

## **Additional comments on Feb. 23, 2017 agenda items, posted Feb. 23**

### **Item 10, East Hill/Maynor Place Community Plan Amendment**

**From:** Deb Hester [mailto:debphoenix@bellsouth.net]

**Sent:** Wednesday, February 22, 2017 11:00 PM

**To:** Planning Commissioners

**Cc:** Sewell, Marty (Planning)

**Subject:** MPC Case #2017CP-005-001

To Commissioners:

As a property owner since 1987, I want to inform you of my support for the community plan amendment policy change to Urban Neighborhood Maintenance (T4 NM) for our area. My husband and I are very displeased with the development changes that have taken place so far. We would like to keep our neighborhood preserved.

This change seems to provide only minimal protection, but it is better than nothing. Demolition is occurring, trees are being cut, and ugly houses that are too tall are being built with no yards.

Thank you for your consideration,

Deborah Hester

1004 Maynor Ave.

Council District 5

From: Theresa [mailto:tn4home@aol.com]

Sent: Tuesday, January 24, 2017 2:24 PM

To: Sewell, Marty (Planning)

Subject: Case 2017cp-005-001

Mr.Sewell I am a property owner of several parcels on elvira Ave I am opposed for our street being changed to maintenance from evolving. Elvira is right in the middle of evolving and changing it needs to finish evolving for the good of our community and neighborhood. I have lived on this street for 21 one years when we bought our first property this was not a desirable neighborhood to live in and as always there have been more rental properties on this street than homeowners we have currently thirty one new homes that have been built in the last year.In the 21 years my husband and I have resided on Elvira we invested in the neighborhood and the property around us so that one day we could sell and retire to the country to change this street from evolving to maintenance would possibly take this opportunity away from us . We do not consider ourselves part of this east hill neighborhood association and never knew there was such a thing until the signs went up on the street I attended their meeting after I was aware of there existence and asked the question how can this happen your street is in a neighborhood association that you are unaware of and the answer I was told was we were kinda absorbed.I am a Nashville native born and raised all my life the community that I live in is NOT East Hill it is Inglewood and always has been I shop at the Inglewood Kroger I belong to the American Legion post 82 Inglewood we have Inglewood market we use to have a movie theatre where family dollar is now across from Kroger and behind there sits the bones of the Inglewood bowling alley north of trinity lane is Inglewood south of trinity lane is east .I do not believe the east hill neighborhood association gave official notice that they were going to include Elvira residents and property owners in this neighborhood association had I'd known about it I would have been opposed to it.It is not official notification to just leave a flyer on your mail box actually I believe it is illegal they blow away things like that are not official they have formed a non profit group and they should have some kind of permit and all mailings and flyers should go through the post office.please do not support the east hill neighborhood association in changing our street not theirs to maintenance from evolving let Elvira finish evolving into the great neighborhood it can be.Please support the Elvira project for a better future for our neighborhood and community.  
Thank you Theresa Cogdill  
Sent from my iPhone

From: Frank Hundley [mailto:frankhundley@gmail.com]  
Sent: Wednesday, February 01, 2017 10:09 AM  
To: McCaig, Anita D. (Planning)  
Subject: East Nashville Community Plan - Switching from Evolving to Maintenance - SUPPORT!

Good morning Anita,

I live on Delmas Avenue and am a member of the East Hill Neighborhood Association Executive Committee, but unfortunately I was unable to attend last night's community meeting because of a family engagement. However, I'd like to let you know that I SUPPORT the proposed change in the Community Character Policy in the East Nashville Community Plan from Evolving to Maintenance! While the neighborhood has experienced substantial development in recent years, its character is what drew me here, and as we face a future of continued substantial development I would like to see it preserved.

The development has brought with it a rather dramatic increase in density, and I welcome the enhancements to pedestrian, bicycle, and vehicular connectivity that this change might bring, as the neighborhood is bursting at the seams from decades of deferred infrastructure maintenance and this density explosion, and could really benefit from increased attention from Metro Public Works.

Thanks very much for your work on this matter!

Frank Hundley  
921A Delmas Ave  
Nashville, TN 37216

**From:** Chester Hannah [mailto:ChesterH@hannahconstructors.com]  
**Sent:** Wednesday, February 01, 2017 1:54 PM  
**To:** McCaig, Anita D. (Planning); Sewell, Marty (Planning)  
**Subject:** East Nashville Community Plan Amendment

My daughter and I own the two new homes being built at 929 Elvira (929A and 929B). She lived at this address since 2012 and we have since torn the existing house down and are building 2 in its place. We intend to sell one of the homes and she will live in the other.

