

Comments on November 10, 2016 Planning Commission agenda items, received November 9-10

Item 2, 677 Vernon Avenue

From: Billings, Seth [mailto:billings@apsu.edu]
Sent: Thursday, November 10, 2016 9:40 AM
To: Mary C. Roberts
Cc: Michael@mikendevelopment.com; Planning Commissioners
Subject:

Dear Council Lady Mary Carolyn Roberts and planning commissioners ,

I am writing to express my support for the project located on 677 Vernon. I live in close proximity to this site and see this as a great addition to the community. I plan to attending the planning commission to show my support for this project. MikeN Development and their team have worked closely with the community on this development and have garnered the support of me and my neighbors through this process.

Let's Go Peay!

Seth Billings, MS, ATC

Associate Head Athletic Trainer

Austin Peay State University

Intercollegiate Athletics

P.O. Box 4515

Clarksville, TN 37044

Phone: 931-221-6435

Fax: 931-221-1365

Billings@apsu.edu

From: Allison Kee [mailto:akee207@gmail.com]
Sent: Thursday, November 10, 2016 9:25 AM
To: Mary C. Roberts
Cc: michael@mikendevelopment.com; Planning Commissioners
Subject: Vernon Ave resident

Dear Ms. Roberts,

Due to work obligations, I will be unable to attend the planning commission meeting today regarding the development of land on Vernon Avenue currently occupied by the Mulch Company and others, but I wanted to take this opportunity to express my strong desire for the development project to move forward as proposed by MiKen Development.

A residential community in that area would be GREATLY preferred over the businesses that are currently there. When I was considering purchasing my townhouse back in 2009, my primary reservation was regarding the Mulch Company, and my concerns turned out to be well founded. The main issue for me has been the very loud banging noises (Monday through Saturday) that begin at 6:00 a.m. and can be heard well into the night, as well as the loud trucks both within the Mulch Company property and which sometimes line Vernon Avenue. There is a film of dirt everywhere - on my house, my car, my patio furniture, etc. The smells coming from the Mulch Company are sometimes very overpowering and unpleasant, and several visitors have complained to me about them. There is also a safety concern, as there is sometimes smoke coming out of the mulch piles, and one time I even saw smoke and flames coming out of a mulch pile and had to call the police to send the fire department to put it out (which took several hours). One other concern I had when moving into this neighborhood was crime, which was certainly an issue back in 2009. As time has moved on and the Nations and this area have been more and more developed, it seems that the crime rate has decreased, and I have less concerns about my own personal safety in the neighborhood. I would assume that further development in our area could decrease crime rate even more. I am not as affected by Fleet-Tek, since I live closer to the Mulch Company, but I know that it has been a source of constant headaches and complaints from the townhouse owners who live across from it.

It has been my dream since moving into my townhouse in February 2009 for the Mulch Company to go away, and when I heard that MiKen was considering developing it, I was more than overjoyed. Please

please please consider allowing them to move forward with this development project. It would greatly improve our neighborhood, our safety, and our well being.

Thank you for your consideration.

Sincerely,

Allison Kee

Townhouse owner, Vernon Avenue

From: Meredith McGinnis [mailto:meredith@ktrlawgroup.com]
Sent: Thursday, November 10, 2016 9:17 AM
To: Mary C. Roberts
Cc: Michael@mikendevlopment.com; Planning Commissioners
Subject: Support of 677 Vernon

Dear Council Lady Mary Carolyn Roberts and Planning Commissioners:

I am writing to express my support for the project located at 677 Vernon. I live in close proximity to the site and view this as a great addition to the community. I hope to attend the planning commission to show my support for this project. Miken Development and their team have worked closely with the community on this development and have garnered the support of me and my neighbors through this process.

