

Comments on April 13, 2017 Planning Commission agenda items, received April 12-13

Items 1a/b, Donelson-Hermitage-Old Hickory Community Plan/Hessey-Hoggett Ford

From: Sandra Gann [<mailto:apooch2@yahoo.com>]
Sent: Tuesday, April 11, 2017 5:51 PM
To: McCaig, Anita D. (Planning)
Subject: hello

I am against any more rebuilding over here in Hermitage back of Fleetwood subdivision the front Road Dobson Chapel is just a two-lane road and is much too narrow and there are no sidewalks we don't need any more traffic anymore cars anymore homes being built thank you Sandra Gann

[Sent from Yahoo Mail on Android](#)

From: Robin Fernandez [<mailto:robinfernandez@comcast.net>]
Sent: Wednesday, April 12, 2017 8:41 PM
To: McCaig, Anita D. (Planning)
Subject: Re: Metro planning commission case#2016CP-014-001

Hoggett-Ford Hessey development meeting-- resending my email to express my opposition to this development. I understand there is a meeting Thursday night. I cannot make that meeting. I live on Pierside Drive in Hermitage.

Sent from my iPad

> On Sep 27, 2016, at 10:46 AM, McCaig, Anita D. (Planning) <Anita.McCaig@nashville.gov> wrote:
>
> Hi Robin -
>
> Thank you for taking the time to write and share your opinion with us. We'll add this to our case file.
>
> Currently, the applicant is continuing to work on the design and, most likely, it will be weeks (or months) before the cases are before the Planning Commission.
>
> Best,
>

> Anita
>
> Anita McCaig
> Community Plans
> Metro Nashville/Davidson County Planning Department
>
> -----Original Message-----
> From: Robin Fernandez [mailto:robinfernandez@comcast.net]
> Sent: Monday, September 26, 2016 4:27 PM
> To: McCaig, Anita D. (Planning)
> Cc: latisha.birkland@nashville.gov
> Subject: Metro planning commission case#2016CP-014-001

>
>
>

> Sent from my iPad

> I am sending these email to voice my opinion on the proposed plan amendment & zoning changes along Hoggett Ford Road & Brandau Road. I am most definitely opposed to these request. The area of Central Pike and Dodson Chapel are already overly congested with traffic. I live on Pierside Drive in Lakeside Woods Estates I am against the opening of this street should adjoining construction take place. Our streets are small. We have no sidewalks(with no room to build sidewalks). I along with my neighbor do not want out neighborhood turned into a cut thru. Please take my opinion into consideration when considering these changes.

> Sincerely,
> Robin Fernandez
> 615-260-4598

>
>

Items 2a/b, Southeast Community Plan Amendment/Burkitt Ridge

From: Kelly Amoroso [mailto:Kelly.Amoroso@pharmmd.com]

Sent: Thursday, April 13, 2017 11:59 AM

To: Planning Commissioners; Planning Staff

Subject: 2017CP-012-001 - OPPOSITION OF SOUTHEAST COMMUNITY PLAN AMENDMENT

Dear Planning Commissioners,

I write to you on behalf of the Friends of Burkitt Community group; a group comprised of the hard working, working class people of Cane Ridge and its surrounds that oppose this application.

Firstl, the property at the heart of this amendment request is on a designated as Known Infrastructure Deficiency Area, as designated by the Nashville Next Southeast Community Plan, therefore, when discussing the proposed Southeast Community Plan amendment, we would be remiss if we also didn't address the sole road that services the parcel pertaining to this application; Burkitt Road.

Burkitt Road's proximity to Williamson & Rutherford counties has rapidly seen it become a major vehicle corridor, with in excess of 12,000 vehicles utilizing it daily. However, this single lane rural road does not meet the basic standards set by the American Association of State Highway & Transportation Officials (AASHTO). Burkitt Road has **inadequate sight distances**, owing to its **extreme vertical grade changes** and **horizontal curvature**. Burkitt Road has no shoulder and a steep drop off, and given its failure to comply with AASHTO standards, it is no surprise that Burkitt Road is already the site of multiple dozens of accidents yearly.

The lack of critical infrastructure is one of the primary reasons we oppose any amendment to the Southeast Community Plan.

This application goes against the long range plan developed by the Nashville Next project to carefully and conscientiously account for projected growth, development and preservation in Southeast Nashville, while allowing the area to retain some of its rural identity.

The current plan does not and should not support urban elements of commercial dwellings and mixed use live/work dwellings in an environment of suburban and semi-rural primarily single family detached homes set on acreage. These types of commercial, live/work and multi-story multi-family apartment urban dwellings not only **generate** substantial additional traffic but also **attract** it without the basic infrastructure to **support** it.

To juxtapose elements of a T4 Urban transect immediately adjacent to a designated T2 Rural area would be a permanent eyesore.

Approving an amendment to the Southeast Community Plan sets a terrible precedent for future developers to disregard the guidelines set forth by those who diligently planned for carefully calculated growth and prosperity, and the community who agreed to the plan. It would guarantee the eradication of local wildlife and their habitats, and erase the history and charm of this neighborhood.

The Nashville Next Southeast Community Plan report states *“The Southeast’s remaining rural areas, however, are highly valued by residents for their scenic beauty and the contribution that these undeveloped areas make to air and water quality.”* Indeed they are correct.

Amending the Southeast Community Plan is completely inappropriate. Without significant major improvements to the infrastructure, it would be negligent to allow this community plan amendment.