I was unable to attend the meeting last night at East Precinct but wish to state for the record **that I am in favor of changing from T4 NE to T4 NM.**

Also, for what it is worth, I am under the impression from the recent Tennessean article that the proposed new subdivision at the end of Elvira that Councilman Scott Davis is pushing is being redrawn with fewer homes. I am opposed to the rezoning required for this development. Since there are no garages/turnarounds on lots, we have to back into the street to leave. We are near the crest of the hill which makes this maneuver very unsafe. It will get drastically worse once the traffic is multiplied.

**Chester Hannah**

7516 Hwy 70S, Suite 100

Nashville, TN 37221

(615) 662-5682

hannahconstructors.com

From: Stevie Reilly [mailto:stevieraereilly@gmail.com]  
Sent: Wednesday, February 01, 2017 7:44 AM  
To: McCaig, Anita D. (Planning)  
Subject: Switch from evolving to maintenance

Good morning,

I just wanted to let you know that I vote yes for switching our neighborhood from evolving to maintenance. I live at 904 Elvira Ave.

Thank you!  
Stevie Reilly  
904 Elvira Ave  
Nashville, TN 37216

Sent from my iPhone

**From:** Orion Pahl [mailto:orionpahl@gmail.com]  
**Sent:** Tuesday, January 31, 2017 11:49 PM  
**To:** McCaig, Anita D. (Planning)  
**Subject:** Maynor/East Hill Evolving vs. Maintenance Opinion

Hello Anita,

Chiming in on: *Proposed Changes for East Hill/Maynor Place neighborhoods*

I'm in favor of moving our neighborhood from Evolving to Maintenance. I live at 905A Thomas Ave., Nashville, TN 37216 in a duplex. I enjoy living next to duplexes, homes, the new tall and skinny, and the old 1940's/50's ones.

I attended 4 local meetings on the Elvira SP, 2 planning meetings, and voiced my opposition at a council mtng. I wasn't able to make it tonight, but I wanted to let you know my thoughts.

I downloaded the T4 Urban PDF and skimmed through it a bit tonight... and read the one pager about the event and the proposed change. To be honest, I don't see a drastic change in

the language/intent between the two (Evolving vs. Maintenance)... I know evolution is going to happen on Trinity/Gallatin... but it would be nice for this to still be a neighborhood in 20 years.

Thanks for reading this. Let me know if you have any follow-up, etc.

Thanks,

Orion Pahl

**From:** bill2baggett@gmail.com [mailto:bill2baggett@gmail.com]

**Sent:** Wednesday, February 01, 2017 4:36 PM

**To:** McCaig, Anita D. (Planning)

**Subject:** East Hill zoning classification

*Anita,*

*My name is Bill Baggett*

*1016 Burchwood Ave.*

*Nashville, Tn 37216*

*I am very much in favor of changing to the  
maintenance classification.*

*Thank you,*

*Bill Baggett*

**From:** Ashley Hockenberry [mailto:ashleyhockenberry@gmail.com]  
**Sent:** Wednesday, February 01, 2017 10:23 PM  
**To:** Sewell, Marty (Planning); McCaig, Anita D. (Planning)  
**Subject:** East Hill Neighborhood - Maintenance Status for Elvira Avenue

Dear Marty and Anita,

I reside at 926 Elvira Avenue. There was a planning meeting this week for our neighborhood to switch from evolving to maintenance and I was unable to attend due to my work schedule. I would like to cast my vote to switch from evolving to maintenance for East Hill and Elvira Avenue. Please let me know if any additional information is needed or if I can help in any way.

Best regards,

Ashley Hockenberry

478.737.1112

[ashleyhockenberry@gmail.com](mailto:ashleyhockenberry@gmail.com)

From: reillyseanm@gmail.com [mailto:reillyseanm@gmail.com]  
Sent: Thursday, February 02, 2017 10:28 AM  
To: Sewell, Marty (Planning)  
Subject: Evolving to Maintenance

Hi Marty Sewell,

My name is is Sean Reilly and I live on Elvira at 904. I wanted to let you know I strongly support changing the zoning from evolving to maintenance as a resident here!

Thanks for your time,

Sean

**From:** Tim Hockenberry [mailto:timhockenberry1@gmail.com]  
**Sent:** Wednesday, February 01, 2017 10:38 PM  
**To:** McCaig, Anita D. (Planning); Sewell, Marty (Planning)  
**Cc:** Ashley Hockenberry  
**Subject:** East Hill Neighborhood - Maintenance Status for Elvira Avenue

Dear Marty and Anita,

I reside at 926 Elvira Avenue. There was a planning meeting this week for our neighborhood to switch from evolving to maintenance and I was unable to attend due to my work schedule. I would like to cast my vote to switch from evolving to maintenance for East Hill and Elvira Avenue. Please let me know if any additional information is needed or if I can help in any way.

