

Comments on June 23, 2016 Planning Commission agenda items, received June 22-23

Items 12a/b, Green Hills-Midtown Community Plan amendment/12th & Wedgwood SP

From: Rachel Zijlstra [mailto:rachelz@me.com]
Sent: Thursday, June 23, 2016 8:17 AM
To: Planning Commissioners
Cc: Sledge, Colby (Council Member)
Subject: Support 12th & Wedgewood Workforce Housing

Good morning commissioners,

I live in Edgehill, and I'm very active in my community. I've attended all the community meetings (including Mayor Barry's announcement) regarding the workforce housing development at 12th & Wedgewood.

The community engagement led by Councilman Sledge has garnered broad community support for this project; it's clear this project will fill a much needed void.

Please support it.

Respectfully,

Rachel Tapper Zijlstra
Edgehill Resident

Item 24, Burgess Ave/Corbett Ln/Orlando Ave/Patina Cir/Rural Ave Rezoning

From: Suzette Crutchfield [<mailto:suzettecrutch12@bellsouth.net>]
Sent: Wednesday, June 22, 2016 6:04 PM
To: Planning Staff
Subject: Rezoning

I have attached a letter regarding an item on the June 23 agenda for your consideration. Thank you very much.

Suzette Crutchfield **(letter follows)**

5406 Knob Road
Nashville, TN 37209

June 21, 2016

VIA EMAIL

Mr. Greg Adkins, Chair
Nashville Metropolitan Planning Commission
800 Second Avenue South
Nashville, TN 37219

SUBJECT: Planning Case: 2016Z-062PR-001 BL2016-294

Dear Chairman Adkins:

I wanted to let you know of my support of this zoning change from R6 to RS7.5. This will make zoning in this part of the neighborhood consistent with the other part of our neighborhood and will maintain the character of the neighborhood, which currently has lots of large trees and green space.

I have lived in this neighborhood for almost 20 years and have envisioned myself being able to stay here for many more years. I have heard from several of my neighbors that are concerned about having two houses built next to them, looming over their lots, blocking their sunlight and having a significant increase in property taxes that will make them unable to stay in the neighborhood.

I would appreciate your vote to pass this initiative.

Sincerely,


Melinda Suzette Crutchfield

cc: J. Douglas Sloan, III

From: Planning Staff
Sent: Thursday, June 23, 2016 7:23 AM
To: Owensby, Craig (Planning)
Subject: FW: Support for Zoning change case Case: 2016Z-062PR-001 BL2016-294 for Rezoning Orlando, Burgess, Rural , Corbett from R6 to RS7.5

From: Michele Baier [<mailto:mlbaier.baier@gmail.com>]
Sent: Wednesday, June 22, 2016 10:24 PM
To: Planning Staff; Mendes, Bob (Council Member)
Subject: Support for Zoning change case Case: 2016Z-062PR-001 BL2016-294 for Rezoning Orlando, Burgess, Rural , Corbett from R6 to RS7.5

I strongly support the proposed zoning change from R6 to RS7.5 on these streets. I have walked my dog daily on Rural for the past five years and have noticed an increase in traffic and speed in the last few months. We have lost many pets, green spaces and mature trees to the so called improvements on these streets. There are students who walk to the school on Rural and elderly neighbors who walk on these streets. The new homes are overpriced and out of scale with the established homes and they seem to change owners rather quickly.

Thank you for consideration,

Michele Baier

5620 Meadowcrest Lane

37209

Items 8, 15, 16, 23 – rezonings

From: L.A.S. THERAPY NETWORK II - POLITICAL [mailto:las.politics@netzero.net]
Sent: Thursday, June 23, 2016 10:19 AM
To: Deus, Alex (Planning); Milligan, Lisa (Planning); Planning Commissioners
Subject: PLANNING COMMISSION JUNE 23, 2016 AGENDA OPPOSITIONS AND CONCERNS

Good morning!

Please find the formal letterhead version of the Council Member Scott Davis District 5 rezoning oppositions/concerns document for today's meeting consideration. The informal version was emailed last night, June 22nd, at approximately 11:30+ p.m. with images attached.

