)

A request to rezone from RS7.5 to SP-R zoning for property located at 903 and 905 Curdwood Boulevard, approximately 880 feet west of the intersection of Burrus Street and Curdwood Blvd (1.47 acres), to permit up to nine residential units, requested by Dale & Associates, applicant; Justin Hicks D223 LLC, owner.

RS7.5 Zoning: Medium density residential, requiring a minimum 7,500 square foot lot and intended for single-family dwellings at a density of 4.94 dwelling units per acre.

SP Zoning: A specific plan district is a zoning category adopted by Council with an associated site plan which determines the density, building layout and street layout.

*I am voting no way for this to pass. I cannot
be there because I am 85 years old.
I cannot be there to vote
vote no way for me*

Sketch on back →

Item 7, Haynes Park contextual overlay

From: Clark, Hurlene (MAC)
Sent: Tuesday, May 10, 2016 10:13 AM
To: Planning Commissioners
Subject: SUPPORT Ordinance BL2016-199.

Freida & Hurlene Clark

3262 Hinkle Dr.

Nashville, Tn. 37218

"Remember there are no mistakes, only lessons.

Love yourself, trust your choices, and everything is possible."

~Cherie Carter Scott

HURLENE CLARK

PARENT FAMILY COMMUNITY ENGAGEMENT ADVOCATE

TOM JOY HEAD START

1901 LISCHHEY AVE.

NASHVILLE, TN. 37207

615-880-1690

Comments on May 12, 2016 Planning Commission agenda items, received May 10-11

Item 7 – Haynes Park contextual overlay

From: Judy Cummings [<mailto:drjudycummings@gmail.com>]

Sent: Tuesday, May 10, 2016 11:57 PM

To: Planning Staff; Planning Commissioners; Hurt, Sharon (Council Member)

Subject: Ordinance BL2016-199: Public Comments: I approve staff recommendation

Dear,

Mr. Greg Adkins

475 Craighead Street Nashville, TN 37204-

[\(615\) 862-7152](tel:6158627152) Representing:

Ms. Burkley Allen

3521 Byron Avenue Nashville, TN 37205-

[\(615\) 862-7152](tel:6158627152)

Ms. Lillian M. Blackshear

150 Third Av S #2800 Nashville, TN 37201-

[\(615\) 862-7152](tel:6158627152) Representing:

Mr. Stewart Clifton

2115 Bernard Avenue Nashville, TN 37212-

[\(615\) 862-7152](tel:6158627152) Representing:

Ms. Brenda Diaz-Flores

189 Briggs Avenue Nashville, TN 37211-

[\(615\) 862-7152](tel:6158627152) Representing:

Ms. Jessica Farr

1500 Forrest Avenue Nashville, TN 37206-

[\(615\) 862-7152](tel:6158627152) Representing:

Thank you for your acts of service.

Please see my attached letter of support for BL2016-199

Many Thanks,

Rev. Dr. Judy D. Cummings

"Moving Forward by Faith"

...Thus far the Lord has helped us. (NRSV) 1 Samuel 7:12

"We have not taken care of the least among us. We have allowed a revolting level of income inequality to develop. We have watched as millions of our fellow countrymen have fallen into poverty. We should be ashamed." ... Charles Blow/New York Times

(letter follows)

DR JUDY CUMMINGS

May 10, 2016

To The 2016 Planning Commission Board,

Thank you for every act of service you give on behalf of our great city.

I write in support of staff member Lisa Milligan and the staff recommendation to approve Ordinance BL2016-199.

I have lived in District 1 for the past 36 years and many of my neighbors have lived here 40-50 plus years. We moved here when nobody thought this Northwest side of the city would ever be anything other than the home of the “**Dump.**” In District 1, we are not opposed to development. We’ve needed development in this area for years. I served on the Planning Commission for 11 years and was part of the Community Character Manual plans. The fact that we still only have one grocery store for the entire District (a C rated Krogers at that) and hardly any sidewalks in this “**Livable, Walkable IT City**” is beyond me.