Thank you,

Meredith McGinnis

Paralegal

Keller, Turner, Ruth, Andrews, & Ghanem, PLLC

PLEASE NOTE OUR NEW ADDRESS EFFECTIVE SEPTEMBER 1, 2016

20 Music Square West, Suite 200

Nashville, TN 37203

p: [\(615\) 244-7600](tel:(615)244-7600) f: [\(855\) 344-7600](tel:(855)344-7600)

e: meredith@ktrlawgroup.com

From: Erik Schaffer [mailto:erik.schaffer@gmail.com]
Sent: Thursday, November 10, 2016 8:44 AM
To: Roberts, Mary Carolyn (Council Member)
Cc: Planning Commissioners; michael@mikendevlopment.com
Subject: 677 Vernon

Hey Mary Carolyn,

Wanted to drop a quick note to voice my support for the proposed MiKen development at 677 Vernon Ave. I own a home (670 Vernon) directly across the street from the site, and I view this development as a major boon to our street and to our district. The current land use has plagued us since our townhouses were built. The mulch company is loud, dirty, ugly, smelly, and dangerous and has no place in an increasingly residential area. Please support the zoning change for 677 Vernon Ave and help us clean up and improve this corner of the district.

Thanks!

-Erik Schaffer

From: Paul Rippee [mailto:paulriptide@gmail.com]
Sent: Thursday, November 10, 2016 8:02 AM
To: Planning Commissioners
Subject: 677 Vernon Ave Development Support - Planning Meeting 11/10

Hello Planning Commission,

I wanted to take a moment to write to you to show my support for the proposed MikeN development at 677 Vernon Ave. I've lived in the Vernon Ave Townhouse community directly across the street for over a decade now and was very pleased to see that the community seems to be turning a positive corner as of late. The proposed new development would be a huge step in the right direction for the neighborhood and one that is warmly welcomed by myself and the rest of the residents at Vernon Ave Townhomes. I've been on the HOA board for the majority of the time I've lived here and the Mulch Company has been a constant eye sore, health hazard, and loud neighbor that we have had nonstop complaints about the entire time we've been a community. A new mixed use residential development is the perfect fit for the neighborhood as a whole and is fitting to bring Charlotte Park in line with much of the rest of West Nashville as a walkable community that offers residents more than just homes.

As an immediate neighbor of the proposed project, I am not in the least bit concerned about traffic, parking, or any of the other concerns that some other more distant neighbors in Charlotte Park seem to hold issue with. This is a much needed and welcomed change that offers nothing but a net positive for the community and Vernon Ave.

I'm trying to work my schedule so that I can be in attendance at the meeting this evening but with work that may not be possible. I wanted to send this letter to voice my support in the chance that I cannot be there in person.

Regards,
Paul Rippee
718 Vernon Ave.
Nashville, TN 37209
615-336-4588
paulriptide@gmail.com

From: Michael Kenner [mailto:michael@mikendevlopment.com]
Sent: Thursday, November 10, 2016 12:40 AM
To: Planning Commissioners
Subject: Fwd: New Vernon Ave project

----- Forwarded message -----

From: chris stuart <chrisstuart84@yahoo.com>

Date: Wed, Nov 9, 2016 at 10:40 PM
Subject: New Vernon Ave project
To: <marycarolynroberts@gmail.com>
Cc: <michael@mikenddevelopment.com>

Hello my name is Chris Stuart and I own a home on Vernon Ave. I am writing you to tell you that I firmly am in favor of the proposed development that is in plans for our neighborhood. It would benefit everyone in this area. For me being a new father I would like to have a more clean and safer neighborhood and adding cleaner streets and getting rid of the mulch factory and the other businesses would help. Nashville is growing and for our neighborhood to be part of that growth and becoming a new "hot spot" can do nothing but good for everyone. Thank you for your time

Chris Stuart

From: Michael Kenner [mailto:michael@mikenddevelopment.com]
Sent: Wednesday, November 09, 2016 9:56 PM
To: Planning Commissioners
Subject: Fwd: Vernon Ave development

----- Forwarded message -----

From: Marcus Finnie <stixfinnie@me.com>
Date: Wed, Nov 9, 2016 at 9:45 PM
Subject: Vernon Ave development
To: <marycarolynroberts@gmail.com>
Cc: <planning.commissioners@nashville.gov>, <michael@mikenddevelopment.com>

I live in the condos on Vernon and I am very much for the mulch property converting to commercial usage. It will add value to a growing residential neighborhood. Please keep in mind as it's developing (granted it passes by votes) figure out a traffic flow plan. Painted lanes, stop signs, and most importantly sight lines around corners i.e. Vernon at Robertson (building) and Vernon at James (shrubbery and hills).