Nashville Next states: ***“Beyond the role of Metro departments and governmental agencies, organized groups of citizens, such as neighborhood and business associations, must display patient and persistent determination in following the adopted plan – neighbors must insist upon it and developers’ proposals must follow it.”***

This application does not comply to those standards. Therefore we implore Metro Planning Commission to uphold the Southeast Community Plan’s current guidelines and restrictions, and deny this application to amend the Southeast Community Plan.

Thank you.

Kelly Amoroso

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From: Kayla [mailto:kcbisio@gmail.com]
Sent: Thursday, April 13, 2017 11:46 AM
To: Planning Commissioners
Subject: Opposition of 2017cp-012-001 & 2017sp-023-001

Joe Bisio
6701 Burkitt Road
Cane Ridge, TN 37013

I hereby OPPOSE any change or amendment to the current Southeast Community Plan, and I OPPOSE the application for the Burkitt Ridge specific plan.

With traffic so horrendous already, adding any additional communities will add to the chaos & potentially become even more unsafe. With this said, I TOTALLY OPPOSE any change.

Respectfully,
Joe Bisio

Sent from my iPhone

From: Melissa Adkisson [mailto:phadkiss@aol.com]

Sent: Wednesday, April 12, 2017 10:28 PM

To: Planning Commissioners

Subject: Opposition

I object to the Southeast community plan being changed. (Case #CP 2017-012-001). This area does not need and cannot handle mixed use, including retail.

I object to Burkitt Ridge (Case # SP 2017-023-001). Burkitt road cannot handle 1600 or more vehicles trying to pull onto or turn off of this pass through road. It would be quite dangerous!

Thank you for your consideration,

Melissa Adkisson

6600 Whittemore Lane

Cane Ridge, TN 37013

Item 5, 910-912 N. 2nd Street rezoning

From: Omid Yamini [mailto:omid1130@gmail.com]

Sent: Thursday, April 13, 2017 10:11 AM

To: Planning Commissioners

Subject: opposition of item 2016SP-098-001

Metro Planning Commission:

I am a resident of Cleveland Park who writing in opposition of item 2016SP-098-001 that is on your agenda for today's meeting. This proposed zoning change is on the street we live on, so it is something I have been following closely.

As noted in the staff reports:

"The proposed zoning would allow a two-family dwelling unit on both properties which is inappropriate in this area considering the existing neighborhood pattern. The Neighborhood Maintenance policy is intended to preserve the general character of the area, which mainly consists of single-family dwelling units. Two-family units may be appropriate along a corridor or at a corner in Neighborhood Maintenance policy. However, the zoning proposal attempts to allow two-family units mid-block within a neighborhood. The existing zoning allows for detached accessory dwelling units, which provides for a mixture of residential units in the neighborhood."

I agree with the staff report and would ask that you support their recommendation for disapproval.

Thank you,

Omid Yamini

1204 N. 2nd St

Nashville, TN. 37207

Item 9, Fairfield Inn and Suites

(Please note: the following letter was misfiled under item 4 in yesterday's packet.)

From: Talisse, Robert Basil [<mailto:robert.talisse@Vanderbilt.Edu>]
Sent: Monday, April 10, 2017 12:17 PM
To: Burnette, Brandon (Council Office); Planning Staff; Kindall, Ed (Council Member); Shepard, Shawn (Planning)
Subject: Case 2017SP-020-001 – FAIRFIELD INN AND SUITES, Map 104-02, Parcels 336-38

Dear Shawn Shepard and Ed Kendall,

My family owns and resides in unit 604 of the West End Lofts II on 30th Ave North. I write to express objection to the zoning exemption proposed in the Fairfield Inn & Suites project planned for 29th Ave. and Poston. My understanding is the the proposed hotel would stand 11 stories, and the lots are zoned for no building higher than 6 stories. There are multiple reasons why it's a bad idea to add an 11 story hotel to a neighborhood that is already the site of a great deal of development: the traffic, congestion, parking problems are only the most obvious. Somewhat less obvious is the weakening of zoning rules that have long been in place, and which have shaped the development of the local neighborhood. Once an accommodation is made for a large hotel developer, it will be difficult to hold future building projects to the zoning rule; that is, in cases like this, an exemption from the regulation is in effect a de facto repeal of the regulation. And this implicit repeal will fundamentally change the nature of a developing residential neighborhood. Please uphold the existing zoning regulation and help us to preserve our neighborhood.

Many thanks,

--Robert Talisse

From: Phillip Phy [<mailto:phil.phy@icloud.com>]
Sent: Thursday, April 13, 2017 9:31 AM
To: Planning Commissioners
Subject: 2017SP-020-001 Proposed Fairfield Inn (public hearing date 4/13/2017)

Dear Planning Commissioners;

I previously wrote to you regarding my objection to the above referenced request for a SP zoning to accommodate the development of a Fairfield Inn at the corner of Poston Avenue and 29th Avenue North. I just learned that previously submitted comments are not included with this agenda item.

My objection is based on the project's inconsistency with the 31st & Long UDO which includes the three lots. The Metro Council approved this UDO in order to create consistency to the development of our neighborhood and neighbors invested in the area with an understanding that growth and development would be limited by that zoning. Up until now, the rapid growth in the area has been able to conform to the standards. There is no reason, except for the developer's desire to "make more money" that would merit a design that varies from the UDO's desired standards.

