

Final comments on November 17, 2016 Planning Commission agenda items

Item 2, Elvira Ave/Maynor Ave/Keeling Ave. rezoning

From: Rachel A. Owen [mailto:rowen@realtracs.com]
Sent: Wednesday, November 16, 2016 9:44 PM
To: Planning Commissioners
Subject: Elvira Development by Stratos Developers (Nov 17 mtg)

Dear Commissioners,

I am a resident and home owner at 1010 Elvira Ave. Many community members are opposed to the density suggested in the SP that will be presented to you tomorrow. I share their concerns, though I also see value in the benefits the development could provide my street.

The SP suggests the possibility of providing a sidewalk that runs the length of Elvira if right of way is provided. I'm not exactly sure what caveats lurk there, but that would be very welcomed by our street's residents who risk life and limb walking daily on Elvira. Even a partial walkway in front of the complex would offer a start.

Currently, there is a blind and narrow curve from Elvira onto Keeling. This plan specifies making this a T shaped connection with a 3 way stop if warranted. I can say that there is no doubt it would be warranted. If the developer was required to include this improvement, it would reduce the traffic burden of the development more than anything that could be done in my opinion. In fact, it would be a dramatic improvement to the safety of the connection presently.

I am a full time real estate agent. The smaller condo units the plan suggests would be a welcome and attractive addition to the community and its affordability to single owners. I also support the effort of the developer to include some sales at 90% of AMI although I don't know if it goes far enough.

The scrutiny from Metro Planning and utility services that the SP provides is also a welcome change from the hodge podge of development that I fear will happen on this unique grouping of lots. I believe that 56 units are allowed currently with no change to the zoning. This would be 56 units and potentially over 112 vehicles added in the community with no real oversight to infrastructure. I feel as if many of my fellow neighbors overlook this.

That being stated, perhaps my neighbors in opposition are correct that there is simply too much density proposed with 212 vehicles, but I cannot overlook the possibilities of Elvira's improvement.

My support for this project will rest heavily on your recommendation.

Thank you for your time and service,

Rachel Owen

Rachel Owen

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From: Zach Matthews [mailto:zmatt33@gmail.com]

Sent: Wednesday, November 16, 2016 5:10 PM

To: Planning Commissioners

Subject: Elvira Development SP

Dear Planning Commissioners,

It is my opinion, as well as my neighbors', that this proposed SP should be not be approved. It doesn't make sense in this location for numerous reasons. Our neighborhood infrastructure does not allow for such a development. It does not fit our neighborhood or the "on a major corridor" specification they claim. If they want to build something like this, they should buy the plasma bank on Gallatin or build on Trinity where it would make more sense. Furthermore, the fact that the developers and Councilman continue to claim that it will be "affordable" is simply insulting to the working class people who already reside on this street. This is just another attempt at a land grab for profit on this side of town.

I'd be in favor only if there was a substantial reduction in the number of units proposed and a cut-through to Maynor to ease traffic. The sidewalks would have to remain in the SP as well-which would require improvements in the sewer drainage as well all the way to Gallatin.

Thank you for your time and consideration,

Zach Matthews

1018 Elvira Avenue