An additional concern is the potential to retard emergency medical assistance to residents/neighbors/homeowners/tenants resulting from over crowding, unit disorientation, parked vehicles, limited travel capacity from blocked lanes, intersection diminished visibility, etc.

Thank you and see you this afternoon.

Respectfully,

Lisa

Lisa A. Spells, Consultant

L.A.S. THERAPY NETWORK II

Political Consulting and Legal Issues Management Services

611 North Fifth Street

Nashville, TN 37207-5812

615/226-1265 Phone

(attachment follows)



L.A.S. THERAPY NETWORK II
POLITICAL CONSULTATION & LEGAL ISSUES MANAGEMENT SERVICES

PLANNING COMMISSION JUNE 23, 2016 AGENDA
OPPOSITIONS AND CONCERNS

Members of the Planning Commission:

I submit this document in opposition of requests by District 5 Council Member Scott Davis to rezone the following areas affording multiple structures [2 or more] attached residential dwellings for agenda line items listed below.

8. 2016Z-052PR-001

BL2016-298/Scott Davis
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

A request to rezone from CN, CS, OR20, RS10, OL, RS5 to RM40-A zoning for various properties located along Kingston Street, Queen Avenue, Duke Street, Prince Avenue, East Trinity Lane and Sultana Avenue (45.67 acres), requested by Councilmember Scott Davis, applicant; various property owners.

Staff Recommendation: Defer to the July 14, 2016, Planning Commission meeting.

15. 2016SP-047-001

LISCHEY CORNERS SP
Council District 05 (Scott Davis)
Staff Reviewer: Alex Deus

A request to rezone from CN, RS5 and SP-R to SP-MU zoning for properties located at 1224, 1225, 1227, 1229, 1231 and 1300 Lischey Avenue, approximately 210 feet northeast of Richardson Avenue (1.97 acres), to permit all uses permitted by the MUL-A district except for alternative financial services uses, requested by Councilmember Scott Davis, applicant; various property owners.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

16. 2016SP-048-001

BL2016-190/S. Davis
715 STOCKELL STREET SP
Council District 05 (Scott Davis)
Staff Reviewer: Lisa Milligan

A request to rezone from SP-R to SP-R zoning for property located at 715 Stockell Street, at the southeast corner of Stockell Street and Hancock Street (0.20 acres), to permit up to 2 attached residential dwelling units, requested by Cal-Ten Inc, applicant and owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

23. 2016Z-036PR-001

BL2016-293/S. Davis
Council District 05 (Scott Davis)
Staff Reviewer: Lisa Milligan

A request to rezone from CL, RS5, and SP-R to R6-A zoning for various properties located along Berry Street, Cleveland Street, Grace Street, Hancock Street, Lischey Avenue, Meridian Street, North 2nd Street, Stockell Street, and Treutland Avenue (53.83 acres), requested by Councilmember Scott Davis, applicant; various property owners.

Staff Recommendation: Approve with a substitute ordinance.

I have attended community meetings without homeowner residential community quorums or voting opportunities approving the requests, nor desires, for these rezoning efforts. Contractors, developers, and other parties who do not reside in the community, however, have expressed their concerns about diminished income if the rezoning efforts

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Disclaimer: L.A.S. Therapy Network II and/or representatives/consultants are not attorneys barred in Tennessee nor by any other state in the United States. Legal education and national/international work experience are available upon requests.

do not occur. I have recommended that Council Member Scott Davis take a more proactive approach to holistic community involvement. A simple remedy, or example, is to provide a survey to homeowners affording feedback from homeowners/residents who live in the area, or have direct interests, in the health, safety, and welfare of the community.

All neighbors are not members of the local associations, but do express concerns about the direction the community is taking. Most of the monthly community associations are froth with disorganization, confusion, bullying tactics, and general disrespect for concerns expressed by neighbors. Some examples include, but are not limited to:

1. The former treasurer for the McFerrin Neighborhood Association who placed community funds in his personal account.
2. The secretary has been observed walking around the room verses taking minutes for accuracy during some meetings.
3. The chair[s] have also not followed meeting protocols for clarity or voting procedures.
4. The association also claimed nonprofit status erroneously.

