

Comments on September 22, 2016 Planning Commission agenda items, received through September 16

Item 19, Haynies Central Park Plan Resub of Lots 59-62

From: Kelly Cottingham [mailto:cottingham_kelly@yahoo.com]
Sent: Friday, September 16, 2016 2:45 PM
To: Planning Commissioners; Birkeland, Latisha (Planning)
Cc: Chuck Dunlap
Subject: Case 2016S-199-001

Hello Planning Commissioners,

I am the owner of the home at 1108-B Glenview Drive in Shelby Hills. I fell in love with Nashville about 4 years ago when I started traveling here on business. I decided to buy a home here in April of 2014 to start a family. I have loved living in Shelby Hills, the community and neighbors have provided the best part of the experience. It's a truly close-knit community that I am proud to be a part of with my growing family.

I am not anti-development, by any stretch of the imagination. I understood that homes would be built behind the home I was buying, and I welcome the transformation the neighborhood is undergoing. I was shown paperwork that would limit that construction to 2 stories. We felt we were paying more to live at the top of the hill and that our views would be preserved, which was the main reason I purchased the home.

I have been very surprised by the lack of respect from Aerial Development. Josh Randolph visited me in early August, he asked for my approval in the increased height for the units. I asked to see plans for the homes to get a feel for how my line of sight would be affected. He drew something on a piece of paper and then stated that these would not be final plans, and that if they got the height restriction lifted to 45

feet, they could change the plans. I said I didn't feel that I could give my approval without plans. He then stated that he didn't actually need my approval since he already had the approval of a couple other neighbors (one who has since revoked his approval). I haven't heard from him since then.

I have no confidence that Aerial will not just build whatever they want, without respect to my neighbors, or me as they have proved in the construction at 1112 Glenview Drive. They are in at least two violations with that home and the driveway construction located on Glenview Drive with the location of the driveway and the proximity to the home at 1110 Glenview Drive.

My reasons for opposing the increase in height restriction for the homes on Ozark are the following reasons:

1. I purchased the home with the understanding that the height would be restricted to 2 stories. An increase could significantly impact the view from my home and my home value.
2. The blatant disregard for zoning restrictions by Aerial Development at 1112 Glenview Drive does not provide me the confidence that they will be respectful in future construction.

Thank you for your time and consideration of my views.

Respectfully,

Kelly Cottingham Dunlap

1108-B Glenview Drive

Nashville, TN 37206

From: Chuck Dunlap [mailto:cdunlap3@gmail.com]

Sent: Friday, September 16, 2016 10:11 AM

To: Planning Commissioners; Birkeland, Latisha (Planning)

Cc: Withers, Brett (Council Member); warrenbloomberg@yahoo.com; Paul.Terrell.2015@gmail.com; K C

Subject: Case # 2016S-199-001

To whom it may concern:

The explosion of growth in the housing market is undeniably creating a considerable amount of opportunity for Nashville residents. As a homeowner, I know the job market is extremely strong as evidenced by my inability to get contractors to my home in a timely manner for “smallish” jobs. The community overall is getting a facelift and other industries like food and beverage, hotel industry and the entertainment industry are all benefiting. However, as most things with life we get some bad with the good. Traffic all over town is a nightmare, and in many instances the building boom is creating some of its own eyesores. Four homes built on a lot where one once stood, a rapidly deteriorating green canopy is being replaced by roof tops and there are a number of builders that take “Short cuts” to get projects done.

This specific problem is the reason I am writing today. I can’t begin to count the liberties that are being taken by many builders in town. Examples like cutting trees down that are on other lots or shared with another lot without so much as a word to the affected owner. Complete disregard for standard zoning requirements – like building a street facing garage on a street where it is not allowed and worse of all bullying of residents that are already paying property tax who don’t work with the city on a daily basis and don’t know any better.