Sincerely,

Tim Hockenberry  
678.628.8548

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

**From:** Cory Colton [mailto:corycolton@me.com]  
**Sent:** Wednesday, February 01, 2017 8:02 PM  
**To:** McCaig, Anita D. (Planning); Sewell, Marty (Planning)  
**Subject:** Vote for East Hill to Become Neighborhood Maintenance Status

Hi Anita and Marty

My husband Keith Berry and I would like to cast our vote for East Hill neighborhood to be changed from Neighborhood Evolving to Neighborhood Maintenance. We love on Thomas Ave at number 935B.

Cory Colton  
646-541-0104

Sent from my iPad

**From:** Rachel Owen [mailto:rachelowenmusic@gmail.com]  
**Sent:** Friday, February 03, 2017 8:55 PM  
**To:** Sewell, Marty (Planning)  
**Subject:** East Hill / Maynor Place area overlay change review

Dear Mr. Sewell -- It was a pleasure meeting you and your colleague the other evening at the East Hill community meeting. I wanted to write to reiterate and elaborate on my opinion regarding changing this area's overlay from T4 NE to T4 NM.

I own and reside at 1010 Elvira Ave, and my family wishes to remain under the existing policy. I would like to speak to Elvira Avenue only and encourage the Planning staff to consider carving out Elvira if there is a change to the rest of the overlay area.

As was stated in the meeting, the request for review came from the leadership of the East Hill Neighborhood Association. This leadership, in my opinion, is quite biased against development in general and does not speak for me and many others on Elvira. In fact, the most vocal in East Hill and its leadership do not live anywhere near Elvira Ave.

It has been made clear that the request was in response to the recent failed SP filing for the Elvira Development. This overlay change is championed by them because they believe it will stop or make more difficult any development beyond that allowed by present zoning. Your explanation made it clear that development and SPs would still be considered with NM overlay, but I believe removing the NE overlay will deter developers somewhat from paying attention to our area and bringing sidewalks, road expansion and infrastructure improvements to our street. We do have at least one very unusual parcel owned by the Cogdill family which is ripe for responsible development. This could include some smaller, more affordable units in condominium buildings which would resemble nothing on our street. In fact, very little on our street resembles something else on the street anyway, so what is there to maintain?

I am a licensed real estate agent and feel that our street will benefit if left under the current overlay. It is my hope that Keeling Ave, Elvira Ave and Thomas Ave will eventually become part of a walkable community generated by the Multi-Use neighborhoods along the Trinity Lane corridor.



I respect my neighbors very much for speaking out against projects which would serve as traffic nightmares to our general area, but to seek unnecessary changes in order to stop what I consider progress is unfair to me and the owners on my street who see something different for our neighborhood and our investments.

I look forward to hearing the recommendations of your staff and the Commission.

Many thanks for your time,

Rachel Owen

1010 Elvira Ave

From: KJ Garner [mailto:kelly@ibiblio.org]  
Sent: Monday, February 06, 2017 12:42 PM  
To: Sewell, Marty (Planning)  
Subject: East Hill change from Neighborhood Evolving to Neighborhood Maintenance

Greetings Mr. Sewell - I'm sad I missed the community meeting last week on the proposed overlay change for sections of the East Hill neighborhood from T4 NE to T4 NM. I am writing to share my thoughts and concerns on this proposed change.

I purchased my home at 1012 Elvira Avenue in October 2011. Since then, there have been 26 new houses added to this street (not including 2 more currently being built). Elvira Avenue isn't even half a mile long (clocks in just under .4 miles). Elvira Avenue serves as a vehicular cut-through from Trinity Lane to Gallatin Pike, with vehicle drivers often pushing 45MPH or greater on this street. There are many walkers (and a handful of bike riders) who are either going to work, running errands, or walking for pleasure. They are at risk of injury or death due to the lack of separated infrastructure as well as the failure of MNPD to enforce traffic codes on this side street.

However, that's not the issue at hand, though I feel it plays a large part in my rejection of the proposed change in the community plan.

Based on my reading of the plan, a move from NE to NM would reduce the chances (what little they may be) of Elvira, Maynor, Iverson, or other side streets to be in line to have sidewalks. I am open to being corrected if my interpretation is not right!