Sent from my iPhone

From: Michael Kenner [mailto:michael@mikenddevelopment.com]
Sent: Wednesday, November 09, 2016 9:55 PM
To: Planning Commissioners
Subject: Fwd: Support of mixed-use development at 677 Vernon Ave

----- Forwarded message -----

From: Maggie Combs <maggiecombs@gmail.com>
Date: Wed, Nov 9, 2016 at 9:22 PM
Subject: Support of mixed-use development at 677 Vernon Ave
To: <marycarolynroberts@gmail.com>
Cc: <michael@mikenddevelopment.com>

Councilwoman Roberts,

I am writing to express my complete support for the mixed-use development that is being planned for 677 Vernon Avenue. As a homeowner on Vernon Avenue, I am excited by the positive exposure that such a development could bring to our neighborhood. New residences and retail spaces would help our neighborhood's overall appeal, and it would be wonderful to live in an area that is walker/biker friendly. Ultimately, this should lead to increased levels of safety, as well as help us to grow and improve our neighborhood schools.

Please feel free to contact me at 330-428-1860 if I can provide any more insight regarding the benefits of this project.

Thanks,
Maggie Combs

From: Michael Kenner [mailto:michael@mikenddevelopment.com]
Sent: Wednesday, November 09, 2016 9:55 PM
To: Planning Commissioners
Subject: Fwd: Support of mixed use community at 677 Vernon

----- Forwarded message -----

From: Braydon Strous <braydon.strous@gmail.com>
Date: Wed, Nov 9, 2016 at 9:19 PM

Subject: Support of mixed use community at 677 Vernon

To: <Marycarolynroberts@gmail.com>

Cc: <Michael@mikendevlopment.com>

Hello,

I wanted to send a note to express my support of the new planned community at 677 Vernon. Unfortunately, due to work obligations, I can not attend the meeting.

This development will continue the wonderful transition and development of this neighborhood, ensuring Nashville proper continues to develop and grow. As our city grows, we need to allow for this growth to happen in the city, instead of leaving for other counties and suburbs. With that being said, please allow this development to continue - as a resident of the Vernon townhomes across the road, I am in full support.

Braydon Strous

-----Original Message-----

From: Marcus Finnie [mailto:stixfinnie@me.com]

Sent: Wednesday, November 09, 2016 9:45 PM

To: Mary C. Roberts

Cc: Planning Commissioners; michael@mikendevlopment.com

Subject: Vernon Ave development

I live in the condos on Vernon and I am very much for the mulch property converting to commercial usage. It will add value to a growing residential neighborhood. Please keep in mind as it's developing (granted it passes by votes) figure out a traffic flow plan. Painted lanes, stop signs, and most importantly sight lines around corners i.e. Vernon at Robertson (building) and Vernon at James (shrubbery and hills).

Sent from my iPhone

From: Braydon Strous [mailto:braydon.strous@gmail.com]

Sent: Wednesday, November 09, 2016 9:25 PM

To: Planning Commissioners

Subject: Support of mixed use community at 677 Vernon

Hello,

I wanted to send a note to express my support of the new planned community at 677 Vernon. Unfortunately, due to work obligations, I can not attend the meeting.

This development will continue the wonderful transition and development of this neighborhood, ensuring Nashville proper continues to develop and grow. As our city grows, we need to allow for this growth to happen in the city, instead of leaving for other counties and suburbs. With that being said, please allow this development to continue - as a resident of the Vernon townhomes across the road, I am in full support.

