

Comments on May 26, 2016 Planning Commission agenda items, assembled May 20

Item 1 – Bordeaux-Whites Creek Community Plan Amendment

From: Kelly [mailto:ms_kalexander@hotmail.com]
Sent: Monday, May 16, 2016 11:14 AM
To: Planning Commissioners
Cc: Sloan, Doug (Planning)
Subject: 5/26/16 - Adopt Nashville Next T2 Rural Policy: Areas 7 and 8

Commissioners:

It is my understanding that on May 26, 2016 you may be considering postponing adoption of the T2 Rural Policy of Areas 7 and 8. When we last met to discuss Area 8 on April 28th it was the commission's decision to disapprove the SP revision to allow for a decision on the Nashville Next Plan.

Citizens of Whites Creek have invested so much time and effort into the Whites Creek Nashville Next plan and believe it to be prudent of the commission to proceed with the adoption of the plan recommended not only for Areas 7 and 8 but all 11 areas that were initially deferred. We have all been patient and are eagerly awaiting your decision on all areas during your upcoming meeting on May 26th. Thank you!

Kelly Sanford

Whites Creek Manor Resident

e: ms_kalexander@hotmail.com

From: Angela Williams [<mailto:usdir@bellsouth.net>]

Sent: Monday, April 25, 2016 12:45 PM

To: McCaig, Anita D. (Planning)

Subject: Whites Creek Area 7 comments

Dear Ms. McCaig,

My name is Allen Williams. I am 80 years old and was raised on our family farm at 7203 Old Hickory Blvd, 3/8 of a mile from area 7 as the crow flies. The development of area 7 directly impacts the present and future value and use of our 170 acres. After attending the April 7 meeting on proposed new rural character subdivision regulations followed by a discussion on the proposed use of area 7, I feel compelled to share with you my thoughts , feelings and observations.

White's Creek was well represented in the discussion on the proposed new regulations. It was obvious a lot of study and thought was given by some of our residents to the staff proposals. There was a good exchange of ideas and I feel the new regulations can be satisfactorily drawn.

The proposal by the staff on the use of area 7 was very troubling since it did not reflect what the community at large had wanted as determined in the many community meetings. Staff suggests development under old regulations since subdivisions on either side of area 7 were developed using old regulations. Area 7 is far bigger than either of the adjacent two subdivisions. A rural development in the shadow of a large antebellum home more nearly projects the desired image of White's Creek.

The staff further indicated the owners wanted to be allowed to have non- residential development along the White's Creek Pike edge of area 7 because Fontanel, a commercial business, was on the other side of the road. The area in question is in the historical district. More commercial development is neither desirable nor needed along that section of White's Creek Pike.

Would it be fair to the present owners to allow only rural development of area 7? The land was inherited, it was not purchased. The owners have no capital investment to recover. To my knowledge no development costs have been incurred. It appears the owners are attempting to maximize the current value of the property regardless of the impact on present and future values of surrounding property owners and on the desired character of the community at large. Future value of the land, if developed under the new rural guidelines, could result in a higher value to the entire property and be of greater value to its owners. High density housing in the center of White's Creek is entirely out of character with future rural development in the surrounding areas.

I share my thoughts and concerns with you as one who is not burdened with quantities of details. Mine is an overall, hopefully logical, view of the White's Creek situation. A view shared by many of my friends and neighbors.

Yours truly,

Allen C. Williams

7203 Old Hickory Blvd

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

From: Haywood, Brenda (Council Member)

Sent: Thursday, April 14, 2016 12:34 PM

To: Lisa

Cc: Planning Commissioners; Sloan, Doug (Planning); Hurt, Sharon (Council Member)

Subject: Re: Whites Creek development

Ms. Lisa,

Your observation, interest, and views are sincerely received and respected. I invite you to give me a call. In addition, your voice is heard and you are appreciated.

Sincerely,

Councilwoman Brenda Haywood

615.473.8339

Sent from my iPhone

> On Apr 14, 2016, at 12:13 PM, Lisa <ljproctor@comcast.net> wrote:

>

> Dear Planning Commissioners, Planning Director and Councilwomen Haywood and Hurt,

>

> I am a twelve year resident of Whites Creek, District One, and am writing to express to you my sentiments regarding future development of Whites Creek.

>

> Please consider postponing decisions on the pending development of Areas 7 and 8 until Nashville Next is adopted. I am in support of Area 8 becoming a Metro park and not a hotel/banquet center. I support development of housing limited to 5 acre parcels in other areas, light commercial business operations in "downtown Whites Creek", subject to design review in keeping with the historical value and rural composition of Whites Creek.

>

> Additionally, I support honoring the Trail of Tears route along Whites Creek Pike, as well as preserving the Paleo-Indian site located there and would like to see an interpretative area created to educate the public of this truly historic area.

>

> I am unable to attend the April 28 Planning Commission meeting due to conflict in my work schedule.

>

> Thank you for your time and consideration.

>

> Lisa J. Proctor

> 4129 Dry Fork Rd.