Aerial Construction is a direct offender of at least the last two examples provided. At 1112 Glenview Drive, Aerial has constructed a house with a street facing garage, I am sure the new home owners will enjoy tracking their trash trough their backyard to the alley for Friday pickup, but that will be another issue to discuss someday. Aerial purchased 5 lots on Ozark that were zoned as 2 story buildings with height restrictions so as not to block the natural view of the homes on Glenview, I confirmed this with our builder before we bought 1108B Glenview. Aerial now plans on building 3 story homes and first sought permission and signatures to do so. A rep that came to my home asked my wife for her signature, when she asked for more information on the specifics, he abruptly told her he didn’t need her

signature anyway, he had all the signatures he needed and stormed off. When faced with adversity from our neighbors and us, strangely, Aerial then amended its approach and claimed a “clerical error” was the cause for their inability to build the 3 story homes, and they plan on fixing that on error on 9/22.

I have not yet read the minutes for the initial meeting, but if there was truly a clerical error, wouldn't the specifics of the error be communicated as part of a clear and transparent process? The way this is unfolding, it is starting to reek of back room politics and the dollar is being given priority over current residents that have chosen to make homes in an area where a different set of rules existed prior to Aerial purchasing these vacant lots. I am humbly requesting that the committee deny the request to alter the plans on record and hold Aerial and all other builders in Nashville to the codes that have been established to ensure our community continues to reap the overall success that this current “boom” is bringing to all of us.

(enc.)

(attachment follows)

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Respectfully Submitted,



Charles P Dunlap III

Item 25, Linmar Ave/Marlin Ave rezoning

From: Lee Ann Bryant [mailto:leeann.y.bryant@gmail.com]
Sent: Thursday, September 15, 2016 10:32 PM
To: Sloan, Doug (Planning); Planning Staff; Planning Commissioners
Cc: Jay Bryant; TG Cannon; Murphy, Kathleen (Council Member)
Subject: Support Case 2016Z-107PR-001

Executive Director, Planning Department and Planning Commission,

I am writing in full support of the proposed rezoning in case **2016Z-107PR-001**.

My husband, one year old and I just moved back to Nashville from Charlotte, NC, and we chose to live in and raise our children in the Nashville metro area. We love Nashville and have enjoyed the recent growth and development the area has seen since we originally moved here in 2010. We purchased a new construction home at 2810 Marlin Ave this year.

All of that to say that we are very much in favor of development. We just want to see responsible growth and development, especially in residential areas.

Our street, Marlin Ave, is 16 feet wide. The average car is approximately 6 feet wide. The average household has 2 or more cars each. With the current zoning, if multi-unit construction is added to Marlin, there will undoubtedly be additional parking on the street. Due to the short length of our street, that would mean parking on both sides of the street, which doesn't have adequate shoulder for cars to be out of the road. A car of both sides of the street would take up at least 12 of the 16 feet. A fire truck's average width is 9 feet. This space wouldn't allow fire trucks, ambulances, city utility trucks or other related emergency vehicles to have a clear path through, potentially leading to problems that could be avoided by not adding more traffic.

Additionally, our neighborhood and street have lots of young families and children. More traffic in such a constrained area would mean more risk/less safety for children playing outdoors. Marlin Ave is VERY active for walkers, strollers and joggers as it serves as a safe path to avoid busier streets within the area.

We want to continue seeing families move in to the area, and multi-unit construction is less conducive to growing families. We would assume that Nashville wants to see families move in to metro neighborhoods and stay, attend metro schools and be active member of our communities. Adding single family homes vs. multi-unit construction could mean more families stay in metro Nashville rather than moving to the suburbs. If more families stay, this could mean increased metro school enrollment, hopefully leading to better schools across the metro area.

Furthermore, just like investors in redevelopment, we want to protect the value of our home investment. We are concerned that multi-unit construction may hurt our investment in our home.

My husband and I, like our Marlin and Linmar neighbors, thank you for taking our expressed concerns into consideration and imagining what your concerns would be should something similar be proposed in your own neighborhoods.

We will be attending the Metropolitan Planning Commission meeting on September 22 and look forward to additional discussion on this matter.