- This is not a "prominent location" within the UDO. It is located at the corner of two LOCAL neighborhood streets.
- There is no justification for the requested height variance. In fact, I believe that the UDO intention was to PREVENT the type of building height disturbances that was beginning to emerge before the UDO was adopted, especially near Centennial Park.
- There is no justification for a variance to the FAR, which encourages the height variance need due to increased parking requirements. In fact, at a meeting with the developer he said that the only reason they needed the variance was because "we need the keys", referring to the number of rooms.

I am not opposed to this property being developed as a hotel. I AM OPPOSED to making variances to the UDO policies by using SP zoning at this site. The developer purchased these lots while the UDO was in place and should be held to its standards.

Phillip Phy

117 30th Avenue North, Unit 702

Nashville, TN 37203

From: Roshan Patel [mailto:rspatel04@gmail.com]
Sent: Wednesday, April 12, 2017 3:23 PM
To: Planning Staff
Subject: Re: Specific Plan 2017SP-020-001

please enter these also, see attached

On Wed, Apr 12, 2017 at 11:48 AM, Planning Staff <planningstaff@nashville.gov> wrote:

Good Morning,

I have forwarded your email to our public relations individual to add to the meeting documents for Planning Commission review. Have a great day!

Sincerely,

Deborah Sullivan, Planner II

Metro Planning Department

800 2nd Avenue South/PO Box 196300

(attachment follows)

Bellagio Pizza & Subs

114 29th Avenue North

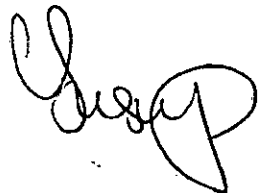
Dear Planning Council-

Thank you for serving the interest of the citizens of Nashville. I am writing to you today as a small business owner with long standing roots in the Nashville community. We as a community have been fortunate enough to experience tremendous growth over the last several years. The council has certainly fostered this with forward thinking policy. The addition of a hotel to our neighborhood will certainly help to fulfill an economic need while adding jobs and helping expand complimentary institutes. The hotel in question is mid-economy and from a reputable franchise with a proven track record. We anticipate this hotel will attract more people to the area thereby bringing in more revenue for local businesses and for the city. This part of town is rapidly growing, and can certainly benefit from the additional of an upscale yet reasonably priced hotel. I hope you will continue to support small business owners, the continued growth and prosperity of the Nashville.

Sincerely,

FAZILA Yusupova

Bellagio Pizza & Subs



Manager of
Bellagio's pizza

3.22.17

Newks

2714 West End Avenue

Dear Planning Council-

Thank you for serving the interest of the citizens of Nashville. I am writing to you today as a small business owner with long standing roots in the Nashville community. We as a community have been fortunate enough to experience tremendous growth over the last several years. The council has certainly fostered this with forward thinking policy. The addition of a hotel to our neighborhood will certainly help to fulfill an economic need while adding jobs and helping expand complimentary institutes. The hotel in question is mid-economy and from a reputable franchise with a proven track record. We anticipate this hotel will attract more people to the area thereby bringing in more revenue for local businesses and for the city. This part of town is rapidly growing, and can certainly benefit from the additional of an upscale yet reasonably priced hotel. I hope you will continue to support small business owners, the continued growth and prosperity of the Nashville.

Sincerely,

A handwritten signature in black ink, appearing to be the name 'Newks' written in a stylized, cursive script.

Newks

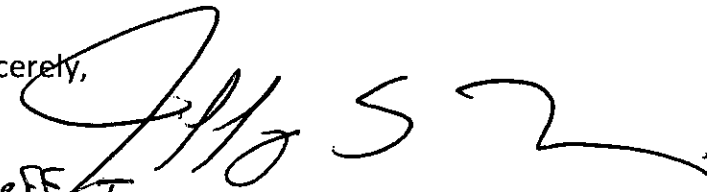
Cori's Doghouse

106 29th Avenue North

Dear Planning Council-

Thank you for serving the interest of the citizens of Nashville. I am writing to you today as a small business owner with long standing roots in the Nashville community. We as a community have been fortunate enough to experience tremendous growth over the last several years. The council has certainly fostered this with forward thinking policy. The addition of a hotel to our neighborhood will certainly help to fulfill an economic need while adding jobs and helping expand complimentary institutes. The hotel in question is mid-economy and from a reputable franchise with a proven track record. We anticipate this hotel will attract more people to the area thereby bringing in more revenue for local businesses and for the city. This part of town is rapidly growing, and can certainly benefit from the additional of an upscale yet reasonably priced hotel. I hope you will continue to support small business owners, the continued growth and prosperity of the Nashville.

Sincerely,



Jeff Troiano
~~Bellagio Pizza & Subs~~
Cori's Doghouse
106 29th Ave N
Nashville, TN 37203
General Manager

Item 11, Highland View at the Knob

From: Keith Wallace [mailto:ktwruns@gmail.com]

Sent: Thursday, April 13, 2017 11:25 AM

To: Planning Commissioners; Roberts, Mary Carolyn (Council Member); Murphy, Kathleen (Council Member); Johnson, Mina (Council Member)

Subject: Opposed to Highland View @ The Knob Case # 2017S-033-001

Council members and Metro Planning Commission members,

I am opposed to the variance extending the length of a cul-du-sac and proposed subdivision Highland View @ The Knob Case # 2017S-033-001.