Braydon Strous

From: Thomas Mathias [mailto:thomasjohnmathias@gmail.com]

Sent: Wednesday, November 09, 2016 9:06 PM

To: Planning Commissioners

Subject: Email in Support of Vernon Ave Development - From Vernon Avenue Townhomes HOA

Hello Planning Commissioners

My name is Tom Mathias and I am the president of the Vernon Avenue Townhomes HOA. I currently live in Indiana so I will not be able to attend the meeting tomorrow night regarding the MikeN Development which will sit across the street from our property. However Paul Rippee from the board will be there to represent us and show support. I wanted to use this email to voice my support of this development.

I speak for the HOA board as well as a majority of the residents at the complex when I say we are heavily in favor of the development. As an original owner (I bought in late 2006), I can tell you that we have looked forward to the day the Mulch Company and the other properties were developed. Besides all the loud trucks and heavy truck traffic, the mulch is just terrible to live across the street from. The fine particles are everywhere and make everything filthy. The attics are basically unusable due to the dirt and dust that gets into the attic spaces thru the eaves. And we have to pressure wash the property multiple times a year to wash away the grime. And to see the area go from what used to be a fairly high crime location to a hot spot is very very exciting. And who knows what we have been breathing in all these years!!

We have been posting in favor of this development on the Vernon Ave HOA facebook page from the first day we heard about it and get multiple positive, excited comments each time. Not only will it increase our values, it will make it a more pleasant place to live with all the amenities that are being mentioned. We are certainly the most directly affected residents as it relates to this development and I want to make sure our voice is heard and that we wholeheartedly put our support behind MikeN. Mike Kenner has been very open with us, inviting us to meetings and communicating every step of the way.

Thank you for your time and let me know if you have any questions for me!

Tom

From: Maggie Combs [mailto:maggiecombs@gmail.com]
Sent: Wednesday, November 09, 2016 9:30 PM
To: Planning Commissioners
Subject: 677 Vernon Ave --- support of project

To whom it may concern:

I am writing to express my complete support for the mixed-use development that is being planned for [677 Vernon Avenue](#). As a homeowner on Vernon Avenue, I am excited by the positive exposure that such a development could bring to our neighborhood. New residences and retail spaces would help our neighborhood's overall appeal, and it would be wonderful to live in an area that is walker/biker friendly. Ultimately, this should lead to increased levels of safety, as well as help us to grow and improve our neighborhood schools.

Please feel free to contact me at [330-428-1860](tel:330-428-1860) if I can provide any more insight regarding the benefits of this project.

Thanks,
Maggie Combs

[700 Vernon Ave.](#)

From: Michael Kenner [mailto:michael@mikendevlopment.com]
Sent: Wednesday, November 09, 2016 9:04 PM
To: Planning Commissioners
Subject: Fwd: Vernon Avenue Development

----- Forwarded message -----

From: Tracie Ross <tracieross70@gmail.com>

Date: Wed, Nov 9, 2016 at 8:58 PM

Subject: Vernon Avenue Development

To: <marycarolynroberts@gmail.com>

Cc: <michael@mikenddevelopment.com>

I own the residential property located at 714 Vernon Avenue, Nashville, TN 37209 and I am writing to show my full support in the proposed development of the property that is now known as The Mulch Company.

The proposed development would greatly benefit our community and I look forward to seeing something this positive happen in our neighborhood.

Please feel free to contact me at the telephone number below or via email with any questions.

Thank you so much for your time and have a wonderful evening.

Sincerely,

Tracie Ross, BSN-RN

Phone: 615-300-8938

Email: tracieross70@gmail.com

From: Michael Kenner [mailto:michael@mikendevlopment.com]
Sent: Wednesday, November 09, 2016 8:56 PM
To: Thomas Mathias; Planning Commissioners
Cc: michael kenner
Subject: Re: Vernon Avenue Townhomes - Support of Vernon Development

Tom,
I CC'd the direct link for the planning commissioner on here.

