

Everyone-

Thanks for your patience on this email getting out. There's a lot going on and a lot of dates to confirm. I'm pasting the document below as well as attaching the very same document as a pdf so you have whatever is easiest. There is a quick summary of dates at the beginning. We've had a lot of good conversations with a lot of developers and a lot of community members lately.

Neighbors:

Here are some updates on developments that are in the works for our community. Please show up at any meeting opportunity. It matters to developers, council members, Metro Planning Commission, and to each of us as neighbors. Nothing is a done deal until it is signed off by the Mayor. We have impact when we show up.

Short Version/calendar dates:

-Monday, January 20th at 6:30, free Internet Safety class for parents/other adults at CRCC, 6043 Cane Ridge Road, from a court certified expert. No children allowed. Share this invitation freely.

-Tuesday, January 21st, at 6:30, CRCC, 6043 Cane Ridge Rd: Community Safety event for the Carothers Farms neighborhood organized by resident Valerie Keener (contact info below)

-Wednesday, Jan 22nd, 6:00 p.m., Community Meeting regarding proposal for **Watson Property on OHB**, for 80 units. Address for Charter School for meeting is 14446 Old Hickory Blvd.

-Tuesday, Feb 11th, 6:30, in person, CRCC, **Old Hickory Blvd at Burkitt at Old Hickory Blvd**: 2024SP-003-001 9.44 acres, 85 units

-Thursday, Feb 13th, please plan to be at the Planning Commission, Howard School, regarding the development of the **Old Briley House property, Old Hickory Blvd**, 381 units, 66 acres (Check in before going – it is expected to be deferred)

-Tuesday, February 18th, CRCC, 6:30 tentatively scheduled in-person meeting for neighbors of the Cane Ridge Free Will Baptist Church property development, 381 units

-Thursday, March 6th, tentatively scheduled Webex meeting by CM Lee for CR Free Will Baptist Church property development updates, Link to be posted later

DETAILS, DETAILS, DETAILS:

Old Sheriff Briley House proposed development Specific Plan 2025SP-007-001

13905 Old Hickory and adjacent parcel, for a total of 66 acres. They met with the community on January 8th at CRCC and presented a plan for 381 units. They were scheduled for the January 9th Metro Planning Commission but it has been rescheduled to **February 13th, 4:00 p.m. at the Howard School Building**. As of this moment, residents should be prepared to be present at that meeting to voice objections to the plan moving forwards. However, it is fully expected that they will continue working with the community. **We expect the February 13 meeting to be deferred** until there is a good plan in place – good for both the community and the developer.

The meeting was on [Facebook Live and is saved there](#). Their plan is for townhomes and single family homes, owned. The property has many challenges: Indian Creek, slopes, possible/claimed cemeteries, flood zones and wet lands, and infrastructure needs along Old Hickory Blvd. This and other nearby developments are also challenged by each other – there is another major development right across the street. They claim 60% green space, but that does not mean 60% undisturbed. They propose 30 acres true-true undisturbed space, which is vitally important to community character. Most of the undisturbed exists along the creek. They did not express a desire to keep the old Sheriff Briley house. Greenways are a part of this plan – the adjacent property (old King nursery) is owned by Metro Parks. Note that Metro Parks, Nashville Department of Transportation, Councilman Rutherford and others within Metro would have to agree on the final proposal. Councilman Rutherford is cc'ed on this email and reportedly watched the zoom meeting.

Their plan is a mix of townhouses and single family detached (in yellow on illustration below), one main entrance and one smaller entrance on the side adjacent to the Metro Park property. The development would cross the creek, and is expected to have about 1000 residents. The units range from 1600-4000 sq ft.