Thanks again,

Lee Ann & Jay Bryant

From: t cannon [mailto:tgscannon@hotmail.com]
Sent: Thursday, September 15, 2016 8:56 PM
To: Sloan, Doug (Planning); Planning Staff; Planning Commissioners
Cc: Murphy, Kathleen (Council Member); Brett Berneburg
Subject: Support Case 2016Z-107PR-001

Please accept the attached letter regarding Case# 2016Z-107PR-001.

Thank you for your consideration in this matter,

Toby Cannon

2812 Marlin Ave.

Nashville, TN 37215

(attachment follows)

David and Toby Cannon
2812 Marlin Avenue
Nashville, TN 37215

September 15, 2016

Metropolitan Planning Commission
Nashville Planning Department
800 2nd Ave S
P.O. Box 196300
Nashville, TN 37219-6300

Dear Planning Commission,

We are the owners of the residence at 2812 Marlin Avenue. I am writing to support the rezoning proposed in the case 2016Z-107PR-001.

Proposals from two developers that would double the number of residences from 5 to 10 on Marlin Avenue are the catalyst for this rezoning request by neighbors on Marlin and Linmar Avenues. Both developers had previously asked for a number of variances, all of which were denied by the Board of Zoning Appeals.

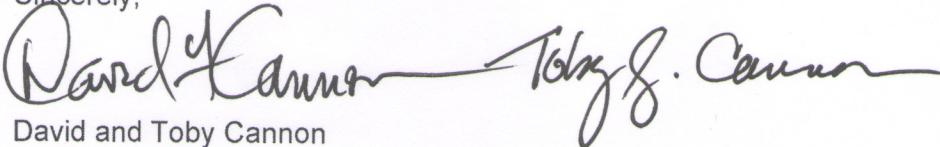
Allowing more than one or two residences per lot will put too much stress on the limited street network for both Marlin and Linmar avenues. Both Linmar and Marlin are narrow streets without appropriate shoulders for the current level of street parking, likely spill-over from townhomes on Linmar. This is already causing dangerous situations for two-way traffic. We are concerned about emergency vehicles having access to residences. It would only become a more dangerous situation with the addition of multi-unit residences.

We are not anti-development. However, we see no reason to change the character of our small neighborhood merely for profit. Having bought a newly- built home on Marlin from a builder who put two homes on one lot, we feel strongly that a developer can profit from reasonable development under this rezone.

For these reasons, we fully support Case 2016Z-107PR-001 to rezone Linmar and Marlin Avenues. This is a step in the right direction to keep traffic, parking, and density at levels that can be supported by the current infrastructure and create better neighborhoods.

We plan on attending the September 22 public meeting and look forward to the discussion.

Sincerely,


David and Toby Cannon

From: Brandon Ross [mailto:Brandon.Ross@smartstartinc.com]
Sent: Thursday, September 15, 2016 6:03 PM
To: Planning Staff
Subject: Support Case 2016Z-107PR-001

Dear Sir or Madam;

I am writing to fully support the rezoning proposed in the case 2016Z-107PR-001. I currently reside at 2721 Linmar Ave. I'm not sure how familiar you are, personally, with our little community, but want to share a few things with you. We already deal with the joys of a very dense area that has very narrow roads with grades on some sides that make it impossible to park partly on and off the street. This past winter my neighbors and I watched folks slide down a rather steep hill that enters Woodlawn and into yards. Most of the residents were forced to utilize Marlin as an entry and exit street as the grade is better equipped in an icy situation. I spoke with a new mother that was worried of an oncoming car sliding toward her and her stroller on an icy Marlin. It is important to understand that with vehicles parked on either side of these streets, 2-way traffic is impossible.

I own a business in Nashville and my office is from my home. I have been in business for almost six years and employ five wonderful residents- four of which are Davidson County residents. I have literally been told by UPS that with vehicles parked on the street, they simply could not gain access for delivery. I rely on UPS deliveries to operate my business.

