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| **From:** | DOUGLAS JAHNER <douglasjahner@comcast.net> |
| **Sent on:** | Thursday, October 20, 2022 9:05:28 PM |
| **To:** | Planning Commissioners <Planning.Commissioners@nashville.gov>; McCaig, Anita D. (Planning) <Anita.McCaig@nashville.gov> |
| **CC:** | athompson@ragansmith.com; Rosenberg, Dave (Council Member) <Dave.Rosenberg@nashville.gov>; Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>; Hurt, Sharon (Council Member) <Sharon.Hurt@nashville.gov> |
| **Subject:** | 2021CP-006-001 Bellevue Community Plan Amendment Morton Mill |
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October 19th 2022

ATTN: Nashville Planning Commission

RE: 2021CP-006-001

Bellevue Community Plan Amendment 1084 Morton Mill Rd

I am writing to express my opposition to the above referenced zoning request. As a resident of

the Bellevue community, I am personally challenged by how much influence on property zoning

matters that others that do not live in Bellevue are able to inject on us that actually live here.

Our Bellevue area Nashville Next Community Plan is once again being shredded by outsiders

seeking financial gain.

Alan Thompson of RaganSmith Civil Engineering resides in Williamson County. Yet he, and out of area developers have more impact on the Bellevue Community Plan than the residents that actually live here. I know Alan personally and know he is a good individual. He serves the community well by being on the Board of Directors of The Bellevue Harpeth Chamber of Commerce and the Bellevue YMCA. I’m simply not a fan of the residential developmental impact he is having on my community. It is my sincere hope that Alan and I will still be friends

after he reads this letter. About a year ago I witnessed him dismantle a Conservation Overlay

zoning for the S. Harpeth Farms development, along with the leverage of developer Bill

Freeman and family campaign contributions sprinkled across our City Council. Today I am

seeing the same shredding of our Community Plan with the Morton Mill proposal. Alan is a

good individual, but unlike myself, his vision for my community is clouded by his personal

financial gains. Again, I am simply not a fan of the imprint he is having on our community.

I oppose this plan for a couple of reasons.

1. The resulting negative impact to the surrounding flood plain and the close proximity to the

Harpeth River. Building such a sizeable development on a peninsula surrounded by a flood plain

is simply a bad idea. If you have any belief in the science of climate change, you have to

anticipate that flood zone maps will soon be changing. This development will negatively impact

our neighbors downstream of the Harpeth during the next flood event. Only the financial gains

of developer greed and the salesmanship of Mr Thompson make this plan anything void of

common sense. Here is text straight out of our current Nashville Next Bellevue Community

Plan.

***Through the experience of the 2010 flood and other flooding events, Nashville has learned the value of preserving woodlands, steep slopes, floodways, floodplains, and natural wetland areas. Preservation of these areas aids absorption of excess water, protects and improves water quality, provides habitat for wildlife, and provides attractive natural areas. Nashville/Davidson County places restrictions on buildings in the floodway and floodplain, and has come to value the use of land adjacent to the community’s waterways for park land, including greenways, and natural habitat.***

Mr Thompson is a great salesman. Towards selling this development he his selling the

generosity of an out-of-state for-profit developer and their desire to build a greenway. In my

view as a career banker, no developer shares such financial benefit to the community, unless

the profit is still bountiful. No amount of greenway amenities compensates for the potential

flooding harm that this development creates. The developer is not being generous with

proposing to finance these amenities. They are simply buying the votes necessary towards

finding their Bellevue pot-of -gold. Furthermore, I would not be interested in extending

anymore Greenways in west-Nashville until such a time that we reclaim the nearby

Brookmeade Park Greenway. Greenways in west-Nashville tend to become city sanctioned

public encampments. Since councilman Rosenberg is so very reluctant to address the issues of

the Brookmeade greenway, what assurances do the community have that the same

encampment issues will not occur here?

2. Bellevue and west-Nashville are currently under siege by multifamily rental developers. Drive

along Charlotte Ave, Old Hickory Blvd, and McCrory Lane and that’s all you see as far as recent

developments. A time-out needs to be called and community members brought back together

to determine the appropriate ratio amount of multi-family apartment rental dwellings vs single

family equity-ownership residences. Zero consideration is being given to the impact on local

traffic. Zero consideration is being given to the upcoming multi-family developments near

McCrory and I-40. It’s interesting to note that Mr Thompson could not build this same

development on much of the wide-open spaces in his own Williamson County due to their more

judicious zoning regulations.

3. Lastly, as I publicly stated during the S. Harpeth Farms development, it’s time for our city

council member to begin to disclose political campaign contributions from developers and/or

agents of developers to city council members on any zoning change application. In my view,

while not illegal, they do represent financial conflicts of interest between developers and

council members. The S. Harpeth Farms development had approximately $10,000 in such

contributions from the developer and his agents to various city council members, including

Bellevue Councilman Dave Rosenberg. Mr Thompson and his firm, RaganSmith, are financial

contributors to councilman Rosenberg’s most recent election campaign. When Mr Thompson

and I served together on the Board of Director’s of the Bellevue Harpeth Chamber of

Commerce, we served under the rule of disclosing financial conflicts of interests. I see no

difference in the relationship between developers seeking zoning changes and city council

members. Additionally, as a member of the Board of the Bellevue Chamber of Commerce

Economic Development Committee, Mr Thompson meets regularly with councilman Rosenberg

on Bellevue zoning matters. Mr Thompson and city councilman Dave Rosenberg are tied at the

hip. Again, full disclosure would serve the community well. Unfortunately, councilman

Rosenberg has been unaccountable to his area constituents. He caters to the requests of his out of area developers that fund his election campaigns, while refusing to meet with community

residents to discuss the issues of Brookmeade. Bellevue’s future should be shaped by Bellevue residents. It should not be shaped by out-of-state developers or individuals that reside outside of Bellevue, who seek financial profits by

shredding our community plan. It’s time to call time-out and reconvene Bellevue residents

towards re-evaluating the Bellevue Community Plan. Otherwise, let’s go ahead and change our

community name from Bellevue to Apartmentvue.

Sincerely,

Douglas E. Jahner

8495 Poplar Creek Rd

Nashville TN 37221