I support the recommendation to apply the provision for a Contextual Overlay to various properties located along Boyce Court, Buena Vista Pike, Charles Court, Dove Place, Dyer Court, East Fairview Drive, Eve Circle, Flicker Drive, Harold Prewett Drive, Haynes Park Court, Haynes Park Drive, Hummingbird Drive, Kings Lane, Kingview Court, Kingsview Drive, Mallard Drive, Pheasant Drive, Tucker Road, West Hamilton Avenue, and Walters Court (231.8 acres), requested by Councilmember Sharon Hurt, applicant; various property owners. These neighborhoods are rich in character and should not be subjected to having that character dismantled or destroyed like what is happening in other parts of North Nashville and South Nashville.

Be clear, we may not have the Green t-shirts and many of us may not be at this 4:00 pm Planning Commission meeting (since many of us are still at work) however, we are no less concerned about our neighborhoods as the Waverly-Belmont and the Inglewood Neighborhoods who got the Contextual Overlays were. Tearing down older homes in order to build two over-sized homes on one lot is in my opinion destroying the character of Nashville. While this strategy may be appropriate in some areas of the city, it is not appropriate in these neighborhoods.

I applaud Council Lady Hurt and Staffer, Lisa Milligan and I offer my qualified support of the recommendation of Ordinance BL2016-199 to approve staff recommendation to apply the provisions of the Contextual Overlay District to the above-mentioned properties.

Blessings and enjoy your break complete with sandwiches, and save a cookie for me.

Submitted by.



Rev. Dr. Judy Cummings
Concerned Citizen and Long-time Resident of District 1

CC: Council Lady Sharon Hurt

From: Nicole Suddeth [mailto:nsuddeth@icloud.com]
Sent: Tuesday, May 10, 2016 9:15 PM
To: Planning Commissioners
Subject: SUPPORT Ordinance BL2016-199

Nicole Suddeth
3912 Lloyd Rd
Whites Creek, TN 37189

Item 8 – Forest View Park (Periodic Review)

From: McDaniel Mike [mailto:magoomcdaniel@comcast.net]
Sent: Wednesday, May 11, 2016 10:44 AM
To: Planning Commissioners
Cc: Mayor (Mayor's Office)
Subject: FIND PUD INACTIVE

I am asking that the (Item #8) Planned Unit Development 23-85P-002 on Forest View Drive as INACTIVE concerning the proposed 96 apartments. We are already overcrowded on this street as well as ALL the schools in our area. I urge you to not okay this development.

Mike McDaniel

2548 Forest View Drive

Antioch, TN 37013

In God we trust.



IF YOU WANT TO BURN OUR AMERICAN FLAG,

PLEASE WRAP YOURSELF IN IT FIRST . . .

I support our police and law enforcement officers.

From: Sue Paugh [mailto:sue.p72@comcast.net]

Sent: Wednesday, May 11, 2016 9:47 AM

To: Planning Commissioners

Cc: Mayor (Mayor's Office)

Subject: Forest View PUD Planned Unit Development 23-85P-002 - Please Find PUD Inactive

Good Morning ~

I request you find 23-85P-002 inactive.

The Forest View PUD was approved in 1985, 30 years later I do not believe this plan will work! There have been no permits pulled since May 2006 according to KIVA permit history. Preliminary paperwork to acquire property and expenses related to getting an application approved for development is not construction activity. Construction has not begun on the portion of the PUD under review; construction shall mean physical improvements such as, but not limited to, water and sewer lines, foundation developed on the portion of the PUD under review.

A final site plan has not been approved for the portion of the PUD under review. There is no evidence of infrastructure or other construction that has occurred within the last 12 months that could be counted towards the aggregate of actions.

Therefore, there has not been an aggregate of actions that constitutes activity as required according to 17.40.120.H.