On Wed, Nov 9, 2016 at 8:55 PM Michael Kenner <michael@mikendevlopment.com> wrote:

It is planning.co

On Wed, Nov 9, 2016 at 8:25 PM Thomas Mathias <thomasjohnmathias@gmail.com> wrote:

Do we have an email address for the planning commission? I don't know that I have that

On Wednesday, November 9, 2016, Michael Kenner <michael@mikendevlopment.com> wrote:

Tom,
Could you make sure people copy me and the planking Commission as well. That way we make sure your voice is heard.

On Wed, Nov 9, 2016 at 8:06 PM Thomas Mathias <thomasjohnmathias@gmail.com> wrote:

Below is what I just sent to Mary Carolyn...Paul is working the facebook page and working on some more emails...

----- Forwarded message -----

From: **Thomas Mathias** <thomasjohnmathias@gmail.com>
Date: Wed, Nov 9, 2016 at 8:05 PM
Subject: Vernon Avenue Townhomes - Support of Vernon Development
To: Mary Carolyn Roberts <marycarolynroberts@gmail.com>

Hello Mary Carolyn

My name is Tom Mathias and I am the president of the Vernon Avenue Townhomes HOA. I currently live in Indiana so I will not be able to attend the meeting tomorrow night regarding the MikeN Development which will sit across the street from our property. However Paul Rippee from the board will be there to represent us and show support. I wanted to use this email to voice my support of this development.

I speak for the HOA board as well as a majority of the residents at the complex when I say we are heavily in favor of the development. As an original owner (I bought in late 2006), I can tell you that we have looked forward to the day the Mulch Company and the other properties were developed. Besides all the loud trucks and heavy truck traffic, the mulch is just terrible to live across the street from. The fine particles are everywhere and make everything filthy. The attics are basically unusable due to the dirt and dust that gets into the attic spaces thru the eaves. And we have to pressure wash the property multiple times a year to wash away the grime. And to see the area go from what used to be a fairly high crime location to a hot spot is very very exciting. And who knows what we have been breathing in all these years!!

We have been posting in favor of this development on the Vernon Ave HOA facebook page from the first day we heard about it and get multiple positive, excited comments each time. Not only will it increase our values, it will make it a more pleasant place to live with all the amenities that are being mentioned. We are certainly the most directly affected residents as it relates to this development and I want to make sure our voice is heard and that we wholeheartedly put our support behind MikeN. Mike Kenner has been very open with us, inviting us to meetings and communicating every step of the way.

Thank you for your time and let me know if you have any questions for me!

Tom

From: Michael Kenner [mailto:michael@mikendevlopment.com]

Sent: Wednesday, November 09, 2016 8:55 PM

To: Planning Commissioners

Subject: Fwd: Metro planning commission meeting on 11.10.16

----- Forwarded message -----

From: Brad Walker <bradwalkerwku@gmail.com>

Date: Wed, Nov 9, 2016 at 8:15 PM

Subject: Metro planning commission meeting on 11.10.16

To: <marycarolynroberts@gmail.com>

Cc: <michael@mikendevlopment.com>

Ms. Roberts,

I live at 728 Vernon Ave and I'm writing to you to express my **strong approval** for the new development at 677 Vernon Ave (agenda item 2016SP-074-001). I moved to Vernon Ave ten years ago this month because I saw the potential of the west side and this development would be a great addition to a neighborhood is undergoing a lot of positive momentum and becoming a "go to" part of town.

Not approving this would mean The Mulch Company would be here for foreseeable future. I've lived in a townhouse community directly across the street from The Mulch Company for 10 years now and having that property redeveloped would not only be great for the neighborhood, but eliminate issues in the neighborhood caused by The Mulch Company. The Mulch Company operates heavy equipment late at night and in the extremely early hours of the morning which is very noisy (it has kept me up at night and woke me up in the morning many times over the years). The Mulch Company being across the street also means our community is consistently covered in "mulch dust" for lack of a better word and there is also spilled mulch all along the street as well as a result of all of the trailers hauling mulch that are consistently coming and going, so this would also solve some traffic issues.

