

Comments on March 9, 2017 Planning Commission agenda items, received through March 2

Item 4, 504 and 506 Southgate Avenue

From: Alison Christina Von Deylen [mailto:alison.c.von.deylen@vanderbilt.edu]

Sent: Thursday, January 26, 2017 11:37 AM

To: Planning Commissioners

Subject: Dale and Associates Southgate Development-OPPOSE

To Whom It May Concern:

I received a notice last week for a 9-unit development on 2 lots on Southgate in Wedgewood-Houston. I am in strong opposition of this development (along with other members of my community) for several reasons. I am happy to list those reasons in a follow-up email should you need them.

Thank you for your time.

Sincerely,

Alison Von Deylen

Division of Diabetes, Endocrinology, and Metabolism

Vanderbilt University Medical Center

538A Moore Avenue

Nashville, TN 37203

Two more commenters sent the same email:

Danielle Dean, Ph.D.

Division of Diabetes, Endocrinology, and Metabolism

Vanderbilt University Medical Center

538A Moore Avenue

Nashville, TN 37203

Danielle Spence, CTFA

Vice President, Private Banking

ServisFirst Bank

1801 West End Avenue | Suite 850

Nashville, Tennessee 37203

T 615.921.3528 | C 859.322.8236

NMLS: 1277618

Items 12a/b, Donelson/Hermitage/Old Hickory Community Plan – Hessey-Hoggett Ford

From: Sharp, Karimeh (Planning)

Sent: Monday, February 27, 2017 9:13 AM

To: Planning Commissioners; Burse, Gene (Planning); Freeman, Mike (Council Member)

Subject: 2017SP-021-001

Ina Speck at 97 Evelyn Drive called to express her concerns on this case. She is elderly without internet access and is unable to attend a meeting, but wanted to comment. I summarized her comments and read them to her and she confirmed this is what she meant:

“Houses are close together, which will lead to more traffic. I do not feel there is room for six houses.”

Thanks,

Karimeh

Karimeh Sharp

Planner 1

Land Development

Items 13a/b, East Nashville Community Plan Amendment/Riverside Village

From: Laura Moran [mailto:laura_moran18@icloud.com]
Sent: Wednesday, March 01, 2017 11:55 AM
To: Planning Commissioners
Cc: Shepard, Shawn (Planning); Davis, Anthony (Council Member)
Subject: Comments regarding 2017sp-013-001/2017cp-005-003 development on Riverside Dr.

Addresses 2304, 2306 and 2310 Riverside drive:

This email is regarding the March 9th agenda for the rezoning on Riverside. I live at 1139 Kirkland Avenue and oppose this zoning change due to the impact on the neighborhood with increased traffic, noise, and parking issues.

Please do not approve this zoning request.

Laura Moran
615-364-9552

From: atlbt@aol.com [mailto:atlbt@aol.com]
Sent: Wednesday, March 01, 2017 8:34 AM
To: Planning Commissioners
Cc: Shepard, Shawn (Planning); Davis, Anthony (Council Member)
Subject: 2017SP-013-001; 2017CP-005-003

Re: March 9th Meeting Agenda:

I fully support the proposed zoning changes to allow the planned development at 2304, 2306 & 2310 Riverside Drive. I feel that this neighborhood would benefit from the development of the living units described, and also (most importantly), from the proposed business area improvements.

Thank you.

Vicki L. Davis

3107 Oxford Drive

Nashville, 37216

From: Gina & Ralph [mailto:rgcash007@att.net]

Sent: Wednesday, March 01, 2017 8:19 AM

To: Planning Commissioners; Sewell, Marty (Planning); Shepard, Shawn (Planning); Davis, Anthony (Council Member)

Subject:

I am writing to you in regards to the Thursday March 9, 2017 meeting for the zoning change request by Lance Bloom asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE which is evolving to current usage and the community current conditions.

After review of this last rezoning request and plans, I am not in favor of this zoning change due to the impact on the increased neighborhood, noise, parking and traffic.

Please do not approve this zoning request.

Gina Cash

1220 Plymouth Avenue

Nashville, TN 37216

From: patsansone@yahoo.com [mailto:patsansone@yahoo.com]

Sent: Wednesday, March 01, 2017 3:08 PM

To: Planning Commissioners

Subject:

2/28/2017

Planning and Zoning

Reference case # 2017SP-013-001/2017CP-005-003

Addresses 2304, 2306, and 2310 Riverside Dive

I am writing to you in regards to the [Thursday March 9, 2017](#) meeting for the zoning change request by Lance Bloom

asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE which is evolving to current usage and the community current conditions.

After review of this last rezoning request and plans, I am not in favor of this zoning change due to the impact on the increased neighborhood, noise, parking and traffic.

Please do not approve this zoning request.

Sincerely,

Patrick Sansone

1275 Kenmore PL

Nashville, TN 37216

From: patsansone@yahoo.com [mailto:patsansone@yahoo.com]

Sent: Wednesday, March 01, 2017 3:23 PM

To: Shepard, Shawn (Planning)

Subject:

Planning and Zoning

Reference case # 2017SP-013-001/2017CP-005-003

Addresses 2304, 2306, and 2310 Riverside Dive

Hi Shawn,

I am writing to you in regards to the [Thursday March 9, 2017](#) meeting for the zoning change request by Lance Bloom asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE which is evolving to current usage and the community current conditions.

After review of this last rezoning request and plans, I am not in favor of this zoning change due to the impact on the increased neighborhood, noise, parking and traffic.

I live a block away from the property, just behind the proposed development. I feel like it's just too many units for 1.5 acres, and I am not in favor of the "micro unit" concept. I think it's a bad option all around. Not good for tenants, not good for the neighborhood. It's been shown in other cities that that these kinds of developments often drive surrounding property values down, and I think it's fairly predictable that they will probably just turn into airbnb units.

Please do not approve this zoning request.

Sincerely,
Patrick Sansone
1275 Kenmore PL
Nashville, TN 37216

From: John Tibbs [mailto:johnwesleytibbs@gmail.com]

Sent: Tuesday, February 28, 2017 9:36 AM

To: Planning Commissioners

Cc: Planning Commissioners; Sewell, Marty (Planning); Shepard, Shawn (Planning); Davis, Anthony (Council Member)

Subject:

To Whom It May Concern,

I am writing to you in regards to the Thursday March 9, 2017 meeting for the zoning change request by Lance Bloom asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE which is evolving to current usage and the community current conditions.

After review of this last rezoning request and plans, I am not in favor of this zoning change due to the impact on the increased neighborhood, noise, parking and traffic. We need to keep East Nashville the special place it is ... let's grow yes, but not with chain restaurants and condos.

Please do not approve this zoning request.

John Tibbs
4609 Grinstead Pl
Nashville TN 37216

From: Dustin Meza [mailto:dpmeza@gmail.com]
Sent: Tuesday, February 28, 2017 9:13 AM
To: Planning Commissioners
Cc: Sewell, Marty (Planning); Shepard, Shawn (Planning); Davis, Anthony (Council Member)
Subject: Planning and Zoning

To Whom it May Concern,
Reference case # 2017SP-013-001/2017CP-005-003
Addresses 2304, 2306, and 2310 Riverside Dive

I am writing to you in regards to the Thursday March 9, 2017 meeting for the zoning change request by Lance Bloom asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE which is evolving to current usage and the community current conditions.

After review of this last rezoning request and plans, I am not in favor of this zoning change due to the impact on the increased neighborhood, noise, parking and traffic.

Please do not approve this zoning request.

Dustin Meza

1312 Monetta Ave
37216

From: Andrew VanLandingham [mailto:vanlandingham.andrew@gmail.com]
Sent: Tuesday, February 28, 2017 8:51 AM
To: Planning Commissioners
Cc: Shepard, Shawn (Planning); Davis, Anthony (Council Member)
Subject: Public comment re: 2017SP-013-001 and 2017CP-005-003

Planning Commissioners,

I'm writing in support of the proposal at 2304, 2306, and 2310 Riverside Drive that is currently under review as case numbers 2017SP-013-001 and 2017CP-005-003. My understanding is that this proposal requires the lots to be rezoned from a RS7.5 Medium density residential designation to a SP-R Special Plan Residential designation. I support both the current proposal and the required rezoning.

I live at 1409 Stratford Avenue, which is approximately one mile from the site of the proposal. I believe that allowing more density in sites with close proximity to existing commercial nodes within the neighborhood fits within existing long-term plans of growth as articulated in the Nashville Next plan approved in 2016. This proposal would meet at least two of the seven plan elements: "Foster Strong Neighborhood" and "Create Economic Prosperity." It would also help Riverside Village continue developing into a "walkable center" and "create opportunity through abundant housing," which are two of the four strategies in the Nashville Nextplan.

I understand that several of my neighbors have concerns with potential increased traffic due to the new number of units. While I appreciate their concern, I do not believe that traffic congestion can be solved by making less housing available in the neighborhood. Instead, I would encourage the Transportation division of the Planning Department to ensure that the Riverside Drive and McGavock Pike intersection is optimally designed for a strip of commercial business likely to see increased pedestrian and vehicle traffic due to this proposal and other potential improvements on McGavock Pike. I'd also encourage Councilman Davis and the Planning Department to ensure that public improvements are made in association with this development. For example, extending sidewalks from Riverside Drive and Golf Street to Riverside Drive and McGavock Pike.

Finally, I would like to thank the Planning Department for attending the neighborhood meeting on February 22 with the developer and Anthony Davis. I understand there are lots of land use proposals ongoing in Nashville that require close coordination with neighbors, developers, and other stakeholders. Ensuring that neighborhood input is allowed is not an easy task, but is vital to ensure all Nashville citizens feel like they can contribute to the ongoing growth of our city. Your efforts on this proposal are much appreciated.

Best regards,

Andrew and Ashleigh VanLandingham

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Andrew VanLandingham

From: eskewconsulting@gmail.com [mailto:eskewconsulting@gmail.com] **On Behalf Of** Brittney Eskew
Sent: Tuesday, February 28, 2017 8:41 AM

To: Brittney Eskew
Subject:

Planning and Zoning

Reference case # 2017SP-013-001/2017CP-005-003

Addresses 2304, 2306, and 2310 Riverside Dive

I am writing to you in regards to the Thursday March 9, 2017 meeting for the zoning change request by Lance Bloom asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE which is evolving to current usage and the community current conditions.

After review of this last rezoning request and plans, I am NOT in favor of this zoning change due to the impact on the increased neighborhood, noise, parking and traffic. Our road system is not equipped for this! Not to mention, it is ripping apart the authenticity of our historic neighborhood!

Please do not approve this zoning request.

Brittney Eskew

East Nashville Resident

1051 Mitchell Road

From: Stephen [mailto:stephenbowen@comcast.net]

Sent: Tuesday, February 28, 2017 6:43 AM

To: Planning Commissioners; Sewell, Marty (Planning); Shepard, Shawn (Planning); Davis, Anthony (Council Member)

Subject: 37216 Against Zoning Change on Riverside Drive

Planning and Zoning

Reference case # 2017SP-013-001/2017CP-005-003

Addresses 2304, 2306, and 2310 Riverside Dive

I am writing to you in regards to the Thursday March 9, 2017 meeting for the zoning change request by Lance Bloom asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE which is evolving to current usage and the community current conditions.

After review of this last rezoning request and plans, I am not in favor of this zoning change due to the impact on the increased neighborhood, noise, parking and traffic.

Please do not approve this zoning request.

Thank You

Stephen Bowen
1520 Norvel Avenue

Nashville Tn #7216

From: Zachary Clevenger [mailto:zack.clevenger@gmail.com]
Sent: Tuesday, February 28, 2017 2:40 AM
To: Planning Commissioners
Cc: Davis, Anthony (Council Member); Shepard, Shawn (Planning)
Subject: 2017SP-013-001 and 2017CP-005-003

To whom it may concern,

Please HELP SAVE RIVERSIDE VILLAGE!

My name is Zack Clevenger and I currently live off of Shelby and 15th in a new construction on Sevier Ct so I can appreciate what new construction in east Nashville has to offer. However, I can reassure you that when I was house hunting I was adamant about not looking at any homes that were HOA contracts or those ridiculous tall and skinny monstrosities which I believe are destroying the charm of Nashville. Not just in east Nashville but all over our city. I get that everyone wants to move here and I understand that we need to do everything we can to accommodate growing business and interest in our town but not at the expense of destroying what makes our city great in the first place, which for me and so many others is the small town feel. I love east side for its charm and lack of congestion and though I used to go to midtown and the gulch once upon a time the congestion and douche baggery that now populate that area prevent me from even bothering. So if you want to run off people like me in favor of the quick buck go ahead because when the smoke clears and the fad wears off you'll be left with a city that has no core value thanks to selling it to the lowest common denominator. In the end you'll do what's best for your bank roll but in the event that I can appeal to your better sensibilities I implore you to reconsider this proposal and stop the raping that is the mass construction of our fine city from destroying the charm of east Nashville. I thank you for your time and hope you have a tremendously wonderful March.

Cheers!

Zack Clevenger

From: Matthew Bond [mailto:matthewjbond@hotmail.com]

Sent: Thursday, March 02, 2017 2:33 AM

To: Sewell, Marty (Planning)

Cc: Planning Commissioners; Sewell, Marty (Planning); Shepard, Shawn (Planning); Davis, Anthony (Council Member)

Subject: Case #2017SP-013-001/2017CP-005-003

Dear Planning Commissioners,

I write in reference to case #2017SP-013-001/2017CP-005-003, the request by Lance Bloom and Gresham, Smith & Partners [GSP] for a change in zoning for the lots of 2304, 2306, and 2310 Riverside Drive (parcels 07207013000, 07207012800, & 07207012700).

My wife, Melissa Bond, and I live on Golf Street, just a scant half-mile from these properties. Riverside Village is our neighborhood restaurant locale.

I ask that the Planning Commission reject this request for a zoning change.

Bloom & GSP's latest plan has some serious logistical issues, namely traffic and parking flow, which will exit solely onto Riverside Drive, just a few car-lengths from the intersection with McGavock Pike. This means that everyone leaving the parking lot must turn right (Riverside Drive is a divided road) right into traffic stopped at the light. This means that many cars will use the intersection to make a u-turn, which will be neither safe nor efficacious.

These logistical matters, however, pale in comparison to the two most important elements of Bloom & GSP's request for this zoning change to SP.

1. They have requested a zoning change for a Specific Plan, while this development is still unplanned—or, more accurately, multi-planned. I have attended two presentations by Mr. Bloom, and my wife has also attended two presentations. In each of them, Mr. Bloom has proposed a different plan:

In October, he proposed a white brick—or block—building with 64 “micro-units”.

In January, he proposed a white brick—or block—building with 48 “micro-units”.

In February, he proposed a row of eight townhouses, selling for \$350,000 each, and, behind them, a smaller building—siding, this time—of 24 “micro-units”.

Now, we are in March. By now, his plans may have changed again.

This request is to rezone these properties to a "Specific Plan", but Bloom & GSP don't seem to have a specific plan. They seem to have a new plan each month. The notice for this zoning change cited the plan for 64 residential units, but Bloom & GSP's latest plan has eight townhouses and 24 micro-units.

Are we discussing a plan that no longer exists? Or will Bloom & GSP, given an S.P. zoning change, choose whichever plan they want?

2. There is, however, one issue that trumps the traffic problems, the parking problems, and Bloom & GSP's problems of organization, and that is the pure lack of necessity for this S.P.

Although these parcels on Riverside Drive are separate from the properties on the corner of Riverside Drive and on McGavock Pike (1307 McGavock Pike, and 2300 & 2302 Riverside Drive; parcels #07207013300, 07207013200, 07207013100 respectively), which are, nominally, owned by Inglewood Partners, LLC, Lance Bloom is as involved with these parcels as with the three on Riverside Drive under discussion today.

These Inglewood Partners parcels are zoned MUL-A, which means that everything that Bloom & GSP need an S.P. to do on Riverside Drive, Bloom & Inglewood Partners can already do. In other words, there is no reason for this S.P. at all.

Worse, if the Planning Commission grants Bloom & GSP this S.P., then they will not only build one or two large apartment and/or townhouse buildings, but Mr. Bloom & Inglewood Partners will also build (or sell to another developer who will build) a three-story, multi-use retail/apartment/office structure extending from the corner of Riverside Drive to the far end of 1307 McGavock Pike. Thus, a relatively quiet retail and residential intersection, fed by one lovely divided boulevard and one narrow two-lane road, will be occupied, colonized, by three massive block buildings.

The Inglewood Partners parcels are ripe for development. Inglewood is rapidly becoming "the new East Nashville", if you will: housing prices rising; a (controlled) mix of infill and protected & maintained historic homes; a destination for new citizens. Last year, Inglewood Place (my neighborhood) created a conservation overlay, which has only made Inglewood more attractive. Eastdale Place, on Riverwood Drive & Plymouth Avenue is about to do the same. This shows the pride, the care, and the concern that we residents have for the beauty and integrity of our neighborhood.

Mr. Bloom and GSP have a grand opportunity to build five or six lovely—and profitable—houses on these Riverside lots while Mr. Bloom & Inglewood Partners can build a sensible, useful—and also profitable—mixed-use structure on 2300 Riverside & 1307 McGavock.

Please reject this inchoate and unnecessary zoning change and give them the opportunity to make the most of their properties in a way that will benefit all.

Thank you.

Matthew Bond
3519 Golf Street, 37216
615-269-3905

From: Tara McKay [mailto:tara.mckay@gmail.com]
Sent: Wednesday, March 01, 2017 10:01 PM
To: Planning Commissioners
Cc: Shepard, Shawn (Planning); Davis, Anthony (Council Member); Sewell, Marty (Planning)
Subject: Reference case # 2017SP-013-001/2017CP-005-003

Planning and Zoning

Reference case # 2017SP-013-001/2017CP-005-003

Addresses 2304, 2306, and 2310 Riverside Dive

I am writing to you in regards to the Thursday March 9, 2017 meeting for the zoning change request by Lance Bloom asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE which is evolving to current usage and the community current conditions.

After review of this last rezoning request and plans, I am not in favor of this zoning change due to the increased neighborhood noise, parking and traffic congestion, and negative effects on property values.

I live in this area and regularly patronize the businesses at riverside village. This building plan does not reflect the plan of the neighborhood. It will overcrowd an already congested area that has no parking and very few sidewalks, endangering residents. It will bring down property values by adding so many small, cheaply made units without actually addressing Nashville's affordable housing crisis.

My husband and I moved to this area specifically because people were choosing to renovate rather than tear down houses in the process of rebuilding. This building development would substantially detract from the neighborhood. We own our home and a seriously concerned that this development would decrease our ability to resell our property in the future.

Please do not approve this zoning request.

Tara McKay

1915 Avalon Dr

Nashville

From: Guazzini, Jessica R [mailto:j.guazzini@vanderbilt.edu]
Sent: Wednesday, March 01, 2017 4:51 PM
To: Planning Commissioners
Subject: Regarding Case # 2017SP-013-001/2017CP-005-003

Planning and Zoning

Reference case # 2017SP-013-001/2017CP-005-003

Addresses 2304, 2306, and 2310 Riverside Dive

Dear Planning Commissioners,

I am writing to you in regards to the Thursday March 9, 2017 meeting for the zoning change request by Lance Bloom asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE which is evolving to current usage and the community current conditions.

After review of this last rezoning request and plans, I am not in favor of this zoning change due to the impact on the increased neighborhood, noise, parking and traffic.

Please do not approve this zoning request.

Jessica Guazzini

1001 Fairwin Avenue

Nashville, TN 37216

From: Ann Napier [mailto:banapier1@att.net]

Sent: Wednesday, March 01, 2017 4:30 PM

To: Sewell, Marty (Planning); Planning Commissioners; Davis, Anthony (Council Member)

Cc: Sewell, Marty (Planning)

Subject:

Planning and Zoning

Reference case # 2017SP-013-001/2017CP-005-003

Addresses 2304, 2306, and 2310 Riverside Dive

I am writing to you in regards to the Thursday March 9, 2017 meeting for the zoning change request by Lance Bloom asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE which is evolving to current usage and the community current conditions.

After review of this last rezoning request and plans, I am not in favor of this zoning change due to the impact on the increased neighborhood, noise, parking and traffic.

Please do not approve this zoning request.

Thank you,

John & Ann Napier

222 Riverside Dr.

Nashville, TN 37206

From: Rachel McCann [<mailto:rm2mya@yahoo.com>]

Sent: Tuesday, February 28, 2017 5:31 PM

To: Planning Staff

Subject: please do not approve Riverside-McGavock 24-unit development

Please do not approve the 24-unit residential development proposed for the corner of Riverside and McGavock. I have seen how it works in East Nashville, and one development begets the next until the neighborhood fabric is ruined. Inglewood is a quiet neighborhood with a great ratio of high-end and low-end housing. The intersection can't take the increased traffic, and it will likely result in a loss of the boulevard nature of Riverside as the city moves to put in additional traffic lanes. Our neighborhood is historic with a good mix of neighbors, and the proposed development is still vastly out of scale.

Thank you

Rachel McCann

1431 Shelton Avenue

From: Billie Brownell [<mailto:billie.brownell@icloud.com>]

Sent: Wednesday, March 01, 2017 3:22 AM

To: Planning Commissioners

Cc: Davis, Anthony (Council Member); shawn.shephard@nashville.gov; marty.sewall@nashville.gov

Subject: Reference case # 2017SP-013-001/2017CP-005-003 - Proposed Zoning Change Riverside Drive

Hello - I live just off Riverside Drive, at 2802 Huntleigh Drive. I just read of a proposed zoning change in my neighborhood group for a new development, from single family to multiple family. The notice I read states this Thursday, March 9, is the meeting for the zoning change request by Lance Bloom asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE.

Please DO NOT approve this change. The entire feeling of the neighborhood has changed in the last few years due to the increased (and sometimes awful) traffic and increased (and usually horrible) on street parking. After reviewing this latest rezoning request, I am not in favor of this zoning change due

to its effects on increased neighborhood noise, parking, and traffic. If you lived here (and maybe you do), you know what I mean.

Thank you.

Billie Brownell

From: Guazzini, Jessica R [mailto:j.guazzini@vanderbilt.edu]
Sent: Wednesday, March 01, 2017 4:51 PM
To: Planning Commissioners
Subject: Regarding Case # 2017SP-013-001/2017CP-005-003

Planning and Zoning

Reference case # 2017SP-013-001/2017CP-005-003

Addresses 2304, 2306, and 2310 Riverside Dive

Dear Planning Commissioners,

I am writing to you in regards to the Thursday March 9, 2017 meeting for the zoning change request by Lance Bloom asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE which is evolving to current usage and the community current conditions.

After review of this last rezoning request and plans, I am not in favor of this zoning change due to the impact on the increased neighborhood, noise, parking and traffic.

Please do not approve this zoning request.

Jessica Guazzini

1001 Fairwin Avenue

Nashville, TN 37216

From: Jessica Bower [mailto:jessbower@gmail.com]

Sent: Wednesday, March 01, 2017 4:51 PM

To: Planning Commissioners; Sewell, Marty (Planning); Shepard, Shawn (Planning); Davis, Anthony (Council Member)

Subject: Planning and Zoning Reference case # 2017SP-013-001/2017CP-005-003

Planning and Zoning

Reference case # 2017SP-013-001/2017CP-005-003

Addresses 2304, 2306, and 2310 Riverside Dive

I am writing to you in regards to the Thursday March 9, 2017 meeting for the zoning change request by Lance Bloom asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE which is evolving to current usage and the community current conditions.

After review of this last rezoning request and plans, I am not in favor of this zoning change due to the impact on the increased neighborhood, noise, parking and traffic.

Please do not approve this zoning request.

Jessica Bower
2927 Glenmeade Drive
Nashville TN 37216

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Jessica Bower | +1 256 710 9080

From: Billie Brownell [mailto:billie.brownell@icloud.com]
Sent: Wednesday, March 01, 2017 3:22 AM
To: Planning Commissioners
Cc: Davis, Anthony (Council Member); shawn.shephard@nashville.gov; marty.sewall@nashville.gov
Subject: Reference case # 2017SP-013-001/2017CP-005-003 - Proposed Zoning Change Riverside Drive

Hello - I live just off Riverside Drive, at 2802 Huntleigh Drive. I just read of a proposed zoning change in my neighborhood group for a new development, from single family to multiple family. The notice I read states this Thursday, March 9, is the meeting for the zoning change request by Lance Bloom asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE.

