

Comments on November 17, 2016 Planning Commission agenda items, received through November 15, 2016

Item 2, Elvira/Maynor/Keeling Ave. rezoning

From: kathy.parris@comcast.net [mailto:kathy.parris@comcast.net]
Sent: Tuesday, November 15, 2016 2:24 PM
To: Planning Commissioners
Cc: kathy.parris@comcast.net; mike.parris@comcast.net; whittlz@gmail.com
Subject: Elvira development - Opposed!

Planning commission members:

I am very opposed to the newest SP for the Elvira development in the East Hill neighborhood (37216)!. The infrastructure on Elvira and nearby streets was not designed or built to accommodate more than 1 home per lot (there are a few duplexes but historically not many). I live on Burchwood Ave and have since 1988 and the amount of cars that are parking on Burchwood, Dozier and Spain (many times on both sides of the road) is terrible. I sometimes have a hard time passing these parked cars in my standard size vehicle and I know for a fact that a school bus, an ambulance and even FedEx or UPS delivery trucks cannot get through.

Allowing any development of more than 2 homes on a single lot on property off the main corridors is irresponsible and should not be allowed. Please do not let this be a threat to public safety by NOT approving the site plan dated 161109. I vehemently oppose this development anywhere on Elvira, Kneeling and Thomas Streets or any other 37216 area small neighborhood street that is off the main corridor.

Whitney, I've copied you on this email. If you have an identifier for this case or specific street numbers that I can send to the planning commission to further identify the topic of this email, please let me know.

Regards,
Kathy Parris
615.337.7103

From: Chester Hannah [mailto:ChesterH@hannahconstructors.com]
Sent: Tuesday, November 15, 2016 1:59 PM
To: Planning Commissioners

Cc: Casey Hannah (caseylhannah@gmail.com)

Subject: Elvira SP

My daughter and I own property at 929 Elvira. She and her husband had purchased the property with a small house on it in hopes of setting up a future home for their family. As is usual in life, her plans changed last year due to a divorce. She was left owing a lot on an empty home and thought she would have to sell it.

Fortunately, we were able to hatch a plan where we could set up a partnership to raze the home and build 2 in its place. With the profit we make on the sale of the one home, she can afford to live in the other.

For the record, I oppose the plans to rezone the neighboring property. The proposed density is way beyond the density of the Elvira area. It will significantly increase traffic on the “unlined”, “un-sidewalked” Elvira. I do not see how the road could come close to handling this much traffic. People have to back out into the street now to leave their homes. With no sidewalks, pedestrian traffic will become super dangerous. The character of the neighborhood will be lost forever. Also, we believe the sales price for the homes we are building will be lowered, maybe to the point that she cannot use the profit to reduce her mortgage enough to be able to afford to live there. I do see the need for affordable housing - my daughter is in need of it.

Please do not support this development. It is not fair that the existing properties on Elvira be de-valued so that others can profit.

Chester Hannah

7516 Hwy 70S, Suite 100

Nashville, TN 37221

(615) 662-5682

hannahconstructors.com



From: Keith Berry [mailto:info@dkmodelmgmt.com]
Sent: Tuesday, November 15, 2016 9:56 AM
To: Planning Commissioners
Subject: Elvira Development / East Hill

Dear Planning Commissioners,

I have looked at the new proposed plan for the Elvira development located in the East Hill neighborhood. As I was with the plan before, I am opposed to this new proposal. Our streets are narrow as is with a lot who think of this corridor as a pass though. I believe the new plan will only create more traffic, not mention the safety concerns of having narrow streets without sidewalks. While I believe in progress, our neighborhood can not withstand this much growth at one time. With all the new construction of townhouse and businesses on Trinity, the amount of growth needs to be well thought out over a period of time.

Best,

Keith Berry



D.K. Model Management

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From: bill2baggett@gmail.com [mailto:bill2baggett@gmail.com]
Sent: Tuesday, November 15, 2016 4:13 AM
To: McCaig, Anita D. (Planning)
Cc: Sewell, Marty (Planning)
Subject: District 5 changes

*As a long-time resident of district 5, I favor the
Maintenance designation for our district.*

I, along with most of my neighbors, am inclined

To oppose the proposed plan, as I feel that there

Just is not adequate parking included in the plan

*And that, therefore, on-street parking will be
even*

More of a problem.

Thank you

Bill Baggett

1016 Burchwood Ave.

From: Macy Dufresne [mailto:macy.littrell@gmail.com]

Sent: Tuesday, November 15, 2016 9:09 AM

To: Planning Commissioners

Cc: VanReece, Nancy (Council Member)

Subject: Elvira Rezoning

Members of the Planning Commission;

I'm writing to express my opposition to the development proposed located at the back of the neighborhood between Elvira and Maynor Place.

This large multi-family development should be located closer to a main road such as Gallatin or Trinity Lane not in the very back of the neighborhood.

One of the main reasons my husband and I enjoy Maynor Place is that it isn't a through street. We are absolutely opposed to the addition of the connector road between Maynor and Elvira. If this change is approved there should be mandatory improvements prior to the development.