Regards,

Brad Walker

From: Michael Kenner [mailto:michael@mikendevlopment.com]

Sent: Wednesday, November 09, 2016 7:48 PM

To: Planning Commissioners

Subject: Fwd: 677 Vernon Ave Development Support - Planning Meeting 11/10

----- Forwarded message -----

From: Paul Rippee <paulrippee@gmail.com>

Date: Wed, Nov 9, 2016 at 7:42 PM

Subject: 677 Vernon Ave Development Support - Planning Meeting 11/10

To: Mary Carolyn Roberts <marycarolynroberts@gmail.com>

Cc: Michael Kenner <michael@mikendevelopment.com>

Hello Mary Carolyn,

I wanted to take a moment to write to you to show my support for the proposed MikeN development at 677 Vernon Ave. I've lived in the Vernon Ave Townhouse community directly across the street for over a decade now and was very pleased to see that the community seems to be turning a positive corner as of late. The proposed new development would be a huge step in the right direction for the neighborhood and one that is warmly welcomed by myself and the rest of the residents at Vernon Ave Townhomes. I've been on the HOA board for the majority of the time I've lived here and the Mulch Company has been a constant eye sore, health hazard, and loud neighbor that we have had nonstop complaints about the entire time we've been a community. A new mixed use residential development is the perfect fit for the neighborhood as a whole and is fitting to bring Charlotte Park in line with much of the rest of West Nashville as a walkable community that offers residents more than just homes.

As an immediate neighbor of the proposed project, I am not in the least bit concerned about traffic, parking, or any of the other concerns that some other more distant neighbors in Charlotte Park seem to hold issue with. This is a much needed and welcomed change that offers nothing but a net positive for the community and Vernon Ave.

Regards,

Paul Rippee

718 Vernon Ave.

Nashville, TN 37209

615-336-4588

paulrippee@gmail.com

Item 9, Wingrove and Byrum Multi-Family

From: Caleb Mitchell [mailto:calebaldenmitchell@gmail.com]

Sent: Thursday, November 10, 2016 3:44 AM

To: Planning Commissioners

Subject: Zoning Hearing Wingrove/Byrum

Dear Metro Planning Commissioners,

My Name is Caleb Mitchell. I live at 430 Wingrove Ave. I have lived and worked in this neighborhood for over a decade. I am very invested in the integrity and well-being of this wonderfully diverse community. Many working class citizens have lived a majority of lives here and hope to spend the rest of it here as well. Times are changing more rapidly than anyone could have imagined or prepared for. I know that growth is inevitable but I strongly believe that it does not have to come at such a high cost. Wingrove has served as a popular short cut to Nolensville Road as well as street parking for Fairgrounds events for many years. I don't see that changing any time soon. It is a very crowded and dangerous road during peak traffic hours. People often speed and when cars are parked on the shoulder they tend to ease into the opposing lane. Wingrove is a very steep blind hill and car wrecks are very typical. I can't begin to imagine what the traffic would be like if another twenty cars were pulling in and out of the driveway, let alone ninety. This is a very quite and calm neighborhood besides the traffic issues. It is so sad to imagine filling such a beautiful plot of land with so many people. It honestly just seems so shamelessly greedy and unnecessary. Harvest Hands came into this neighborhood with claims of community action. The first thing they did was buy the property at 431 Wingrove ave for \$185,000 and immediately demolish a beautiful 1910 mansion. Their claim was that it was a "crack house". Last I heard, houses aren't able to smoke crack. If crimes were being committed on the property than there are many ways to address that. To contact the codes department and have a home declared to be demolished so that they can force a quick sale seems very malicious and extreme. This home was truly worth preserving and so sad to see it become a victim of such a harmful solution to such a minor issue. The past is the past and nothing can change that now. Over the years Harvest Hands has claimed they wanted to use it for community gatherings and community garden. I have seen maybe 10 gatherings over the past 6 years and watched their garden rot and be neglected every year. No efforts have been put into making this property into a community space. It seems so blatantly obvious that they came to a poor neighborhood to buy up cheap property while aiming to flip it for ten fold after they're done with the neighborhood. They have now decided to cut ties to Wedgewood/Houston and move on to the Napier area. As one last gift to the area