Please DO NOT approve this change. The entire feeling of the neighborhood has changed in the last few years due to the increased (and sometimes awful) traffic and increased (and usually horrible) on street parking. After reviewing this latest rezoning request, I am not in favor of this zoning change due to its effects on increased neighborhood noise, parking, and traffic. If you lived here (and maybe you do), you know what I mean.

Thank you.

Billie Brownell

From: A. Ears [mailto:aquarianears@gmail.com]
Sent: Wednesday, March 01, 2017 2:38 AM
To: Planning Commissioners; Sewell, Marty (Planning); Shepard, Shawn (Planning); Davis, Anthony

(Council Member)

Subject: No riverside drive development

Planning and Zoning
Reference case # 2017SP-013-001/2017CP-005-003
Addresses 2304, 2306, and 2310 Riverside Dive

Hello; My name is Marilyn Austin;
I am writing to you in regards to the Thursday March 9, 2017 meeting for the zoning change request by Lance Bloom asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE which is evolving to current usage and the community current conditions.

After review of this last rezoning request and plans, I am not in favor of this zoning change due to the impact on the increased neighborhood, noise, parking and traffic.

Please do not approve this zoning request.

Marilyn and Christopher Austin
1308 Gartland Ave.
Nashville, TN 37206

Cc
planning.commissioners@nashville.gov
marty.sewell@nashville.gov
shawn.shepard@nashville.gov
Anthony.davis@nashville.gov

Sent from my iPhone

From: Lauren Lewis [mailto:lewis.laurenw@gmail.com]
Sent: Tuesday, February 28, 2017 11:47 PM
To: Planning Commissioners
Cc: Davis, Anthony (Council Member); Shepard, Shawn (Planning); Sewell, Marty (Planning)
Subject: MPC Case #2017CP-005-003. 2017SP-013-001 and 2017CP-005-003

Hi,

Please see the attached letter concerning the Riverside Drive properties re-zoning request for the March 9th agenda. Feel free to contact me with any questions.

Thank you,

Lauren Lewis

205-902-5128

2316 Riverside Drive

(attachment follows)

February 28, 2017

Lauren Lewis

2316 Riverside Drive

Nashville, TN 37216

Metro Planning Department of Nashville and Davidson County

800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300

MPC Case #2017CP-005-003

Dear Nashville Planning Commission,

I do not support the motion to rezone properties 2304, 2306, and 2310 on Riverside Drive. I have outlined my concerns below.

A multi-family housing development will not contribute to the overall feel and character of Inglewood, specifically Riverside Village. My husband and I were not planning to live in East Nashville. What drew us to Inglewood, however, was the unique charm that no other neighborhood in the Nashville area could offer. We love the Tudor style homes, old-world appeal, and family feel of this neighborhood. Its single-family properties haven't been overtaken by low cost housing developments. If we start to let these developments creep outside the appropriately zoned properties, they will continue to overtake our quaint little neighborhood and trade it for an overdeveloped, cookie cutter town center. Rezoning the Riverside Drive properties will overload Riverside Village. In my understanding, McGavock Pike and Riverside Drive cannot be widened. McGavock is already in need of a center lane to allow cars to access the parking behind Bailey and Cato. Residents of the suggested housing developments would almost certainly need a vehicle since Riverside Village does not have the appropriate amenities to support a walkable, mixed-use development. This will only add to the traffic problems we see at this intersection. While I do like the idea of bringing affordable housing to Nashville, I don't think that Riverside Village is a successful place to implement micro-units. Tiny apartments like the suggested would greatly benefit from a walkable community with necessary amenities nearby. Riverside Village just simply can't support a community like this.

I also fear what the impact of a mixed-use development 2 doors down from my home will do to my property value. We bought our home as an investment, and hope that it will continue to grow in equity. At this point, I'm not convinced that re-zoning the 3 properties on Riverside Drive will add value to my home. In fact, I'm worried that it might tank the value of our home.

Please do not approve this re-zoning request. I think doing so will only harm the character of our neighborhood, overload the Village with traffic and people, and lower nearby property values. This decision will affect future decisions and the overall plan for our little slice of Nashville. Building new developments on previously single-family lots is not the direction I think we want to go!

If the re-zoning request is approved, I do have some concerns that I would like to express. It's very important to me that the character of Inglewood is preserved, even if the request is granted for a multi-family development. One way in which to do so is to continue the Tudor home style into the townhomes along Riverside Drive. That would have a huge impact on the feel of the Village and its continuity along Riverside. Also, adding sidewalks all the way to the most recently added sidewalks along Greenfield Avenue is critical for the safety of our neighbors. It is dangerous to walk up the un-sidewalk-ed

portion of Riverside, and I think it's foot-trafficked enough to warrant a sidewalk. If either of these comments could be worked into the re-zoning agreement, I think all parties would be pleased.

Sincerely,
Lauren Lewis

From: Justin Bow [mailto:justinbow01@gmail.com]

Sent: Tuesday, February 28, 2017 9:18 PM

To: Planning Commissioners; Sewell, Marty (Planning); Shepard, Shawn (Planning); Davis, Anthony (Council Member)

Subject: Riverside Village Proposed Expansion

Planning and Zoning

Reference case # 2017SP-013-001/2017CP-005-003

Addresses 2304, 2306, and 2310 Riverside Dive

I am writing to you on behalf of myself and my wife who are recent homebuyers in Inglewood. This is in regards to the Thursday March 9, 2017 meeting for the zoning change request by Lance Bloom asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE which is evolving to current usage and the community current conditions.

When my wife and I moved here last June, we specifically chose Nashville and this neighborhood because we were seeking space - especially green space and the beauty of the classic homes in this neighborhood as well as its local businesses. There are many unpurchased apartments and quickly-built homes that sit empty four to a lot. While residents would appreciate new businesses, they have to fit into the current character of the neighborhood. East Nashville holds a different aesthetic than places like the Gulch. Chain businesses and massive apartment developments are not in the best interests of our neighborhood. We must keep Nashville diverse. Inundating the local market with buildings that will remain empty doesn't help the community or our economy. It only burdens our already stretched infrastructure and takes away Nashville's character and charm.

Aside from aesthetic values, there is a larger issue around parking and transportation, sewage and water mains. These are barely being kept up with and it's already impossible to park in many business centers during peak use times.

East Nashvillians will remain loyal to a business once it is a local fixture helping local people. This is a true community.

After review of this last rezoning request and plans, I am not in favor of this zoning change due to the impact on the increased neighborhood, noise, parking and traffic.

Please do not approve this zoning request.

Sincerely,

Justin Bow and Alyssa Borg

1135 Eastdale Avenue

District 7

From: Rachel McCann [mailto:rm2mya@yahoo.com]

Sent: Tuesday, February 28, 2017 5:31 PM

To: Planning Commissioners

Subject: please do not approve Riverside-McGavock 24-unit development

Please do not approve the 24-unit residential development proposed for the corner of Riverside and McGavock. I have seen how it works in East Nashville, and one development begets the next until the neighborhood fabric is ruined. Inglewood is a quiet neighborhood with a great ratio of high-end and low-end housing. The intersection can't take the increased traffic, and it will likely result in a loss of the boulevard nature of Riverside as the city moves to put in additional traffic lanes. Our neighborhood is historic with a good mix of neighbors, and the proposed development is still vastly out of scale.

Thank you

Rachel McCann

1431 Shelton Avenue

Planning and Zoning

Reference case # 2017SP-013-001/2017CP-005-003

Addresses 2304, 2306, and 2310 Riverside Dive

I am writing to you in regards to the Thursday March 9, 2017 meeting for the zoning change request by Lance Bloom asking to rezone to SP-R Special Plan Residential per his drawing and change the

Community Policy to T4 NE which is evolving to current usage and the community current conditions.

After review of this last rezoning request and plans, I am not in favor of this zoning change due to the impact on the increased neighborhood, noise, parking and traffic.

Please do not approve this zoning request.

Your Name
Your address

Cc
planning.commissioners@nashville.gov
marty.sewell@nashville.gov
shawn.shepard@nashville.gov
Anthony.davis@nashville.gov

From: Yancey Gregory [mailto:yanceygregory@gmail.com]

Sent: Tuesday, February 28, 2017 5:18 PM

To: Planning Commissioners; Sewell, Marty (Planning); Shepard, Shawn (Planning); Davis, Anthony (Council Member)

Subject: Planning on Zoning Reference case # 2017SP-013-001/2017CP-005-003

Planning and Zoning
Reference case # 2017SP-013-001/2017CP-005-003
Addresses 2304, 2306, and 2310 Riverside Dive

I am writing to you in regards to the Thursday March 9, 2017 meeting for the zoning change request by Lance Bloom asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE which is evolving to current usage and the community current conditions.

After review of this last rezoning request and plans, I am not in favor of this zoning change due to the impact on the increased neighborhood, noise, parking and traffic.

Please do not approve this zoning request.

Yancey Gregory

Nashville TN

From: Megan Meza [mailto:megan.n.meza@gmail.com]
Sent: Tuesday, February 28, 2017 5:08 PM
To: Planning Commissioners
Cc: Sewell, Marty (Planning); Shepard, Shawn (Planning); Davis, Anthony (Council Member)
Subject:

Planning and Zoning
Reference case # 2017SP-013-001/2017CP-005-003
Addresses 2304, 2306, and 2310 Riverside Drive

I am writing to you in regards to the Thursday March 9, 2017 meeting for the zoning change request by Lance Bloom asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE which is evolving to current usage and the community current conditions.

After review of this last rezoning request and plans, I am not in favor of this zoning change due to the impact on the increased neighborhood, noise, parking and traffic. There are many major complexes (including the one at Litton and Galatin) that we have yet to see the impact of their residents. Litton, Cahal, and McGavock all feed into Galatin, but none of those lights or intersections are prepared for this influx of traffic. Approving this request will only add to the heavy increase in congestion we are about to experience.

Please be responsible and do not approve this zoning request until you have seen the consequences of the other major units. I am happy to discuss this matter with anyone who would like more feedback.

Megan Meza
1312 Monetta Ave

Nashville, TN 37216

From: Melissa Bond [mailto:mdawnsmls@gmail.com]
Sent: Tuesday, February 28, 2017 3:44 PM
To: Sewell, Marty (Planning)
Cc: Planning Commissioners; Shepard, Shawn (Planning); Davis, Anthony (Council Member)
Subject: MPC Case No. 2017SP-005-003

My husband and I are residents of Council District 7 and live less than half a mile from the residential area in which the proposed changes in zoning and Community Plan for 2304, 2306, and 2310 Riverside Drive are being requested. The changes that are being sought are not ones that we support. We have made this decision after having attended all of the public meetings held by the developer where we had the opportunity to review the plans and to ask questions. I urge the Commission to keep zoning as it currently is and to maintain policy for the development of the Riverside Village area as T4 NM.

The area adjacent to the properties for which a zoning change is being requested already has the potential to be developed into a combination of residential and commercial spaces. Currently in fact, this property is also owned by the applicant who is seeking the aforementioned changes. Regardless of who ends up owning and developing the mixed-use area on McGavock Pike, we must plan for this most certainly inevitable increase in both residents and visitors to the businesses here.

One of the most appealing aspects of the existing commercial area for us and many local residents is the fact that it is within walking and/or biking distance from our homes. Though the presence of motor vehicle traffic and the lack of sidewalks make this trip more dangerous than we would like, the safety of the intersection immediately around the commercial district has benefitted from repaving and the addition of more signals and lights over the past few years. Such improvements have already brought more pedestrians and cars to the area and, while this has been mostly good for the Village, it is obvious that the density of residents and businesses is at the upper limit of acceptable already. There is no room for the intersecting roads to be widened and any further increase in congestion that would result from the addition of even more residential units here would be not only unwelcome, but unsafe.

Please do not grant the permission to make changes to our neighborhood against the will of the residents. While our community embraces positive change and welcomes innovative ideas, we would like these things to take place within the legal constraints and guidelines that already exist. I implore you to vote against approval of these requests.

Sincerely,

Melissa D. Bond
3519 Golf Street
Nashville, TN 37216

From: Matt Fuqua [mailto:fuqua.matt@gmail.com]
Sent: Tuesday, February 28, 2017 3:19 PM
To: Planning Commissioners
Cc: Sewell, Marty (Planning); Shepard, Shawn (Planning); Davis, Anthony (Council Member)
Subject: Planning and Zoning Reference case # 2017SP-013-001/2017CP-005-003 Addresses 2304, 2306, and 2310 Riverside Drive

To whomever it may concern,

The message below is a copied form, but it reflects my feelings on this matter accurately. I am in favor of the rezoning of this area.

As our city continues to grow, the only way to encourage affordable housing is to increase the housing supply. I feel that encouraging more multi-family units is one way to do this. This is in a great location close to downtown and as such, 2304, 2306, and 2310 Riverside Dive should be considered as a viable location for urban infill.

Again, this is in regards to the Thursday March 9, 2017 meeting for the zoning change request by Lance Bloom asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE which is evolving to current usage and the community current conditions.

Thanks for your time.

Matthew Fuqua

Northwest Inglewood

1106 Stratford Ave Ste 4 37216

From: Brian D. [mailto:brian@realm3.com]
Sent: Tuesday, February 28, 2017 2:26 PM
To: Planning Commissioners; Sewell, Marty (Planning); Shepard, Shawn (Planning); Davis, Anthony

(Council Member)

Subject: Planning and Zoning 2304, 2306, and 2310 Riverside Dive

Planning commissioners, Mr. Sewell, Shepard, and Davis:

I live and work within a short distance from the proposed Riverside development (Reference case # 2017SP-013-001/2017CP-005-003). As our city continues to grow, the only way to encourage affordable housing is to increase the housing supply. I feel that encouraging more multi-family units is one way to do this. This is in a great location close to downtown and as such, 2304, 2306, and 2310 Riverside Dive should be considered as a viable location for urban infill.

Again, this is in regards to the Thursday March 9, 2017 meeting for the zoning change request by Lance Bloom asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE which is evolving to current usage and the community current conditions.

It is my hope that members of our city leadership will plan for the future and allow infill while encouraging the addition of alternative methods of transportation and increasing the availability of sidewalks.

Thanks for your time.

- Brian Dailey

- 2310 Carter Ave, 37206

From: eskewconsulting@gmail.com [<mailto:eskewconsulting@gmail.com>] **On Behalf Of** Brittney Eskew

Sent: Tuesday, February 28, 2017 8:41 AM

To: Brittney Eskew

Subject:

Planning and Zoning

Reference case # 2017SP-013-001/2017CP-005-003

Addresses 2304, 2306, and 2310 Riverside Dive

I am writing to you in regards to the Thursday March 9, 2017 meeting for the zoning change request by Lance Bloom asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE which is evolving to current usage and the community current conditions.

After review of this last rezoning request and plans, I am NOT in favor of this zoning change due to the impact on the increased neighborhood, noise, parking and traffic. Our road system is not equipped for this! Not to mention, it is ripping apart the authenticity of our historic neighborhood!

Please do not approve this zoning request.

Brittney Eskew

East Nashville Resident

1051 Mitchell Road

From: Brian K [mailto:bkoho@yahoo.com]

Sent: Tuesday, February 28, 2017 10:13 AM

To: Planning Commissioners

Cc: Sewell, Marty (Planning); Shepard, Shawn (Planning); Davis, Anthony (Council Member)

Subject: Reference case # 2017SP-013-001/2017CP-005-003

Planning and Zoning

Reference case # 2017SP-013-001/2017CP-005-003

Addresses 2304, 2306, and 2310 Riverside Dive

I am writing to you in regards to the Thursday March 9, 2017 meeting for the zoning change request by Lance Bloom asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE which is evolving to current usage and the community current conditions.

After review of this last rezoning request and plans, I am not in favor of this zoning change due to the impact on the increased neighborhood, noise, parking and traffic.

Please do not approve this zoning request.

Brian Koho
4014 Brush Hill Road

Nashville, TN 37216

From: Zachary Clevenger [mailto:zack.clevenger@gmail.com]
Sent: Tuesday, February 28, 2017 2:40 AM
To: Planning Commissioners
Cc: Davis, Anthony (Council Member); Shepard, Shawn (Planning)
Subject: 2017SP-013-001 and 2017CP-005-003

To whom it may concern,

Please HELP SAVE RIVERSIDE VILLAGE!

My name is Zack Clevenger and I currently live off of Shelby and 15th in a new construction on Sevier Ct so I can appreciate what new construction in east Nashville has to offer. However, I can reassure you that when I was house hunting I was adamant about not looking at any homes that were HOA contracts or those ridiculous tall and skinny monstrosities which I believe are destroying the charm of Nashville. Not just in east Nashville but all over our city. I get that everyone wants to move here and I understand that we need to do everything we can to accommodate growing business and interest in our town but not at the expense of destroying what makes our city great in the first place, which for me and so many others is the small town feel. I love east side for its charm and lack of congestion and though I used to go to midtown and the gulch once upon a time the congestion and douche baggery that now populate that area prevent me from even bothering. So if you want to run off people like me in favor of the quick buck go ahead because when the smoke clears and the fad wears off you'll be left with a city that has no core value thanks to selling it to the lowest common denominator. In the end you'll do what's best for your bank roll but in the event that I can appeal to your better sensibilities I implore you to reconsider this proposal and stop the raping that is the mass construction of our fine city from destroying the charm of east Nashville. I thank you for your time and hope you have a tremendously wonderful March.

Cheers!

Zack Clevenger

Sent from my iPad

From: AJ Paschall [mailto:ajp803@live.com]
Sent: Tuesday, February 28, 2017 1:38 AM
To: Planning Commissioners; Sewell, Marty (Planning); Shepard, Shawn (Planning); Davis, Anthony (Council Member)
Subject: Planning and Zoning Reference Case # 2017SP-013-001/2017CP-005-003

To All Concerned,

I am currently a resident at 1422A Huffine street, just down the road from 304, 2306, and 2310 Riverside Drive. I am writing to you in regards to the Thursday March 9, 2017 meeting for the zoning change request by Lance Bloom asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE.

I would like to voice my opinion and say that I AM in favor for this zoning change to help bring growth and aid with the regentrification of the area.

Thank you for your time and efforts.

Respectfully,

A.J. Paschall

From: Jim [mailto:zero2u_00@yahoo.com]
Sent: Tuesday, February 28, 2017 12:40 AM
To: Planning Commissioners
Cc: Sewell, Marty (Planning); Shepard, Shawn (Planning); Davis, Anthony (Council Member)
Subject: Zoning Change

Planning and Zoning
Reference case # 2017SP-013-001/2017CP-005-003
Addresses 2304, 2306, and 2310 Riverside Dive

Lance Bloom is asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE which is evolving to current usage and the community current conditions.

I am against this zoning change due to over-development in the area. There has been a dramatic increase in traffic in the area due to all the new multi-family houses and apartments being built. Please do not approve this zoning request.

Thank you,

James H. Cooper 615-424-4724
Margo L. Cooper 615-977-5047
1012 Horseshoe Dr.
Nashville, TN 37216

From: Megan Bremner [mailto:megbremner@gmail.com]
Sent: Tuesday, February 28, 2017 12:12 AM
To: Shepard, Shawn (Planning); Davis, Anthony (Council Member); Planning Commissioners
Subject: In reference to case numbers 2017SP-013-001 and 2017CP-005-003

In regards to the upcoming meeting on 3/9/17

I have watched as our neighborhood has grown incredibly fast since we moved here in 2010. Initially I was excited at the progress, as we moved from a larger city in the northeast, but now I am stressed as I watch much of the character in our neighborhood being demolished and overwhelmed by the furious pace. I love riverside village, we spend a lot of our time over the weekends in this area at the pub, coffee shop, and pharmacy. The infrastructure is not set up for this type of development, I can't imagine wanting to spend any time in this area when it will take forever to get in and out in the traffic, additionally we will be losing these incredible businesses that have built up our neighborhood. I am writing to ask that zoning be denied for this size of a project and that you do what we elected you to do, improve our neighborhood, don't destroy it!

Thank you for your time, Meg Bremner

From: Josh Bruce Williams [mailto:joshbrucew@gmail.com]
Sent: Monday, February 27, 2017 10:19 PM
To: Planning Commissioners
Cc: Shepard, Shawn (Planning); Davis, Anthony (Council Member); Sewell, Marty (Planning)
Subject: Riverside Village (Reference case # 2017SP-013-001/2017CP-005-003)

Hello,

My wife and I bought our first home a year and a half ago, one block from the Riverside Village corner. We bought from a couple who had lived in the house for 45 years. We too, plan to stay

for quite some time. However, I am truly fearful about the neighborhood losing it's charm. Any neighbor I have ever talked to about this, feels the same.

I will be in attendance for the March 9 meeting. I am aware that developer Lance Bloom is asking to rezone to SP-R, and turn around 3 lots into anywhere from 24 to 40+ units. (Addresses 2304, 2306, and 2310 Riverside Drive). I don't think it's fair that I PURCHASED a home, and property, of a certain zoning, and then all of the sudden, someone can ask you to REZONE, tear down 3 homes, and suddenly change the entire feel of a neighborhood corner.

I AM NOT IN FAVOR OF THIS REZONING, and I beg you to not approve his requests. As a developer, he will be just fine turning them into houses to sell off in this very strong market. It will be in the best interest, and steady, slow, sustainable growth of the neighborhood, to do without this sudden increase in density.

Please do not approve this zoning request.

All the best,

Josh Bruce Williams
c. 770.298.3854
@joshbrucew

From: judith holladay [mailto:jbhny2@yahoo.com]
Sent: Monday, February 27, 2017 8:22 PM
To: Planning Commissioners
Cc: Sewell, Marty (Planning)
Subject: Ref. case #2017SP-013-001/2017cp-005-003 Address: 2304-2306-2310 Riverside Drive

I am opposed to the rezoning request. I do not want a zoning change for this project due to impact on our community.

Please do not approve this rezoning request.

Thank you

Judith Holladay

1254 McGavock Pk

Nashville 37216

From: Sam Smith [mailto:apocalypsemyth@yahoo.com]
Sent: Monday, February 27, 2017 8:03 PM
To: Planning Commissioners
Cc: Shepard, Shawn (Planning); Davis, Anthony (Council Member)
Subject: Proposed Riverside Village development

Hello,

This is regarding the March 9th meeting agenda. I am a Nashville native who strongly opposes any development in or adjacent to the Riverside Village area. Please help preserve what makes Nashville special, and find areas to develop that need the love and care, not areas that are already special and beloved just as they are. This proposed development would be aesthetically completely out of line with the Village and would create an unmanageable amount of noise and traffic. I am unable to attend this meeting but I would appreciate if you would consider my voice as someone who cherishes Nashville's beautiful and beloved neighborhoods and heritage.

Thank you for listening.

Sam Smith

From: william hughes [mailto:williamdonhughes@gmail.com]
Sent: Monday, February 27, 2017 5:44 PM
To: Planning Commissioners
Cc: Sewell, Marty (Planning); Shepard, Shawn (Planning); Davis, Anthony (Council Member)
Subject: Planning & Zoning in Riverside Village

Reference case # 2017SP-013-001/2017CP-005-003
Addresses 2304, 2306, and 2310 Riverside Dive

I am writing to you in regards to the Thursday March 9, 2017 meeting for the zoning change request

by Lance Bloom asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE which is evolving to current usage and the community current conditions.

After review of this last rezoning request and plans, I am not in favor of this zoning change due to the impact on the increased neighborhood, noise, parking and traffic.

Please do not approve this zoning request.

Willy Hughes - Homeowner

2916 Glenmeade Dr

From: Susan Enan [mailto:susan@susanenan.com]
Sent: Monday, February 27, 2017 5:31 PM
To: Planning Commissioners
Cc: Sewell, Marty (Planning); Shepard, Shawn (Planning); Davis, Anthony (Council Member)
Subject: Planning and Zoning Reference case # 2017SP-013-001/2017CP-005-003

Planning and Zoning
Reference case # 2017SP-013-001/2017CP-005-003
Addresses 2304, 2306, and 2310 Riverside Dive

I am writing to you in regards to the Thursday March 9, 2017 meeting for the zoning change request by Lance Bloom asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE which is evolving to current usage and the community current conditions.