Feedback that was received from community members so far includes: (no particular order)

- Wanting single family homes to be in the back, across the creek.
- Not satisfied with the limited plans for OHB improvement
- Requesting mostly smaller units, but luxury standards, in order to lessen impact.
- Requesting some single-level for accessibility.
- Want historical structure to remain.
- Want educational signage/historical marker
- Want rock wall (historical) to remain.
- Invasives Management Plan needs to be in place with removal of invasives
- Too much density (said by many people)
- Desire to have no more than 15% ever non-owner occupied
- Request driveways to be longer (move structures further off roadway) to accommodate vehicles.
- Want roadway to not be designed to accommodate on street parking
- Make roadway not completely straight (no race track option)
- Follow previously adopted CRC standards (the email attachments)
- 14' greenway trails open to public as part of greenway system
- Several requests for this greenway trail system to be an equestrian system that connects Burkitt to Pettus along Indian Creek
- Want better archeological study (202 shovel tests on 66 acres, or about 3 per acre, found small amounts of finds.)
- Request Geological Study for presence of caves and underground water movement.
- Request intense Environmental Study.
- Traffic Study
- Residents brought up water that rises from beneath ground as well as creek flooding.
- Questions about style/standards of home
- Want to see Federal Permitting documents that were referenced by Dr. Jones; want to know from where the state receives the information that they consider.
- Hydrological Study
- What areas had standing water that prevented shovel tests? Residents want to see studies.
- Residents are concerned about de-valuation of their homes by a town home community
- Residents are asking about the buffer.
- Developer commented we are asking for a lot, and said what he was doing for the community is to provide more housing; we explained that adding more housing actually complicates our existing challenges and does not benefit those who already live here. This is a normal disconnect.
- Community benefits that were suggested for consideration included traffic solutions, esp intersection of Pettus @ OHB and generally OHB from Old Hickory Hills to Middle Pettus (where wonky intersection exists) as well as having an accessible equestrian/pedestrian greenway
- Discussed having garages that are large enough to accommodate both storage and vehicles.

- Strong concern expressed about entrance/exit from development onto OHB. Much improvement needed.
- They stressed they are early in the design process.
- Two elderly persons have again asked about age-in-place, accessible units.
- They emphasized 30 acres true, true undisturbed.
- Also noted that they advised their sewer connection will come down OHB and be a high-pressure system that couldn't connect others without them buying some additional components (ask developer directly.)

Note that they are very open to feedback and they will receive a copy of this email to help further conversations. If you didn't get the email directly about this meeting, please send us an email so we can add you: caneridgecommunityclub@gmail.com The conversation about standards/design/etc hasn't really even begun. Another meeting will occur for these conversations. We have dates of **February 25 and March 11** reserved for them. The council member may also have a meeting. In the meantime, they are continuing conversations with nearby neighbors. A special shout-out here for a patient lady... I hope these details are satisfactory!

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13984 Old Hickory, Cane Ridge Free Will Baptist Church Property

26 acres, 181 proposed units. Owner Occupied, for sale. We had a meeting with them via Webex in November. Community members asked about several components of the development at that time, including saving the church building, intersection improvements at Pettus at OHB, buffers for adjacent properties, density, amenities and more. There is another virtual meeting scheduled through the council office, and tentatively set for:

- **Date:** March 6, 2025 (Thursday)
- **Time:** 6:00 pm CST
- **Virtual Link:** nashville.webex.com/meet/antoinette.lee

We will repost the link when the time gets closer – the links sometimes change. We are also asking them to meet with neighbors and other interested parties on Tuesday, February 18th. The date is not finalized. This would provide an opportunity for conversation before the March meeting. The adjacent developer would also be invited so that a cohesive plan can be made between them for the walking trails/greenways, equestrian trails or whatever other common spaces arise. There will be more development nearby, along Indian Creek, so we want to watch for those connection opportunities early. Current feedback from Metro Parks, the developers and others indicates the building will be razed and replaced by housing. This may eventually connect to the Province Builders site on Pettus Road and thereby to the Evergreen Developments on the interior.

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Watson Property, 0 Old Hickory Blvd, 26 acres

Parcel # 17300003400, directly across from Tim Brownlee's cows between northern Pettus and Bell Road. This parcel is situated between the Pratt property (20 acres) that has been For Sale for years, and the Cameron Development, (81 acres), that is already approved for about 300 units. Across from it are the 80 acres belonging to LK Consortium (another developer). There are 380 surrounding acres to be developed in the immediate vicinity, in various stages. All of this will eventually connect to and dump onto Old Hickory Blvd, which remains unimproved. These will all have downstream impacts.

