

Comments on Nov. 17, 2016 Planning Commission agenda items, received Nov. 15-16

Item 2, Elvira/Maynor/Keeling Ave. rezoning

From: Reilly, Stevie R [mailto:stevie.reilly@Vanderbilt.Edu]
Sent: Wednesday, November 16, 2016 11:30 AM
To: Planning Commissioners
Subject: Elvira development concerns

> Good morning,

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> I am writing on behalf of my husband and myself to express sincere concern for the Elvira development that is proposed to be built across the street from our house.

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> We purchased our 1940s craftsman home in May. We were married two years ago and this is our first home. We were excited to fix up the property to make it our own. We knew that east hill was changing and developers were knocking down houses to build 2-4 on one property, but could understand that due to the proximity of our neighborhood to downtown.

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> The proposed 180 units to be built across from us came as a shock since we assumed the two houses would be torn down and maybe 4-6 would go in their place. We can't imagine what this development would do to traffic, water/sewage, and the overall look of the neighborhood that we fell in love with when we purchased. There are already a dangerous amount of cars that drive very quickly up and down our street and I can't imagine having our future children here in this house if this development moves forward. Now that there will be no connection to Maynor is extremely concerning since all of the traffic will flow onto Elvira and Keeling.

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> We understand that Nashville is changing and more housing is needed; however, there are more appropriate places to build a huge development (such as on a main corridor like Trinity.)

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> We hope that you hear our concerns and vote against the proposed 180 units. Thank you for your time and all that you do for our city!

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> Sincerely,

> Stevie & Sean Reilly

> 904 Elvira Ave.

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From: Richard Akers [mailto:richakers@comcast.net]
Sent: Wednesday, November 16, 2016 9:08 AM
To: Planning Commissioners
Subject: Elvira Avenue SP - 2016SP-087-001

Good morning! I hope all of you are doing well.

I would like to ask for a moment of your time to express my adamant opposition to the proposed SP at the corner of Elvira and Keeling in East Nashville.

The proposal being put forward calls for 180 units and 220 parking places deep within a residential neighborhood. There are no sidewalks, convenient access to public transit or connector corridors large enough to handle this density at this location. 220 additional cars attempting to access Gallatin Rd and Trinity in this location down narrow neighborhood streets will create a traffic disaster of epic proportions. It also should be noted that there are no traffic lights to facilitate traffic flow onto Gallatin or Trinity at Keeling or Elvira. It is already becoming next to impossible to turn onto either of these main streets at peak traffic times and is only getting worse.

In addition this level of density does not fit within the character of this location. Development of this area has been extensive in recent months and is predominately single family homes. Density of this level is more appropriately placed on main corridors with sufficient infrastructure and transit to handle this added strain. It is entirely inappropriate at this location.

While it is true that this location is currently characterized by the T4-NE designation it is not a fair representation of this location and the intent of the NashvilleNext usage suggestion should be revised. It clearly states in the description of T4-NE development that "If existing streets cannot support the use generated by the evolving urban neighborhood, improvements to these streets or RECLASSIFICATION of these streets may be necessary." It also clearly states that "Access to mass transit is provided in convenient locations that allows for coordination with sidewalks and bikeways." This is demonstratively NOT the case.

Thank you very much for taking a moment to consider my concerns with this proposed development. I am supportive of development in general but we must be EXTREMELY thoughtful and wise about how we move forward in East Nashville. This is the wrong place for this development.

Thank you!

Richard Akers

Fairwin Ave. 37216

From: Comcast [mailto:mt72489@comcast.net]

Sent: Tuesday, November 15, 2016 8:15 PM

To: Planning Commissioners

Subject: Elvira development concerns

Hi, my name is Marsee Hohwald. My husband and I live on Thomas Avenue. We both have deep concerns about the proposed development of 180 units just one street over, on Elvira. My husband and I use our neighborhood streets to walk almost everyday. Traffic is already a major concern on our street and Elvira due to the amount of people cutting from Gallatin road to Trinity. We are deeply concerned that this would only increase traffic in this already dangerous area.

We also have concerns about the direction of our neighborhood. We feel that our neighborhood is already established with mainly single family homes. Most of the other new developments consist of single family homes with a few dual family homes. A development of this type would not fit in our neighborhood. This type of proposal simply does not belong on a small neighborhood road. We deeply oppose this and hope that you will, as well.

Thank you for your time.

Marsee Hohwald

From: Chair Renraw [mailto:renrawcommunity@hotmail.com]
Sent: Tuesday, November 15, 2016 4:42 PM
To: Planning Commissioners
Subject: Opposition to SP for Elvira Development -2016SP-087-011

Dear Commissioners,

I am the chairman of the Renraw Community Association and I am writing to express opposition to the Elvira Development SP below.

Our neighborhood is close to the East Hill neighborhood and approving this SP would create a bad precedent that could damage our neighborhood in the future. This development is too dense for the area. It will create massive traffic and safety issues. It will alter and destroy the single family nature of the existing neighborhood.

Please Disapprove this proposal. The Planning staff is right to disapprove. Please support the decision of the staff.

Thank you

**John Wendt , Chair, Renraw Community Association
937 Cahal Avenue
Nashville, TN 37206**

2016SP-087-001

BL2016-414/Scott Davis On Consent: No
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to SP-R zoning for various properties along Elvira Avenue, Maynor Avenue, and Keeling Avenue, approximately 600 feet west of Anderson Place, (5.82 acres), to permit a maximum of 221 residential units, requested by Councilmember Scott Davis, applicant; various property owners.

Staff Recommendation: Disapprove.