After review of this last rezoning request and plans, I am not in favor of this zoning change due to the impact on the increased neighborhood, noise, parking and traffic.

There are already many units of this nature that remain unsold in East Nashville.

Please do not add to that number by approving this zoning request.

Susan Berridge
1014 Horseshoe Drive,
Nashville, 37216

From: tonya brown [mailto:tmarieb4@me.com]
Sent: Monday, February 27, 2017 5:30 PM
To: Planning Commissioners
Cc: Sewell, Marty (Planning); Shepard, Shawn (Planning)
Subject: Planning and zoning on Riverside Dr

Planning and Zoning
Reference case # 2017SP-013-001/2017CP-005-003
Addresses 2304, 2306, and 2310 Riverside Dive

To whom it may concern,

I am writing to you in regards to the Thursday March 9, 2017 meeting for the zoning change request by Lance Bloom asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE which is evolving to current usage and the community current conditions.

After review of this last rezoning request and plans, I am not in favor of this zoning change due to the impact on the increased neighborhood, noise, parking and traffic.

Please do not approve this zoning request.

Tonya Bradford
1224 kenmore Place
Nashville, TN 37216

From: Howard L Hale [mailto:howardhale@comcast.net]
Sent: Monday, February 27, 2017 3:43 PM
To: Planning Commissioners
Cc: Davis, Anthony (Council Member); Sewell, Marty (Planning); Shepard, Shawn (Planning)
Subject: Zoning Comments

See attached letter Reference Zone Change Request Reference case # 2017SP-013-001/2017CP-005-003

Addresses 2304, 2306, and 2310 Riverside Dive

I am not in favor of this zoning change.

Thanks,

Howard L. Hale

1209 Greenfield Ave.

Nashville, TN 37216-2710

Ph. 615-612-4414

Fax 615-612-4413

Cell 61-804-1000

howardhale@comcast.net

(attachment follows)

Howard L. Hale

1209 Greenfield Ave. - Nashville, TN 37216-2710

Email: howardhale@comcast.net Phone 615-804-1000

2/28/2017

Planning and Zoning

Reference case # 2017SP-013-001/2017CP-005-003

Addresses 2304, 2306, and 2310 Riverside Dive

I am writing to you in regards to the Thursday March 9, 2017 meeting for the zoning change request by Lance Bloom asking to rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE which is evolving to current usage and the community current conditions.

After review of this last rezoning request and plans, I am not in favor of this zoning change due to the impact on the increased neighborhood, noise, parking and traffic.

Please do not approve this zoning request.

Howard L. Hale

Cc

planning.commissioners@nashville.gov

marty.sewell@nashville.gov

shawn.shepard@nashville.gov

Anthony.davis@nashville.gov

Dear Planning Staff,

I am a resident and homeowner in the Riverside Village neighborhood living on Oxford Street directly behind the proposed twenty-four unit development and am extremely concerned about the consequences of this high density housing project. This complex will have many negative impacts directly on my property as well as on the neighborhood as a whole such as increased traffic, which is

already a problem. These streets are not wide enough to handle this expansion, especially on that corner, and we have very few sidewalks in the neighborhood making it a dangerous situation to have this increased traffic and density. The proposed development is in a T4-Neighborhood Maintenance area and this is too much change that is not consistent with Planning's vision for the area. This area is not a main corridor and traffic and parking at the Riverside/McGavock intersection is already a major problem.

There are also the issues around storm water/drainage, sewer pipes that were not constructed to handle this increased load. Excess noise will also be a problem and will greatly impact this area during the construction and after. There is already a lot of noise from the business that are there from bar patrons and concerts at the record store to people coming and going in the parking lot, the train, fire trucks and ambulances.

Another concern is the proposed loss of the tree canopy and the privacy they afford. Many of them are very mature trees that support wildlife and lots of birds, including owls. They also help mitigate the pollution and noise from the busy intersection of Riverside and McGavock, while providing privacy and tremendous beauty. The parking lot for these houses is a concern for me because of the heat trapping/heat island affect, the noise from the cars coming and going and dumpster pickup, as well as with the pollution. There will also be a huge loss of value to the surrounding properties with the mass of buildings planned to be overlooking what have up to now, always been privately enclosed locations.

With twenty-four new houses planned on a lot that used to hold only three homes, completely changes the area from a small village neighborhood to a densely populated urban area.

Homeowners and residents of this neighborhood moved here to get away from the big urban centers and live in a neighborhood. We will all feel extremely let

down if this development passes. Our quality of life will suffer as well as our property values. I absolutely do not want this in my back yard! I bought my house because of my beautiful peaceful yard that is surrounded by trees and only a few small houses. A development of this size is extremely out of place in comparison to the other homes in the neighborhood. Having been priced out of another densely populated area, I came here to find something affordable with more nature and privacy. Having put my life savings into my house, this is all I have and I do not want to get forced out or be swallowed up by an overcrowded concrete jungle protruding all around what is currently a beautiful neighborhood.

Thank you for hearing my concerns.

I want to also include a link to a petition that has been circulating in our neighborhood opposing this development. Please hear all of our neighbors concerns as well.

https://www.change.org/p/anthony-davis-prevent-developers-from-ruining-riverside-village-nashville?recruiter=3289095&utm_source=share_petition&utm_medium=facebook&utm_campaign=share_for_starters_page&utm_term=des-lg-no_src-no_msg

Sincerely,

Sara Jean Schweitzer

3106 Oxford Street, Nashville, TN 37216

931.477.0647

(linked petition is reproduced below)

From: Local Jungle [mailto:localjungle@gmail.com]

Sent: Monday, February 27, 2017 12:39 PM

To: Planning Commissioners; Shepard, Shawn (Planning); Davis, Anthony (Council Member)

Subject: Case# 2017SP-013-001 and 2017CP-005-003 Change dot org petition comments against Riverside Dr. development

Planning Commissioners,

Here are the comments from the comment thread on the Change dot org petition which has at least 482 signatures from neighbors against the proposed zoning change for the initial 65 unit building, which then changed to 24 unit buildings planned for the Riverside Drive lots. I wanted to make sure that our comments are considered before you all make your decision on the zoning change for our neighborhood. I have personally been knocking on neighbors' doors and talking to people that would be directly affected by this dense development and I haven't met one person that is in favor of this zoning change. People in our neighborhood, especially those that live next door to the proposed lot, are not happy about the negative impacts that this development will bring. The concerns that I hear the most have been about : congestion, traffic, noise, safety, parking, loss of trees, space and greenery. People are also worried that if the zoning changes from single family residential to multi-unit, this will set an unwelcome precedent and change the feel of the neighborhood.

Thank you very much for your time and consideration.

Sara Jean Schweitzer
3106 Oxford Street
Nashville, Tn 37216

Prevent Developers from Ruining Riverside Village (Nashville)

by Jake Kennedy · 482 supporters

[Petition details](#)

[Community](#)

[Community](#)

Join the discussion and sharing of stories and actions. Stay updated on the petition's progress and help each other to win this petition.

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Mike Orme
Nashville, TN

2 hours ago

Save our trees and privacy from exploitation by money grubbing developers!

Yancey Kenna
Nashville, TN

3 days ago

REASON FOR SIGNING

Renee Butler
Nashville, TN

3 days ago

REASON FOR SIGNING

I live in East Nashville and I'm exhausted by the money grab going on in all of EN. We have to draw a line in the sand now.

Lawson Soward
Nashville, TN

3 days ago

REASON FOR SIGNING

I live in this neighborhood and it has already been developed enough. The character of this community MATTERS. There are big development options less than 5 minutes from here for anyone interested. Riverside Village should be preserved!

emil justian
nashville, TN
5 days ago
REASON FOR SIGNING

It's just getting ridiculous around East Nashville & Inglewood. Building these 50-60 stall people barns has to stop. No infrastructure to accommodate so many extra buildings, cars & people.

Dalton Gregory
Nashville, TN
5 days ago
REASON FOR SIGNING

As a resident of the community I agree with the concerns within this letter. Nashville is thriving but the citizens of East Nash. need an escape from traffic and overcrowding. It's why we moved here. Please don't ruin the integrity of Inglewood.

Kellye Uhles
Nashville, TN
6 days ago
REASON FOR SIGNING

Riverside Village is a distinct community of single family homes and should be protected from this kind of development. Such a project would bring too much traffic and congestion to the neighborhood.

Lij Shaw
Nashville, TN
6 days ago
REASON FOR SIGNING

I dont want to see the wonderful neighborhood quality of Riverside village disappear with over development.

Jason Stoltzfus
Nashville, TN
6 days ago
REASON FOR SIGNING

Because I fear that the Riverside Village community will experience the same disruption and destruction that is now evident in other over-developed neighborhoods, such as 12 South, Edgehill Village, and most recently Melrose.

Also, the infrastructure of our neighborhood is in no way built for the mass influx of people we will see begin to pour in.

We must fight to preserve the last remnants of the true Nashville way, and keep this community out of reach of money and greed.

Susan Buck
Nashville, TN
6 days ago
REASON FOR SIGNING

This neighborhood means so much to me. I live on Scott and at Eastland/Rosebank prior. These developers have and ar continuing to charge the very essence of what makes it unique and endearing. Please please please don't allow this to happen!!

Weston Heflin
Nashville, TN

1 wk ago
REASON FOR SIGNING

East Nashville is already oversaturated and being taken over by developers. This kind of development will greatly inconvenience many residents, while only benefiting the developers who will profit and move on, never feeling the ramifications.

Jami Hargrove
Nashville, TN
1 wk ago
REASON FOR SIGNING

Because enough with the gentrification already! Inglewood is perfect just as it is. We love it, and if you don't, go somewhere else.

Anita Hartel
Nashville, TN
1 wk ago
REASON FOR SIGNING

Signing because I have lived in this area for 30 years. In that time I have seen the Riverside Village become a viable addition to our community. The folks that have gone into the village have used thought and even original buildings to set up lively and functional additions to our neighborhood. But taking three properties in that corner and turning them into 65 apts with a huge parking lot is not in the interest of this community too many people, too many people too many problems... Please do not allow this project To go to fruition . Thank you!

Patrick Sansonic
Meridian, MS
1 wk ago
REASON FOR SIGNING

I live in this neighborhood. I moved here because I enjoy and value its unique character. I don't want to see it lose its identity and become overcrowded.

Jeff Venable
Nashville, TN
1 wk ago
REASON FOR SIGNING

I love the quaintness of East Nashville.... this is money grabbing and hurts the whole neighborhood. Bigger isn't always better...

Andrew Trexler
Nashville, TN
1 wk ago
REASON FOR SIGNING

This seriously needs to stop somewhere. Aren't there other towns you assholes can go ruin?

Ian Isom
Nashville, TN
1 wk ago
REASON FOR SIGNING

There are infrastructure needs that need to be addressed before increasing the density of the population. It also changes the face of the neighborhood, which is fine the way it is. Being a quiet area of East Nashville is one of the reasons people choose to live here.

Miranda McCue
Nashville, TN
1 wk ago
REASON FOR SIGNING

I live near riverside village and I don't want to see a giant apartment building. Another restaurant would be great!

mary schudlick
Nashville, TN
1 wk ago
REASON FOR SIGNING

I live a mile down the road from the area and there is already plenty of congestion and I do not want to ruin the Ambiance of the neighborhood as it is now.

Joseph Williams
Nashville, TN
1 wk ago
REASON FOR SIGNING

We love Riverside Village the way it is. It cannot handle this large development. Tearing down homes is one thing, but increasing pop density by this much is scary.

Loren Hughes
Nashville, TN
1 wk ago
REASON FOR SIGNING

We need to save Riverside Village! The sense of community and local shops are what makes this area what it is! The infrastructure is not sustainable for that large of a commercialized unit. Traffic will become even more of a nightmare AND our small community will be destroyed.

Jennifer Wright
Takoma Park, MD
1 wk ago
REASON FOR SIGNING

I'm supportive of the redevelopment on new and expanded retail at Riverside Village but do not support replacing 2-3 residential homes with 24+ apartments or town homes. That density does not fit into this part of the neighborhood and would cause unnecessary traffic and would detract from the family-oriented community.

Timothy Hinton
Nashville, TN
1 wk ago
REASON FOR SIGNING

I live near this place and don't want to see it destroyed. The traffic near this site is already busy and adding an apartment complex would make it much worse.

Mark Lopez
Nashville, TN
1 wk ago
REASON FOR SIGNING

I live in the village and don't think the infrastructure can support this kind of development.

Rebecca Bracken

Nashville, TN
1 wk ago
REASON FOR SIGNING

I am all for growth of a community, but I'm so sick of seeing good house being torn down for some stupid apartment or condo complex. Or whatever you want to call it.. why can't we get, a developer in here that will build or creat something fun for families or our children to do at the least...

Rebecca Cunningham
Carrollton, TX
1 wk ago
REASON FOR SIGNING

This will ruin the urban dynamic of our community! Bad urban planning is what ruins neighborhoods and the uniqueness that they contain.

Kendra Krantz
Nashville, TN
1 wk ago
REASON FOR SIGNING

Just STOP.

Eileen Tilson
Nashville, TN
1 wk ago
REASON FOR SIGNING

I'm signing because this would directly effect me and my home. I purchased near Riverside Village because of the quiet neighborhood like feel, and to get away from the apartment complexes popping up all over Nashville.

Keith Adkins
Nashville, TN
1 wk ago
REASON FOR SIGNING

I like my neighborhood just the way it is. I dont need developers coming in and moving a bunch of corporate sponsored businesses and homes into the area. I prefer we keep it local, both commercially and residentially. The homes in the area should be renovated, not mowed down. Businesses need to be able to afford to do business. They shouldnt need lined pockets to get going.

Carol Carvel
Nashville, TN
1 wk ago
REASON FOR SIGNING

With all of the new houses in the community, we don't need apartments to add to the traffic and congestion.

Kate L
Nashville, TN
1 wk ago
REASON FOR SIGNING

I'd hate to see Riverside Village lose its charm the way so much of East Nashville has. The construction will cause havoc on the residential neighborhood then transform it and not for the better. Tasteless and towering apartments aren't the way to go.

shannon wright
Nashville, TN
1 wk ago
REASON FOR SIGNING

This is my neighborhood and this will create way too much traffic and congestion

Linda Edwards
Nashville, TN
1 wk ago
REASON FOR SIGNING

Overdevelopment and poorly planned development is destroying the character and charm of neighborhoods and creating traffic and congestion issues.

Shamri Sewell
Columbus, GA
1 wk ago
REASON FOR SIGNING

Can't we just have one nice thing?! There's no need for an apt complex in this beautiful neighborhood

Kelly Young
Nashville, TN
1 wk ago
REASON FOR SIGNING

Please please please.
Don't ruin our neighborhood with your greed.

Shannon Truss
Nashville, TN
1 wk ago
REASON FOR SIGNING

As a member of this community, I think this development would be damaging to residents and local businesses.

Kristina Guisler
Nashville, TN
1 wk ago
REASON FOR SIGNING

Nashville doesn't need any more non-affordable housing and quaint, modest neighborhoods don't need 'development.' We want to be left alone to live in peace.

Donna Blaylock
Nashville, TN
1 wk ago
REASON FOR SIGNING

Our neighbors are being ruined by overdevelopment. We need infrastructure, traffic management, a decent grocery store or Target, NOT more another apartment or tall skinny. Please stop this

Eric Davis
Nashville, TN

1 wk ago

REASON FOR SIGNING

As a former resident to that area, and someone who may be moving back to that area, I would hope some common sense would prevail. Stop killing the soul of this city. Please.

Maggie Henry
Nashville, TN

1 wk ago

REASON FOR SIGNING

There is too much building on the area. Too many cars. Too many dogs. Too much noise pollution. Stop this development.

Deborah Sykes
Nashville, TN

1 wk ago

REASON FOR SIGNING

There's been enough growth and development lately. while profit is important, even more important is thinking of what the constituents that you represent wants- which is why we elected you

kristin maher
nashville, TN

1 wk ago

REASON FOR SIGNING

I live in Inglewood and I love the Riverside Village as is. Part of the charm is we are keeping away the crazy traffic that is turning Lockeland Springs into 12 South. Keep the peace in Inglewood.

Lee Shropshire
Nashville, TN

1 wk ago

REASON FOR SIGNING

Riverside Village will lose all its charm, and we won't be able to visit this unique hub in our community without competing with traffic and construction, as well as having to look at another ugly, grey, unimaginative eyesore of a complex. I say 'No'. No thank you.

Bette Horton
Nashville, TN

1 wk ago

REASON FOR SIGNING

Our Historic Woodland-in-Waverly is now facing a third SP redevelopment challenge because the planners keep approving projects that are harmful to our historic overlay. The zoning statute states that "in the event of redevelopment, historic guidelines shall apply." BUT planners (who happen to also be developers) let SP trump historic guidelines. This is corruption (aka GREED)!

Mallory Wyatt
Atlanta, GA

1 wk ago

REASON FOR SIGNING

We have family in this neighborhood, and visit often. It's a cozy neighborhood that would be ruined by this type of development.

Justin Bow
Nashville, TN

1 wk ago

REASON FOR SIGNING

While apartment buildings are fine in Inglewood, they need to be closer to Gallatin where the infrastructure can handle them. Riverside Village is a terrible place to locate an apartment complex of this size.

Cody Huggins
Nashville, TN

1 wk ago

REASON FOR SIGNING

I'm signing because I live across the street and don't want the soul of my neighborhood killed.

Erin Chegwiddden
Nashville, TN

1 wk ago

REASON FOR SIGNING

this is a poor planning decision for this neighborhood

susan ury
Nashville, TN

1 wk ago

REASON FOR SIGNING

I don't want developers to keep ruining our community and what we like about it.

Kean Witzeman
San Diego, CA

1 wk ago

REASON FOR SIGNING

I have seen what hyper-development does to our neighborhoods and I strongly oppose this deal. I am a home owner in South Inglewood.

David Mallicote
Nashville, TN

1 wk ago

REASON FOR SIGNING

I grew up on Riverside Drive. I don't want to see the historical charm of Inglewood ruined by hideous tacky apartments - built by money-grubbing out-of-town "developers."

Karri Bishop
Nashville, TN

1 wk ago

REASON FOR SIGNING

There is no need for another multi unit complex in the area. There are two almost completed (off Litton and E Trinity) and two just starting off E Trinity. Don't keep congesting the small neighborhoods without investing in road infrastructure and keeping inline with the aesthetics of the neighborhood.

Matthew Schaaf
Nashville, TN

1 wk ago
REASON FOR SIGNING

They have over built apartment complexes in East Nashville. In my professional opinion as a Realtor and Investor, the over building of apartment complexes is going to cause the market to soften. There are already 600+ apartment units to open this year. We do not need anymore apartment complexes to be allowed to be build until we have 85% occupancy in newer apartment complexes.

Sincerely,
Matthew Schaaf

Christopher Bright
Nashville, TN
1 wk ago
REASON FOR SIGNING

Because it's time to stop running our neighborhoods, but mainly it's already congested.. There's plenty of land they can go buy build what they want there..

Timothy Davis
Nashville, TN
1 wk ago
REASON FOR SIGNING

For the reasons mentioned at left. As a journalist, I've written extensively about EN development. The failures now evident in other parts of EN are showing us where this is headed. Please think/govern with an eye to the future.

Heather Lose
Nashville, TN
1 wk ago
REASON FOR SIGNING

I live in Inglewood and this kind of development does not belong at Riverside Village. It's too big.

Ellen Barnes
Nashville, TN
1 wk ago
REASON FOR SIGNING

I live on McGavock Pike and treasure how quaint Riverside Village is.

Mandi Paola
Nashville, TN
1 wk ago
REASON FOR SIGNING

The proposed development will cause more traffic than the intersection can handle and will ruin the uniqueness of the neighborhood.

Marcy Sanders
Nashville, TN
1 wk ago
REASON FOR SIGNING

I am concerned about the aging water and sewer system that was built for single family dwellings. I'm very concerned about the problem it will create by making traffic unbearable.

Mitzi Hines
Nashville, TN
1 wk ago
REASON FOR SIGNING

I live in this neighborhood, it cannot support the increased traffic this type of development will create.

Lesley Bowington
Nashville, TN
1 wk ago
REASON FOR SIGNING

While I appreciate what the influx of new people brings to the city, I also believe that we need to curb the rampant growth we are experiencing until our infrastructure and transportation modes are updated. The current levels of traffic and noise in all of Nashville, and particularly the Eastside, have already risen to levels that I, a native Nashvillian, never thought I would see. Adding in more and more high rises and condominiums only compounds the issue. Thank you for your consideration.

Susan Hagewood
Nashville, TN
1 wk ago
REASON FOR SIGNING

Please listen to the people who would be affected by this.

Tiffany Vargo
Nashville, TN
1 wk ago
REASON FOR SIGNING

I want to keep the Village in Riverside Village!

Sammy Walsh
Nashville, TN
1 wk ago
REASON FOR SIGNING

I'm signing because although I don't live in the neighborhood, it's still one of my favorite places to hang out. It's a gorgeous little area and I think we should work to protect our little pockets of goodness!

Angie Jackson
Nashville, TN
1 wk ago
REASON FOR SIGNING

Traffic and congestion is already causing headaches and safety concerns with just the addition of the few new restaurants we have. This would increase those exponentially

Lynn Oliver-Cline
Nashville, TN
1 wk ago
REASON FOR SIGNING

I live in the neighborhood and dont want to see a high rise!

Helen Simpkins
Nashville, TN
1 wk ago

REASON FOR SIGNING

I care about preserving the character and history of my neighborhood. This project would be too heavy an impact for this historic, mostly residential area.

Jonathan McCarthy
Nashville, TN

1 wk ago

REASON FOR SIGNING

It's my neighborhood, duh!

Sarah Paul
Nashville, TN

1 wk ago

REASON FOR SIGNING

I am small business owner that chose Riverside Village over other areas on the East Side because I worked at the pub and fell in love with Inglewood and the people there. In 2015 we were forced to leave because this developer refused to sign a new lease with us, and to run a successful business, we need to plan almost a year out in advance. When he initially approached us, there was to be little change, but the story changed time and time again. We finally moved locations to 37206, with a landlord that fully supports our endeavors. That being said, we approached the developer in Riverside Village about ways to utilize the vacant spaces (artist studios) while plans were decided, and instead of continuing to contribute to the heart of the creative community there, he has left it sitting empty. We could have signed another year at this point! Not that we would have. I know off hand other Nashville-based businesses that have had bad experiences with this particular developer. Most of all, I want the neighborhood to be heard, over his money and influence.

Diane Fashing
Antioch, TN

1 wk ago

REASON FOR SIGNING

I'm a visitor to the area who's fond of it just the way it is. Leave it alone.

Brian Holwerda
Nashville, TN

1 wk ago

REASON FOR SIGNING

No large developments in Riverside, there isn't the infrastructure to support a project of this magnitude. Plus, it's just the wrong vibe for that area, stop project.

Caleb Rich
Nashville, TN

1 wk ago

REASON FOR SIGNING

This is a cash grab, nothing more.

Kris OConnor
Nashville, TN

1 wk ago

REASON FOR SIGNING

I do not want my neighborhood over run with more people. Inglewood gets more saturated by the day and is losing its unique character.

Charles Stokely
Nashville, TN
1 wk ago
REASON FOR SIGNING

Against this! Not the place for a complex!

Hall Hall
Nashville, TN
1 wk ago
REASON FOR SIGNING

That is ridiculous for that area. Hello!!!

John Elliott
Nashville, TN
1 wk ago
REASON FOR SIGNING

We don't need or want this type of development in a quiet residential neighborhood with single-family homes.

0
Report

Reply

Phillip Wariner
Nashville, TN
1 wk ago
REASON FOR SIGNING

This will RUIN the neighborhood

Curtis Earls
White House, TN
2 wks ago
REASON FOR SIGNING

I grew up in the area and care about saving the charm that made it so popular in the first place

Karen Kenyon
Barnsley, United Kingdom
2 wks ago
REASON FOR SIGNING

I hate what is happening to our communities. They are taking the individuality away, putting up 2 skinny, little houses where there used to be just one all for the love of money.