they have now decided to abandon all supposed interests of the community and make as much possible money as they can. They listed 431 Wingrove Ave for \$3,000,000 when they bought it for a mere \$185,000 less than ten years ago. This is so obviously fueled by greed and nothing else. They no longer have our best interest in mind and a organization that future communities should be very weary of letting in. They have done only harm to this community as much as it may appear otherwise on the surface. I could go on for many hours listing the many reasons this dense development will be so very harmful to this neighborhood. Instead I will ask you to put yourself in my shoes for a moment. Ask yourself how you would feel if a ninety unit complex was being built directly across the street from your historic 1900 victorian home. Nashville does not need to loose the integrity of its community and neighborhoods to the ever driving force of greed. I urge you with all my heart to deny the rezoning of 431 Wingrove Ave. Six single family homes is more than enough fill 2.3 acres and still make well over 5x what they paid for the land. Please call me anytime to further discuss any questions or concerns. Thank you for your time and energy.

Sincerely,

Caleb Mitchell

430 Wingrove Ave.

615.772.8118

P.S.

Here is a photo of the now demolished 431 Wingrove Mansion built in 1910.





From: Sarah Case [mailto:s.case417@gmail.com]

Sent: Wednesday, November 09, 2016 11:27 PM

To: Planning Commissioners

Subject: Neighbor Comment: SP2016-080-001 Byrum/Wingrove in Wedgewood Houston

To the Members of the Metro Planning Commission,

I am writing to express opposition to the proposed redevelopment plan for 2.28 acres on the corner of Wingrove and Byrum also known as SP 2016-080-001. My husband and I live at 432 Wingrove Street, directly across from one side of the property in question.

I believe the project as it currently stands, with 91 units planned, is an untenable level of density for two small residential streets. This more than doubles the number of residences currently on Wingrove and

Byrum, combined. A minimum of 91 new residents would dramatically increase vehicular and pedestrian traffic to a level these small streets cannot sustain. This would pose a traffic and a pedestrian danger for all residents, both current and future. Wingrove is already used as a commuter cut through by people looking to avoid traffic on Wedgewood, 8th Avenue, and Nolensville Road on their way to and from I-440 and other destinations. There are often cars backed up at the stop signs on Nolensville and Rains during rush hour times. Rains Avenue is a school zone between Wedgewood and Wingrove Vehicles speed up the hill on Wingrove despite very limited vision at the top. Traffic can already be dangerous and I believe that adding 91 units will make it much more so.

The developer has commented on providing funding for a sidewalk to extend all the way down Wingrove to Nolensville. While that will ostensibly improve pedestrian safety, it will do nothing to alleviate vehicular congestion. Ninety-one units will likely lead to at least 91 vehicles. This also creates parking concerns. What happens when multiple units host guests on weekends and other times? The proposed parking lot will not accommodate large amounts of guest parking. This leads to street parking. These streets are narrow. Byrum dead ends into a narrow alley with a sharp curve. Parking congestion will lead to further traffic and safety issues.

The current proposal calls for uniform three-story residential buildings. This is far more massing than found anywhere else in the neighborhood and is inconsistent with current character of the neighborhood; that consistency is a critical part of the T4 Urban Neighborhood Evolving guidelines that apply to this property under the South Nashville Community Plan. Residences in this immediate neighborhood are one, two, and three family residences. The majority are single story residences. While I support development and recognize the demand for infill, these proposed structures will tower over their neighbors and present a dramatic contrast to existing homes.

This proposal calls for significantly more units per acre than exist in other SPs that have been approved in the neighborhood. Furthermore, those SPs are located on larger neighborhood corridors. In short, this SP will result in Wingrove and Byrum neighbors absorbing more density on streets less capable to handle that density than neighbors living near approved SPs.

I am hopeful for a revised SP with less units and more consistency with the surrounding neighborhood. Thank you for your consideration.

Sarah Case
432 Wingrove St

