

Comments on May 25, 2017 Planning Commission agenda items, received May 24-25

Item 2, 910-912 North 2nd Street

From: Omid Yamini [mailto:omid1130@gmail.com]
Sent: Thursday, May 25, 2017 9:22 AM
To: Planning Commissioners; Davis, Scott (Council Member)
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 (5/25/17) meeting. This proposed zoning change is on the street we live on and is inconsistent with policy, so it is something I have been following closely.

As noted in the staff reports:

"Consistent with Policy? No.

The area requested for rezoning is located within the T4 Urban Neighborhood Maintenance policy. The policy supports preserving the general character of the existing neighborhood. The proposed zone change would allow up to two units on each lot. While there are some two-family units in the surrounding area, the neighborhood is predominantly single-family dwelling units. The proposed zone change is mid-block and may be more appropriate along a corridor or at a corner than within a Neighborhood Maintenance Policy where single family units are predominant. "

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

From: Cory [mailto:coryrip@hotmail.com]
Sent: Thursday, May 25, 2017 11:44 AM
To: Planning Commissioners
Subject: Please Disapprove 2016SP-098-001

Dear Metro Planning Commissioners,

I am no longer the Chair of Cleveland Park Neighborhood Association, but have stayed involved with this case. Nothing has changed with this case since my email below In early December 2016.

Please follow the staff recommendation and disapprove 2016SP-098-001.

Thanks,
Cory Ripmaster
1225 Stockell St

From: Cory <coryrip@hotmail.com>
Sent: Wednesday, December 7, 2016 4:08:07 PM
To: planning.commissioners@nashville.gov
Subject: Please Disapprove 2016SP-098-001

Dear Metro Planning Commissioners,

I am writing in disapproval of 2016SP-098-001. While I am currently chair of the Cleveland Park Neighborhood Association, I am writing to you as merely a concerned resident. I have been involved in this matter since it was introduced in September and have heard from a lot of concerned neighbors.

It is my understanding that the two residents who wish to change their zoning live at 910 and 912 North 2nd Street. These two properties are clearly in the T4-Neighborhood Maintenance portion of our neighborhood plan, which is intended to preserve the general character of the existing urban neighborhood. I feel that allowing two family housing is clearly going against what is intended. Our neighborhood is already experiencing a lot of growth and density in the areas that are T4- Neighborhood Evolving, and I would like to keep this growth and density along our main corridors, not in the middle of our neighborhoods. We have also asked Councilman Davis to leave out the other properties whose owners are not actively trying to

change their zoning. Councilman Davis stated that he would change the SP to only include the two properties at 910 and 912 North 2nd, which has not happened to my knowledge.

Neighbors have not had dedicated meetings to review this plan, even though we have asked this of Councilman Davis multiple times. Instead he insisted that this conversation take place at our regularly held monthly meetings, which have had a decline in attendance lately. Since the bill was filed, Councilman Davis has briefly spoken on behalf of the homeowners at our monthly meetings, but the residents at 910 and 912 North 2nd have never attended. One of the homeowners' daughter attended the November meeting and mentioned row housing, which really frightened the neighbors, though Brandon at planning reassured me that would need an amendment to the SP. No definite plans have been presented, and there has been no opportunity for feedback from our community.

A lot of neighbors expressed that there is confusion between the homeowners, our Councilman, and the neighborhood.

Thank you for your time,

Cory Ripmaster

Chair-Elect, Cleveland Park Neighborhood Association

Item 7, 2044 Straightway

From: Withers, Brett (Council Member)

Sent: Wednesday, May 24, 2017 5:00 PM

To: Planning Commissioners

Cc: Burnette, Brandon (Council Office)

Subject: Support staff recommendation of disapproval for Item 7: 2015S-165-001 for 2044 Straightway

Planning Commissioners:

My schedule may not permit me to attend tomorrow's Metro Planning Commission hearing and so I hope that you will accept this quick note in my place.

I support the staff recommendation of disapproval regarding Item 7: 2015S-165-001 for property located at 2044 Straightway Avenue.

There has been quite a bit of infill development on Straightway Ave in the last two years, and I have no objection to the development of this lot per se. The infill development that has been constructed along Straightway unfortunately features a very large number of curb cuts or parking pads within the front setback, which will make any plans to add sidewalks to this street in the future difficult if not impossible. I support the staff recommendations pertaining to the height of the proposed structures and also to require more thoughtful arrangements for vehicular access and storage. Please disapprove this plan as submitted.

I would point out that I do not recall being contacted by the applicant to discuss this case, nor to my knowledge has any contact been made with either the Eastwood or the South Inglewood neighborhood associations that border this parcel. If my memory fails me, I welcome the applicant to contact me to discuss.

Thank you for your service to our county.

Brett A. Withers

Metro Council, District 6

Mobile (615) 427-5946 | [facebook.com/Brett A. Withers](https://www.facebook.com/Brett.A.Withers) | [twitter.com @brettawithers](https://twitter.com/brettawithers)