Stacey Russell
Nashville, TN
2 wks ago
REASON FOR SIGNING

I've lived in Inglewood my whole 26yrs of life, right down the street from Riverside Village. While some change can be good, I do not believe this is one of those situations. Riverside Village is clustered as is and already needs help

addressing those problems. Adding more traffic will not create a solution to the chaos. Not only will it be over populated it will be dangerous! A true cause for safety concern.

Susannah Taylor
Chattanooga, TN
2 wks ago
REASON FOR SIGNING

I recently moved from Inglewood and would hate to see the charm and livability of that neighborhood ruined by way too much traffic and congestion in what is an already very crowded area.

Jason Kenyon Jason Kenyon
Nashville, TN
2 wks ago
REASON FOR SIGNING

I have lived in Nashville all my life and it is becoming way to big for it's britches. The overdevelopment and the congestion has got to come to an end. Outside developers are making us something we never wanted to be and in most cases they don't even live here themselves. They just sit back and collect more doe. Nashville use to be a tight nit community where anywhere you go you would know somebody, a big city with a small town vibe. Nashville is one of the few cities where natives want to stay and it is slowly becoming a city where instead we want to leave. I did want to raise a family here but not anymore due to congestion and lack of infrastructure. Inglewood has character and charm. Don't ruin that, like you are slowing ruining East Nashville and the 5 points area and the rest of my hometown. It makes my heart ache to see what it is becoming. Thanks for your understanding and God Bless!

Alexis Smith
Nashville, TN
2 wks ago
REASON FOR SIGNING

I live in this neighborhood and want to maintain its integrity as a family neighborhood. I feel the new development will crowd and add congestion to our roads and take away from the areas easy accessibility on foot and bike.

Ranfy Center
Nashville, TN
2 wks ago
REASON FOR SIGNING

This will simply ruin a really cool, quaint area of our neighborhood. I am a lifelong resident Inglewood and it's time to put a halt to the runaway development.

Adam Saller, MBA HRM
Nashville, TN
2 wks ago

First off, bad timing with the reappraisal coming up. Inglewood will have the largest increases in value and taxes despite lowering effective rate throughout city. Despite, its about skyrocket for many Inglewood property owner. If rates are back at what they are at now in a few years. Property tax could double in a few years. I'm all for cool restaurants and places to hang. Im a big Nashville foody etc. I'm not sold on the Condos or apartments in this area.

1. Too much traffic in low density residential area.
2. Not enough infastructure to support long term sewage, stormwater drainoff, electrical, small streets and parking. Parking is already a problem.
3. If apartments. In and out people in established neighborhood and close too historic neighborhood that is protected by historical commission.
4. If luxury condos are built instead of apartments, don't want tax funded MDHA Luxury condos or tax payer subsidies.

5. No long term traffic plan,
6. 15-20 Long term plan is not available.
7. No long term infrastructure plan.
8. Not enough sidewalks and lack of sidewalks on Greenfield going to Riverside.
9. Extra cost to taxpayers adding extra infrastructure for mass development.

Brian Jackson
Nashville, TN
2 wks ago
REASON FOR SIGNING

Ours is one of the few remaining historic neighborhoods that hasn't been overtaken by massive modern development. Please let's keep it this way

Karla Swafford
Nashville, TN
2 wks ago
REASON FOR SIGNING

This is my favorite spot in Nashville!!! It's so charming and homey! Being a Nashville native, it's very discouraging to recognize your own home town from one day to the next. Please leave us the last few remnants of the small town we grew up loving.

kim Nielsen
Nashville, TN
2 wks ago
REASON FOR SIGNING

I live down the street from the village. I already have to drive 30 minutes to make it to my office just 8 miles from my house. Please keep my neighborhood single family residence not multi dwelling structures. The traffic increase at our little intersection will also not be safe. Practicality, safety and community over profits please.

Michael Brawner
Nashville, TN
2 wks ago
REASON FOR SIGNING

I support the Riverside village community with patronage. I want to keep going there.

Alyce Dobyns
Nashville, TN
2 wks ago
REASON FOR SIGNING

Riverside Village is a neighborhood social gathering. I want to avoid the over crowding here like what has occurred in the neighborhood around Rose Pepper. I have stopped going over ther to the restaurants and support the ones in Riverside Village on a weekly basis.

Do not overcrowd this wonderful neighborhood environment.

Juanita Taylor
Nashville, TN
2 wks ago
REASON FOR SIGNING

I want to protect the character and feel of this neighborhood. The area is not equipped for the additional traffic.

Ryan Wood
nashville, TN
2 wks ago
REASON FOR SIGNING

I don't want greed to ruin our neighborhood

Ken Wyatt
Nashville, TN
2 wks ago
REASON FOR SIGNING

I'm signing because I love to visit the shops and restaurants in Riverside Village and do not want to see the character of the Village ruined by developments that do not preserve the look and feel of this historic neighborhood.

Amy Christine
Nashville, TN
2 wks ago
REASON FOR SIGNING

Residential apartments would ruin the charm of our favorite Inglewood spot!

Danny Proctor
Madison, TN
2 wks ago
REASON FOR SIGNING

It is time to take a stand against developers destroying the character of our neighborhoods.

Aubrey Watson
Nashville, TN
2 wks ago
REASON FOR SIGNING

A project such as this is wrong for this location and could be dangerous to bring additional traffic to this busy intersection.

Nicole Wolfe
Nashville, TN
2 wks ago
REASON FOR SIGNING

What makes Nashville special is disappearing. Change is not a bad thing, but greed is. This neighborhood is not equipped to handle this influx. Also, i don't think anymore highrise apartments or condos should be built in this city without addressing infrastructure and transportation.

candyce manier
Hendersonville, TN
2 wks ago
REASON FOR SIGNING

This will destroy the character of Riverside Village. Breaks my heart.

Ali Vandiver

Nashville, TN
2 wks ago
REASON FOR SIGNING

This is my neighborhood and we cannot support the density.

Heidi Rufflyon
Nashville, TN
2 wks ago
REASON FOR SIGNING

I'm a resident of the neighborhood and a small business owner that has been pushed out by investors. I bought a house here in 2001, I owed one of the first businesses in east Nashville . I invested my own money and hard work to better this neighborhood and provide a service not currently represented for my friends and neighbors. I have loved working to better our great neighborhood. However places like this have made it now that as a small business owner not backed a lot of cash have found it hard to afford rent in a place these investor folks wouldn't touch this place when we were dealing with break in's... it was our neighborhood. I'm going to vote no on continuing to let outside money kill the dreams of myself and other small business owners that had to give up because of rising rents. This would greatly effect a great small business district already full of neighbors and visiting families. I also own my house nearby the proposed area and I don't believe this would add to the value of our property.

Ashley Bess
Nashville, TN
2 wks ago
REASON FOR SIGNING

Trying to keep the neighborhood classy and historic.

Ingrid Guerci
White Plains, NY
2 wks ago
REASON FOR SIGNING

Don't kill the views for those who already live there!

Brady Surface
Nashville, TN
2 wks ago
REASON FOR SIGNING

You can take my Mitchell's sandwich when you pry it from my cold dead hands

Naomi Annandale
Nashville, TN
2 wks ago
REASON FOR SIGNING

Riverside Village is lovely and has a particular character. And, decent parking. A large apartment complex would negatively impact the neighborhood.

john harris
Nashville, TN
2 wks ago
REASON FOR SIGNING

Please stop all of this "outside the area" developers who are ruining not just that area but places all over East Nashville and Inglewood

Kim Becker
Nashville, TN
2 wks ago
REASON FOR SIGNING

I have lived in Inglewood for 17 years. It is already getting overcrowded. We do not need apartment complexes making it worse

Linda Reinert
Nashville, TN
2 wks ago
REASON FOR SIGNING

We don't need a large complex in that area!

Amber Davis
Nashville, TN
2 wks ago
REASON FOR SIGNING

The city is losing its charm with the crazy fast development around this town. Most of these developments are way too expensive for the average income that is made in Nashville.

Shayne Pulver
Hendersonville, TN
2 wks ago
REASON FOR SIGNING

I like the neighborhood feel it has now

Gretchen Zimmerman
Nashville, TN
2 wks ago
REASON FOR SIGNING

This project would destroy the historic character of the neighborhood and cause terrible traffic issues.

venus wooten
Nashville, TN
2 wks ago
REASON FOR SIGNING

It's pretty perfect just the way it is

Mark Medley
Nashville, TN
2 wks ago
REASON FOR SIGNING

Because the timeless appeal of Riverside Village doesn't have to one more thing destroyed by soulless money focused development.

Lauren Widelitz
Nashville, TN
2 wks ago

REASON FOR SIGNING

I owned a house two blocks from this proposed development for 5 years. This is not the right choice for the neighborhood. It will increase traffic and change the character.

Michael Lewis
Nashville, TN

2 wks ago

REASON FOR SIGNING

I'm signing this because it's unjust to change the residential zoning restrictions for financial gain without regard for the neighbors that have to live with it.

Lauren Purcell
Brookline, MA

2 wks ago

REASON FOR SIGNING

I live in Inglewood and do not wish to see Riverside Village become overcrowded

Troy French
Nashville, TN

2 wks ago

REASON FOR SIGNING

Traffic is already bad in all area's around Riverside Village this would just add to it, which is not needed.

Ben Azzi
Nashville, TN

2 wks ago

REASON FOR SIGNING

Fir development, but not apartment complexes in neighborhoods.

Rev. Keith Coes
nashville, TN

2 wks ago

REASON FOR SIGNING

Traffic at that intersection will be a lot worse than it is now. this is a neighborhood that does not have room for that many people in that small area.

P Gharavi
Franklin, TN

2 wks ago

REASON FOR SIGNING

This is way too much for our narrow streets to handle. We already have increased congestion with the lots being subdivided with the single family homes let alone a huge condo complex. NOT in this area!

Catherine McEwen
Nashville, TN

2 wks ago

REASON FOR SIGNING

You are destroying our community. This developer doesn't care about our neighbor nor the people that have lived here for years.

Dana Delworth
Nashville, TN
2 wks ago
REASON FOR SIGNING

I'm signing because this goes beyond sense of community; the roads surrounding this area are awful and traffic has become so much worse in that area due to volume. This could spell disaster.

Jennifer Bennett
Nashville, TN
2 wks ago
REASON FOR SIGNING

I live 2 blocks from Riverside Village. The roads supporting and surrounding this area are not constructed for such a drastic increase in residents. Traffic in the Riverside/McGavock corridor will become a nightmare as there are not many connecting cross streets in the area due to the railroad lines. Keep Riverside Village a medium density neighborhood.

Jeff Jarvis
Nashville, TN
2 wks ago
REASON FOR SIGNING

I'm signing because I do not want this apartment complex in my neighborhood.

Billy Hynd
Nashville, TN
2 wks ago
REASON FOR SIGNING

I am a resident of this neighborhood. We do not need this type of development in our area.

Jenn Carter
Nashville, TN
2 wks ago
REASON FOR SIGNING

We are losing our unique qualities that make East Nashville what it is
This is my neighborhood and I am against tearing down the old just to make room for more condos/apartments.
Please. Stop. Developing.

Jenny Duke
Nashville, TN
2 wks ago
REASON FOR SIGNING

This would be ridiculous.

Brenda Colladay
Nashville, TN
2 wks ago
REASON FOR SIGNING

Developers are harming the quality of life in our neighborhoods, and residents deserve to have a say in decisions about the places we live. We have to stop letting money have all the power.

Karen Litterer
Nashville, TN
2 wks ago
REASON FOR SIGNING

I'm signing because the proposed development does not fit with the scale of our neighborhood. The structure will dwarf those around it and bring tremendous traffic congestion to an area which is already challenging to drive through given the cluster of restaurants in Riverside Village.

Holly Murphy
Nashville, TN
2 wks ago
REASON FOR SIGNING

The large planned development would cause extreme congestion at that intersection. There isn't sufficient infrastructure to support it. The neighborhood doesn't want it.

Kay Green
Camden, TN
2 wks ago
REASON FOR SIGNING

I love "The Village". One of the reasons I moved to this area. I am not fond of the new "modern" homes that are being erected in this area, while bulldozing the beautiful older homes. I do not want this monstrous building erected in this area.

Aaron Distler
Nashville, TN
2 wks ago
REASON FOR SIGNING

Yeaaaaaaah, no.

Cathy Proctor
Joelton, TN
2 wks ago
REASON FOR SIGNING

Too much traffic for a small area

kim blevins-relleva
Nashville, TN
2 wks ago
REASON FOR SIGNING

i live down the street and it's already impossible to pull out of our driveway on greenfield due to the traffic.

Bonnie Sager
Nashville, TN
2 wks ago
REASON FOR SIGNING

I frequently visit the area and used to live very close to the areas of impact.

Samuel Gray
Nashville, TN
2 wks ago
REASON FOR SIGNING

The infrastructure on Riverside cannot support this, and it's painfully obvious that developers are overbuilding residential properties in East Nashville.

Nieves Uhl
Nashville, TN
2 wks ago
REASON FOR SIGNING

I love the tight knit community in Inglewood, we're I can easily drive around and wave to my neighbors. This would not be beneficial to this wonderful sense of community or the community in general.

Angie Dorin
Nashville, TN
2 wks ago
REASON FOR SIGNING

I lived in this neighborhood for 8 years and loved being able to have a nice house, great rent and still be able to walk up the street and buy records, sushi, or just visit my friends at the local pub. There are so many overcrowded neighborhoods in Nashville, I hope my old home doesn't become one of them.

Matt Kirkegaard
Nashville, TN
2 wks ago
REASON FOR SIGNING

East Nashville has such a rich history. Developers are coming in with no respect for that history with no concern but profit. This has to be stopped or we will lose our neighborhood.

Shauna Rae Samograd
Nashville, TN
2 wks ago
REASON FOR SIGNING

Let's just let our neighborhoods be neighborhoods. Please.

Robert Blackwell
nashville, TN
2 wks ago
REASON FOR SIGNING

We already have far too much residential density in East Nashville! Current infrastructure is already overly burdened, and additional development without regard for the overload on existing roads and increased traffic ruins the quality of life and character of East Nashville that so many of us who are long-term residents have always appreciated.

Lynn Questell
Nashville, TN
2 wks ago

REASON FOR SIGNING

The traffic in our neighborhood is already terrible. To add at least 65 more cars everyday is unsafe and irresponsible. This would detract from the character of our neighborhood as well.

Leigh Smith
Nashville, TN
2 wks ago

REASON FOR SIGNING

I'm signing this because this development is ruining the character of our neighborhood and needs to stop.

Sara Weedman
Nashville, TN
2 wks ago

REASON FOR SIGNING

This is an unnecessary addition to an already congested area. The development in the neighborhoods is already putting a strain on infrastructure in the surrounding areas and this would only add to the problems. Please do not allow this development to progress.

Kylan Burgess
Nashville, TN
2 wks ago

REASON FOR SIGNING

As a homeowner who lives a mile from Riverside Village, it is important to me that our community stays affordable and accessible to its residents. Those of us who have invested in this community appreciate the quiet streets and neighborhood feel. Our local businesses are thriving because of neighborhood support and pride. We don't want developers capitalizing on that.

celeste duke
Nashville, TN
2 wks ago

REASON FOR SIGNING

I drive through this intersection every day. NO to this. We cant handle this congestion additionally it harms the character of the neighborhood.

Hannah Samuell
Nashville, TN
2 wks ago

REASON FOR SIGNING

Developers have already ruined everything about my street and my immediate neighborhood, don't let them take this too!

Tina Colette Huff-Koch
Nashville, TN
2 wks ago

REASON FOR SIGNING

Please do not let them destroy our beautiful neighborhood. I have lived on Riverside Dr for 17 years so I have seen Riverside Village go through many transitions, some good & bad. We finally seem to be in a good spot, so I would hate to see our beloved neighborhood change so drastically. What they have planned sounds like it is more suited for 12 South or the Gulch. Definitely not Inglewood. Please leave well & good alone. Thank you.

Joshua Wolak
Nashville, TN
2 wks ago
REASON FOR SIGNING

I don't want to lose my neighborhood

Wende Rutherford
Nashville, TN
2 wks ago
REASON FOR SIGNING

I would like to preserve the character of my neighborhood

Shane Clohesy
Nashville, TN
2 wks ago
REASON FOR SIGNING

This is my neighborhood and it can't take this kind of development without changing it's essential character. Stop this madness now.

Nancy Fuchs
Nashville, TN
2 wks ago
REASON FOR SIGNING

I agree. Too much development for the area. Please try to maintain a neighborhood feel. We aren't living downtown.

Bonnie Zobrist
Nashville, TN
2 wks ago
REASON FOR SIGNING

I love quaintness of riverside village

Ryan LaFave
Nashville, TN
2 wks ago
REASON FOR SIGNING

We moved to the area for its diversity of culture and pleasant pace. This development will take that away and distort our neighborhood into what we tried to avoid by moving here.

Aaron Irons
Nashville, TN
2 wks ago
REASON FOR SIGNING

Riverside village is one of the last remaining quaint places in Nashville that hasn't been ruined by over developing and money hungry consumerism. Let it remain small and enjoyable and stop ruining neighborhoods.

Jillian LaFave

Nashville, TN
2 wks ago
REASON FOR SIGNING

Because I love all the shops and restaurants in this village and a giant building will ruin the vibe. We need to support local businesses instead of tearing them down!!!

STEPHEN BOWEN
Nashville, TN
2 wks ago
REASON FOR SIGNING

Look at the congestion at other over developed neighborhoods in Nashville. 12 South and the Gulch are prime examples. 37216 votes no.

Charles Robinson
Nashville, TN
2 wks ago
REASON FOR SIGNING

We moved to Inglewood 11 years ago for the character of the neighborhood and developments like this take that away!

Mike Logsdon
Nashville, TN
2 wks ago
REASON FOR SIGNING

I'm signing because I agree that this development will ruin the distinct appeal of Riverside Village.

Richard Hager
Nashville, TN
2 wks ago
REASON FOR SIGNING

This type of development is just not suitable for the area. Even with road improvements the density will all but bring traffic to a constant halt. Growth is important but needs to be sustainable.

Ashley Thurman
Nashville, TN
2 wks ago
REASON FOR SIGNING

I'm signing this petition because this does not help but exacerbates Nashville's affordable housing crisis, particularly in East Nashville neighborhoods. Should the developer include a solution that offers housing options to a mix of income levels then perhaps there would be more support for more development.

Dennis Pepperack
Nashville, TN
2 wks ago
REASON FOR SIGNING

Agreed regarding the scale of the project leading to major congestion problems; am not opposed to a reasonable redevelopment of the area.

Gwen Blanton
Kingston Springs, TN
2 wks ago
REASON FOR SIGNING

Large developments need advance planning and community buy-in.

Jalena Bowling
Arlington, TN
2 wks ago
REASON FOR SIGNING

Grew up in the area and am often back there. High traffic area, more congestion is not needed. Also a pretty area. Keep those ugly boxes they are building out of there. That neighborhood is being changed too much by developers who dont keep the flavor of the area in tact when building. That can be done when inbuilding is happening but then it requires some finesse and caring.

Yancey Gregory
Nashville, TN
2 wks ago
REASON FOR SIGNING

I don't want to see the fabric of what makes that neighborhood a great spot, destroyed by greed, congestion, and shortsightedness.

Jeremy Estes
Nashville, TN
2 wks ago
REASON FOR SIGNING

Enough is enough! Rampant development is destroying the character of this beautiful neighborhood. This will only cause traffic to be more congested, and will drive out people who have called this neighborhood home for years. Mixed use development is destroying this city.

Bethany Haskett
Nashville, TN
2 wks ago
REASON FOR SIGNING

I support thoughtful growth in our neighborhood but our infrastructure also needs to be addressed to keep up with the increase in population, specifically our grocery stores. Kroger can barely keep the shelves stocked as is. A building with this number of units and footprint does not fit in and will change the nature of our neighborhood.

Dustin Meza
San Antonio, TX
2 wks ago
REASON FOR SIGNING

Riverside Village is a treasure, it should not be treated this way.

Travis Wilsom
Nashville, TN
2 wks ago
REASON FOR SIGNING

There is already too much traffic in Inglewood and east Nashville. We should stick to family homes, not giant complexes. Build it on Gallatin if you must build it. Keep it out of the neighborhoods!

Jane Meneely
Nashville, TN
2 wks ago
REASON FOR SIGNING

I'm not opposed to growth and improvements in my neighborhood, but this development is much too large and will be woefully under-supported by the current infrastructure surrounding it.

N Ellen Schweitzer
Summertown, TN
2 wks ago
REASON FOR SIGNING

wrong location for such a big thing.

levia mullins
Nashville, TN
2 wks ago
REASON FOR SIGNING

I think the neighborhood is fine the way it is.

Addison Ellis, III
Nashville, TN
2 wks ago
REASON FOR SIGNING

One would think the developers would have respect for a neighborhood like Inglewood. Stop even proposing development of Inglewood, for crying out loud.

Kyler Clark
Nashville, TN
2 wks ago
REASON FOR SIGNING

I find this proposal to be such a stretch and over reach. I think we are all thankful to have a neighborhood that is developing its own personality, but what most of us love is the quirks and charm of the neighborhood, and Riverside Village in particular has great charm. Already they have left vacancies in this spot sit fir too long in anticipation of this potential monstrosity. I hope that greed doesn't deliver another blow to the families trying to live in these neighborhoods that are exploding. The tax increases alone due to this project would be enough to force some long time residents out, not to mention the traffic and congestion. How long would this project take to develop and how long would this busy intersection be a mess for the sole benefit of one party? Let's beautify and invest in the charming buildings that are sitting vacant. Let's protect what we have.

Crystal Hammond
Nashville, TN
2 wks ago
REASON FOR SIGNING

I am signing because this type of building and the size will not benefit the area. The proposed lot area is not designed to have that many people living there. My family has been here since 1951 and I do want to see all the history go away. This developer is not the one who will have to live with the tax increases and overcrowding. We the residents

will. The current residents are for improvement and beautification of the current lots. However putting as much as you can in one spot to make a huge profit is not what we need or want for this area.

Sean McGraw
Nashville, TN
2 wks ago
REASON FOR SIGNING

We love having The Village Pub, Rudies, Sip, etc...so close to home. We don't need ANY more traffic through the neighborhood!!

Theresa Biggs
Nashville, TN
2 wks ago
REASON FOR SIGNING

I will not be able to live here if all these houses and apartments keep being built. Getting too crowded!

SCOTT RORIE
Nashville, TN
2 wks ago
REASON FOR SIGNING

This will destroy the pleasant quality of life that the families have always enjoyed along with new transplants that moved here to experience the warm sense of community the area has to offer.

Denise Moore
Nashville, TN
2 wks ago
REASON FOR SIGNING

I purchased my home because I enjoy the lack of congestion I avoid until I get to Gallatin Pike. Getting to and from my Kroger and my Walgreens is easy. The proposed development will ruin the feel of our neighborhood.

Kelly Hosford
Nashville, TN
2 wks ago
REASON FOR SIGNING

Please help preserve what makes Inglewood so special.

Rhea Santos
Douglassville, PA
2 wks ago
REASON FOR SIGNING

Riverside was the first neighborhood I lived in when I came to Nashville. I understand moving forward with the city, but the reason I'm so drawn to the south is the historical charm these neighborhoods have.

Kathleen McClurg
Nashville, TN
2 wks ago
REASON FOR SIGNING

To prevent the development of a large apartment complex in Riverside Village

Haley Ball
Nashville, TN
2 wks ago
REASON FOR SIGNING

Developers have won nearly every battle in this city. If this trend continues, Nashville will be a congested mess of tacky condos with no old trees or character left.

Cassady Feasby
Nashville, TN
2 wks ago
REASON FOR SIGNING

This isnt representative of our neighborhood and does not belong in our neighborhood. It is also going to make a mess of traffic not even to mention the aesthetic of what we love about where we live.

Jenna Nelson
Nashville, TN
2 wks ago
REASON FOR SIGNING

Putting in a large apartment complex will ruin the quaintness of Riverside Village and will only cause more people to move to East Nashville, increasing the already crazy amount of traffic.