Regards,

Sue Paugh

3000 Anderson Rd

Nashville, TN

615-399-4526

From: Laurie Albee [mailto:lauriealbee@yahoo.com]

Sent: Wednesday, May 11, 2016 9:39 AM
To: Planning Commissioners
Cc: Mayor (Mayor's Office)
Subject: Forest View PUD Planned Unit Development 23-85P-002-Please Find PUD Inactive

Please find 23-85P-002 Inactive. Our city's Nashville Next plan specifically states it's built on our community's goals and vision-ensuing opportunity for all, creating economic prosperity, fostering strong neighborhoods, improving education, and championing the environment. Policies are based on community decision making.

The Forest View PUD was approved in 1985 and the plan does not work 30 years later. There have been no permits pulled according to KIVA Permit history since May 2006. Preliminary paperwork to acquire property and expenses related to getting an application approved for development is not construction activity according to Section 17.40.120.H. "Construction has not begun on the portion of the PUD under review; construction shall mean physical improvements such as, but not limited to, water and sewer lines, footing, and/or foundation developed on the portion of the PUD under review; clearing, grading, the storage of building materials, or the placement of temporary structures shall not constitute beginning constitute beginning construction"

A final site plan has not been approved for the portion of the PUD under review. There is no evidence of any infrastructure or other construction that has occurred within the last 12 months that could be counted towards the aggregated of actions. Therefore, there has not been an aggregated of actions that constitutes activity as required and outlined in 17.40.120.H ii.

Laurie Albee

2941 Kinwood Drive

Antioch, Tn 37013

P. 615-573-0303

From: pmm414@aol.com [mailto:pmm414@aol.com]
Sent: Wednesday, May 11, 2016 8:44 AM
To: Planning Commissioners
Cc: Mayor (Mayor's Office)
Subject: Forest View PUD Planned Unit Development 23-85P-002

Nashville Next plan states it is built on our community's goals and vision - providing opportunity for all, promoting strong neighborhoods, to give rise to economic prosperity, encouraging strong neighborhoods, improving education, and supporting the environment. These policies are based on community decision making. With all this stated, please find 23-85P-002 Inactive.

The Forest View PUD was approved in 1985, and this plan is not working for the community, 31 years later. There hasn't been any permits pulled in 10 years, according to KIVA history. Construction has not begun on 23-85P-002. There is no type of infrastructure within the last 12 months on this area that could be counted towards the aggregate of actions. Since there has not been an aggregate of actions that constitutes activity as required, please find 23-85-P-002 Inactive.

Pat McCabe
104 Lake Terrace Circle
Nashville, Tn 37217
165-367-4462

From: lisafarney@comcast.net [mailto:lisafarney@comcast.net]
Sent: Wednesday, May 11, 2016 8:40 AM
To: Planning Commissioners
Cc: Mayor (Mayor's Office)
Subject: Find PUD Inactive

Dear Planning Commission and Mayor elect Megan Barry,

I am asking that you find the FOREST VIEW PUD Planned Unit Development 23-85P-002 PUD INACTIVE, which it is and has been for all these years.

This is very important to our community as we do not have the available resources to support this addition to our already understaffed and over capacity schools. not to mention traffic would become even more of a nightmare than it is already. I live right behind the fire station and I hear crashes and sirens daily and nightly. It's maddening sometimes. The two intersections between this planned development are well known for the number of car accidents as it is. Adding this kind of development would only increase my large the traffic and where would we send any school age children? Please remember our Children come first and their education. That can't take place in schools that are already so crowded and understaffed.

Thank you for your compliance in the fact that it is already inactive and needs to stay that way!

Lisa Farney

506 Forest Point Pl

Antioch TN 37013

From: msnhogan@yahoo.com [mailto:msnhogan@yahoo.com]

Sent: Wednesday, May 11, 2016 1:18 AM

To: Planning Commissioners

Cc: Mayor (Mayor's Office)

Subject: PUD inactive

I am asking you to find the FOREST VIEW PUD Planned Unit Development 23-85P-002 PUD INACTIVE, which it is and has been for all these years.

