

## Comments on June 22, 2017 Planning Commission agenda items, received through June 16

### Item 2, Sky Nashville SP

**From:** Murphy, Kathleen (Council Member)  
**Sent:** Thursday, June 15, 2017 4:39 PM  
**To:** Mogan, Susan M; Planning Staff  
**Subject:** Re:

On Jun 15, 2017, at 4:38 PM, Mogan, Susan M <[susan.mogan@Vanderbilt.Edu](mailto:susan.mogan@Vanderbilt.Edu)> wrote:

**NO to case: #2016SP-004-001 – Keep current R6 zoning**

Susan Mogan RN MSN ACNP

Division of Pulmonary and Critical Care Medicine

Research Coordinator III

T-1205 MCN

1161 21<sup>st</sup> Ave. S.

Nashville, TN 37232-2650

Office: 615-343-2421

**From:** Steph Twomey [mailto:[steph.twomey9@gmail.com](mailto:steph.twomey9@gmail.com)]  
**Sent:** Thursday, June 15, 2017 3:59 PM  
**To:** Planning Commissioners  
**Subject:** VOTE NO to case: #2016SP-004-001 – Keep current R6 zoning

Hello Planning Commissioners,

I am emailing you today on behalf of the construction planning to go up across Trevor St. My name is Stephanie Twomey and I am a current tenant of 3316 Trevor St. and have multiple concerns regarding this construction.

Namely, I am very concerned regarding the density and over crowding of Trevor st. and the surrounding neighborhoods. The hill this constructions is taking place is very steep. In addition, it has already become very crowded with the 50 new units that have already been built since 2016 alone. This has many parking on the streets, making visibility and mobility in and out of the neighborhood difficult.

As more families begin to move into these developments, there's a risk for the children who play outside of their houses as traffic continues to thicken on the hill. We have already seen this impact our next door neighbor's who have a small 3 year old boy. As the plan states, the density will be at the top of the hill, while legally and with safety in mind, this should be closer to the main entrance and exit's to Charlotte ave.

Which leads me to my last concern of entering and exiting off of Charlotte. With what they have planned, there only way to exit this development will be out of 35th st. This heavily impacts the traffic flow in any sort of emergency. Whether that be for emergency vehicles to get into the development, or the neighborhoods surrounding, but in any need for evacuation. In addition we already saw difficulties with the hill and traffic flow on Trevor st. during this year's mild winter, with an expectancy for heavier winter's this is a large point of concern as well.

I implore you to take these concerns into account and vote no to this development going up.

Thank you for your time,

Stephanie Twomey

**From:** Erik Schaffer [mailto:erik.schaffer@gmail.com]  
**Sent:** Tuesday, June 13, 2017 11:35 AM  
**To:** Kindall, Ed (Council Member); Planning Commissioners  
**Subject:** NO on 2016SP-004-001 (Sky Nashville)

Hello Councilman Kindall and Planning Commissioners,

I am writing to ask you to please vote NO on the rezoning request for Howard's Hill (2016SP-004-001). This is directly across the street from my house (3320 Trevor St.). Converting Howard's Hill to high density Sky Nashville would snarl traffic, overtax already inadequate infrastructure (roads, sidewalks, alleys, storm water management , etc) and exacerbate the difficult and dangerous conditions at our only two neighborhood entry/exit points.

Existing R6 zoning allows for plenty of new development - 34 new homes - without overcrowding our rapidly growing hilltop neighborhood. Please help us keep this zoning in place by voting NO on the Sky Nashville proposal (2016SP-004-001).

Thanks for listening!

Erik Schaffer

3320 Trevor St.

VOTE NO TO #2016-SP-004-001\*Keep R6- ZONING

Dear Planning Commissioners,

My name is Taylor Tumlinson  
and I live at 3312 Trevor St.

I am from out of state, and it took a great amount of searching to find the perfect home. I love this neighborhood, and have many concerns about #2016SP-004-001 and the extreme density.