Vicki Davis
Nashville, TN
2 wks ago
REASON FOR SIGNING

I'm not against neighborhood development and improvement, however this project just seems too large for this particular site

Ashley Kennedy
Nashville, TN
2 wks ago
REASON FOR SIGNING

I'm not at all opposed to more development of shops/restaurants in the likes of The Village Pib and Mitchell's Deli, but we absolutely do not need apartments/condos in the area. We left 12th South for a reason!

Sara Lederach
Nashville, TN
2 wks ago
REASON FOR SIGNING

We don't need condos to ruin our neighborhood. These developers can find another area to take advantage of.

Lenore Kinder
Nashville, TN
2 wks ago
REASON FOR SIGNING

ENOUGH with this big box developments in East Nashville. There is enough density as is and there's other parts of Nashville that could use the development.

tonya Bradford
Nashville, TN
2 wks ago
REASON FOR SIGNING

I'm signing because Inglewood doesn't need an overloading of traffic and people. It's maintains a small sense of community and is a quiet neighborhood.

Beverly Lee
Nashville, TN
2 wks ago
REASON FOR SIGNING

Beverly lee

Joshua Cournoyer
Nashville, TN
2 wks ago
REASON FOR SIGNING

The infrastructure of the neighborhood is set up for single family dwellings, as traffic increases people will use residential streets to cut through, putting pedestrian and bicycle traffic at risk.

Cecilia Tosh
Nashville, TN
2 wks ago
REASON FOR SIGNING

There are too many things being "developed" in East Nashville now! It HAS to stop!!!

Everyone...PLEASE sign this petition!!!!

Margaret Forshee
Nashville, TN
2 wks ago
REASON FOR SIGNING

I want to preserve the vibe and integrity of my neighborhood and do not want an adult-dorm style apartment on the most iconic corner of Inglewood.

Anil Goklaney
Atlanta, GA
2 wks ago
REASON FOR SIGNING

Inadequate infrastructure to support this and no chance of individual ownership as it is an apartment building

Mara Laverentz
Nashville, TN
2 wks ago
REASON FOR SIGNING

current infrastructure cannot support the planned density let alone more

Yolanda Flint
Nashville, TN
2 wks ago
REASON FOR SIGNING

It's ridiculous with all the development going on around our neighborhood and it needs to STOP NOW, that is too small of a space for some dayum apartments give us a grocery store (publix) instead.

Katie Anderson
Nashville, TN
2 wks ago
REASON FOR SIGNING

I want to maintain the integrity and the history of Inglewood & Riverside Village. This would ruin what the neighborhood loves about the uniqueness of Riverside Village for yet more apartments & traffic.

Lee Hawthorne
Nashville, TN
2 wks ago
REASON FOR SIGNING

Don't kill the vibe of the neighborhood!!

Sara Jean Schweitzer
Nashville, TN
2 wks ago
REASON FOR SIGNING

I am extremely opposed to this massive development in my backyard. This neighborhood doesn't have the infrastructure to support the increased population and traffic that will result. It is not right for an outside developer to be able to buy their way into changing the zoning in our small single-family home village and profit by building large parking lots and towering buildings in our backyards. This will ruin my quality of life and the value of my home which I spent my life savings on. I bought my house in this neighborhood because I like the village feel with small houses and nature surrounding. This development only supports developer's greed rather than the needs of our community. A development like this is better suited for a large street with street parking and already cleared spaces with other large buildings of this size. This development will bury the houses around it that have been there for almost a century while choking the neighborhood with traffic. Bad planning!!

From: Local Jungle [mailto:localjungle@gmail.com]

Sent: Monday, February 27, 2017 12:09 PM

To: Planning Commissioners; Shepard, Shawn (Planning); Davis, Anthony (Council Member)

Subject: Case# 2017SP-013-001 and 2017CP-005-003 Nextdoor neighborhood comment thread

Nextdoor comment thread

[Help stop massive Riverside Village development!](#)

[Sara Jean Schweitzer](#) from South Inglewood · 13 Feb

Developers are planning to build a 65 unit apartment complex with 3 buildings, one 3-story building and a 76-car parking lot on Riverside Drive next to Fond Object where there are only small one story single-family houses. This will ruin our small village vibe. Please spread the word about this on social media and talk to neighbors about it. Call the planning department to voice your opposition [\(615\) 862-7190](tel:6158627190). Call Council Member Anthony Davis [\(615\) 775-8746](tel:6157758746). Encourage others to call as well! There is a development meeting on Wed., Feb. 22nd at Isaac Litton Alumni Center, 4500 Gallatin Pike. Please gather as many people as possible to attend this meeting so they can hear our voices. If you can't call or attend the meeting, post your comments below and I will make sure they are heard.

I live in a house behind this potential monstrosity. I don't want huge buildings and a massive parking lot in my back yard! This densely packed housing and parking lot will create too much noise, car exhaust, and light pollution, a loss of mature trees, habitat, and loss of sunlight on our gardens. The parking lot will create a heat island and pollution runoff from the cars into our gardens. These apartment buildings will be an eyesore and in my view, lower the property values in the neighborhood. This is not what I signed up for. When I bought my house I liked it because of the peaceful green yard surrounded by nature and a few small single-family homes.

This neighborhood currently has the best of both worlds, a small neighborhood with a little village. I wouldn't have bought a house that had massive apartment buildings and a huge parking lot surrounding it. This neighborhood isn't zoned for this type of development and people that bought into this neighborhood didn't buy into this plan. I'm not opposed to some development that fits a neighborhood or improvements to existing structures although; people should have some idea what they are getting when they spend their life savings on a house in East Nashville. Buying here becomes too risky if developers are allowed to just come in and change the zoning and suddenly you're stuck with densely populated towering buildings, cars, and concrete around you. This development doesn't make sense for anyone but the outside developers that will make a huge profit out of ruining our neighborhood. This has to be stopped!

[Leah Bergman](#) from Eastwood · 13 Feb

What experiences have you had with Anthony Davis? Is he interested in protecting the neighborhood or is he more interested in growth? Sounds like he stands to gain around 100 more voters if he allows this, but I'm not sure what margin he won by in the last election or how long his term is - I could use some education on this. Our council person is Brett Withers and he is very active and vocal about balancing healthy growth with neighborhood preservation - we are truly blessed to have him!

Thank

[Sara Jean](#), [Janis & Randy](#), and [Leah](#) thanked [Leah](#)

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[Sara Jean Schweitzer](#) from South Inglewood · 13 Feb

Leah, Anthony Davis' term ends in 2019. He won by 55% of the vote. I will not be voting for him if he lets this development pass.

[Michelle Gentry](#) from Lockeland Springs · 13 Feb

I posted on my pages & will try to get it to Brett Wethers.

Thank

[Janis & Randy](#) and [Leah](#) thanked [Michelle](#)

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[Howard Hale](#) from Northwest Inglewood · 13 Feb

Meeting is about a new plan. Need to go to the meeting to find out if acceptable for neighbors to support. I am hoping for better use of space with a better appearance. Another grocery store and business center/ business supply store would be nice.

Thank

[Thomas](#), [Matthew](#), [Denise](#), and 4 others thanked [Howard](#)

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[Leah Bergman](#) from Eastwood · 13 Feb

Do you think he is going to Support it or oppose it ? I just don't know much about him other than the fact that his district is exploding with growth- I'm hoping that he will be responsible with his position and not go nuts

Thank

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[Howard Hale](#) from Northwest Inglewood · 13 Feb

Leah, need to get involved with neighborhood groups to keep up with event. Anthony is usually for the good of his and our neighborhood. Being involved will give you more information. look forward working with you.

Thank

[Matthew](#), [Brent](#), [Carey](#), and 1 other thanked [Howard](#)

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[Michelle Gentry](#) from Lockeland Springs · 14 Feb

I just drove past these properties & there are no Public Hearing or zone change signs! Feb. 22 meeting @ Isaac Litton alumni center. No time given & public hearing is 9 March.

Thank

[Sara Jean](#), [Janis & Randy](#), and [Leah](#) thanked [Michelle](#)

Error! Filename not specified.

[Howard Hale](#) from Northwest Inglewood · 14 Feb

This plan for 65 units was not approved and has been agreed by Planning, Lance Bloom and Neighbors to look at another plan on Feb 22, 2017 at 5:30PM at the Litton Gym.

Join us to review the new proposed plan and voice you thoughts if suitable for our neighborhood.

Thank

[Matthew](#), [Mara](#), [Jessy](#), and 4 others thanked [Howard](#)

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[Cecilia Tosh](#) from Rosebank · 14 Feb

Frankly, I'm sick to death of all the "developments" going up over here in East Nashville. Enough is enough already. There have been monstrosities built on every tiny lot with asking prices that, even if I could afford them, are ridiculous!! They are STANDING EMPTY because they're not worth the prices being asked!!! No parking space, over 3K in square footage on some, no privacy, 2 at the corner of Riverside & Greenwood that are HUGE & you could sling a hammock between the front & back porches of the 2...how idiotic is that???

IT NEEDS TO STOP!!! East Nashville is no longer the community it used to be with all of this building crap!!! I've lived here more than 50 years...I was ok with taking down some of the homes that were dilapidated & needed to go but this is just completely out of hand now.

They're putting some kind of "Porter Village" or something of the sort in a parking lot for goodness sakes!!! What is wrong with people?!? They're putting "mixed use venues" in old church buildings. I just don't understand why we just "have to have" mixed use venues on EVERY corner! I don't understand why we MUST keep building on EVERY open spot!! Before long there will be no grass, no trees, no flowers, no wildlife ANYWHERE because it'll all be razed to accommodate more buildings that won't be used!!

There's even some kind of development going up now on Davidson St. at the entrance of Shelby Park!! What the heck is THAT going to be?!?

STOP IT FOR GOD'S SAKE!!!

Sorry for the rant!!!

[Thank](#)

[Angela](#), [Susan](#), [Sara Jean](#), and 4 others thanked [Cecilia](#)

[Error! Filename not specified.](#)

[Michelle Gentry](#) from Lockeland Springs · 14 Feb

I think the message we need to emphasize is that East Nashville IS tornado alley as demonstrated not once, but twice! Build these monstrosities if you want, & buy them!

[Thank](#)

[Cecilia](#), [Dalewood](#), and [Leah](#) thanked [Michelle](#)

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[Mara Laverentz](#) from Rosebank · 14 Feb

Most of the main arteries in and out of East Nashville will become impassable; Eastland, Rosebank, Riverside, Trinity. Most cannot be widened. Gallatin is already showing the strain and the largest of the developments have not been completed. Aerial at Rosebank and Eastland, CLEO is just now leasing, the apartments at Tillman and Porter are breaking ground, and a large number of new units near Porter and Cahal. Over 200+ units have been approved and this number does not include all the two on one homes going up everywhere.

[Thank](#)

[Cecilia](#), [Sara Jean](#), [Brian](#), and 2 others thanked [Mara](#)

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[Kate Dwyer](#) from Capitol View · 14 Feb

Not sure that I can attend but you can add my comment if you like: As a recent transplant to Nashville I can say they are fast ruining the aspects I find/found charming. One such area is Riverside Village, Bailey & Cato's and the concerts at Fond Object are part of what makes this town appealing and fun. The developments and tall and skinnies seem to take little else into consideration but making a quick buck and it's a shame and bad for the city in the long run. When there are multiple empty buildings and apartments down the line that won't attract tourism or homeowners. The people making these zoning decisions and permitting this kind of construction are being short sighted in my opinion. Cities that maintain a long term healthy economy protect the aspects that make their city appealing and strong.

Good luck & if I can come to the meeting I will!

[Thank](#)

[Sara Jean](#), [Sandy](#), [Leah](#), and 2 others thanked [Kate](#)
[Error! Filename not specified.](#)

[Leah Bergman](#) from Eastwood · 14 Feb

Hey Cecilia, if anyone is more frustrated with the development in east nashville than you are, it would be me . I agree with your rant and I read it twice in a row because it made me feel so good!

I felt the same way about the mixed use development at the church on Greenwood and Chapel but I'm about to add a ray of sunshine your way, it's not much, but it will make you smile because it's one of the few "wins" that combines development with preservation!

Did you know that this development was DE IED initially because the developer didn't propose ENOUGH units ??? Yes, you read this correctly : the DEVELOPER wanted more green space and to NOT use the entire allowable concrete footprint and PLANNING denied him because of this. What kind of crap is that??

So now over a year later and at a huge price to the developer and multiple obstacles, we are starting to see the greenwood church development.

He didn't have to fight for more green space there -but he did

That church was going to be torn down- but he decided to spend more money and save it.

The education building in the back didn't have to stand- but he saved it

The original pastors house could have been torn down- but he saved it

The stained glass windows that fell victim to duche bag kids throwing rocks at them could have been knocked out and glass ones put in their place - but he's saving those too

We would have lost yet ANOTHER priceless historic building had it not been bought by someone who was willing to fight for it - but now we will have it for years to come AND be able to enjoy the light through the stained glass as we sip our coffee or whatever ends up in there.

Our kids can play in the usable green space that he will provide and the drainage will be mitigated with that cool porous concrete that's more expensive but better for run off!

I have never seen anyone care as much as he does about doing growth the right way and haven't seen it since.

If the developers propose something like this on riverside , I would think that it would be something that would bring the community together , but looking at the plans, it looks like it's the MAXIMUM footprint allowed- it's truly a loss of BEAUTIFUL green space .

Thank

[Cecilia](#), [Chris](#), [Natalie](#), and 7 others thanked [Leah](#)
[Error! Filename not specified.](#)

[Kate Dwyer](#) from Capitol View · 14 Feb

That makes me so happy!! I've wondered what was going on with those buildings so am thrilled to know they won't be torn down!

Thank

[Leah](#) thanked [Kate](#)

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[Michelle Gentry](#) from Lockeland Springs · 14 Feb

Might had these monstrosities will become ABSENTEE landlord, & slum lord sites in the future.

Thank

[Error! Filename not specified.](#)

[Beverly Lee](#) from Maplewood Heights · 14 Feb

East Nashville has so much change in last few year s it has a nic vibe and a great place to live but this is not what. This area needs so my vote is to leave east Nashville alone.

Thank

[Sara Jean](#), [Beverly](#), and [Leah](#) thanked [Beverly](#)

[Error! Filename not specified.](#)

[Carey Rogers](#) from Northwest Inglewood · 14 Feb

What is allowed under the current zoning at this address? Is it currently multi-family zoning and/or commercial?

[Thank](#)

[Leah](#) thanked [Carey](#)

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[Willie Domann](#) from Rosebank · 14 Feb

Welcome to the gentrification that Nashville does to itself. I grew up off of mucuos row a few blblocks and it was not nice. Now the house i grew up in just sold for 1.25 mill or something like that. 30 years ago, living within the 440 loop was fancy. Now its the Briley loop. Next ?

Who knows. Just remember to support your local businesses and all will be ok.

[Thank](#)

[Leah](#) thanked [Willie](#)

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[Willie Domann](#) from Rosebank · 14 Feb

If you're from here, then you know the samr type of thing happened to Hillsboro Village in the late 80s. If you're a transplant, my advice is to sell for a profit while you can. Nashville's charm is dead. Charge it to the game.

[Thank](#)

[Charmaine](#) and [Leah](#) thanked [Willie](#)

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[Leah Bergman](#) from Eastwood · 14 Feb

Guyyyyyyyzzzzz please, don't give up! Yes, they are tearing down our lovely history one house at a time ! Tent city on capital hill leading to 1970 "urban renewal" the near-loss of union station, the actual loss of the governors mansion (where the caterpillar building now sits on West End) , and yes- the Hillsboro village explosion in the 80's and still the destruction of homes and buildings on the "nashville 9" that occur at 2am like the Jim Reeves museum where the Home Depot now sits.

We just don't have the people in office to protect these structures BUT WE HAVE VICTORIES. And nearly every single one of those victories was because people JUST like us got together and picked a building or an area to save. In this case, it's a green space that we're talking about . If you want to fight it then Fight fight fight - but unfortunately , in nashville , these places are saved one at a time while the rest are torn down 10 at a time don't give up!!

[Thank](#)

[Sara Jean](#), [Fran](#), [Kate](#), and 2 others thanked [Leah](#)

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[Sara Jean Schweitzer](#) from South Inglewood · 14 Feb

I agree Leah! I've just been out literally knocking on doors in the neighborhood to get people to sign the petition, show up to the meetings and make calls to the planning commission and Anthony Davis. Not one person I talked to wants to see this development happen. We should get the mayor involved as well. Does anyone have a connection to her? Or anyone else that is influential? Please everyone, keep spreading the word about this and spread the petition to your social media sites!

[Thank](#)

[Barbara](#), [Fran](#), [Leah](#), and 2 others thanked [Sara Jean](#)

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[Michelle Gentry](#) from Lockeland Springs · 15 Feb

Email all the council members, even those at large, voicing opposition, & start calling the mayors office of Neighborhoods.

[Thank](#)

[Sara Jean](#) thanked [Michelle](#)

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[Sherry King](#) from Northeast Inglewood · 15 Feb

What time is the meeting the 22nd? I plan to be there. Tks to all for working on this project 🙏

Thank

[Sara Jean](#) thanked [Sherry](#)

[Error! Filename not specified.](#)

[Vicki Jones](#) from Eastwood · 15 Feb

Voicing opposition MAKES A DIFFERENCE! We went thru this in Eastwood Neighbors. Your councilman is your best friend! Go to the council meetings if you can. Make the developers feel the pain!

Thank

[Sandy](#) and [Sherry](#) thanked [Vicki](#)

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[Terry Heald](#) from Eastwood · 15 Feb

You must have the support of your Councilman. Metro planning committee will look to him so start now emailing your councilman!

Thank

[Sandy](#) thanked [Terry](#)

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[Howard Hale](#) from Northwest Inglewood · 15 Feb

So as to not miss lead people the 65 unit 3 story plan was not recommend and is not up for consideration. Come find out about the new plan.

“FEBRUARY 22, 2017; 5:30 PM

Isaac Litton Alumni Gymnasium 4500 Gallatin Rd.

The purpose of this meeting is for THE DEVELOPER TO PRESENT A REVISED PLAN AND PRESENTATION OF IDEAS FOR DEVELOPMENT AT Riverside and McGavock Pk. Please join concerned Inglewood neighbors and Councilman Anthony Davis to learn more about the plan and provide your input.”

Thank

[Matthew](#), [Clint](#), [Robin](#), and 2 others thanked [Howard](#)

[Error! Filename not specified.](#)

[Jan Davies](#) from Northeast Inglewood · 15 Feb

Agreed! Will be at that meeting

Thank

[Vivian](#) thanked [Jan](#)

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[Jessy Yancey](#) from Northeast Inglewood · 16 Feb

appreciated Anthony Davis' response on the petition – he's a great guy and has invested in the neighborhood (he co-owns East Nashville Brew Works on Trinity) and very understanding of our concerns about congestions and retaining our district's character and feel. It sounds like the apartment complex developers bypassed him the first time around, and that has since been scratched. However, I don't know what the new plan has in store and still have some concerns – certainly do not want Inglewood to turn into a 12South type mess.

Thank

[Barbara](#) thanked [Jessy](#)

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[Michelle Gentry](#) from Lockeland Springs · 16 Feb

It is on the planning commission docket for 9 March. I posted the info in Lockeland Springs, & someone else posted it on the East Nashville Crime page.

[Thank](#)

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[Carey Rogers](#) from Northwest Inglewood · 16 Feb

Anthony has been very responsive on this issue. I hope everyone will find out what the developer can build under the current zoning of the property. My understanding is that he may already be able to build a multi-story building without any zoning changes.

[Thank](#)

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[Sara Jean Schweitzer](#) from South Inglewood · 16 Feb

It is EXTREMELY important that EVERYONE attend the development meeting on Wednesday, Feb. 22nd, 5:30-7, 4500 Gallatin Pike, to voice your concerns.

We should do everything we can to make sure ALL neighbors can attend whether they have kids, are elderly, or maybe don't have transportation.

Knock on your neighbors' doors and remind them to go or tell them about it if they don't already know. I've knocked on many of my neighbors' doors and was surprised how many people didn't even know this was happening, and they live right next door! Can anyone offer babysitting during the meeting? Or rides for neighbors that don't have transportation? Maybe there's a space available at the Isaac Litton Alumni Center for babysitting? My teenager could help babysit. Any others?

[Thank](#)

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[Michelle Gentry](#) from Lockeland Springs · 16 Feb

I drove by again yesterday & there still was no public hearing sign, which will take place on 9 March.

[Thank](#)

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[Howard Hale](#) from Northwest Inglewood · 16 Feb

Information on current zoning. Fond Object to Baily Cato on McGavock and 2302 Riverside Drive are zoned.

Zone Code

MUL-A

Zone Description

MIXED USE LIMITED, INTENDED FOR A MODERATE INTENSITY MIXTURE OF RESIDENTIAL, RETAIL, RESTAURANT, AND OFFICE USES. ALTERNATIVE DISTRICTS PROMOTE ALTERNATIVE MODES OF TRANSPORTATION.

Lance Bloom lots at 2304, 2306,2308 and 2310 Riverside Drive are zoned

Zone Code

RS7.5

Zone Description

Medium density residential, requiring a minimum 7,500 square foot lot and intended for single-family dwellings at a density of 4.94 dwelling units per acre.

Reference <http://maps.nashville.gov/ParcelViewer/Thank>

[Matthew](#) and [Jeanne](#) thanked [Howard](#)

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[Aaron Kaalberg](#) from Northeast Inglewood · 16 Feb

Andrew expressed a number of good points. I'm going to see what they are actually proposing before I formulate an opinion one way or the other.

Thank

[Stephen](#), [Jonathan](#), and [Jeanne](#) thanked [Aaron](#)

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[Chris Morris](#) from Northwest Inglewood · 16 Feb

Anthony only has one vote, he alone can't stop this, so beware of putting it all on his shoulders. Also he is very responsive to people, so just send him an email to find out his position. He has been very supportive of the historic overlays we advocated.

Thank

[Barbara](#), [Tracey](#), [Kate](#), and 1 other thanked [Chris](#)

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[Cecilia Tosh](#) from Rosebank · 16 Feb

The problem that I have with all of this building is that I've not seen ANY kind of upgrades to the infrastructure being done to handle all of these brand new developments. When those get overloaded there's going to be heck to pay for the folks that are already living here. The old pipes that are under the ground will not be able to handle the increase & they will burst putting everyone in the vicinity in danger of property damage.

None of these things that are being built are going to be able to survive a tornado if it ever comes through here again. They're being built so closely together that if one catches fire then EVERY ONE of the buildings nearby will burn with it.

It makes NO sense!!

It's not about racial diversity or anything of the sort. If you think that then evidently some of you that have moved in have not ventured out further into the neighborhood because if you had you'd know that there is still PLENTY of racial diversity here. The things that are being built are not affordable to the average Joe so it's not going to bring anything in but people that make a whole lot of money. So, logic tells me that's not going to help racial diversity in this area.

It's about building so much that everything around it is affected & not in a good way. We have 2 way streets that are no longer 2 way because too many people parking on either side has brought them down to one lane. It's too much at one time!!! People that have moved in do not adhere to basic rules of the road. They run stop signs, they don't stop for school busses, they don't use turn signals, they run up behind people & ride their bumpers because they're not going fast enough (30-35 is the main speed limit in East Nashville folks), they will pass a slower person by going straight thru the turn lane (happened to me one morning at the stop light at Porter & Riverside & because I didn't floor it when the light turned green). They have their cell phones in their hands while they're driving, looking at the Internet, dialing a number, etc.

Pedestrians walk right out in front of oncoming traffic without ever looking to see if the road is clear & it's usually because they have their noses glued to their phones. Pedestrians are being hit, hurt badly or even killed because of this.

There are 2 new homes that were built right behind where I live...they're not really that bad looking, to be honest, there's decent space between them even though they're 0 lot line properties...BUT...they are still sitting unoccupied...& I'm sure it's because they've been appraised for almost \$400K. They are NOT worth that!! There are townhomes that have been built at the corner of Riverside & Waters/Rosebank by Riverside Grill that are for sale for over \$400K!!! Are you kidding me?!? They're TOWNHOMES with NO parking that can be seen,

there's a BIG hole next to them!!! Seriously?!?

I could go on but I'm tired...

