

## Comments on June 9, 2016 Planning Commission agenda items through June 3, 2016

### Item 7, Boost Commons SP

**From:** Ruth Thomas [<mailto:rthomas@gwtc.net>]  
**Sent:** Sunday, May 22, 2016 9:38 PM  
**To:** Swaggart, Jason (Planning)  
**Cc:** Planning Staff; Johnson, Mina (Council Member); [brovo66@gmail.com](mailto:brovo66@gmail.com)  
**Subject:** Boost Commons proposed rezoning and construction  
**Importance:** High

Dear Sir:

I received notification of request for rezoning and new development at 11 Vaughn's Gap Road. I am the owner of the single family home in closest proximity to the proposed site. My residence is 6844 Highland Park Drive, Nashville, TN 37205. I am very opposed to rezoning of this area and am opposed to building the proposed 64 unit multiple residential development, Boost Commons, on this piece of property. Some of my concerns are the following:

1. Increase in traffic in an area unable to handle it including Highway 100, Vaughn's Gap Road and Percy Warner Blvd.
2. There is an existing underground spring under the proposed site that would need to be evaluated for environmental impact prior to construction. It has caused increase in flood damage and sinkholes in the neighborhood in the past.
3. Damage to existing residential structures, foundations and utilities in nearby area from construction, especially from explosives, i.e. dynamite, utilized for demolition of bedrock for foundations.
4. Increased noise during construction and (forever) if multiple housing units are built.
5. Increased risk of safety problems in the neighborhood including fire risk, air pollution from vehicles, building exhaust and pavement. Potential for increase in crime.
6. Destruction of existing plants, trees and wildlife habitat.
7. Proximity of proposed housing too close to existing railroad tracks and very limited egress from the area in the event of an emergency.

8. Detrimental environmental impact to the existing flood plain with potential increase in flood risk to neighborhood due to destruction of natural ground.

9. Possible negative impact on nearby housing values and tax structure.

Highland Park Drive was officially rezoned R15 for only single family residences. How ill-advised to allow a crowded multiple residence project only a few feet away from my home. I feel that this is a terrible compromise to have to make so that a developer can make a profit. I hope that the Planning Commission will see that there are areas in Nashville such as this that need their protection and that thoughtless and environmentally unconscious development will not benefit Nashville. There is little infrastructure to support another multiple unit residential project on this piece of land.

I think you have a Planning Commission meeting scheduled for June 9th. I will be unable to attend this due to my occupation, but hope you will consider this communication as my official protest to the rezoning of this property and construction of a housing project that is inappropriate for so many reasons.

Thank you for your concern.

Respectfully,

Ruth Thomas

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