Road widening on both Maynor and Elvira
Sidewalks on both Maynor and Elvira
Traffic Calming on both Maynor and Elvira
Upgrades to infrastructure (storm water, sewage)

I think the reference # is 2016Z-089PR-001, I'm not sure if the ref number changes with multiple times with the Planning commission.
SP - 161109

Macy Dufresne
1029 Maynor Ave
District 8

From: drpippaholloway@gmail.com [mailto:drpippaholloway@gmail.com] **On Behalf Of** Pippa Holloway
Sent: Tuesday, November 15, 2016 8:30 AM
To: Planning Commissioners
Subject: Opposed to Elvira development

Dear Metro Planning Commission,

I understand that the developers of the proposed Elivra project have offered a new version of their plan, with fewer units and parking spaces. They also have dropped the connection to Maynor and added a token amount of greenspace.

I see these as minor changes which do not resolve any of the problems with this project. 180 units is still an absolutely ridiculous number of units to add to this small street.

YES we need affordable housing in this town. REAL affordable housing, not a handful of tiny units sold slightly below market price. Most likely this is going to require public funds, tax credits, and the

involvement of a nonprofit to oversee and administer it. This is going to require hard work and coordinated local efforts.

Please vote no on this revised plan.

And thanks for your public service.

thanks

Pippa Holloway

605 Rudolph Ave

Nashvile TN 3720

From: Frank Hundley [mailto:frankhundley@gmail.com]

Sent: Tuesday, November 15, 2016 8:29 AM

To: Planning Commissioners

Subject: Elvira Avenue SP

Good morning members of the planning commission:

I'm writing to ask that you OPPOSE the Elvira Avenue SP because of the poor fit that a 180 unit apartment complex (which is NOT located on a major thoroughfare) is for a community of single family homes, with narrow streets, and no sidewalks.

The neighborhood is in desperate need of infrastructure improvements as it is bursting at the seams to accommodate the existing density, and adding this many more units with the people, cars, and traffic that will accompany it serves no ones' interests except for the developers.

Furthermore, my understanding is that the one saving grace of this behemoth, that it would include affordable housing units, is no longer a part of this most recent plan, leaving it without a single quality or attribute that would make it anything but a drain on the neighborhood.

I respectfully ask that you please oppose.

Best wishes,

Frank Hundley
921A Delmas Ave

Nashville, TN 37216

From: whitney pastorek [mailto:whittlz@gmail.com]

Sent: Monday, November 14, 2016 8:57 PM

To: Planning Commissioners

Subject: Elvira development

Hello, Planning Commissioners! While I plan to attend the hearing on Thursday, I wanted to send my thoughts in advance on the proposed 180-unit development on Elvira, which started as a base zoning change (R6 to RM40A) and is now an SP.

I continue to oppose this development wholeheartedly, for all the reasons my neighbors and I outlined at the last hearing -- simply too much density for the location, adding to traffic, clogging street parking, taxing infrastructure, etc etc etc. Now that they have reduced the unit count (from 220 to 180), the developers have let us know they intend to raise the price of 1BR units to \$179K, which means it's no longer even "affordable housing." Although they've made a token nod to "green space," they've removed the connection to Maynor, which means every single car will have to exit onto our East Hill streets. It's simply not the right plan for this location, nestled deep in a single-family community, and I hope you will (continue to) agree.

What's more, this entire process continues to be plagued by a lack of proper communication to the community, especially given the scale of development they want to dump on our heads. I just finished sending a round of emails to 50+ neighbors, attaching the SP and the site plan and asking for their input. Was this my job? No. But neither our Metro Councilman nor the developer has hosted a community meeting since CM Davis asked to swap the base zoning change out for this substitute, and the only way we got any information about what they were proposing was by hounding them, constantly. That's not right. NONE of this has been right.

I ask that you stand with the majority of my East Hill and Maynor Place neighbors and disapprove this SP.

Thank you for your time and see you Thursday!

whitney pastorek

917A Spain Ave

347 512 5075

From: Shan Canfield [mailto:canfield1976@outlook.com]

Sent: Monday, November 14, 2016 9:51 PM

To: Planning Commissioners

Subject: Elvira development

Dear Planning Commission

I want to make sure you don't approve the 180 unit development proposed for Elvira & Keeling. This is in the East Hill Neighborhood which has already been birthing double and quadrupole tall & skinnys. To put a condo unit in the middle of this neighborhood with its narrow streets and no sidewalks would be crazy! I have lived in East Hill for 37 years and love most of the changes...but this one is just wrong!

Shan Canfield

1014 Spain Av

Nashville tn 37216

From: Casey Hannah [mailto:caseyhannah@gmail.com]

Sent: Monday, November 14, 2016 8:18 PM

To: Planning Commissioners

Subject: 2016SP-087-001 -- Do NOT Support

To the Planning Commission:

I am a past and future resident of 929 Elvira Avenue. To be specific, I lived in a home there until 2/2016 when I transferred the property to my Dad, Chester Hannah. We are building 2 homes on the property currently, and I will be moving back into one of the homes and selling the other.

I was at the last meeting regarding the proposed development on Elvira, and I was able to speak asking the commission not to support the development. I agreed with the points that were brought up that day, including increased traffic, and the development not fitting the character of the neighborhood.

I have viewed the most recent plans which included a few changes from the original proposal, and I want to state that I continue to ask the commission NOT to support this development. Thank you for your time and consideration. Unfortunately, I will not be able to attend the meeting this Thursday regarding this development.

Thank you,

Casey Hannah