[Thank](#)

[Matthew](#), [Lisa](#), and [Chip](#) thanked [Cecilia](#)

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[Michelle Gentry](#) from Lockeland Springs · 16 Feb

Thanks for the update, but traffic is still a major concern as the unit is still too large for this small an area.

[Thank](#)

[Matthew](#) thanked [Michelle](#)

[Sara Jean Schweitzer](#) from South Inglewood · 16 Feb

I'm am not okay at all with this compromise! He's still planning on building 24 structures on a lot that originally had 3 houses. Nothing like this has been done on Riverside or anywhere nearby except the big apartment complexes near Gallatin and Litton. If the city allows this to happen you can say goodbye to this neighborhood. It will keep spreading. I'm tired of having to move because of these developments and all the greed and bad planning that comes with them. It only makes sense to maybe double what was there before, so 6 town homes at the most! Don't be fooled. It's still a massive development which will choke this neighborhood with traffic, congestion and noise, while ruining the charm of our village. A development of this size doesn't belong in this neighborhood! This area already has a 37% higher population per square mile than the average for Nashville.

[Thank](#)

[Cecilia](#) and [Dalewood](#) thanked [Sara Jean](#)

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[Sara Jean Schweitzer](#) from South Inglewood · 16 Feb

Sorry to keep posting. I happen to be the person that will be impacted the most by all of this, given that I live right behind the development. I wanted to post a comment that a realtor wrote on the petition because I think it's valid.

"They have over built apartment complexes in East Nashville. I'm my professional opinion as a Realtor and Investor, the over building of apartment complexes is going to cause the market to soften. There are already 600+ apartment units to open this year. We do not need anymore apartment complexes to be allowed to be build until we have 85% occupancy in newer apartment complexes."

Sincerely,

Matthew Schaaf

[Thank](#)

[Cecilia](#), [Denise](#), and [lauren](#) thanked [Sara Jean](#)

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[Michelle Gentry](#) from Lockeland Springs · 17 Feb

Traffic & it is a major artery already having trouble handling existing traffic. This is a neighborhood.

[Thank](#)

[Cecilia](#), [Janis & Randy](#), and [Sherry](#) thanked [Michelle](#)

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[Carey Rogers](#) from Northwest Inglewood · 18 Feb

If you're concerned about development in your neighborhood you might want to explore a conservation zoning overlay.

<http://www.nashville.gov/Historical-Comm...>

[Thank](#)

[Matthew](#), [Susan](#), and [Kim](#) thanked [Carey](#)
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[Michelle Gentry](#) from Lockeland Springs · 18 Feb

Yes. While everyone is keyed in on this issue, mows the time to get to work on Conservation Overlays for all of Inglewood.

Thank

[Barbara](#), [Matthew](#), and [Carey](#) thanked [Michelle](#)
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[Vivian Finch](#) from South Inglewood · 19 Feb

Inglewood Place already has a Conservation overlay. I thought it covered those 2 properties on Riverside that were knocked down for this proposal, but apparently not.

Thank

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[Sara Jean Schweitzer](#) from South Inglewood · 6d ago

The two knocked down properties were originally on the conservation overlay map. For some reason they were later taken off the map.

Thank

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[Vivian Finch](#) from South Inglewood · 6d ago

Well it was my understanding that if you owned properties at the edge of the overlay, you could opt out of it ahead of final approval. Maybe that's what happened?

Thank

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[Leah Bergman](#) from Eastwood · 6d ago

Hoping to see all 500 people from the petition filling up the Litton Building!!! - its been great to ban together to protect this lovely space - I can't wait to see the new plans 😊

Thank

[Barbara](#), [Chris](#), and [lauren](#) thanked [Leah](#)
Error! Filename not specified.

[Michelle Gentry](#) from Lockeland Springs · 6d ago

Yea!

Thank

[Leah](#) thanked [Michelle](#)

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[Brett Withers](#) from Eastwood · 5d ago

Cecilia mentioned development activity on Davidson Street near Shelby Park, and since I receive a lot of inquiries about that, I wanted to let everyone know that the work taking place is Piedmont Gas infrastructure replacement and upgrades. The plans actually include burrowing under the Cumberland to connect gas line upgrades in East Nashville and Donelson. Technically, this is an infrastructure upgrade to support Nashville's current housing as well as the new housing taking place. This East Nashville project is one of four that Piedmont has going on in the county right now.

The location of the related clearing near 14th/Davidson is also the site of the Shelby Woods SP that the past District 6 Council Member passed. It would appear that the underground utility work will not affect those plans, should the property owner decide to move forward.

In other District 6 - Rosebank news, the Contextual Overlay District for Colbert Ave and Shadow Lane that I sponsored is up for third and final reading at tomorrow's Metro Council meeting. Congratulations to the neighbors on those two streets who worked on that.

Lastly, there will be an adaptive reuse proposal for the Greater Grace church building located at 901 Dalebrook Lane (Dalebrook/Eastland) on the March 9th Metro Planning Commission agenda. This is the first hearing for a Neighborhood Landmark Overlay application to seek to allow office uses within the existing building. Pretty significant infrastructure upgrades will also be required if the plan passes all hearings. I have been holding community meetings regarding this property for quite a long time. This would appear to be the least dense and most feasible proposal out of several that have been vetted for the site over the last couple of years. I have also consulted with the immediate neighbors in community meetings and welcome any additional feedback or questions prior to the March 9th Planning Commission hearing. Please contact me directly at Brett.withers@nashville.gov and include your street address and preferred contact information in your correspondence.

Thank

[Cecilia](#), [Terry](#), [Vivian](#), and 2 others thanked [Brett](#)

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[Shelia Westbrooks](#) from Northeast Inglewood · 5d ago

have lived in this community for over 20 years and love that it is family oriented and the community "vibe" which will be contaminated if these outsiders, who will never live here are allowed to come in and change the area. This area is not in need for anything that is going to change the look of our neighborhood. I and my husband will be flying back on Wednesday night and cannot make this meeting. Please let the people know that we are opposed to this idea which the community has been fighting off and on for years. We do NOT want these changes to our neighborhood. Tell them to go and change the neighborhoods where they live and leave us alone. They are not welcome here!

Thank

[Angela](#), [Cecilia](#), and [Jan](#) thanked [Shelia](#)

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[Cecilia Tosh](#) from Rosebank · 4d ago

What is happening is that the "diversity" that people want to see in East Nashville is being pushed out by all of this development. The people that have lived in East Nashville for years, as well as the newbies coming in, simply can't afford what's being built here. I know people want to say that's not true but it IS true! How many people can REALLY afford to pay for something that's 300K & more?? Are there REALLY that many people that make that kind of money living or trying to live in East Nashville? Are they trust fund babies or something?? Are they going to buy these things but go without food, utilities, furniture, etc.??

What needs to be happening is taking the homes that aren't beyond repair & restoring them. Make them affordable to those that want to live here. THAT's what will keep our neighborhood diversified. Not what these developers keep throwing up (yep) on every scrap of grass they can find.

With the influx of traffic & congestion East Nashville has become more dangerous & bringing more in is only going to make it worse.

Thank

[Terry](#), [Denise](#), [Janis & Randy](#), and 1 other thanked [Cecilia](#)

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[Cecilia Tosh](#) from Rosebank · 3d ago

Have you seen ANY of these developments being marketed as AFFORDABLE? I haven't...not for the little person that doesn't make a 6 figure income. I have no problem with development. I have a problem with putting giant buildings on little swatches of land, those buildings not having a parking area, having to share driveways, park multiple vehicles on the street, congestion, etc.

You said you had a problem with what was happening on Keeling because it was too much for the area...& you think the development here in East Nashville isn't too much?? That's a strange statement to me.

I'm not trying to be antagonistic as you passively suggested. I'm being realistic. The development to East Nashville is out of control. That's all there is to it. Our neighborhood is becoming jammed up with all of these high priced (to normal, every day Joe's) restaurants & boutiques that close the doors after just a couple of years. Then they sit empty for several years after that & become run down because the rent is too high for the next person. East Nashville is being jammed with high priced buildings that, if they ever caught fire, would melt into a puddle because of the material being used...there's all sorts of negatives to what's happening here.

You CHOSE to move to East Nashville as have a lot of folks for very good reasons. I GREW UP in East Nashville as did my mom's side of the family. My grandmother was one of those that worked to get Edgefield its historic status back in the day so I know a little bit about the area. What we're seeing is greed...it's not helping us & in the end, if this happens like all the rest is happening, it's going to be another huge mess that we can't do anything about.

East Nashville/Inglewood will never be the same & to me that's not a good thing.

Thank

[Terry](#), [Matthew](#), [Larry](#), and 2 others thanked [Cecilia](#)

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[Matthew Bond](#) from Northwest Inglewood · 3d ago

Not exactly, Stephanie. Zoning for the property they own on McGavock would permit a mixed-use building possibly three stories tall, but definitely no taller. The properties on Riverside are for single family homes.

I cannot attend the meeting tonight, but what I would like to see is the developer taking responsibility for the increased traffic and increased parking. Any building that is put up must have enough parking spaces for itself. In addition, the only parking egresses and ingresses will be on McGavock Pk around the Bailey and Cato's building and on Riverside Drive just a few feet north of the intersection, which means that almost everyone will use the McGavock ingress and, especially, egress. At that spot, around Bailey and Cato's, we need to widen McGavock so it has a left turn lane. That is the developer's responsibility.

Thank

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[Michelle Gentry](#) from Lockeland Springs · 3d ago

How about a green space for outdoor dining?

Thank

[George](#) thanked [Michelle](#)

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[Michelle Gentry](#) from Lockeland Springs · 3d ago

At the time they were built families owned one or less cars & walked! It was rural.

Thank

Error! Filename not specified.

[Leah Bergman](#) from Eastwood · 3d ago

Suggestions

1. Add residential homes there. With cute yards and off street parking
2. Spaces for local businesses
3. Consider a small brewery? Maybe 7 barrel system
4. Work out center ?

[Thank](#)

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[Pierre Sacre](#) from Rosebank · 3d ago

If I can offer two cents in this whole conversation, it may be good for the neighborhood(s) to create a development committee. We used to live in Germantown which has seen a much faster and heavier development. Initially it was whatever the developers wanted but by organizing a committee we created:

- 1) a good neighborhood guideline that is the do and don't if you want to bring a new development in the area.
- 2) clear expectations of material, colors, traffic, repairing things that have been tampered with during construction, etc.
- 3) a team of liaison with the developers
- 4) a liaison with metro historic and overlay to communicate the neighborhood's position.
- 5) contacts with realtors and real estate so when a piece of land or property with potential for change of use comes to the market or is bought we can pro-actively engage the developer.

It worked pretty well. Maybe it is something our neighborhood(s) could work on individually or gang together to have a stronger voice and shared resources.

Interestingly, developers, for the most part are grateful for this type of engagement as it saves them time and money in the various proposal and permit if the neighborhood is on board.

I would be happy to make the connections with the Germantown team and share what was done on the documentation and take an active part in the work.

[Thank](#)

[Chelsea](#), [Cecilia](#), [Terry](#), and 5 others thanked [Pierre](#)

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[Kenneth Wilson](#) from Northeast Inglewood · 2d ago

anthony davis keeps the inglewood neighborhood assoc. informed about all new development in his district . the ina meets first thursday each month at litton gym at 7:00. Come and find out whats going on.

[Thank](#)

[Barbara](#), [Janis & Randy](#), [Jeanne](#), and 1 other thanked [Kenneth](#)

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[Andrew VanLandingham](#) from Northwest Inglewood · 2d ago

For those of us who were unable to attend the meeting last night, could anyone post a short summary or how it went?

[Thank](#)

[Jeanne](#) thanked [Andrew](#)

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[Sara Jean Schweitzer](#) from South Inglewood · 2d ago

The meeting last night had a pretty good turnout, although I was disappointed with the organization of the meeting, which wasn't very accommodating to those that attended. First off, there wasn't any parking. Secondly,

it was promoted as being held in the gymnasium, when it was actually in a downstairs room in the back. There were no instructions on the front door about where the meeting was held. Once we found the meeting, there wasn't enough seating. Half the people there had to stand, so many left early. They also didn't provide nearly enough copies of their plan to give out to everyone. We spent most of the meeting listening to the planning dept., Anthony Davis, and then the developer, Lance Bloom speak. There wasn't much time for neighbors to ask questions or raise concerns. They also didn't make it very clear how everyone could be heard and didn't provide enough comment cards for people to fill out. Many people left without being heard.

THE PLANNING DEPT. NEEDS TO HEAR FROM THE PUBLIC BY MARCH 1st, which is when they will make their recommendation to the council about the requested zoning change which would then allow 24 units to be built on Riverside near the busy intersection of Riverside and McGavock. EMAIL THE PLANNING DEPARTMENT ASAP: planningstaff@nashville.gov

BTW, if this passes, currently there is nothing stopping the developers from later tearing down half of Riverside Village from Fond Object to Bailey and Catos and building 100 units there as well. They also plan on replacing Fond Object with a chain pizza restaurant. The barber shop would be replaced with a chain taco restaurant. Lance seems to be threatening to do this massive McGavock development if he doesn't get approval for the massive 24 unit development on Riverside, when actually there is nothing stopping him from doing both. I don't trust him because I don't like the way he's been so underhanded with his business dealings so far. He also lied to my face last night denying what he told me a year ago about his plan to only build 4 units on the Riverside lot. It seems that he tells people what he thinks will give him his way.

Thank

[Matthew](#), [Janis & Randy](#), [Jessy](#), and 2 others thanked [Sara Jean](#)

[Error! Filename not specified.](#)

[Michelle Gentry](#) from Lockeland Springs · 2d ago

Thank you. I will email planning.

Thank

[Janis & Randy](#) thanked [Michelle](#)

[Error! Filename not specified.](#)

[Andrew VanLandingham](#) from Northwest Inglewood · 2d ago

Thanks Sara Jean for the update. Can you or anyone else who attended scan or even just take a picture of the plans they handed out and post them there for everyone to read? It may help folks provide constructive comments to the planning department. If not, I'll be happy to try and track down plans from the Department or the developer.

Thank

[Matthew](#) thanked [Andrew](#)

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[Sara Jean Schweitzer](#) from South Inglewood · 2d ago

I just spoke with someone at the planning commission. This is the best email address to send comments to: planning.commissioners@nashville.gov

include the case numbers in the title of your email: 2017SP-013-001 and 2017CP-005-003 and copy Shawn Shepard and Anthony Davis

shawn.shepard@nashville.gov

anthony.Davis@nashville.gov

In the body of your email please note that this is regarding the March 9th meeting agenda. We all need to attend this meeting as well! Remember, they need to hear our comments by Wednesday, March 1st!

Thank

[Matthew](#) and [Janis & Randy](#) thanked [Sara Jean](#)

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[Andrew VanLandingham](#) from Northwest Inglewood · 2d ago

I deleted my last post because the plans currently available through the Planning Department's website are the

old plans designed for 63 units.

[Thank](#)

[Matthew](#) thanked [Andrew](#)

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[Carey Rogers](#) from Northwest Inglewood · 2d ago

I think any kind of entry/exit onto Riverside so close to the the intersection is asking for trouble. A cut through the median to allow left turns would make it even worse. This is going to cause increased congestion and that could be a nightmare at periods of high traffic.

[Thank](#)

[Matthew](#) and [Janis & Randy](#) thanked [Carey](#)

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[Sara Jean Schweitzer](#) from South Inglewood · 2d ago

Here is the new plan for 24 units, which is still way too much! There are 8 town homes (tall skinnys) in the front, a big parking lot in the middle, and 16 micro units in the back. Micro units have been shown to decrease surrounding property values. The developer calls them "affordable housing", although he'll be charging \$700 a month per unit which is only 400 sq. ft. And then he'll raise the rent the following year. The tall skinnys in the front he says will sell for around \$333k. Who would want to pay that for a row house that has a busy street in the front and a parking lot and micro units in the back? I certainly don't want all this crap in my back yard. I won't have any privacy, it will be loud, ugly, and I could go on and on. Please help me stop this madness! Email the planning commission by March 1st, which happens to be my birthday. planning.commissioners@nashville.gov Putting a stop to this crazy development would be the best birthday present I could get! This house is all I have and I didn't buy into the neighborhood these developers are planning.

[Error! Filename not specified.](#)

Micro units are a loophole that developers use to get away with building more in areas with no parking. They will absolutely lower our property values.

<http://mynorthwest.com/7965/microhousing...>

[Thank](#)

[Janis & Randy](#), [Tl](#), and [Willy](#) thanked [Sara Jean](#)

[Jeanne Stevens](#) from Northwest Inglewood · 2d ago

Would the new plan would provide any vehicular access between McGavock Pike and the development? From what I can see in the photos, it appears the only access is to Riverside Drive.

[Thank](#)

[Error! Filename not specified.](#)

[Vivian Finch](#) from South Inglewood · 2d ago

Jeanne, it's my understanding that the Riverside Drive access will be for the housing portion of the development, while the McGavock Pike access will be for the commercial spaces. I didn't see a connector between the two.

[Thank](#)

[Jeanne](#) thanked [Vivian](#)

[Error! Filename not specified.](#)

[lauren lewis](#) from South Inglewood · 2d ago

Whether you are for or against the new housing development, I think it's important to remember that the planning department wants our feedback on whether or not to REZONE the properties on Riverside Drive from single family residential to multi-family residential. Consider whether this rezoning is a precedent you want to start in Inglewood, or whether you'd prefer to see these types of units on properties that are already zoned for a multi-family development.

[Thank](#)

[Matthew](#), [Sara Jean](#), [Janis & Randy](#), and 1 other thanked [lauren](#)
Error! Filename not specified.

[Michelle Gentry](#) from Lockeland Springs · 2d ago
Thank you for the info.
[Thank](#)

Error! Filename not specified.

[Howard Hale](#) from Northwest Inglewood · 2d ago
Lance Bloom residential plan calls for 8 townhomes with 3 bed room each plus 16 one bedroom row houses on back of the development. This is 40 bedroom with only 32 parking spaces.

This is to many people and cars to share this space. Will also make for more traffic on an all ready busy roads in this area.

I would not approve this plan.
Error! Filename not specified.

[Thank](#)
[Janis & Randy](#), [Carey](#), and [Willy](#) thanked [Howard](#)
Error! Filename not specified.

[Carey Rogers](#) from Northwest Inglewood · 2d ago
Howard, could you clarify exactly what the developer can do on the property as it is currently zoned?
[Thank](#)

Error! Filename not specified.

[Kim Calvert](#) from South Inglewood · 2d ago
Did I see somewhere here that there is a city council meeting that is open to the public where this will be on the agenda? If so, can someone please post the date, time and address?
[Thank](#)
[Janis & Randy](#) thanked [Kim](#)

Error! Filename not specified.

[Carey Rogers](#) from Northwest Inglewood · 2d ago
It would not be on the council agenda until it passes the Planning Commission. Then it would be heard on the second reading which is when public hearings are allowed. If it doesn't pass out of Planning Commission it would need a sponsor in the council and 27 votes to pass instead of 21. I can't speak for our Councilman but I'm pretty sure he will not sponsor anything that the Planning Commission doesn't approve. We need to understand that the Planning staff may not recommend a positive approval to the commission. They seldom overturn their staff.
[Thank](#)
[Sara Jean](#) thanked [Carey](#)
Error! Filename not specified.

[Stephanie Beard](#) from Northwest Inglewood · 2d ago
I just still don't understand what a win is for the community. It seems to me that many people think that interference will lead to the developer building nothing or just rebuilding 3 small homes. There's no way that is going to happen, this IS a developer who is going to build something which will reap a return on his investment. For those opposed, what exactly do you want?
[Thank](#)
[Chelsea](#), [Clint](#), [Janis & Randy](#), and 1 other thanked [Stephanie](#)

Error! Filename not specified.

[Howard Hale](#) from Northwest Inglewood · 2d ago

Lance Bloom Residential development is currently zoned RS7.5 Medium density residential, requiring a minimum 7,500 square foot lot and intended for single-family dwellings at a density of 4.94 dwelling units per acre. Note Community policy is currently T4 NM which is to maintain the current feel, look and use of the property.

Lance Bloom is asking the rezone to SP-R Special Plan Residential per his drawing and change the Community Policy to T4 NE which is evolving to current usage and the community current conditions.

After review of this last plan and considering the impact on the neighborhood I am not in favor of this zoning change.

Thank

[Matthew](#), [Sara Jean](#), and [Janis & Randy](#) thanked [Howard](#)

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[Clint Camp](#) from Northwest Inglewood · 1d ago

To be clear, if you are only commenting on the residential portion of this proposal then your comment is not complete because base zoning along McGavock Pike is MUL-A, allowing for much higher density at the corner. Adding residential of more than 7 houses is the compromising solution to preserve existing single-story buildings like what is along McGavock.

The alternative is entitlements of 7 detached houses along Riverside with a multi-story facility along McGavock.

Thank

[Aaron](#) and [Jeanne](#) thanked [Clint](#)

Error! Filename not specified.

[Howard Hale](#) from Northwest Inglewood · 1d ago

Zoning meeting is Thursday March 9, 2017 at 6:00PM 700 2nd Ave S. Nashville TN 37210.

Help to have people to show up to show their approval or disapproval of the zoning change.

With information I have and my desires for my neighborhood I am not in favor of this zoning change.

Thank

[Janis & Randy](#) thanked [Howard](#)

Error! Filename not specified.

[Howard Hale](#) from Northwest Inglewood · 1d ago

Jake,

I understand that how much parking is needed is depending on the type of families living in these units.

Note drawing shows a total number of parking spaces to be 32 which is one for the 16 one bedroom units and two for each 8 townhome that are 3 bedrooms.

With information I have and my wants for my neighborhood I am not in favor of this zoning change.

Thank

[Janis & Randy](#) thanked [Howard](#)

Error! Filename not specified.

[Howard Hale](#) from Northwest Inglewood · 1d ago

Stephanie,

I would like to see the zoning to remain with current existing zoning with no changes. Lots on Riverside can be 4 lots with 4 houses that fit in with the existing houses. One option to help Lance out on his return on his investment would be to subdivide into 8 lots with 7,500 minimum square foot lots to still meet the RS75. Current zoning.

Thank

[Sara Jean](#) and [Willy](#) thanked [Howard](#)

[Error! Filename not specified.](#)

[Howard Hale](#) from Northwest Inglewood · 1d ago

Shelly,

Yes I agree the last plan is better than the first plan that even planning did not like.

From information I have and my preferences on how I want my neighborhood I am not in favor of a zoning change.

Thank

[Sara Jean](#) thanked [Howard](#)

[Error! Filename not specified.](#)

[Howard Hale](#) from Northwest Inglewood · 1d ago

Clint,

You are right in that we are only currently concerned with the zoning change request on the Riverside properties. The commercial on Cradock are not in question or asked for any change at this time.

With information I have and my preference for how I want the neighborhood to be I am not in favor of this zoning change.

Thank

[Sara Jean](#) and [Carey](#) thanked [Howard](#)

[Error! Filename not specified.](#)

[Matthew Bond](#) from Northwest Inglewood · 22h ago

Lance Bloom and his partners will do both. Presuming they get the zoning change for the lots on Riverside Drive, they will build the row of townhouses and the block of micro units. Then, they will either replace the commercial strip on McGavock, from the current Fond Object all the way to the Old Bailey and Cato's, with a three-story mixed-use building, or they will sell that property to another developer who will do so.

Thank

[Error! Filename not specified.](#)

[Evelyn Hale](#) from Northwest Inglewood · 21h ago

Yes, most likely. I have lived in Inglewood most of my life, walking past those buildings, stopping by the drugstore (now Fond Objects) after school and regularly visiting Creech's Variety store. I have no attachment to those buildings and much prefer an attractive three-story replacement to a row of two-story town homes plus apartments built on three single family lots on Riverside Drive...a traffic nightmare.

1. What happens when emergency vehicles try to get through Riverside going South, as they do multiple times each day, when new development residents are trying to navigate entry and exit on to a one-way street?

2. Even with the addition of turning lanes on McGavock and Riverside, traffic congestion is evident at peak

morning, noon(lunch), and evening. There are already 10 commercial businesses with plans for at least 3, possibly more new businesses scheduled for the immediate area; did we consider that perhaps this residential neighborhood cannot handle the additional density?

