

Proposed Amendment to the *Green Hills – Midtown Community Plan* for an Area South of Waverly Place
Comment Sheet

Please return to a Metro Planning staff person
Fax to 615.862.7209 OR mail to 800 2nd Ave South, Nashville, TN, 37210 Attention: Cindy Wood

1. What do you like about your residential street? (For example, the types of homes, where the homes sit on the lot, the height or spacing of homes, sidewalks, landscaping, etc.)

- Historic home on Bradford at the intersection of Elliott is just beautiful. The sidewalks. A community that is very different demographically but with a uniting element. A fabric within the community needs to be preserved.
- Bungalow, single-family homes. Creates pride in neighborhood
- Spacing of homes, landscaping
- Sidewalks, front porches, street trees, small scale, windows facing the street, similarly-sized houses
- The New Big homes and rise in Property Values – believes in land rights and not holding property values back
- Privacy and yard space
- Sidewalks, street trees, grid street pattern, historic homes, higher density (lives at Park and Melrose)
- Everything
- Types and heights of houses, sidewalks
- Proximity to work, simplicity
- Historic character of neighborhood, walkability, large amount of green space
- Established style and character of homes on street
- Lot size, amount of traffic, home types
- Small, older cottage-style homes

2. What do you dislike about your residential street?

- The [?] market. Wants a small, locally-owned business in its place. The neighborhood needs smart planning, and no more big box houses that don't fit within the fabric of the community
- New, oversized homes that change the look and feel of the street – **comment made repeatedly**
- Old, little, squatty, similar houses
- Nothing
- Code violations, new homes are okay but incompatible with existing structures
- Lack of sidewalks – **comment made repeatedly**
- Houses with vinyl siding and vinyl windows
- House not kept in good condition and junk in yards
- Zero-lot line duplexes driven by free-market conditions and insensitive, margin-driven developers who aren't thoughtful or attentive to context in planning
- Wants moderate homes – no more than 2 stories, better landscaping and lighting
- Empty areas without houses

3. I know more about Cottage Courts than I did before this meeting. 14 YES 3 NO

4. If you answered “NO”, please list what you did not understand or would like more information on.

- How it is good and responsible to build within existing urban neighborhoods
 - Already knew about them
 - Limitations to cottage developments need to be stressed – house size, how much land is needed, conformity issues
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5. After hearing what was presented about Cottage Courts, do you feel like this could be an appropriate housing type in the neighborhood? 12 YES 5 NO

6. If you answered “NO”, please list why you feel Cottage Courts are not appropriate.

- From a YES person: Depends – would agree if the development is like Germantown’s with 6-8 homes, but would otherwise rather mobilize the community and create a plan that works for the majority of residents, especially long-standing community members
 - Don’t want the congestion or density, will exclude the neighborhood from first time home buyers
 - Not enough yard space
 - From a YES person: cottage homes must really blend with existing neighborhood style, must properly address exterior and existing streets
 - Completely out of character, which is existing neighborhood composed of single homes on small lots facing the street
 - From YES person: Absolutely – is the only viable option to R8 – which allows big box, 3-story duplexes
 - Too high density, impact on existing property, noise/traffic level
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7. If not Cottage Courts, what type of housing would be appropriate for the neighborhood and why? (For example, single family home, two-family homes, townhouses, flats, accessory apartments)

- Likes the idea of affordable housing – single-family homes, townhouses, flats limited in density and without disturbing historic homes. Abandoned lots are best option for development
 - Single-family homes – **comment made repeatedly**
 - Townhouses
 - Two-family homes
 - Single-family limited in scale, townhouses if along edges of neighborhood while single-family kept central
 - Wants planners to stress that options are smaller homes but more density, or less density and large, more expensive homes. Development cannot be stopped.
 - Mixed-use
 - Detached, single-family homes at existing density (8-9 units/acre)
 - Single-family with some two-family
 - Cottages are perfect
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8. Would you feel comfortable with zone changes in the neighborhood for Cottage Court development if you knew, for example, the number of homes, size of homes, location of parking, general location of development? 12 YES 3 NO

9. If you answered “NO”, please list why.

- Changes the nature of the neighborhood, could make it more transient, could also increase property taxes and set a precedent for future developments
 - Existing neighborhood is established, affects storm water run-off, traffic build up, emergency wreck parking areas
 - Not opposed to higher density as long as the neighborhood character is maintained and development is done appropriately
 - How could a cottage court development look like my street, Sherbourne Ave? It can’t.
 - [People, planners?] cannot legislate good taste but only try to control it with the existing system
 - From a YES person: SP option is the only way to ensure that communities, neighbors, planning dept., and the city can control what is developed. PLEASE make sure that at the end of the plan amendment residents understand that under current zoning (R8), residents have less to zero control. Need SP to have control.
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Some comments, questions, and suggestions:

- Feels like community is unique for demographically diverse character – must build on this...need to create a plan that allow for limited change (e.g. cottage courts) with very specific provisions for density, size of homes, and location
- How do we create more spaces for community building? How can we zone a small area for a park?
- General standards are appropriate for building. Diversity means inclusion for different types of people, places, and things. The character of the community is determined by the people and not by things.

Please stress how few “courts” would pop up

Stress “control” involved with courts as opposed to no control

How it doesn’t adversely affect people who don’t have empty land or tear down

How RS zoning will lower property values but not taxes