I live on Russleo Drive which is the other end of Knob Road. Knob turns into Russleo Dr at Fleetwood Dr. My concerns and opposition to this development are for the following reasons;

- 1.) I am concerned about the additional traffic on Russleo Dr and Knob Rd. I live on this road and drive it on a daily basis. Knob Road is already in disrepair, and I have to avoid a sewer cover and potholes every day. The additional traffic and construction traffic will only accelerate the declining condition of this road.
- 2.) Water runoff affecting my house and the houses of my neighbors. My house backs up to Knob Hill, where the proposed development will be built. This has a direct impact on me.
- 3.) I don't want allowing a variance and development on Knob to establish precedence so that the next builder and the next after that can destroy our neighborhood we have selected to live in. There have already been attempts to develop the other end of Knob, at the intersection of Russleo Dr and Charlotte.
- 4.) I am concerned about the steep slopes on Knob Hill being able to hold housing and water runoff. Additionally, members of the community have raised concerns over the soil and rock substrate on Knob Hill which have not been answered. There is a reason this land hasn't been built up to this point.

I have a number of other concerns but these are the most pressing, and the ones I feel that might give you reason to decline the proposed development.

Thanks for your time and attention to this matter,

Keith Wallace
842 Russleo Drive

Nashville, TN 37209

[615 243-5942](tel:6152435942)

From: William Martin [mailto:docmartin56@gmail.com]
Sent: Wednesday, April 12, 2017 11:35 PM
To: Planning Commissioners
Subject: Highland View at the Knob, Case # 2017S-033-011

Dear Memembers,

Please reject the development of the property located at 5710 Knob Road.

On page 89 of the Staff Report document published for the meeting to be held April 13th, the following statement is made:

In the configuration of parcels and any new right-of-way, priority should be given to the preservation of the environmentally sensitive features over consistence with surrounding parcels and right-of-way patterns.

While I am not an engineer or developer, I would like to key in on my interpretation of that caveat.

This is one of the few remaining pristine open spaces not owned by the city and is a wildlife habitat for deer, wild turkeys, rabbits, fox, and coyotes. There are also underground streams and beautiful old growth trees. Destruction of this property would not only ruin flora and fauna on the hillside, but would also result in ground water runoff which would pollute, through particulate matter from shingles and chemicals from paving and fertilizers, the stream which works it's way down the hill, courses through the creek in my own back yard, and emptys into Richland Creek. Our portion of the creek is home to fish, frogs, and turtles, as well as the occasional snake and even a duck at one time! In addition to the

pollution, increased runoff would damage my property as has been the case every since the intrusion into our neighborhood by the Highland Park Church.

I am aware that many issues with regard to the variances being requested for this development have been raised with the Planning Commission. I know many more will be presented at the April 13 meeting. I appeal to you directly as persons who care about the quality of life for one of Nashville's most beautiful neighborhoods. Please help us be better stewards of this portion of our environment.

Sincerely,

William C. Martin

5633 Knob Road

615-354-1064

docmartin56@gmail.com

A Tom from the herd of approximately 20 turkeys crossing Knob Road by the proposed development. Their habitat would be lost.

(photo referenced above was not attached)

From: Randall Durham [mailto:rjdurham@pinnacledc.net]

Sent: Wednesday, April 12, 2017 2:41 PM

To: Planning Commissioners

Subject: 2017SP-020-001 Fairfield Inn & Suites

Commissioners,

I am writing to ask that you DENY the request to rezone land at the southwest corner of Poston and 29th Ave N to SP for use as a Fairfield Inn & Suites. The existing zoning of ORI is for office/residential intensive use. A hotel is permitted as a “selective use”, and only if it serves the needs of the other uses in the district. The Code says:

“The ORI district is designed to provide adequate and suitable space in appropriate locations for high intensity office uses mutually compatible with high-density residential uses. A selective list of retail trade, business service and personal care service uses are permitted if the principal purpose is to serve the recurring needs of the occupants or employees of other permitted uses in these districts.”

This neighborhood of the 31st Ave/Long Blvd UDO has been developed and is being re-developed as residential and office. To SP zone only to increase the size of a non-primary use hotel will deprive the neighborhood of the possibility of using this corner for high-intensity office or residential. Given the residential nature of most of the rest of the neighborhood, this takes away a site for a primary use without giving anything in return. The proposed Fairfield Inn does not provide any street-level retail or restaurant which might be useful. It does not provide any hotel amenity, like a restaurant, meeting space, rooftop gathering area, that neighbors might use. So why couldn't additional amenities or street level neighborhood uses be considered in exchange for SP? Or why not build within the height and floor space allowed in the current ORI zone to minimize negative impact on the neighborhood when providing a service of marginal use.

The SP submitted says that ALL requirements of the underlying ORI zoning and 31st Ave/Long Blvd UDO are to be followed except for height and bulk density. However, the SP fails to fulfill the fundamental purpose of a use in the district that is not either residential or office—it does not “serve the recurring needs of the occupants or employees of other permitted uses”. In meeting with the developer, I asked what his purpose was in requesting the SP and what value his project brings in exchange for the 50% floor space increase and 50% height increase which would be allowed. His answer was that the increase in floor space is necessary to make the project feasible (to add “keys” in his jargon). As to benefit, his answer was the City needs hotel rooms.

That may be, but this neighborhood is not the appropriate location for this hotel. Fairfield Inns & Suites offers no amenities for its guests, much less for its neighbors. It is at the bottom of the price level for Marriott brands according to Marriott's website describing its brands. Marriott says Fairfield is for the business traveler at a moderate price point. This does not offer anything desirable for the residents of

the neighborhood and only a marginal benefit for current office users; however it does cause negatives with increased transient traffic and perception change of this neighborhood.