> Whites Creek

> 615-812-5841

From: McCaig, Anita D. (Planning)

Sent: Thursday, April 14, 2016 9:37 AM

To: 'Lainie Marsh'; Planning Commissioners; Mendes, Bob (Council Member); Logan, Carrie (Planning); Swaggart, Jason (Planning); Withers, Kathryn (Planning); Sloan, Doug (Planning); Haywood, Brenda (Council Member); Shulman, Jim (Council Member); Gilmore, Erica (Council Member); Cooper, John (Council Member); Hurt, Sharon (Council Member)

Subject: RE: April 28, 2016 Commission Meeting--Comments/Request

Hi Lainie –

Thank you so much for taking the time to send us your thoughts and concerns. We will add this to our case file.

Best,

Anita

Anita McCaig

Community Plans

Metro Nashville/Davidson County Planning Department

From: Lainie Marsh [<mailto:lainiemarsh@gmail.com>]

Sent: Tuesday, April 12, 2016 4:27 PM

To: Planning Commissioners; Mendes, Bob (Council Member); Logan, Carrie (Planning); Swaggart, Jason (Planning); Withers, Kathryn (Planning); Sloan, Doug (Planning); McCaig, Anita D. (Planning); Haywood, Brenda (Council Member); Shulman, Jim (Council Member); Gilmore, Erica (Council Member); Cooper, John (Council Member); Hurt, Sharon (Council Member)

Subject: Re: April 28, 2016 Commission Meeting--Comments/Request

Re: April 28, 2016 Planning Commission Meeting---Comments and Requests

Dear Mr. Sloan, Commissioners, Department Staff, and Councilwoman Haywood:

As regards the above referenced expansion plans for the Whites Creek area, I am writing to express several concerns.

As I understand it, Marc Oswald is requesting rights to build and operate a high-volume hotel at the end of Knight Drive, adjacent to the current Fontanel properties. As a resident of Knight Drive, I am gravely concerned about the additional traffic, congestion, and pollution that an ongoing influx of large numbers of tourists will bring. The current infrastructure in this area cannot support such volume, and therefore would require immediate overhauling, overhauling which would logically result in additional disruptions of order and lifestyle for the full-time residents of the area with no benefit to those residents whatsoever.

I was formerly under the impression that Mr. Oswald's development plans involved a smaller facility in a secluded location, well off the main road of Whites Creek Pike. I was ok with that plan. However, the location of the facility as currently proposed is flush with the corner of Knight Drive and Whites Creek Pike, hardly a secluded location. Moreover, the architectural design plans for the hotel expansion no longer look like a mountain chalet nestled in the woods, but like a Disney World theme park with a cowboy motif, constructed on slabs of concrete poured over the pasture that presently exists on that corner. 'Faux' and 'mock' are adjectives that do not describe the kind of real growth the Whites Creek community needs and is capable of achieving if given a chance. I believe such a chance can be provided through the *Nashville Next* initiatives for Area 8.

I have recently learned about Area 7 (300+ acres across from Fontanel) and that the developers there are looking for T3 Suburban policy, along with an SP for commercial along WCP. Again, this plan is reckless and would prohibit more sustainable development in the future. The *Nashville Next* initiatives need to be given a chance to take hold in this area.

I understand that the development of Whites Creek is inevitable. The question is *how* it will be developed. What will the character of the development be? The fact is there are many options that might be pursued and residents of Whites Creek need more time to come together in solidarity and forge a sustainable development plan, one that would include greater incorporation of farm-to-table dining venues and farmers' markets, as well as the adoption of clean energy enterprises that would allow for the natural growth of a green community that all of Tennessee could be proud of. Such communities are springing up all over the country. Tennessee should join this progression, not constrict itself to the backward notion that cultivation of the tourist industry is the only pathway to survival. Tourists come and go; the true backbone of a community are true residents who do not. As for Fontanel, I see no reason why it cannot be a part of a sustainable solution for the Whites Creek area. Mr. Oswald can make more than money; he can make history and should be encouraged to do so.

Sincerely,

Lainie Marsh

3891 Knight Drive

Whites Creek, TN 37189

9615) 473-9808

Item 8 – Haynes Park Contextual Overlay

From: Natasha Wilcox Winfrey [mailto:ntwilcox@yahoo.com]
Sent: Sunday, May 15, 2016 9:54 AM
To: Planning Commissioners
Subject: SUPPORT Ordinance BL2016-199

Hello,
We support ordinance BL2016-199
Tks,
Cardale and Natasha Winfrey
2225 Gilmore Crossing Ln
Nashville, Tennessee 37218

Natasha Wilcox Winfrey
Sent from my iPad

From: candycane4u@comcast.net [mailto:candycane4u@comcast.net]
Sent: Thursday, May 12, 2016 9:25 PM
To: Planning Commissioners
Subject: SUPPORTBL2016-199

THOMAS CAIN

4404 SUMATRA DR.

NASHVILLE, TN37218

From: Earline Thompson [mailto:grannyet1928@att.net]
Sent: Thursday, May 12, 2016 12:31 PM
To: Planning Commissioners; District 1 Community Alerts
Subject: SUPPORT Ordinance BL2016-199

I am very much in support of this ordinance BL2016-199. My address is:

3004 Bluebell Ct., Nashville, TN 37218. I cannot attend the meeting this time.

Thanks,

Earline Thompson