At the moment, attempting to talk with developers as they cash in on our neighbourhood and pleading for sidewalks to be put down within the framework of the Metro Public Works' ST-210 guidelines for local street sidewalk standards and working within the Complete Streets mayoral executive order is about the best I can do. I was excited about a recent proposal from Councilwoman Angie Henderson to require developers to place sidewalks in front of new builds and multi-unit properties, but that is

becoming toothless as well in preparation for second reading at Council and would result instead in another "in lieu" fund.

Basically, Elvira Avenue has now seen a load of housing development that has not resulted in anything resembling safe walking or biking infrastructure, and I am concerned that the inaction of our councilperson on this issue combined with certain future development capabilities on our street and a change to NM will reduce Elvira Avenue's chances to have any type of sidewalk possibilities in future. I am a former board member of and current volunteer with Walk Bike Nashville; I own a business called Bike Fun which is dedicated to getting Nashvillians out on two wheels ([www.nashvillebikefun.com](http://www.nashvillebikefun.com)); and I am a passionate advocate for human powered transportation - so much so, that I have been dubbed a "self-appointed hall monitor" for the sidewalks we have precious few of in this part of Inglewood. (I'll wear that moniker with pride.)

I am OPPOSED to the change in community plan for this section of East Hill.

With gratitude for your time,

Cheers  
KJ Garner  
1012 Elvira Ave  
919-264-2549

**From:** Kyle Lucas [<mailto:kyle.lucas@simpsonhousing.com>]  
**Sent:** Wednesday, February 01, 2017 12:18 PM  
**To:** McCaig, Anita D. (Planning); Sewell, Marty (Planning)  
**Subject:** Easthill - Thomas Avenue & Maynor Place Community Plan Update

Good afternoon,

My name is Kyle and I live on Thomas Avenue in the Easthill neighborhood of Nashville. Our neighborhood association is seeking to change from Evolving to Maintenance.

It is my believe that Evolving suits the demands of the area and that it should continue with this plan to help grow the area along with the rest of the city.

Thank you for your time.

**From:** whitney pastorek [mailto:whittlz@gmail.com]  
**Sent:** Wednesday, February 01, 2017 7:55 PM  
**To:** McCaig, Anita D. (Planning)  
**Cc:** Sewell, Marty (Planning)  
**Subject:** Re: East Hill NextDoor post responses

Y'all, see attached from Marilyn Merriweather, who lives at 919 Elvira. She's elderly, and has asked me to relay her vote. Thank you!

xo

w

**(attachment follows)**

---

**Inbox » RE: Neighborhood Policy Change: Please vote!**

Conversation between you and Marilyn Merriweather from East Hill



**Marilyn Merriweather**  
T4NM

12 minutes ago



**Whitney Pastorek**

Thank you, Marilyn! Did you email the Planning staff? Would you like me to relay this for you?

7 minutes ago



**Marilyn Merriweather**

Please relay my vote. Thank you

2 minutes ago



Write a reply...

Reply

**From:** Richard Akers [mailto:richakers@comcast.net]  
**Sent:** Monday, February 06, 2017 9:19 AM  
**To:** McCaig, Anita D. (Planning)  
**Subject:** East Hill Community Character Policy

Good morning Ms. McCaig,

I hope you are doing well.

I wanted to express my full support for the proposed change of areas of East Hill currently specified as T4 Neighborhood Evolving to T4 Neighborhood Maintenance.

At the time this was established this section of East Hill was not a part of our neighborhood group and had little if any input in establishing this designation. The character of this section of East Hill is at this point fully established. This section consist primarily of single family homes zoned R6. This is appropriate for this section of our neighborhood.

I fully support this change.

Thank you,

Richard Akers

Fairwin Ave

37216

**From:** Nicholas Waggoner [mailto:wyan42@gmail.com]

**Sent:** Monday, February 06, 2017 7:02 PM

**To:** Sewell, Marty (Planning)

**Subject:** T4ne for me

I vote t4ne I'm a home owner at 1081 Zophi streer

**From:** Rebekah Forlines [mailto:r.forlines@yahoo.com]

**Sent:** Thursday, February 02, 2017 2:33 PM

**To:** McCaig, Anita D. (Planning)

**Subject:** East Hill Evolving to Maintenance

Hi Anita,

I was unable to make the East Hill Neighborhood association meeting, but as a resident living on Elvira Ave. I wanted to officially voice my support of changing the status of the neighborhood from Evolving to Maintenance for a number of reasons.

Please let me know of anything else needed from me to place my "vote" in that way.

Thanks!