This will be this first hotel allowed in this neighborhood. If allowed, it will lead to other developers perceiving this neighborhood as an appropriate location for other limited-service, budget hotels. Fairfield Inn lists as its competitors LaQuinta and Holiday Inn Express. Is this the type of hotel development the City wants so close to Centennial Park? Shouldn't development around the City's focal-point urban park with such historic significance be the best possible use? How will this impact those who have invested in condominium homes which currently can exceed \$1 million and are this project's nearest neighbors.

SP zoning is a powerful tool for the City to encourage unique and significant developments consistent with the General Plan and that enhance it, the Community Plan, and the UDO. Per the Code:

"The specific plan (SP) district is an alternative zoning process that may permit any land uses, mixture of land uses, and alternative development standards, of an individual property or larger area, to achieve consistency with the general plan. In return, a SP district requires the specific plan to be designed such that, at a minimum, the location, integration and arrangement of land uses, buildings, structures, utilities, access, transit, parking, and streets collectively avoid monotony, promote variety, and yield a context sensitive development."

While the Fairfield Inn & Suites plan might avoid monotony and promote variety, it does NOT yield a context sensitive development. It rises to a height greater than the UDO permits. This will make it the tallest, MOST prominent building in the neighborhood. Since the neighborhood is to be Office and Residential Intensive, this will NOT be context sensitive as the SP purpose describes.

How then will future developers proceed? Will they continue to develop high-end residential condominiums like Poston at the Park or West End Lofts II, both of which are a block from this Fairfield Inn? Where will they develop the intensive office required in the neighborhood which will benefit and complement the residential as a live-work neighborhood?

The Fairfield Inn does not promote the stated goal of Nashville's General Plan to promote walkable neighborhoods close to jobs. Its users will be transient in nature. Surely there are more appropriate neighborhoods where this hotel can serve the community, without negatively impacting the

neighbors. The developer pointed to the Holiday Inn and Marriott located across West End from the proposed development, as well as the Homewood Suites located on West End. These are obviously different neighborhoods. These developments are located immediately adjacent to West End Ave. The proposed Fairfield Inn is located one block off West End in the inner space of a neighborhood.

In summary, SP zoning is a powerful tool of the City. It should be used with great care. Projects approved should raise the bar on development, not be marginal. I urge you to DENY the request to rezone.

Sincerely,

Randall Durham

117 30th Ave N, Unit 302

President, West End Lofts II HOA

Item 20, 1308 Montgomery Ave.

(attachment follows)

Shawn M Shepard, AICP
Planner II | Land Development
Metropolitan Nashville Planning Department
800 Second Avenue South | P.O. Box 196300
Nashville, TN 37219-6300
phone: 615.862.6263

Re; Agenda Date: 4/13/2017
Planning Commission Case Number: 2017Z-036PR-001

Please find attached letters from neighborhood concerning
Rezoning for 1308 Montgomery.

Metropolitan Nashville Planning Department
800 Second Avenue South | P.O. Box 196300
Nashville, TN 37219-6300

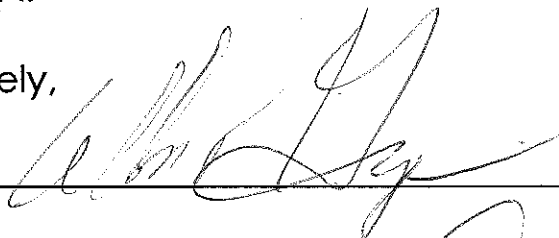
Re: Agenda Date: 4/13/2017

Planning Commission Case Number: 2017Z-036PR-001

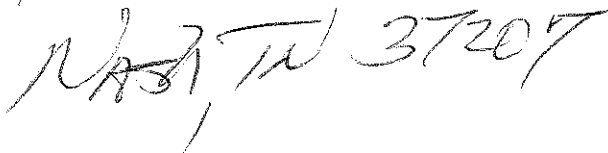
To Whom it May Concern

I am property owner next to or close to 1308 Montgomery Avenue.
I support and strongly favor Veda M Spann Raniney request to
rezone her property at 1308 Montgomery Avenue from RS5 to
RM15-A.

Sincerely,


_____/Name


_____/Address



Metropolitan Nashville Planning Department
800 Second Avenue South | P.O. Box 196300
Nashville, TN 37219-6300

Re: Agenda Date: 4/13/2017
Planning Commission Case Number: 2017Z-036PR-001

To Whom it May Concern

I am property owner next to or close to 1308 Montgomery Avenue.
I support and strongly favor Veda M Spann Raniney request to
rezone her property at 1308 Montgomery Avenue from RS5 to
RM15-A.

Sincerely,

Betty B. Bennett /Name

1334 Rosedale ave /Address

Metropolitan Nashville Planning Department
800 Second Avenue South | P.O. Box 196300
Nashville, TN 37219-6300

Re; Agenda Date: 4/13/2017
Planning Commission Case Number: 2017Z-036PR-001

To Whom it May Concern

I am property owner next to or close to 1308 Montgomery Avenue.
I support and strongly favor Veda M Spann Raniney request to
rezone her property at 1308 Montgomery Avenue from RS5 to
RM15-A.

Sincerely,

Samuel R. Sims Jr. /Name

1330 Rosedale Ave. /Address

Metropolitan Nashville Planning Department
800 Second Avenue South | P.O. Box 196300
Nashville, TN 37219-6300

Re; Agenda Date: 4/13/2017
Planning Commission Case Number: 2017Z-036PR-001

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RM15-A.

Sincerely,

al Conroy /Name

214 Crocker St /Address

Metropolitan Nashville Planning Department
800 Second Avenue South | P.O. Box 196300
Nashville, TN 37219-6300

Re; Agenda Date: 4/13/2017
Planning Commission Case Number: 2017Z-036PR-001

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RM15-A.