3. Shouldn't Planning and Development require more than one exit for a development of this size?

[Thank](#)

[Matthew](#) thanked [Evelyn](#)

[Error! Filename not specified.](#)

[Vivian Finch](#) from South Inglewood · 20h ago

Evelyn, a three story construction wouldn't reduce the amount of housing, just the distribution of it. So the increase in volume (both residential and commercial) you're concerned about wouldn't necessarily be ameliorated with the alternative you're suggesting.

[Thank](#)

[Error! Filename not specified.](#)

[Evelyn Hale](#) from Northwest Inglewood · 19h ago

Vivian, I agree; however the congestion on the one-way S. Riverside Dr. wouldn't be as great with fewer residential units. I live on Greenfield. Traffic has greatly increased over the past 10 years; residents often have long waits just to get out of driveways. McGavock is heavily trafficked as well, again making it difficult for residents' access. I have no problem with density if streets are equipped to handle traffic flow. There is no route out of Riverside Village except through two-lane residential streets. We want to make neighborhoods more friendly for walking and biking. The increased traffic makes it very difficult to accomplish that goal.

[Janis & Randy](#) thanked [Evelyn](#)

[Error! Filename not specified.](#)

[Vivian Finch](#) from South Inglewood · 18h ago

Evelyn, I live on Shelton (the side where everyone cuts through to get to Kroger), and I hear you. What I'm saying is that the three story building wouldn't be a reduction in residential units. They ... [View more](#)

[Thank](#)

[Stephanie](#), [Ashley](#), and [Karen](#) thanked [Vivian](#)

[Error! Filename not specified.](#)

[Evelyn Hale](#) from Northwest Inglewood · 18h ago

Vivian, yes, most likely something will happen...we have already seen families with young children, even a single adult living next door, leave because the traffic is getting so bad. I want to make sure the planning department and Anthony Davis hear my concerns. I do not want to settle for "the lesser of the evils" no matter how nice Mr. Bloom seems.

[Thank](#)

[Vivian](#) thanked [Evelyn](#)

[Error! Filename not specified.](#)

[Matthew Bond](#) from Northwest Inglewood · 18h ago

I agree with both Evelyn and Ms. Finch.

Here are our choices:

- 1.) Townhouses and micro-units on Riverside Drive AND a three-story mixed-use building on McGavock Pike
- 2) Four or five new houses on Riverside Drive AND a three-story mixed-use building on McGavock Pike.

The commercial strip on McGavock Pike will be developed and fairly soon. You can count on it. Either it will be done by Lance Bloom and his partners, or they will sell it to another developer in order to finance their building on Riverside.

Thank

[Sara Jean](#) thanked [Matthew](#)

[Error! Filename not specified.](#)

From: Richmond Chaffin [<mailto:richmondchaffin@gmail.com>]

Sent: Friday, February 24, 2017 10:51 AM

To: Sewell, Marty (Planning); Withers, Kathryn (Planning); Shepard, Shawn (Planning)

Subject: Riverside Development

Good day,

My name is Richmond and I'm a homeowner on Gwynn Dr 37216. I want to voice my approval of the project in consideration as I think it will benefit this wonderful neighborhood. I fully support the increase in density near the Riverside retail intersection and the affordable housing behind. This adds value to the neighborhood and I find this plan to be a great improvement and solution to several issues including parking, new retail, sidewalks, and affordable housing which is so hard to find. I don't see any better transition than the one in consideration.

Thank you for your time,

Richmond

From: Joseph Spradley [<mailto:jmspradley@gmail.com>]

Sent: Friday, February 24, 2017 10:15 AM

To: Planning Commissioners

Cc: Shepard, Shawn (Planning); Davis, Anthony (Council Member)

Subject: March 9th Meeting Agenda RE: 2017SP-013-001 and 2017CP-005-003

Hello,

I am a local resident in the Riverside village area and have concerns about the residential development and rezoning effort of the subject line proposals.

I would love to hear the position of the planning commission and ensure that there is time on the March 9th meeting agenda to discuss and voice residents concerns.

My main concern is parking and traffic issues that may arise from the additional density. Affordable housing is another issue that I hope a plan like this would also consider.

Thank you for your time and attention,

From: Shawn Hooper [mailto:Shawn.Hooper@mtsu.edu]

Sent: Friday, February 24, 2017 7:43 AM

To: Planning Commissioners

Cc: shawn.shepherd@nashville.gov; Davis, Anthony (Council Member); jeffgonsalez@gmail.com

Subject: 2017SP-013-001 and 2017CP-005-003

This email is in regards to the March 9th meeting agenda about the Riverside Village developments

Hello!

My husband and I just bought a house 0.4 miles from Riverside Village (Litton street) in October. One of the aspects that attracted us to the area was the quaint and small town feel of Riverside Village. Nothing beats walking to Dose or Mitchell's on a cool day, much like the days we have been having lately. Nothing beats driving by the disco lights on Fond Object's store front at night. Nothing beats seeing the shops lit up at Christmas time. Another aspect that attracted us to the area was the minimal traffic of Riverside drive. It is one of the few places left in Nashville that is close to the city without the bumper to bumper traffic. You can drive 10 minutes to downtown and still feel like you live in an actual neighborhood. Even though we have only been in the village for 5 months, it has come to feel special to us.

Now that I have explained why Riverside Village is great, I will explain why this development and future developments should not be allowed to happen. Riverside drive is a dangerous road. The minimal traffic on the road is the only thing keeping it from being a death trap. The sharp

turns on Riverside drive could be a nightmare if the traffic flow is heavy. It is a two lane road without turning lanes so I do not think it could hold heavy traffic. Also, pedestrians are constantly walking around Riverside Village. Increased traffic could make this extremely dangerous for them considering the sidewalks around Riverside Village are basically nonexistent. Finally, the shops in Riverside Village are local businesses. Many of the owners are East Nashville and Inglewood residents. What are we saying to local business owners if we tear down their shops to make room for chain restaurants and chain stores? Any purchase in Riverside Village stays in the local economy, but this will not be the case if developers take over.

What would make this development acceptable to me, as a Riverside Village resident? I read that the 64 unit apartment building was nixed. Yes, let's keep it that way. It would be insane for this to happen in the village. Second, I am not opposed to adding more houses along McGavock and Riverside Drive, as long as they are not 3 "cottage" communities and 15 "tall and skinnies." The infrastructure cannot support these. Let's build single family houses that fit with the aesthetic of the neighborhood, shall we? Better yet, build houses with normal sized yards and more sidewalks. I would not be opposed to more shops in Riverside Village. In fact, a chain or two might be ok, but please don't ruin the last peaceful neighborhood in Nashville with heavy(ier) construction and dangerous roads.

Lastly, as new homeowners, property value is extremely important to us. We bought our in Riverside Village because the property values were expected to grow. In fact, I was told the other day that our property value went up about 20k from when we first bought it (5 MONTHS AGO). LET'S KEEP IT THIS WAY. Do not destroy the value of Riverside Village I beg of you. It is more than property value. It is a place of comfort and home. It is the last place where a restaurant doesn't have a 2 hour wait for lunch. It is the last place where it doesn't take you 30 minutes to go 2 miles. It is the last place without hideous apartment buildings going up in every corner. It is the last place with a sense of community. Let's keep it this way. Don't do this to the people you represent.

If you read all of this, I appreciate it.

-Shawn Gonzalez

1703 Litton Avenue.

From: Planning Staff
Sent: Tuesday, February 21, 2017 11:00 AM
To: Owensby, Craig (Planning); Shepard, Shawn (Planning)
Subject: FW: Adding people to Riverside would be great

From: Aaron Gower [mailto:donaldgower@gmail.com]
Sent: Tuesday, February 21, 2017 10:25 AM
To: Davis, Anthony (Council Member); Planning Staff
Subject: Adding people to Riverside would be great

I see people on facebook getting worked up to a frenzy about the Riverside Village development and I just wanted to drop you guys a line to say that there are plenty of us that don't feel that way, although we may not be as loud. I can't make many meetings right now (2 young children) but we're happy to have more people in the neighborhood, and it would definitely improve Riverside to have more pedestrian traffic. People are saying this is going to make traffic worse, but traffic is a total non-issue, meanwhile cars are constantly flying through there at 60 mph, swerving into the bike lane, and improved sidewalks along with people to walk on them would do a lot to help.

Thanks,

Aaron Gower

From: Katie Anderson [mailto:katieanderson17@gmail.com]
Sent: Thursday, February 16, 2017 12:50 PM
To: Davis, Anthony (Council Member); Planning Staff
Subject: "No" to Riverside Development Proposal

Hello Mr. Davis,

I'm writing to express my concerns with respect to the proposed development in Riverside Village. I've lived in Nashville (specifically, Inglewood) for 5 years, moving here from Los Angeles. When I began looking at neighborhoods in Nashville in which to relocate, I was drawn to Inglewood as you could feel it was a real community. There is a real pride in supporting local businesses within Inglewood and preserving the community aesthetic even while encouraging growth.

Riverside Village is unique to our community. It doesn't look like 12 south or Hillsboro Village, and we appreciate that difference. Allowing a large apartment complex to be built right in the middle of Riverside Village while permitting retail locations that will directly compete with Riverside Village business staples (I understand another pizza establishment is currently planned, even though we have Castrillo's across the street) does a complete disservice to our community.

I support growth within our community if such is an organic extension of the neighborhood of which we are all so proud. This project does not fall within those parameters. We do not need another apartment complex in Nashville, let alone Inglewood.

I'd also ask that whatever we do eventually approve to go into the space currently available in Riverside Village must be consistent with the current aesthetic, both in terms of architecture and tenants.

Thanks very much & look forward to seeing you Wednesday,

Katie Anderson

1126 Ardee Avenue

From: Ryan LaFave [mailto:ryanlafave@gmail.com]
Sent: Wednesday, February 15, 2017 10:42 AM
To: Planning Staff
Subject: Please Preserve Riverside Village

To Whom It May Concern,

I am writing to voice my opinion on the proposed Apartment development planned for Riverside Village.

While I understand that the blossoming Riverside Village is an attractive spot for Nashville natives and transplants alike, I believe that the beauty and culture of the area is due to the diversity and pacing of the environment. With the ability to go shop for records, grab some coffee, get some lunch or shop for furniture, this is all possible due to the village's inviting atmosphere. This area is where I call home and a personal sense of pride for our neighborhood.

With the planned apartment/parking lot, this will end the culture that makes our neighborhood so distinct. The thought of heavy traffic and removed local business paints an uninspired and un-creative environment that frankly sounds boring and somewhat depressing.

Nashville is a popular place right now. People want to be here. There are many reasons for that. I understand that housing needs to fulfill that need. PLEASE add to the neighborhood and make the tough decisions to preserve why we love it here.

My wife and I just bought a home off of McGavock and we love it. We want to grow old there. An over crowded "Big City" environment will make us leave. Please help us avoid that.

Preserve Our Village,

Ryan LaFave

1404 Hemlock Ave

Items 15-18, Short Term Rental Permits

From: Erica Garrison [mailto:Erica.Garrison@wallerlaw.com]

Sent: Wednesday, March 01, 2017 9:43 PM

To: Council Members

Cc: Jameson, Mike (Council Office); James Weaver; 'doug.sloan@nashville.gov'; 'planning.commissioners@nashville.gov'

Subject: Short Term Rentals - Pending March 9th Planning Commission Meeting - Request for Deferral

All,

See the attached correspondence re: the pending Metro legislation concerning short term rentals. This letter is supported by NASTRA, Home Away and our client, Airbnb.

We are asking that you consider supporting a 30 day deferral at Planning of the pending bills that propose either a moratorium or a ban on the use to give us a small window of time to try to reach a regulatory solution.

We thank you for considering this request.

Should you have any other questions feel free to contact either myself or James Weaver as representatives of Airbnb.

Erica Garrison

Erica Kruse Garrison

Attorney

waller

Waller Lansden Dortch & Davis, LLP

511 Union Street, Suite 2700

Nashville, TN 37219

615.850.8779 direct

erica.garrison@wallerlaw.com

(attachment follows)

March 1, 2017

Dear Members of the Metropolitan Council,

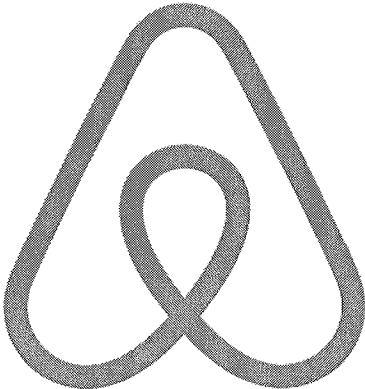
We applaud your efforts to make successful and effective short-term rental property (STRP) policies a priority for Nashville and its residents. Many of you have spent a significant amount of time working with numerous neighborhood associations, the Nashville Area Short Term Rental Association, the hospitality industry, the Codes Department, the Planning Department and other City officials to appropriately and adequately regulate short-term rentals in Nashville. This has not been an easy task. This is a deeply personal issue that may impact each of your districts differently, and there are compelling arguments made by stakeholders on all sides. While there may not be one single policy or “silver bullet” to regulate short-term rentals in Nashville, policymakers, online short-term rental platforms, STRP homeowners, managers and hosts now have an opportunity to work together on many new and innovative policy solutions.

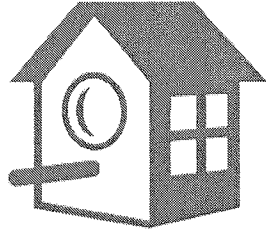
We are pleased to announce that the short-term rental platforms, the local STR owner association and other stakeholders have come together and are currently engaged in an extremely detailed and productive dialogue with City leaders on sweeping changes to Nashville’s STRP program. These cutting-edge changes include establishing a cooperative partnership between platforms and the City, a modernized, expedited permitting process, a direct line of communication between the City and platforms to address bad actors, as well as many other tools to help Nashville with enforcement.

To achieve this goal, we have asked the sponsors to defer their short-term rental moratorium proposals for 30 days at the Planning Commission. This deferral will allow all parties involved to continue to work diligently together to solve this issue. We are committed to supporting your efforts and working with you, so that you can quickly pass legislation to effectively regulate short-term rental activity to protect the community, while still allowing home sharing to continue.

A deferral of the Planning Commission's review of the legislation that bans or places a moratorium on STRP use for 30 days will allow the City and interested stakeholders to continue to focus on solutions-based policies. We respectfully request your support of this deferral as we continue the work with you to make Nashville's STRP program a success.

Signed by:





HomeAway®

From: Rhoten, Kevin (Council Member)
Sent: Thursday, March 02, 2017 12:12 AM
To: Erica Garrison; Council Members
Cc: Jameson, Mike (Council Office); James Weaver; 'doug.sloan@nashville.gov'; 'planning.commissioners@nashville.gov'
Subject: RE: Short Term Rentals - Pending March 9th Planning Commission Meeting - Request for Deferral

Ms. Garrison,

It appears there is some confusion on your part. You state in your letter you are "engaged in an extremely detailed and productive dialogue with City (sic) leaders on sweeping changes to Nashville's STRP program." As a co-sponsor of BL2017-608, I want to assure you no one with whom you are engaged speaks for me.

Just so you are perfectly clear, at the request of legal counsel and for the purpose of having all ordinances heard at one public hearing, the sponsors of BL2017-608 agreed to defer the bill for one month. Again, let me be clear so there is no confusion on your part moving forward, negotiations between NASTRA, Home Away, and Airbnb and any Metro Council members do not constitute productive dialogue nor should it lead you to believe those with whom you are currently engaged have the power to speak for the entire Metro Council or to make sweeping changes to Nashville's STRP program.

Also, while it is understandable how your time at the state legislature lobbying a bill which attempts to preempt or supersede Nashville's STRP ordinances may lead you to believe you can engage many elected officials at one time, the Open Meetings Law prohibits us from discussing current ordinances in a group setting other than in publicly noticed meetings. For this reason, I am asking you to provide to our legal counsel the names of the city leaders with whom you are engaged in productive dialogue.

I hope this email has been informative.

Sincerely,

Kevin Rhoten

Councilmember, District 14

From: Murphy, Kathleen (Council Member)

Sent: Thursday, March 02, 2017 5:51 AM

To: Erica Garrison

Cc: Council Members; Jameson, Mike (Council Office); James Weaver; doug.sloan@nashville.gov; planning.commissioners@nashville.gov; Sloan, Doug (Planning)

Subject: Re: Short Term Rentals - Pending March 9th Planning Commission Meeting - Request for Deferral

Erica,

I know one of the industry's state legislation was up this week in committee and I believe it was rolled but did not watch the committee nor have I spoken to sponsors of the bill about it at this time.

As your letter mentions, this is a personal and deeply important area of policy effecting all of our districts. I think it is very important that if we as a council or individually are to work with the industry on this legislation there needs to be a level of trust and understanding--which you must understand is hard with pending state legislation looming over our heads.

State legislative committees will be closing and calling for final calendars towards the end of March and by early April so I guess we will see what happens with that before the April council meetings--assuming the state bill isn't calendared then rolled continuously. Of course, the opportunity for a bill to slip through the system and have an amendment put on it that fits the caption of this issue could always happen as well.

I realize you and your client cannot speak of the intentions and plans for each of the at least 4 state bills that address taking power away from the council but it would be nice to know your client is negotiating in good faith with us and not lobbying to move state legislation forward at the Capitol at the same time when you are asking for a deferral of metro legislation.

Thank you,

Councilwoman Kathleen Murphy

615-422-7109

Sign up for District 24 newsletter here: <http://ow.ly/UoziR>

From: Hagar, Larry (Council Member)
Sent: Thursday, March 02, 2017 6:29 AM
To: Erica Garrison; Council Members
Cc: Jameson, Mike (Council Office); James Weaver; 'doug.sloan@nashville.gov'; 'planning.commissioners@nashville.gov'
Subject: RE: Short Term Rentals - Pending March 9th Planning Commission Meeting - Request for Deferral

Dear Ms. Garrison,

I am the sponsor of BL2017-608. None of you have engaged me or contacted me until yesterday. None of you have reached out to me to discuss this bill. As such I take difference to the letter that you all want to work with us for a common resolution.

I continued the bill after discussion with legal council. I know what is going on and this statement is not received with genuine sincerity from you and your clients.

Yours very truly,

Larry Hagar

From: Nathan Pyle [mailto:nathan.s.pyle@gmail.com]
Sent: Thursday, February 23, 2017 2:59 PM
To: Withers, Brett (Council Member)
Cc: Council Members; Planning Commissioners; Barry, Megan (Mayor)
Subject: Re: Concerned Short Term Rental Permit Resident

Thank you Brett for your response and updates on this issue. It is greatly appreciated.

On Thu, Feb 23, 2017 at 2:55 PM, Withers, Brett (Council Member) <Brett.Withers@nashville.gov> wrote:

Nathan:

Thank you for writing. The Metro Council has recently passed legislation moving all regulations pertaining to STRs into Chapter 17 of the Metro Code so that henceforth there will be two public hearings on all STR bills in Nashville.

The first public hearing on the present Metro Council STR legislative proposals will be the Metro Planning Commission hearing at the Howard Office Building on 2nd Ave South that is presently scheduled for Thursday, March 9th at 4:00 PM. I am aware that there had been some communication that those items would be heard tonight, but the correct information is that the MPC hearing date will be Thursday, March 9th.

Following that public hearing these proposals are currently scheduled for a Metro Council public hearing at the Metro Courthouse on Tuesday, April 4th at 6:30 PM.

I encourage my constituents to participate in both of these public hearings on this matter so that all perspectives can be heard.

Brett A. Withers

Metro Council, District 6

Mobile (615) 427-5946 | [facebook.com/Brett](https://www.facebook.com/BrettAWithers) A. Withers | [twitter.com](https://twitter.com/brettawithers) @brettawithers

From: Nathan Pyle [nathan.s.pyle@gmail.com]

Sent: Thursday, February 23, 2017 1:57 PM

To: Council Members; Planning Commissioners; Barry, Megan (Mayor); Withers, Brett (Council Member)

Subject: Re: Concerned Short Term Rental Permit Resident

Hello again,

I'm following up to my previous email with the same concerns and requests I previously stated. Please consider the effect that such extreme measures will have by banning Type II and Type III STRPs, especially to the individuals who already hold these permits. I hope that instead we are able to find a common ground in implementing measures that regulate and enforce rather than abolish.

As a 27 year old, first time real-estate investor, I ask that you think of the individuals who are just trying to invest in their future. I made this investment as a means to better my future and with the current proposals it will only reverse all that I worked for to get to this point.

I hope tonight that the appropriate decisions are made to truly find a compromise.

On Wed, Feb 1, 2017 at 9:57 AM, Nathan Pyle
<nathan.s.pyle@gmail.com<mailto:nathan.s.pyle@gmail.com>> wrote:
Hello,

My name is Nathan Pyle, I am a resident at 811A Sylvan Street and also hold a Type II STRP at 913A Chicamauga Avenue. It has been brought to my attention that there has been a motion to ban short term rentals (specifically targeting Type II and Type III). While I have only lived in East Nashville since 2014 I've been a resident of Nashville since 2012. I believe as a property owner that I should have the right to do with my property as I please under the codes and laws set forth by the city. What I feel is happening though, is that proposed amendments will violate the balance between property owners rights and the cities responsibility to reasonably pass laws to protect the city.

Therefore I ask to pass BL2016-492<<http://bit.ly/BL2016-492>> without any amendments; to oppose any moratorium or ban of any type of STR; and to request for an effective enforcement mechanism (ex: proposed Host Compliance or similar like program). With proper enforcement I believe that many of the current issues between STRP owners and the neighborhoods can be resolved in a manner that benefits everyone.

I appreciate your time to read this email concerning STRPs and that you consider the affect this will have on residents like myself. I'm 27 years old and 913A Chicamauga Avenue is my first house that I purchased to better financially invest in my future. I hope that you take into consideration what taking away my Type II STRP would have on me and other future young professionals trying to make financial decisions to better their future as well.

--

Nathan S. Pyle
(614) 517-7701<tel:(614)%20517-7701>
nathan.s.pyle@gmail.com<mailto:nathan.s.pyle@gmail.com>

--

Nathan S. Pyle

[\(614\) 517-7701](tel:6145177701)

nathan.s.pyle@gmail.com<mailto:nathan.s.pyle@gmail.com>

From: John Daniels [mailto:FutureNowMusic@Aol.com]

Sent: Thursday, March 02, 2017 11:20 AM

To: Planning Commissioners

Subject: Oppose the moratorium on short-term rentals

Dear Nashville Planning Commission,

In 2012, I was diagnosed with bipolar disorder and was rendered disabled, according to the Social Security Administration.

My income benefit was figured to be \$1157 per month by the administration. Surley a lot less than my income of over \$250,000 annually, plus all the nice perks when I was the former CEO of a midsize 70 employee business in New Jersey.

I had few choices other than to depart and go separate ways with New Jersey because I could no longer afford my annual \$12,000 property tax, let alone pay for a mortgage, utilities and all that goes with living a lifestyle of such.

Nashville seemed like an affordable community for someone on a limited budget who could also thrive at my secondary source of income, creating music. Music City named appropriately, seemed to be a viable place to base my new found music career in so I toyed with making the move.

When I first visited Nashville Tennessee three years ago this past December, I was staying at a friends home who was earning income from renting her extra room out on a short term basis through Airbnb. I thought to myself that this was a magnificent idea for a recently widowed woman in her 50's who was use to living a decent lifestyle most of her life. She was able to have a nice home and continue to be independent on a menial salary.

I moved to Nashville (Berry Hill) 3 months later to pursue a music related career. However, I found in 2014 that I was not able to generate income because I was not a cover song performer. The original music that I write and perform, apparently did not have enough original music venues to support original artist looking to make a sustainable income.

I was financially stable at the time but only to a point and decided to lease a 3 bedroom home in town for \$1000 per month. My thinking was I could rent the living room out as a rehearsal studio and rent the extra bedroom out for long term rental. I was able to rent the room for \$500 per month but wasn't able to generate income from the rehearsal space I invested in and set up. My financial situation started to become dismal and the long term renter and I started to have issues. We went separate ways. I thought to myself "Now what am I gong to do". Hmm Airbnb is an option. So I immediately made a listing and started seeing activity.