This developer has a meeting scheduled at the charter school on Old Hickory at Barnes/Pettus on **Wednesday, January 22nd, 6:00 p.m. at 14446 Old Hickory Blvd to discuss approximately 80 units being placed on this parcel.** We asked this developer to be in contact with the adjacent interested developer for the purpose of planning entrances, and he is agreeable to that and said it will not be a rental community. He is currently working to make contact with nearly adjacent neighbors. If you have not heard from him, reach out and we will put you in touch. Keep in mind that notices only go to property owners, so if you are a renter, you can be fully unaware of what is happening with the place you call home. Show up and speak up as a renter – your voice is important, too.

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Preston at Pettus, 21 acres: Concept Plan 2025S-015-001

This next plan information has not been shared with the community by the developer. The development was previously in District 32, and CM Styles states she had conversations with them. The parcel was previously considered for 65 units. The most recent request is for 39 units. Community concerns include the intersection of Pettus at Preston, which cannot currently be widened or improved. However, this new development provides an opportunity to reroute the troublesome intersection. The plan, as previously offered, simply dumps more traffic onto a problematic Preston; we want the new development to become a solution for that – not a further impediment. We voiced to NDOT during our meeting with them that we hoped this developer would 1) Ask whether the corner lot would have interested in selling to the developer so the intersection can be improved or 2) Talk to NDOT about the potential to reroute the dangerous curve. Other notable oversights include the lack of sufficient buffer between the idea and the existing residents. I have reached out to the number but haven't made contact.

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Old Hickory Blvd at Burkitt at OHB: 2024SP-003-001 9.44 acres, 85 units

You'll recall that we had a meeting in December with Roy Dale regarding this property. We left the meeting with Roy working on a design that involved one structure moved further off the road, preserving most of the tree canopy, preserving the drainage cave, preserving the two rental properties, becoming an owner-occupied for-sale product, and

many other changes which resulted in the community being excited to hear the presentation back from the developer. There is the possibility in this next meeting of being shown a plan that will hardly be visible from nearby residents, that includes walking trails, has the number of units the developer desires, and that otherwise mostly meets the needs of the developer, the community and... Metro Nashville's stated need for more housing. If we hit all three of those marks, we should be proud. There is a meeting scheduled for **Tuesday, February 11th at 6:30 at CRCC for this discussion.** The one major thing left for us to ask is for proof of the additional conditions that Roy and Dan promised regarding the recent Old Burkitt Road Development to be in place before moving this one forwards. You'll remember they were going to add additional items in after the fact – I'll ask them to bring a promissory letter to that effect. The developer is scheduled to go to the Planning Commission on Thursday, February 27th. (This may also be on CM Lee's Webex agenda in the coming weeks.)

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Finally, two non-development items:

On **Monday, January 20th at 6:30 p.m.**, we are proud to present a **free class** for parents, guardians, educators, and others interested in the **safety of children in the realm of social media usage**. This class is only for adults. No children will be allowed to be present. The presenter is Chad Gish, who recently retired from the Metro Police Department. He investigated crimes against children for over 20 years and is a recognized expert; he witnessed the problems arise from youth using the internet. Chad has a presentation that offers practical tools and tips for keeping kids safe. Topics include "phone usage, determining the appropriate age for children to have phones, setting boundaries around screen time, recognizing online dangers, sexting, the crime of sextortion, online enticement, and fostering open communication about digital experiences. My goal is to empower parents and guardians with the knowledge they need to help their children navigate the online world safely." **Please send an RSVP** so we have some idea of how many will be present. You may show up without an rsvp. 6043 Cane Ridge Road.

On Tuesday, January 21st, 6:30 p.m. Carothers Farms is hosting a community safety event for their neighborhood at CRCC, 6043 Cane Ridge Road. Their guests will be DA Mindy Vinecore, Sgt. Deniz Ismailovich, and Metro Parks Officer Shelton. Organizer Valerie Keener asked for you to reach out to her at 214.454.1540 or at Valerie.Keener@gmail.com for more information.

That was a lot. How much do I owe you for your reading time? What's that? How much do you owe me? Thank you for asking! But I don't know – I don't chart my hours. I do it because I believe my community is absolutely worth it! I don't get paid a penny but I truly get riches in return. I get to know all of you. And you are amazing!

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