Sincerely,

Betty Heet /Name

1321 Montgomery Ave. Nash. TN. /Address

Metropolitan Nashville Planning Department
800 Second Avenue South | P.O. Box 196300
Nashville, TN 37219-6300

Re; Agenda Date: 4/13/2017
Planning Commission Case Number: 2017Z-036PR-001

To Whom it May Concern

I am property owner next to or close to 1308 Montgomery Avenue.
I support and strongly favor Veda M Spann Raniney request to
rezone her property at 1308 Montgomery Avenue from RS5 to
RM15-A.

Sincerely,

Belinda W. Spann /Name

713 Crockett St. Nashville, TN 37207 /Address

Metropolitan Nashville Planning Department
800 Second Avenue South | P.O. Box 196300
Nashville, TN 37219-6300

Re; Agenda Date: 4/13/2017
Planning Commission Case Number: 2017Z-036PR-001

To Whom it May Concern

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I support and strongly favor Veda M Spann Raniney request to
rezone her property at 1308 Montgomery Avenue from RS5 to
RM15-A.

Sincerely,

Frederick A. McClain /Name

1358 Rosedale Court /Address

Metropolitan Nashville Planning Department
800 Second Avenue South | P.O. Box 196300
Nashville, TN 37219-6300

Re; Agenda Date: 4/13/2017
Planning Commission Case Number: 2017Z-036PR-001

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rezone her property at 1308 Montgomery Avenue from RS5 to
RM15-A.

Sincerely,

Carrie J. Mason /Name

1305 Rosedale way /Address
Nashville TN 37207

Metropolitan Nashville Planning Department
800 Second Avenue South | P.O. Box 196300
Nashville, TN 37219-6300

Re; Agenda Date: 4/13/2017
Planning Commission Case Number: 2017Z-036PR-001

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I am property owner next to or close to 1308 Montgomery Avenue.
I support and strongly favor Veda M Spann Raniney request to
rezone her property at 1308 Montgomery Avenue from RS5 to
RM15-A.

Sincerely,

Michael Williamson /Name

613 Douglas ave /Address

615-347-9687

Metropolitan Nashville Planning Department
800 Second Avenue South | P.O. Box 196300
Nashville, TN 37219-6300

Re; Agenda Date: 4/13/2017
Planning Commission Case Number: 2017Z-036PR-001

To Whom it May Concern

I am property owner next to or close to 1308 Montgomery Avenue.
I support and strongly favor Veda M Spann Raniney request to
rezone her property at 1308 Montgomery Avenue from RS5 to
RM15-A.

Sincerely,

Jeanette Hardin *Jeanette Hardin* /Name

806 Crockett St. /Address

615 948-1868
BeautyL7@aol.com

Metropolitan Nashville Planning Department
800 Second Avenue South | P.O. Box 196300
Nashville, TN 37219-6300

Re: Agenda Date: 4/13/2017
Planning Commission Case Number: 2017Z-036PR-001

To Whom it May Concern

I am property owner next to or close to 1308 Montgomery Avenue.
I support and strongly favor Veda M Spann Raniney request to
rezone her property at 1308 Montgomery Avenue from RS5 to
RM15-A.

Sincerely,

_____/Name

_____/Address

Metropolitan Nashville Planning Department
800 Second Avenue South | P.O. Box 196300
Nashville, TN 37219-6300

Re; Agenda Date: 4/13/2017
Planning Commission Case Number: 2017Z-036PR-001

To Whom it May Concern

I am property owner next to or close to 1308 Montgomery Avenue.
I support and strongly favor Veda M Spann Raniney request to
rezone her property at 1308 Montgomery Avenue from RS5 to
RM15-A.

Sincerely,

Rebecca A /Name

1838 Joy Circle /Address

Metropolitan Nashville Planning Department
800 Second Avenue South | P.O. Box 196300
Nashville, TN 37219-6300

Re; Agenda Date: 4/13/2017

Planning Commission Case Number: 2017Z-036PR-001

To Whom it May Concern

I am property owner next to or close to 1308 Montgomery Avenue.
I support and strongly favor Veda M Spann Raniney request to
rezone her property at 1308 Montgomery Avenue from RS5 to
RM15-A.

Sincerely,

Sheryl A. Refegee /Name

1301 Rosedale Ave /Address

Metropolitan Nashville Planning Department
800 Second Avenue South | P.O. Box 196300
Nashville, TN 37219-6300

Re; Agenda Date: 4/13/2017
Planning Commission Case Number: 2017Z-036PR-001

To Whom it May Concern

I am property owner next to or close to 1308 Montgomery Avenue.
I support and strongly favor Veda M Spann Raniney request to
rezone her property at 1308 Montgomery Avenue from RS5 to
RM15-A.

Sincerely,

Gina Wallace /Name

1362 Rosedale Ct. /Address

Nash., TN. 37207

Metropolitan Nashville Planning Department
800 Second Avenue South | P.O. Box 196300
Nashville, TN 37219-6300

Re: Agenda Date: 4/13/2017
Planning Commission Case Number: 2017Z-036PR-001

To Whom it May Concern

I am property owner next to or close to 1308 Montgomery Avenue.
I support and strongly favor Veda M Spann Raniney request to
rezone her property at 1308 Montgomery Avenue from RS5 to
RM15-A.