Rebekah Forlines

From: Shan [mailto:eastnashvilleroost@gmail.com]  
Sent: Tuesday, February 07, 2017 2:42 PM  
To: Sewell, Marty (Planning)  
Subject: East Hill Elvira Proposal

Hi Anita,

I live at 1014 Spain Ave in the East Hill Neighborhood. I vote for a change in the Elvira area of East Hill from the current T4N3 to the T4NM status. I'm hoping that this change will deter developers and our Councilman Scott Davis from wasting our time and energy having to fight them off in their intent to overcrowd the middle of our neighborhoods with multi level apartments or condos when the streets are already too small to even accommodate sidewalks/ Thanks!

Shan Canfield  
615-473-6317

From: Theresa [mailto:tn4home@aol.com]  
Sent: Wednesday, February 08, 2017 2:42 PM  
To: Sewell, Marty (Planning)  
Subject: Keep Elvira evolving

I live on Elvira ave I would most definitely agree to keep Elvira evolving we are in the middle of evolving and good things are coming to our Inglewood neighborhood I do not consider myself to be part of the east hill neighborhood association our community is Inglewood not east hill .They took us over without our knowledge not any property owners were notified by mail only by flyers being put on mailboxes mine must have blown away or ended up as litter on the street they should not have any say about what happens on Elvira.i ask that you please leave Elvira evolving good things are to come Leave Elvira alone .  
Thanks Bill Cogdill.

From: Caleb Allen [mailto:calebtristate@yahoo.com]  
Sent: Tuesday, February 07, 2017 11:16 PM  
To: Sewell, Marty (Planning)  
Subject: Response to East Hill Restrictions

To whom it may concern:

My name is Caleb Allen, and I live at 1005 Elvira Avenue. I vote to keep the neighborhood T4 NE. I believe as a homeowner that we should have the right to choose what we do with our property.

Sincerely,  
Caleb Allen

615-945-9360

**From:** Chris Griswold [mailto:chrisbgriswold@gmail.com]  
**Sent:** Wednesday, February 08, 2017 1:57 PM  
**To:** McCaig, Anita D. (Planning); Sewell, Marty (Planning)  
**Subject:** East Hill Neighborhood Status

To Whom It May Concern:

I live at 936 Delmas Ave in the East Hill Neighborhood. I vote for a change in the Elvira area of East Hill from the current T4NE to the T4NM status.

It is my hope that this change will deter Councilman Davis' intent to overcrowd the middle of our neighborhoods with multi level apartments or condos when the streets are already too small to even accommodate sidewalks/ Thanks!

Chris Griswold  
936 Delmas Avenue  
615.483.7425

From: Brandi Cole [mailto:brandi.cole@icloud.com]  
Sent: Wednesday, February 08, 2017 2:44 PM  
To: Sewell, Marty (Planning)  
Subject: East Hill Neighborhood change

Mr. Marty Sewell

I live at 1076 Zophi St. in the East Hill Neighborhood. I vote for a change in the Elvira area of East Hill from the current T4NE to the T4NM status. I'm hoping that this change will deter developers and our Councilman Scott Davis from wasting our time and energy having to fight them off in their intent to overcrowd the middle of our neighborhoods with multi level apartments or condos when the streets are already too small to even accommodate sidewalks/ Thanks!

Brandi Cole

**From:** Brady Dev. Group [mailto:dan@bradydg.com]  
**Sent:** Thursday, February 09, 2017 3:16 PM  
**To:** Sewell, Marty (Planning)  
**Subject:** RE: 2017CP-005=001

Yes, I am in favor. What I am not in favor of is Multifamily in this small section of the city. I truly believe it would negatively affect housing pricing as I do not believe the neighborhood could support it.

Thank you,

Dan Brady

932 Elvira

From: MARK [mailto:allenmarkj@comcast.net]  
Sent: Sunday, February 12, 2017 8:32 PM  
To: McCaig, Anita D. (Planning); Sewell, Marty (Planning)  
Subject: East Hill plan....

Guys....just wanted to make sure you were aware of my support for the following plan change.

. The requested plan amendment would change the policy for the residential portions of the East Hill and Maynor Place neighborhoods from Urban Neighborhood Evolving (T4 NE) policy to Urban Neighborhood Maintenance (T4 NM) policy.

I'm a 18 year resident of East Nashville. I'm a homeowner at 1062 Zophi St.... We need to ensure that we stop unwanted growth that is not supported by appropriate infrastructure development. Please make sure that the Metro Council supports this change!

Thank you...

Mark Allen  
1062 Zophi St.  
Nashville TN 37216