Sent from my T-Mobile 4G LTE device

From: valerie.caldwell-buford@comcast.net [mailto:valerie.caldwell-buford@comcast.net]

Sent: Tuesday, May 10, 2016 10:21 PM

To: Planning Commissioners

Cc: Mayor (Mayor's Office)

Subject: Please Vote Forrest View PUD Inactive

Good evening,;

I am Valerie Caldwell-Buford. at 3464 Calais Circle, Antioch, TN 37013, I am asking you to vote the PUD inactive. According to Metro Code Section 17.40.120.H Construction has not begun on the portion of the PUD under review; construction shall mean physical improvements such as, but not limited to, water and sewer lines, footing, and/or foundation developed on the portion of the PUD under review. However, clearing, grading, the storage of building materials, or the placement of temporary structures shall not constitute beginning construction.

There is no evidence of any infrastructure or other construction that has occurred within the last 12 months that could be counted toward the aggregate of actions. Therefore, there has not been an aggregate of actions that constitutes activity as required and outlined in Section 17.40.120.H.. Again vote Forrest

View PUD inactive

Sincerely

Valerie Caldwell-Buford
615-366-24763

From: mary davis [mailto:churchwell.davis@gmail.com]
Sent: Tuesday, May 10, 2016 10:14 PM
To: Planning Commissioners
Cc: Mayor (Mayor's Office)
Subject: Forest View PUD Unit Development 23-85P-002

Please vote PUD 23-85P- 002 inactive. There is NO evident of any infrastructure or other construction that has occurred within the last 12 months. The planned unit development for this property will contribute to the ALREADY tremendous traffic congestion, over development, and over crowding in Antioch. This development will make our community UNSAFE for our children, residents, and homeowners. Please vote PUD 23-85P-002 INACTIVE!! Thank you!

My address is 3557 Seasons Drive Antioch, TN. 37013

From: ELZIE J WILLIAMS [mailto:elziejwilliams@bellsouth.net]
Sent: Tuesday, May 10, 2016 9:59 PM
To: Planning Commissioners
Cc: Mayor (Mayor's Office)
Subject: Forest View PUD item #8 - Find PUD INACTIVE

I have lived on Forest View Drive for over 40 years and now I hear that someone is wanting to build apartments right at my door. Why do that after all these years and overcrowd our area even more?. Our community does not need or want this area disturbed . Please find this PUD INACTIVE as it is and has been for years.

Thanks,
Elzie J. Williams
2537 Forest View Drive
Antioch, TN 37013

From: bcoure [mailto:bcoure@bellsouth.net]
Sent: Tuesday, May 10, 2016 9:19 PM
To: Planning Commissioners

Cc: Mayor (Mayor's Office)

Subject: Forest View PUD Planned Unit Development 23-85P-002 - PLEASE FIND PUD INACTIVE

Please find 23-85P-002 INACTIVE. Our city's Nashville Next plan specifically states, It's built on our community's goals and vision - ensuring opportunity for all, creating economic prosperity, fostering strong neighborhoods, improving education, and championing the environment. Policies are based on community decision making.

The Forest View PUD was approved in 1985 and the plan does not work 30 years later. There have been no permits pulled according to KIVA Permit history since May 2006. Preliminary paperwork to acquire property and expenses related to getting an application approved for development is not construction activity according to Section 17.40.120.H.

"Construction has not begun on the portion of the PUD under review; construction shall mean physical improvements such as, but not limited to, water and sewer lines, footing, and/or foundation developed on the portion of the PUD under review; clearing, grading, the storage of building materials, or the placement of temporary structures shall not constitute beginning construction."