Sincerely,

Sabrina Allen /Name

1401 4 Montgomery Ave /Address

Metropolitan Nashville Planning Department
800 Second Avenue South | P.O. Box 196300
Nashville, TN 37219-6300

Re; Agenda Date: 4/13/2017
Planning Commission Case Number: 2017Z-036PR-001

To Whom it May Concern

I am property owner next to or close to 1308 Montgomery Avenue.
I support and strongly favor Veda M Spann Raniney request to
rezone her property at 1308 Montgomery Avenue from RS5 to
RM15-A.

Sincerely,

Joine Renee Beard /Name

732 Douglas Ave Nashville TN /Address

37207

Metropolitan Nashville Planning Department
800 Second Avenue South | P.O. Box 196300
Nashville, TN 37219-6300

Re; Agenda Date: 4/13/2017
Planning Commission Case Number: 2017Z-036PR-001

To Whom it May Concern

I am property owner next to or close to 1308 Montgomery Avenue.
I support and strongly favor Veda M Spann Raniney request to
rezone her property at 1308 Montgomery Avenue from RS5 to
RM15-A.

Sincerely,

Willie Ann Boles /Name

1314 Rosedale Ave. /Address

Metropolitan Nashville Planning Department
800 Second Avenue South | P.O. Box 196300
Nashville, TN 37219-6300

Re; Agenda Date: 4/13/2017

Planning Commission Case Number: 2017Z-036PR-001

To Whom it May Concern

I am property owner next to or close to 1308 Montgomery Avenue.
I support and strongly favor Veda M Spann Raniney request to
rezone her property at 1308 Montgomery Avenue from RS5 to
RM15-A.

Sincerely,

Ravi Z. Hum /Name

1351 Rosedale Ct Nashville, TN 37207 /Address

Metropolitan Nashville Planning Department
800 Second Avenue South | P.O. Box 196300
Nashville, TN 37219-6300

Re; Agenda Date: 4/13/2017

Planning Commission Case Number: 2017Z-036PR-001

To Whom it May Concern

I am property owner next to or close to 1308 Montgomery Avenue.
I support and strongly favor Veda M Spann Raniney request to
rezone her property at 1308 Montgomery Avenue from RS5 to
RM15-A.

Sincerely,

Angela Hines /Name

1351 Rose Dale Ct. Nashville, TN 37207 /Address

Metropolitan Nashville Planning Department
800 Second Avenue South | P.O. Box 196300
Nashville, TN 37219-6300

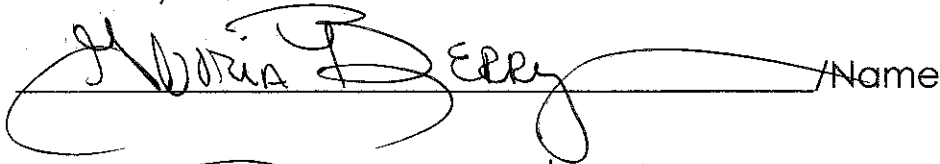
Re; Agenda Date: 4/13/2017

Planning Commission Case Number: 2017Z-036PR-001

To Whom it May Concern

I am property owner next to or close to 1308 Montgomery Avenue.
I support and strongly favor Veda M Spann Raniney request to
rezone her property at 1308 Montgomery Avenue from RS5 to
RM15-A.

Sincerely,

 /Name

1356 Rosedale AVE /Address

Metropolitan Nashville Planning Department
800 Second Avenue South | P.O. Box 196300
Nashville, TN 37219-6300

Re; Agenda Date: 4/13/2017
Planning Commission Case Number: 2017Z-036PR-001

To Whom it May Concern

I am property owner next to or close to 1308 Montgomery Avenue.
I support and strongly favor Veda M Spann Raniney request to
rezone her property at 1308 Montgomery Avenue from RS5 to
RM15-A.

Sincerely,

Rosie C Wilson /Name

1363 Rosedale Ct /Address
37207

Metropolitan Nashville Planning Department
800 Second Avenue South | P.O. Box 196300
Nashville, TN 37219-6300

Re; Agenda Date: 4/13/2017

Planning Commission Case Number: 2017Z-036PR-001

To Whom it May Concern

I am property owner next to or close to 1308 Montgomery Avenue.
I support and strongly favor Veda M Spann Raniney request to
rezone her property at 1308 Montgomery Avenue from RS5 to
RM15-A.

Sincerely,

Mary E. Bracey /Name

1366 Rosedale Ct. /Address

37207

Metropolitan Nashville Planning Department
800 Second Avenue South | P.O. Box 196300
Nashville, TN 37219-6300

Re; Agenda Date: 4/13/2017

Planning Commission Case Number: 2017Z-036PR-001

To Whom it May Concern

I am property owner next to or close to 1308 Montgomery Avenue.
I support and strongly favor Veda M Spann Raniney request to
rezone her property at 1308 Montgomery Avenue from RS5 to
RM15-A.

Sincerely,

Rebecca W. Latham /Name

1303 Rosedale ave next door³⁷²⁰⁷ /Address

Item 23, Hudson Road rezoning

From: Lone Oak Farm [mailto:bamboo4you@aol.com]

Sent: Wednesday, April 12, 2017 11:09 PM

To: Shepard, Shawn (Planning); Pridemore, Bill (Council Member); Planning Commissioners

Subject: Zoning Change to AR2a in Neely' Bend

Hello to all,

I am writing to ask you not to allow a zone change for the property located at the corner of Menees Lane and Hudson Road in the Neely's Bend Community in Madison, TN. The request has been made to change the zoning of this property to AR2a.