VOTE NO TO #2016-SP-004-001\*Keep R6- ZONING

Our neighborhood is already dense! and the infrastructure cannot handle more! It is a small area. Not to mention, the hill is already fairly dangerous. It would be extremely concerning adding so much traffic to it. The Community Plan states that the density should be close to the main corridor, and the Sky Nashville plan puts the density at the top of the hill the farthest point from Charlotte! This is a hill with extreme grade, and only one way out of this development on to 35th avenue. Turning left onto Charlotte without a light at 33rd and 35th is already a challenge, additional traffic will make this

even more difficult. I am privileged to have a driveway that stretches into the back alley. However, if I have guests parking in the front drive, they will be backing out directly into traffic on the already unsafe hill. Not to mention, the new Enterprise has it's ONLY entrance on 35th, there is NO entrance on Charlotte! My biggest safety concern is emergency vehicles with access only to 35th. Please consider these major safety concerns.

Additional concerns:

- Removal of trees and topsoil and adding pavement will cause major problems and pollution!
  - Water and sewer on the top of the hill
- What will happen to all the water that runs down the hill now?

Sky Nashville is advertising as "worker housing". I see a major issue here as I don't consider one bedroom condo units "worker housing" especially at the price point that the developer will require!

**STOP SKYNASHVILLE ! Keep R6 ZONING! VOTE NO to SP zoning!**

\*\*\*\*\*According to metro planning commission:

**R6 Zoning** = Medium density residential, requiring a minimum of 6000 sq ft lot & intended for single and 2 family dwellings at a density of 6.17 dwelling units per acre.

**SP Zoning** = A specific plan district is a zoning category adopted by Council with an associated plan which determines density, building layout & street layout.

Please consider these concerns.

Sincerely,

Taylor Tumlinson

**Items 7a/b/c, Highway 70 SP/Sawyer Brown SP/PUD cancellation  
(attachment follows)**

Gay Weinberg  
220 Plantation Ct.  
Nashville 37221

Re: Zoning Public Hearing

• Case 2017 SP-043-001  
OPPOSE

• Case 2017 SP-044-001  
SUPPORT

• Case 94P-025-003  
OPPOSE

Cordelia G. Weinberg 5-17-17

NASHVILLE & DAVIDSON COUNTY  
MAY 18 2017  
METROPOLITAN PLANNING DEPARTMENT

## Items 12a/b, PUD cancellation/Buena Vista Downs SP

**From:** Susan Adams [mailto:flipadams@yahoo.com]

**Sent:** Wednesday, June 14, 2017 1:34 PM

**To:** Planning Commissioners

**Subject:** Fw: Buena Vista Downs

----- Forwarded Message -----

**From:** Susan Adams <flipadams@yahoo.com>

**To:** Hastings DeCosta (Council Member) <decosta.hastings@nashville.gov>

**Sent:** Wednesday, June 14, 2017 9:31 AM

**Subject:** Buena Vista Downs

CM Hastings,

I have requested a representative from the planning commission to be present at the next meeting regarding the Buena Vista Downs proposed project, scheduled on the planning agenda July 13. I feel it is necessary at this point for planning to bring forth the process and justification in which they would approve this development without further consideration of the nearby vicinity.

A presentation was held last night by LDG Development at the Nashville North by Northeast meeting, co chaired by Mac McDonald. CM Hastings, is it true that you stand in full support of this low income project? And that it is fully expected to pass through planning without opposition? If so, are you aware that this project will be placed in the very near vicinity of three already existing low income projects that have had a long history of high crime and high volume of police calls? And that this will further compromise an area that has been struggling to reduce crime in their community? High concentration of poverty in and of itself is discriminatory and there are parts of the United States where this issue has gone to Supreme Court.

CM Hastings, I am sure you are aware, the beauty of our land, with riverfront and downtown views, is far more deserving of better quality development than that of Buena Vista Downs. This comes as an insult to the long time residents who envision much better for our area. Please, if

you are in support of this development I am asking you to please change course and oppose this project.