Population density has greatly increased causing parking issues with increased neighbors' agitation/frustration. Some images of current parking resulting from dense populations are attached identifying narrow streets with vehicles parked on both sides of the street reducing traffic flow to one lane. Close proximity housing has reduced safe, privacy habitat distances.

Meridian Street and Lischey Avenue are high traffic flow, main arteries that connect to Treutland, Berry, Grace, Hancock Streets south of Cleveland Street where the rezoning requests, if approved, will create unreasonable delays in traffic flow, parking issues, alleyways congestion, school bus delays, increased needs for policing crime, and other issues that arise resulting from too many people in small spaces.

Conversations with police officers and firefighters have disclosed the following:

1. Fire destruction in one unit may result in invading the premises of adjoining neighbors.
2. Dislocation of multiple families occurs from fires of attached units.
3. Increased crime and fires will produce unnecessarily increased insurance rates for residents/homeowners.
4. Vacant houses are targets for juveniles, and others, creating increases in breaking and entering offences.
5. More vehicles are at risk of vandalism, theft, etc.
6. Parking to corners creates diminished visibility for drivers of all ages, but particularly seniors and newly licensed drivers.

Growth is good for Metro Nashville, however, unreasonable endangerment to homeowners and other residents may result in increased joint and several lawsuits to the city, stress on the police and fire departments, and increased crime.

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Transportation in Metro Nashville has not grown to meet the needs of our current and future dense populations. Most families have two vehicles for employment, school, entertainment, and other transportation needs/desires/mandates. Visitors, invited guests, delivery services, and others will also increase adding more stress to the neighborhoods.

Finally, I conducted an informal door-to-door, verbal survey with neighbors at 709 and 711 Stockell Street, dog walking families on Hancock between Lischey Ave and Meridian St, as well as, a police officer on North 2nd St at Berry Street who oppose the rezoning efforts at this time. Neither of the individuals reported attending community meetings. They did receive information of contacting the planning commission via the website.

Wisdom comes with research. Research is ongoing. Inspections by members of the planning commission should occur before, during, and after the workday, as well as, weekends for adequate assessments prior to approving any zoning requests.

Thank you for considering this document in your decision-making process. Feel free to contact me for additional public community meetings audio/visual support imaging documentation.

Lisa A. Spells
District 5 Resident

Filename: JUNE 23, 2016 PLANNING COMMISSION DISTRICT 5 AGENDA
OPPOSITION LETTERHEAD
Directory: G:\LAS II LEGAL
Template: C:\Users\CREMONA -
CSET\AppData\Roaming\Microsoft\Templates\Normal.dot
Title: L
Subject:
Author: Owner
Keywords:
Comments:
Creation Date: 6/23/2016 8:21 AM
Change Number: 2
Last Saved On: 6/23/2016 8:21 AM
Last Saved By: CREMONA - CSET
Total Editing Time: 2 Minutes
Last Printed On: 6/23/2016 8:21 AM
As of Last Complete Printing
Number of Pages: 3
Number of Words: 5 (approx.)
Number of Characters: 29 (approx.)

From: L.A.S. THERAPY NETWORK II - POLITICAL [<mailto:las.politics@netzero.net>]
Sent: Wednesday, June 22, 2016 11:11 PM
To: Planning Commissioners
Cc: Davis, Scott (Council Member)
Subject: JUNE 23, 2016 DISTRICT 5 PLANNING COMMISSION AGENDA OPPOSITION STATEMENT

PLANNING COMMISSION JUNE 23, 2016 AGENDA OPPOSITION AND CONCERNS

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Lisa A. Spells

District 5 Voter

Lisa A. Spells, Consultant

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Political Consulting and Legal Issues Management Services

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Mediation and Notary Services Available

Have a blessed day!