A final site plan has not been approved for the portion of the PUD under review. There is no evidence of any infrastructure or other construction that has occurred within the last 12 months that could be counted towards the aggregate of actions. Therefore, there has not been an aggregate of actions that constitutes activity as required and outlined in Section 17.40.120 H ii.

Barbara Coure

2540 Forest View Drive

(615) 361-3452

From: Nicola LaMattina [mailto:nicolalamattina007@gmail.com]

Sent: Tuesday, May 10, 2016 8:08 PM

To: Planning Commissioners

Cc: MAYOR@NASHVILLE.GO

Subject: FORESTVIEW PUD PLANNED UNIT DEVELOPMENT 23-85P-002-PLEASE FIND PUD INACTIVE

PLEASE FIND 23-85P-002 INACTIVE. OUR CITY'S NASHVILLE NEXT PLAN SPECIFICALLY STATES ITS BUILT ON OUR COMMUNITY'S GOALS AND VISION - ENSURING OPPORTUNITY FOR ALL, CREATING ECONOMIC PROSPERITY, FOSTERING STRONG NEIGHBORHOODS, IMPROVING EDUCATION, AND CHAMPIONING THE ENVIRONMENT. POLICIES ARE BASED ON COMMUNITY DECISION MAKING. THE FORESTVIEW PUD WAS APPROVED IN 1985 AND THE PLAN DOES NOT WORK 30 YEARS LATER. THERE HAVE BEEN NO PERMITS PULLED ACCORDING TO KIVA PERMIT HISTORY SINCE MAY 2006. PRELIMINARY PAPERWORK

TO ACQUIRE PROPERTY AND EXPENSES RELATED TO GETTING AN APPLICATION APPROVED FOR DEVELOPMENT IS NOT CONSTRUCTION ACTIVITY ACCORDING TO SECTION 17.40.120H. "CONSTRUCTION HAS NOT BEGUN ON THE PORTION OF THE PUD UNDER REVIEW: CONSTRUCTION SHALL MEAN PHYSICAL IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, WATER AND SEWER LINES, FOOTING, AND/OR FOUNDATION DEVELOPED ON THE PORTION OF THE PUD UNDER REVIEW; CLEARING, GRADING. THE STORAGE OF BUILDING MATERIALS, OR THE PLACEMENT OF TEMPORARY STRUCTURES SHALL NOT CONSTITUTE BEGINNING CONSTRUCTION" . A FINAL SITE PLAN HAS NOT BEEN APPROVED FOR THE PORTION OF THE PUD UNDER REVIEW. THERE IS NO EVIDENCE OF ANY INFRASTRUCTURE OR OTHER CONSTRUCTION THAT HAS OCCURRED WITHIN THE LAST 12 MONTHS THAT COULD BE COUNTED TOWARDS THE AGGREGATE OF ACTIONS.THEREFORE, THERE HAS NOT BEEN AN AGGREGATE OF ACTIONS THAT CONSTITUTES ACTIVITY AS REQUIRED AND OUTLINED IN 17.40.120 H II.

THANK YOU,

NICOLA LAMATTINA

2521 FORESTVIEW DR.

615-573-9691

Item 15 – Hill Center Sylvan Heights SP Amendment

From: Murphy, Kathleen (Council Member)
Sent: Wednesday, May 11, 2016 11:16 AM
To: Milligan, Lisa (Planning); Burnette, Brandon (Planning)
Cc: James Granbery (MNPD - Contact); Will Cheek
Subject: Sylvan heights hill center

Lisa and Brandon,

I'm not going to make it to planning Thursday. Please share this with the commissioners. I fully support the rezone for the Hill Center property. I've worked with them to tailor the language to fit the property and the neighborhood. This is the type of thoughtful development I want to see on the Charlotte corridor and I'm excited for it!! I respectfully ask the planning commission to approve this rezone. Please do not hesitate to contact me if you have any questions.

Thank you,
Councilwoman Kathleen Murphy
615-422-7109