I am a full time farmer in Neely's Bend. I have BS degrees in Plant Science and Soil Science. I have operated my farming business for near 30 years. The zoning of my property is RS80. Agricultural activities are allowed in many zone districts besides AR2a with a minimum acreage requirement. AR2a is not required for farming activities. Many residents of Neely's Bend farm without an AR2a zoning. The property where the zoning change is requested has been in agricultural production for many years and is surrounded by other agricultural properties. They have been operated with the current RS40 zoning and have not needed the AR2a distinction.

The owner of this property can run a Certified Organic operation with his current zoning of RS40. His idea of raising organic vegetables is appealing to many, but if the zoning is changed to AR2a, doors will be opened to activities that are not desirable to the community. The community made the decision many years ago to remove AR2a zoning in an attempt to protect Neely's Bend residents from some of the activities that could legally take place. We don't want landfills, mineral extraction, mobile homes, poultry and hog houses or other undesirable activities in Neely's Bend.

If this zoning change were to take place, the owners would be allowed to proceed with any of the allowed usages, including many that are not desirable for the neighbors. The individual requesting this zoning change may have good intentions, but he will not own the property for ever. At some point, the property will transfer and the

new owners will have full rights of all allowable activities in the AR2a zone. The zoning transfers with the transfer of property ownership and this will be forever. Please vote NO to this request.

Thank you for your time and consideration,

Joe E. Willis

Lone Oak Farm

2219 Neely's Bend Road

Madison, TN 37115

615-865-9933

Item 25, 609 N. 2nd Street

From: Rob Bock [mailto:robertallenbock@gmail.com]

Sent: Wednesday, April 12, 2017 11:19 PM

To: Planning Commissioners

Subject: Project Number: 2017Z-043PR-001

Hello,

I support Mike Yang's rezoning request for 609 n. 2nd st. I am a neighbor that lives less than a block away at 520 n. 2nd street.

Let him build what he wants on this empty lot and help our neighborhood grow and improve.

best,

Rob Bock

robertallenbock@gmail.com

812.325.4931

From: Nick Irwin [mailto:nick@basenashville.com]

Sent: Wednesday, April 12, 2017 3:38 PM

To: Planning Commissioners

Subject: 2017Z-043PR-001

▪

I am writing to voice my concern for item 2017Z-043PR-001 on the agenda for your meeting tomorrow evening.

This proposal is concerning to me for several reasons. As an active member of the McFerrin Park Neighborhood Association, the property owner has been evasive about his intent for this parcel. During the association meeting in March, the property owner distributed pre-printed letters and requested that the neighbors “just sign in support” During the same meeting, he was unable to articulate what his desire for the property is/was - a VITAL component for garnering support of the community.

While the neighborhood (and specific parcel) do not fall under historic guidelines, this specific block has many turn of the century craftsman and victorian homes. It is the desire of the neighborhood for this parcel to remain zoned single family as is in keeping with the existing character of the block.

This lot has an alley that runs along the side AND back of the property and I fear this will create a challenge for parking and for city services - should two homes be constructed there. The current zoning (in my understanding) allows for one single family home and a DADU and I think this is an appropriate direction for the developer to take.

Thank you so much for your time.

Nick Irwin

808 Stockell Street

615-418-0563

From: Whitney Greer [mailto:whitneygreer@gmail.com]

Sent: Wednesday, April 12, 2017 2:51 PM

To: Planning Commissioners

Subject: 2017Z-043PR-001

Good Afternoon! I'm emailing in regards to a rezoning that is set to go through in our neighborhood for Mike Yang (2017Z-043PR-001). I believe this discussion is on the agenda for tomorrow, April 13th.

I have concerns about this rezoning due to the property owner not being forthcoming with his plans. He has attended the last three neighborhood meetings, which is a great step for a developer to take as he/she tries to gain the support of the surrounding neighborhood.

However, at one of these meetings he presented copies of a pre-written letter of support with the expectation that neighbors would sign the letters immediately and return them before the end of the meeting. We declined, asking for more information on his intent for the property. He deferred to Ben Jordan to answer questions for him. When we requested that Mike answer the questions himself as the property owner and supposed future tenant of the property, he couldn't answer the majority of the questions asked. His consistent answer to our questions and concerns was "I'm not sure." He has claimed that this is his dream property and he wants to live in one of the houses, but when asked about his plans for the homes he said he was not sure whether they would be sold, rented, or used as Airbnb's. When asked about whether he would consider the historic look of the neighborhood in his build, his response was that he wasn't sure that he needed neighborhood input on that.

Also, when neighbors began questioning this build, our councilman came to the defense of the developer instead of considering our concerns. Since our councilman has routinely pushed through developments regardless of the recommendation of the planning commission, this is a red flag to me.

It also looks like the lot size is quite narrow for two homes and I was told that the new rezoning may allow for three stories instead of two. If this is true, it does not mesh with our neighborhood, especially on a side street that is not a main thoroughfare. Due to the lot size and location, I'm not sure why the current zoning, which allows for a home and a DADU, wouldn't be a more appropriate build.

This lot is currently vacant and no home will be torn down to make room for two, which I am very grateful for. I would likely support this zoning if I felt the developer was being truthful about his plans. However, it seems like he is trying to garner support from our neighborhood by claiming he is planning to build his dream home on the property and live in it when really he's purely making an investment. I don't mind that at all, as long as we can work with developers who are forthcoming with their intentions for our neighborhood. I don't appreciate the feeling of being used for someone else's gain.

Thank you so much for your time.

Best,

Whitney Greer