That was 2 years ago and I have been able to supplement my social security to the allowable limits and live a sustainable bill paying lifestyle. I am now able to support local restaurants, retail stores, movie theater, music venues by spending money in their establishments that they require to keep their doors open.

Without the income generated from Airbnb, I would certainly have become destitute. Additionally, my guests would never have been able to visit Nashville, because paying upwards of \$80 to \$275 a night at a hotel wasn't affordable for them.

In closing, short term rentals is not a luxury item for many of us, it's a necessity.

And I wonder what places like Destin Beach, Fla would be like if they prohibited short term rentals. The word destitute instead of Destin comes to mind.

I'd also like to ask the people who challenge short term rentals in Nashville, if they have ever in their lifetime, rented out a short term rental property for their much needed vacation in Florida or any other tourist destination. Wouldn't it be hypocritical to have rented a short term rental property elsewhere but to challenge it here in Nashville. Not to be too judgmental but that sounds like a classic case of one track minded thinking. Ya think?

That's my story. Happy to share it.

Sincerely,
John Daniels
704 Berry Rd
Nashville, TN 37204

Eighty-four commenters sent the email below. Their names and addresses follow:

From: Dawn Jackson [mailto:dawn@dawnjacksondesigns.com]
Sent: Thursday, March 02, 2017 2:11 PM
To: Planning Commissioners
Subject: Oppose the moratorium on short-term rentals

Dear Nashville Planning Commission,

I am a Nashville resident, voter, and member of the Airbnb community. I am writing to you today to ask you to oppose the moratorium and support fair home sharing rules that allow me and other residents to support our families and welcome visitors into our community. Please do not support any proposed moratorium on home sharing.

Moratoriums hurt families, as Airbnb helps hosts earn important extra income that supports saving for school or retirement, or making ends meet, while supporting our local economy. In 2016, our home sharing community generated nearly \$246 million in local economic activity in Nashville.

Home sharing also provides many of Nashville's guests with an affordable, comfortable place to stay while they support local businesses, visit popular sites, find live music, and enjoy everything else our great city has to offer.

Home sharing is a win-win for the Nashville community. Please do not make it harder and more expensive for hosts to open their doors to guests from around the world visiting Nashville.

Sincerely,

Dawn Jackson

4706 Elkins Ave

Nashville, TN 37209 <<http://admin.phone2action.com/email/open/leg/51410/10672631>>

anna forkum
1507 Dallas Ave
Nashville, TN 37212

Jason Stalcup
906 N 5th St
Nashville, TN 37207

Michael Busbee
1604 Eastside Ave
Nashville, TN 37206

Adam Holthouse
1907 Bransford Ave
Nashville, TN 37204

Bryan paylor
3435 Amanda Ave
Nashville, TN 37215

Brian foster
1025 Nunnery Ln
Nashville, TN 37221

David Thornton
765 Florence Cir
Nashville, TN 37115

Ashley Logsdon
321 Fieldcrest Dr
Nashville, TN 37211

Loni Walters
213 Wauford Dr
Nashville, TN 37211

Kaitlin Lawson
923 Spain Ave
Nashville, TN 37216

Jared Rauso
1701 Jewel St
Nashville, TN 37207

lindsey davis
2215 Abbott Martin Rd
Nashville, TN 37215

Zach Goldstein
2929 Steamboat Dr
Nashville, TN 37214

Elliott Rushing
809 Evergreen Trail
Nashville, TN 37115

Anna Dorris
2107 9th Ave S
Nashville, TN 37204

William Smith
7236 Riverfront Dr
Nashville, TN 37221

Harry Chatlani
840 1st Ave N
Nashville, TN 37201

Jason Gullo
1712 7th Ave N
Nashville, TN 37208

1701 Forrest Ave
Nashville, TN 37206

Nashville, TN 37211

Nicole Piersiak

Brandon Kirkwood
630 Players Ct

Andy Kim
1404 Boscobel St
Nashville, TN 37206

Alison Sims
1621a Cahal Ave
Nashville, TN 37206

Khaled Hassan
488 Lemont Dr
Nashville, TN 37216

Amber Rinck
1023 Delmas Ave
Nashville, TN 37216

Anthony Caduff
8299 Saundersville Rd
Mount Juliet, TN 37122

Heather Proctor
335 Dade Dr
Nashville, TN 37211

Sara Wigal
944 Strouse Ave
Nashville, TN 37206

Janet emig
200 Blanchard Pl
Nashville, TN 37214

Kyle Simmons
4707 Kentucky Ave
Nashville, TN 37209

Samuel Pritchett
2718 Meharry Blvd
Nashville, TN 37208

Tara syester
221 E College St
Murfreesboro, TN 37130

Sean McGraw
1133 Shelton Ave
Nashville, TN 37216

Susan Peterson
1164 Fitzpatrick Rd
Nashville, TN 37214

goleniewska alina
2116 W Linden Ave
Nashville, TN 37212

Aaron Buesing
3030 Ned Shelton Rd
Nashville, TN 37217

Ann Flaharty
418 Westboro Dr
Nashville, TN 37209

Jaison Smith
1811 Joy Cir
Nashville, TN 37207

Jason Quiram
1619 Holly St
Nashville, TN 37206

Edward DesPrez
825 Kirkwood Ave
Nashville, TN 37204

James Lemmon
1800 Stewart Pl
Nashville, TN 37203

Patricia Ju
2929 Selena Dr
Nashville, TN 37211

Joseph Reardom
1107 Ransom Way
Nashville, TN 37217

Cesar Gonzalez
1306 Grand Ave
Nashville, TN 37212

John Yoder
1021 Mansfield St
Nashville, TN 37206

Sean Austin
1336 Stainback Ave
Nashville, TN 37207

Taylor Biondi
3087 Harpeth Springs Dr
Nashville, TN 37221

Abi Salazar
2630 Edge O Lake Dr
Nashville, TN 37217

Catherine Epstein
475 Metroplex Dr
Nashville, TN 37211

NancyLee Platt
3202 Gardendale Dr
Franklin, TN 37064

Tonya Esquibel
278 Franklin Rd
Brentwood, TN 37027

Colby Wright
503 Timmons St
Nashville, TN 37211

Ashlee-Jean Trott
215 Walton Ln
Nashville, TN 37115

Qui Daugherty
1423 Litton Ave
Nashville, TN 37216

Joseph Johnston
313 Foxglove Dr
Nashville, TN 37211

Cory Quintard
1249 McGavock Pike
Nashville, TN 37216

Martin Kennedy
929 Percy Warner Blvd
Nashville, TN 37205

Donna Dean
4712 Chalmers Dr
Nashville, TN 37215

Suzy Knapp
1502 Beechwood Ave
Nashville, TN 37212

Josh smallbone
1208 Keller Ave
Nashville, TN 37216

Amanda Roche
1306 Bell Grimes Ln
Nashville, TN 37207

Matthew Crum
1827 Heiman St
Nashville, TN 37208

Nathan Carlson
623 Paces Ferry Dr
Nashville, TN 37214

Alice Forrester
803 Fatherland St
Nashville, TN 37206

John Oden
2600 Bluefield Ave
Nashville, TN 37214

Tera Tinius
809 Joyce Ln
Nashville, TN 37216

Philip todd
4398 Stenberg Rd
Nashville, TN 37189

Angela cerasuolo
1500 21st Ave S
Nashville, TN 37212

Dana Gammal
926 Kirkwood Ave
Nashville, TN 37204

Shannon Swiger
4507 Georgia Ave
Nashville, TN 37209

Tanya Radic
2701 Tyne Blvd
Nashville, TN 37215

Ania Gorska
2737 Linmar Ave
Nashville, TN 37215

Caley Newberry
1729 4th Ave N
Nashville, TN 37208

B B
4958 Edmondson Pike
Nashville, TN 37211

Shannon Turner
4816 Myra Dr
Nashville, TN 37076

Linda McDugald
109 Pebble Beach Dr
Franklin, TN 37069

Marci Gerwe
3602 Pilcher Ave
Nashville, TN 37209

Abhilash Nambiar
211 Union St
Nashville, TN 37201

Sierra haynes
121 Annadel Ct
Murfreesboro, TN 37128

Sherlene Spicer
5587 Boy Scout Rd
Franklin, TN 37064

Evon Blizzard
1206 Sycamore Valley Rd
Ashland City, TN 37015

Suzanne shamanski
208 Belle Lake Dr
Nashville, TN 37221

nora hayter
7420 E Colony Dr
Nashville, TN 37221

Anita Lewis
412 Northridge Ct
Nashville, TN 37221

Item 20, Fairfield Inn and Suites

From: raekeo [<mailto:raekeo@aol.com>]
Sent: Tuesday, February 21, 2017 9:36 AM
To: Mayor (Mayor's Office); Planning Staff; Kindall, Ed (Council Member)
Subject: Fwd: RE CASE #2017SP-020-001

Attention Planning Department , Mr Kindall, and Mayor Barry

I have many **objections** and I ask this request be denied please see my points questions and suggestions below:

Have any impact studies been done? The studies should include weekdays at both rush hours and a weekend during good weather when Centennial Park and Vandy are having events.

There needs to be consultation with emergency responders on how they will be impacted if there is fire or medical emergency. How is the size of the streets going effect their work?

impact on Centennial Park:

- This will have a significant impact on the safety of park users (increased traffic), bicyclists (think about the girl in April 2016 who was nearly killed) by a hit and run driver. The 4 way stop signs are not going to be adequate on that corner if the hotel is there.

- The visual impact on the Park may also be something to think about, although this is still a couple of blocks away from the Park's entrance....

Impact on the surrounding neighborhood:

- You cannot safely turn left from 30th onto West End or onto 31st from Poston most of the time – and it's impossible during morning and evening rush hours.
- When people park illegally in front of the Avenue Bank/ Pinnacle ATM, and or Bricktops it can also be impossible to turn ONTO 30th from West End. They should put a sign there to clarify that it is illegal to park in the spot to the corner not a parking space for Bricktops.
- As currently configured, access to the light at 29th is essential to the safe ingress and egress to/from our building, when heading downtown.
- Alternatively, a light at Poston and 30th, would be needed to permit a safe left-turn. To accommodate the increased traffic on Poston occasioned by the addition of a hotel on that side of the street may require that one parking lane be removed to permit safe usage of the street.
- There were times our building has been “cordoned off” as part of the construction of the Poston Place condo, and the need to consider the impact on residents while construction is occurring – and not just do what the construction companies request.
- In addition if blasting is going to be necessary the builder must be insured and bonded for any damage caused to our building
- The neighborhood already has 2 large hotels the Holiday Inn and the Marriott on the South side of West End at 28th and 27th respectively well as the Econo Lodge on West End and 31st. As pointed out in the article on Biz Journal this neighborhood is very densely populated and this large hotel will impact the density.
- We have a new condo complex at Poston and 30th Ave N which will bring more traffic and deliveries and people to this neighborhood.

The Duet apartment complex at 301 30th Ave N is another large complex adding traffic and people to this neighborhood.

. This neighborhood is inundated with traffic and people all summer when there are events at Centennial park . The popularity and the rising attendance to the events and the inadequate parking at the park is causing the local streets to be the overflow parking lot for the park.

. This neighborhood is inundated with traffic and people when there are events at Vanderbilt . During games at Vandy we have people tailgating on the street. This brings all the things you can imagine that goes along with that including trash.

For these reasons and many others this location is a poor choice for a hotel. Nashville is a growing city and the proposed hotel might be better placed on a main Pike like Charlotte to encourage growth to the up and coming businesses on that street West End is already developed and barely has the infrastructure needed to handle the population and traffic already in place.

Raphaela Keohane

117 30th Ave N Apt 402

Nashville 37203

615 964 7804

From: Mark Riebau [<mailto:mark.a.riebau@gmail.com>]
Sent: Wednesday, March 01, 2017 10:13 AM
To: Planning Staff
Cc: Williams, Erin (Mayor's Office of Neighborhoods)
Subject: Re: Case #2017SP-020-001 (FAIRFIELD INN & SUITES)

Ms. Sullivan - I received the notice of the Zoning Public Hearing for the Fairfield Inn and just noticed it is on the Consent Agenda which will result in no public hearing being held, nor allow those opposed to voice our concerns. I strongly encourage that Case #2017SP-020-001 be removed from the Consent Agenda.

Thank You,

Mark Riebau
117 30th Ave. N, #602
Nashville, TN 37203

From: donotreply@nashville.gov [<mailto:donotreply@nashville.gov>]
Sent: Monday, February 06, 2017 2:54 PM
Subject: Planning Commission - Citizen Email

Name : Mrs. Robert Bianchi
Phone Number : 314-691-3193
Email Address : createwks@gmail.com

As a resident of Nashville I appreciate the need for hotel space to accommodate our city's vibrant tourist

trade, but I have comments for the planning commission to consider regarding the proposed twelve-story hotel at the corner of 29th Avenue N and Poston Street which specifically concern the need for alterations and repairs to the existing roadways and sidewalks and additional traffic lights installed to accommodate safe flow of the increased human traffic the new edifice will bring. 1)Note that the rendering featured in the Nashville business Journal mischaracterizes the condition of 29th Avenue N and Poston Street and inaccurately over-sizes the widths of the roads compared to the cars and compared to the buildings. 2)Currently our North-of-West End neighborhood between 31st Avenue N and Centennial Park has been undergoing a lot of growth with 3 new condominium complexes built during the last two years. None of the new multi-story residential buildings seem to have planned for the narrow, crumbling roadways that service them. The new buildings have been built so close to existing curbs there is no way to widen the roads in the future! 3)Poston and the numbered streets that "T" into them have parallel parking spaces on both sides. When all the parking spaces are occupied-as they frequently are during the popular public events at Centennial park, or during home games at Vanderbilt Stadium-Poston and 29th Streets operate more as single-lane rather than as a double-lane roads. The roads need to be widened before another new building makes widening them impossible. 4)Centennial park features a bike rental stand, so the roadways and sidewalks around the park also have the increased use by bike-riders. Nearby there is a large facility that accommodates disabled people. The residents depend on the sidewalks and roadways in the neighborhood to get around on their motorized wheelchairs. The sidewalks and roadways need repairing before there are more people routinely using them. 5) There are no traffic lights at any of the intersections on Poston Street. Poston ends at Centennial Park on the east and at 31st Avenue N on the west. With increased traffic entering and leaving the neighborhood, there needs to be a traffic light installed to help safely access the blind hill where Poston meets the busy 31st Avenue N thoroughfare. 6)The 4-way traffic light at West End and 29th Avenue N can scarcely handle the flow of traffic that now exists. This is because the 29th Avenue N/West End intersection also serves as access to several adjacent shopping centers and businesses with individual driveways. The intersection needs repairing and crosswalks and turn lanes need to be painted to help with the safe flow of traffic. 7)To accommodate the increased traffic flow of a large hotel in the neighborhood there needs to be an additional traffic light installed to safely access West End at 28th Avenue N OR 30th Avenue N. Respectfully, Mrs. Robert Bianchi 117 30th Avenue N # 704 Nashville 37203 314-691-3193

From: Phillip Phy [<mailto:phil.phy@icloud.com>]
Sent: Wednesday, February 08, 2017 4:36 PM
To: Kindall, Ed (Council Member)
Cc: Planning Staff
Subject: Zoning for 109, 111 and 113 29th Avenue North

Dear Council Members representing me;

I am a resident that lives near the proposed hotel development at the above referenced addresses. While I am proud of the work that the Council is doing to manage the significant growth in our city, I have strong reservations about this particular proposal which is currently making its way through the Planning Department. I wanted to make sure you all are following this Application.

There is a current request to rezone these properties to a specific plan zoning district to permit a hotel. This use is not appropriate for this location for a variety of reasons:

1. The lots are currently a part of the 31st Ave/Long Blvd Urban Design Overlay and zoned ORI, which is in character with the surrounding properties. In reading the Overlay Document, it would appear that a great deal of thought went into the "master plan" for this area, which is two blocks from Centennial Park. There should be no need to approve a variance and property use as planned is appropriate given the proximity to one of the city's greatest gifts - the Park
2. The proposed development is currently designed to be 10 stories (two less than originally proposed) according to news releases. The UDO categorizes the appropriate height for a development on these lots to be approximately 6 stories with specific reference to the impact on the sight lines from the park. The document calls this street the "Urban Edge to Centennial Park" and spends a great deal of time describing the streets desired characteristics. Had the lots been one lot closer to West End, it would be outside the UDO and a different conversation might be warranted....but it's not. The intent of the UDO is to guide the development within the specific area. The overlay identifies these lots to be appropriate for CO-1 or CO-2 building types and ORI zoning supporting a low rise structure of less than 8 stories.
3. The UDO makes specific reference to "step backs" in building design, pedestrian friendly design, parking structure visual impact and appropriate function & scale. This project doesn't appear to do any of that. In fact the visuals so far show a building that is 180 degrees different than the overlay describes as appropriate.
4. in the Overlay, 29th Avenue North is described as a "local" street....one step below a tertiary street. That it is! This street is not designed or able to carry the vehicle traffic this project would create during the day. It is already unsafe and near miss traffic accidents are a daily occurrence. I would invite you to drive an SUV from West End to Poston Avenue on 29th one day - it is a harrowing experience.
5. 29th Avenue is the only traffic signal to the area on the north side of West End between Centennial Park and 31st Avenue. This only further crowds the street and a traffic study for additional signals and reduction of parking in order to allow better traffic flow should be conducted before these lots are developed.

I hope each of you will dust off your copy of the 31st Avenue/ Long Boulevard Urban Design Overlay and the original Green Hills - Midtown Neighborhood study and refresh yourselves on the development desires the Council had when they were adopted and updated. Specifically look at the maps and desired use for these three small lots.

The proposed project is inconsistent with those documents and my hope is that you will not approve of whatever exceptions the planning department may present. I can assure you that my neighbors and I are watching this application very closely and hope to see each of you at the meeting when it appears on the agenda. Please don't disappoint us.

Thanks for your time and consideration to guided development as the Council intended for this neighborhood. This constituent (and everyone I've talked to) in the neighborhood are resoundingly opposed to this variance.

Phillip Phy
117 30th Ave N Apt 702
Nashville, TN 37203

Item 23, 3413 Old Anderson Road SP

Ollie Collie at 615 361 4171 called on Feb. 15 to say he was "very much against it."

From: Metra Baugh [mailto:la_mondra@hotmail.com]
Sent: Monday, February 20, 2017 9:58 AM
To: Planning Staff
Subject: 2017SP-024-001

I am emailing you to oppose the proposed development scheduled for 3413 Old Anderson SP (2017SP-024-001) in District 29. That will create more traffic. I already feel like we're living on top of each other so this will not help this area. The traffic is horrible everyday.

Thank you,

Concerned Resident

Item 25, Highland View at the Knob

From: kmlparalegal@yahoo.com [<mailto:kmlparalegal@yahoo.com>]
Sent: Thursday, February 23, 2017 8:22 AM
To: Rickoff, Abbie (Planning); Herbert, Bill (Codes)
Cc: Martin Kooperman
Subject: Re: Highland View at the Knob

Thank you.

Betty Cherry
Legal Assistant
Kooperman, Mondelli & Leonardo
Attorneys at Law
603 Woodland Street
Nashville, TN 37206
(615) 259-1214
(615) 259-1779 Fax
kmlparalegal@yahoo.com

On Wednesday, February 22, 2017 5:38 PM, "Rickoff, Abbie (Planning)" <Abbie.Rickoff@nashville.gov> wrote:

Good afternoon,

Thank you for your letter. We'll be sure to include this in our files. I believe you're referring to the 2/23 Planning Commission meeting. This application was deferred from 2/23 to the 3/9 Planning Commission meeting.

Please let me know if you have any questions about the meeting schedule.

From: kmlparalegal@yahoo.com [<mailto:kmlparalegal@yahoo.com>]

Sent: Tuesday, February 21, 2017 2:03 PM

To: Herbert, Bill (Codes)

Cc: Rickoff, Abbie (Planning); Martin Kooperman

Subject: Highland View at the Knob

Dear Mr. Herbert:

Please find attached a letter from Attorney Martin A. Kooperman regarding Highland View at the Knob which is set for a hearing on February 23rd, 2017 before the Board of Zoning Appeals.

If you have any questions, or need anything further, please do not hesitate to contact our office.

Thank you.

Betty Cherry
Legal Assistant
Kooperman, Mondelli & Leonardo
Attorneys at Law
603 Woodland Street
Nashville, TN 37206
(615) 259-1214
(615) 259-1779 Fax
kmlparalegal@yahoo.com

(attachment follows)

Law Offices
KOOPERMAN, MONDELLI & LEONARDO

An Association of Attorneys
603 Woodland Street
Nashville, TN 37206
(615) 259-1214
(615) 259-1779 Fax

MARTIN A. KOOPERMAN
FRANK E. MONDELLI, SR.
DOMINIC J. LEONARDO*
FRANK E. MONDELLI, JR.

*Rule 31 Listed Civil & Family Mediator

February 21, 2017

Mr. Bill Herbert
Board of Zoning Appeals
Via email only to bill.herbert@nashville.gov

Re: Highland View at the Knob
2717 S-033-001

Dear Mr. Herbert:

This letter is regarding the proposed variance for the project Highland View at the Knob which is to be heard on February 23rd, 2017. I am writing on behalf of Thomas and Cynthia Anderson, who reside at 1211 Watts Terrace. The Andersons have resided at their home on Watts Terrace for the last 25 years enjoying the pristine views and the nature that abounds their property. This is one of the last hilltop properties on the west side of the city that has not been ravaged by development. The WSMV television tower is located behind the Anderson property. The Andersons have several concerns regarding this proposed development. There are creeks and waterways on this hillside that to our knowledge have not been studied for environmental damage or destruction. In our opinion, this variance should be denied or at the minimum delayed while the developer seeks an aquatic resource alteration permit from the Stormwater Management Board.

The street Watts Terrace is actually a private drive that has been abandoned by the original owners and which the city has refused to maintain or repair, classifying it as a private driveway. My clients, along with the other residents of Watts Terrace, have maintained this property for over 20 years now. Therefore, we believe that the respective owners of the properties along Watts Terrace either now own this private drive by adverse possession, or at the minimum, have a prescriptive easement. The only benefit that is derived from allowing this private driveway to serve as an access road is to benefit the developers and not the long time residents of the area. The idea of connecting a walkway from Charlotte Pike to this development serves no purpose again other than to aid the developers. There is ample room along Knob Road for there to be multiple entrances and exits for this property to allow for emergency access. Currently, there is abundant wildlife on Knob Hill due to the protected nature of the property which would soon disappear if access to the proposed subdivision is granted through Watts Terrace. This matter not only affects the Anderson family, but every family that lives along Watts Terrace.

Mr. Bill Herbert
Board of Zoning Appeals
February 21, 2017
Page 2

Therefore, on behalf of Thomas and Cynthia Anderson, I request that the proposed variance be denied or deferred until further studies may be had regarding the proposed development's effect on the creeks in the area and its effect on any wildlife in the area.

Very truly yours,



MARTIN A. KOOPERMAN

MAK/bac

cc: Metro Planning Commission
Attention: Abbie Rickoff
Via email to abbie.rickoff@nashville.gov

Thomas & Cynthia Anderson

Item 27, 622 Southgate Avenue

From: Alison Christina Von Deylen [mailto:alison.c.von.deylen@vanderbilt.edu]

Sent: Thursday, January 26, 2017 11:37 AM

To: Planning Commissioners

Subject: Dale and Associates Southgate Development-OPPOSE

To Whom It May Concern:

I received a notice last week for a 9-unit development on 2 lots on Southgate in Wedgewood-Houston. I am in strong opposition of this development (along with other members of my community) for several reasons. I am happy to list those reasons in a follow-up email should you need them.

Thank you for your time.

Sincerely,

Alison Von Deylen

Division of Diabetes, Endocrinology, and Metabolism

Vanderbilt University Medical Center

538A Moore Avenue

Nashville, TN 37203

Two other commenters sent the same email:

Danielle Dean, Ph.D.

Division of Diabetes, Endocrinology, and Metabolism

Vanderbilt University Medical Center

538A Moore Avenue

Nashville, TN 37203

Danielle Spence, CTFA

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