While non of this issue is about me, the issues I am respectfully trying to bring to your attention affect all of the community. I kindly ask for you to view my support as a public safety concern. As my new wife and I are beginning a family, this becomes more and more important each day. As a businessman, I am in full support of new and redevelopment all across Nashville, but I believe this can be accomplished with the proposed zoning request herein.

Please feel free to contact me with any questions or if I can help in any way.

Respectfully,

Brandon M. Ross, COO
Smart Start of TN
Smart Start of SC
880-A Green Lea Blvd
Gallatin, TN 37066
615.206.7800 office
928.274.4200 mobile
615.452.4550 facsimile
brandon.ross@smartstartinc.com

From: Planning Staff
Sent: Friday, September 16, 2016 7:15 AM
To: Owensby, Craig (Planning)
Cc: Swaggart, Jason (Planning)
Subject: FW: Support Case 2016Z-107PR-001

From: Judy Morris [mailto:judy_b_morris@yahoo.com]
Sent: Thursday, September 15, 2016 3:58 PM
To: Planning Staff; Sloan, Doug (Planning); Planning Commissioners
Subject: Support Case 2016Z-107PR-001

I would like to go on record, as a homeowner on Linmar Avenue, that I fully support Case 2016Z-107PR-001 to rezone Linmar and Marlin Avenues. Although I live and own a condo on Linmar and not one of the houses that would be re-zoned, this directly affects me. There is already inadequate parking for this area, especially considering how narrow these 2 streets are. This is a step in the right direction to keep traffic, parking, and density at levels that can be supported by the current infrastructure.

I respectfully request that the Commission vote to move this to a Council vote.

Thank you,

Judy B Morris

2718 Linmar Av.

Nashville, TN 37215

From: Miriam Drennan [mailto:mdrennan@comcast.net]
Sent: Wednesday, September 14, 2016 7:57 PM
To: Sloan, Doug (Planning); Planning Staff; Planning Commissioners
Subject: I support Case 2016Z-107PR-001

I would like to go on record, as resident/homeowner on Linmar Avenue, that I fully support Case 2016Z-107PR-001 to rezone Linmar and Marlin Avenues. This is a step in the right direction to keep traffic, parking, and density at levels that can be supported by the current infrastructure.

I respectfully request that the Commission vote unanimously and without conditions to move this to a Council vote.

Thank you,

Miriam Drennan, President
Linmar Place II HOA
2712 Linmar Avenue

From: Brett Berneburg [mailto:bberneburg@gmail.com]
Sent: Monday, September 12, 2016 9:48 PM
To: Planning Staff; Sloan, Doug (Planning)
Cc: tgscannon@hotmail.com
Subject: Case #: 2016Z-107PR-001

Please accept the attached letter in reference to Case# 2016Z-107PR-001.

Thank you for your consideration in this matter,

Brett Berneburg

(attachment follows)

September 12, 2016

Brett Berneburg
2804 Marlin Avenue
Nashville, TN 37215

Metropolitan Planning Commission
Nashville Planning Department
800 2nd Ave S
P.O. Box 196300
Nashville, TN 37219-6300

Dear Planning Commission,

I am writing to support case number 2016Z-107PR-001.

I have lived on my lot for over 20 years and unfortunately have seen the neighborhood character regress in curb appeal and community spirit with multi-unit residences being built on small lots throughout the neighborhood. This rezoning request will prevent any further deterioration of the neighborhood.

In addition, the lack of parking has caused an increase in residents parking on the side of streets. Unfortunately, the streets in this area are narrow causing dangerous and often unpassable situations for two way traffic. The streets do not have an appropriate shoulder for parking. In some cases, emergency vehicles may not be able to access residences. We have also seen an increase in "abandoned" cars in the neighborhood that have been report to police.

I am writing to fully support the rezoning proposed in the case 2016Z-107PR-001.

Thank you for your consideration in this matter. I will be attending the Metropolitan Planning Commission meeting on September 22 and I look forward to the discussion.

Sincerely,

Brett Berneburg