Most Sincerely,

Susan Chiles

Rivercliff Drive

615/489-3672

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

From: mattroley@gmail.com [mailto:mattroley@gmail.com]

Sent: Wednesday, June 14, 2017 1:25 PM

To: Planning Commissioners

Subject: Opposed to Buena Vista Downs

Dear Commissioners,

I am writing to inform you that I oppose the planned low income housing development on Buena Vista Pike and West Trinity Lane.

I am a resident of D2, and I would like to see mixed income developments going into our neighborhood.

I understand that there is a need for affordable housing, and I want as many options for that as we can collectively build in this city.

It seems to me that the vast majority of these types of housing are being planned and developed for D2. They should be spread across the city, not focused in one area.

The proposed Buena Vista Downs development would be an unsatisfactory use of one of the best pieces of property in North Nashville.

The views of downtown up there are remarkable and could be a marquee mixed income development site.

We have too much concentration of the wealthy and the poor.

Please vote "no" on the proposed re zoning of this property.

Let's build an inclusive Nashville for the future!

Thank you.

Matthew Roley  
Resident of District 2

**From:** Winnie Forrester [mailto:wgforrester1@gmail.com]  
**Sent:** Wednesday, June 14, 2017 1:12 PM  
**To:** Planning Commissioners  
**Subject:** Buena Vista Downs proposed project

Good afternoon Commissioners,

I attended the Nashville North by Northeast meeting last night and along with the usual agenda, the LDG developers gave a short presentation about their proposed new project on West Trinity Lane across from Kingdom Hall Jehovah's Witnesses Church. This is a short distance from the existing Overlook low-income housing complex. This will be their second project on West Trinity Lane and will join two other large existing low-income projects (Haynes Gardens and the Overlook) in District 2. It will have 216 affordable housing rental units with rents from \$840 to \$960 month. Unfortunately their management representative wasn't prepared and didn't have the info on the income limits. Evan Holladay, the developer, told me LDG has the full support of DeCosta Hastings, and it will be presented at the 7/13 Metro Planning meeting. **THEY ALSO SAID THEY EXPECT IT TO PASS WITHOUT OPPOSITION ON THE CONSENT AGENDA.** This came as a BIG surprise to me and was very disturbing. We haven't had a real Community Meeting yet. The only other mention of this development was on the Friday of Memorial Day weekend and part of a larger agenda for the D2 Residential Housing committee which was sparsely attended (of course). CM Hastings posted late last night that there will be a Community Meeting on Monday, 6/19 @ 5 pm, which is very short notice for the community. I am requesting a representative from Planning to be present at this meeting so we can get reliable answers about the planning process. I am also requesting a delay in any approval and the removal of this project from the consent agenda until community members can learn more and weigh in.

I am concerned about the concentration of poverty by locating so many low-income rental projects along the West Trinity Lane corridor. I am in favor of many types of affordable housing, however it needs to be planned as a mixed income and diversified development. I question whether LDG is the right developer for this property, as they told me they only build this type of affordable rental housing. Our community needs CHOICES.

Thank you,

Winnie Forrester

Shreeve Lane

District 2

**From:** Susan Adams [mailto:flipadams@yahoo.com]

**Sent:** Wednesday, June 14, 2017 8:16 AM

**To:** Planning Commissioners

**Subject:** LDG project proposal in District 2

Commissioners,

I am writing to you today requesting a representative from planning to be present at the next meeting regarding the Buena Vista Downs project, due to be on the planning agenda July 13.

I have been informed that LDG development, along with CM Hastings of district 2 fully expect this proposed project to go pass without opposition. As was evidenced in a meeting held last night at the Nashville North by Northeast, co chaired by Mac McDonald who is heading this project.

Some serious concerns regarding how they are pushing this project through have been brought to the attention of residents of district 2 as well as district 1. Of which, the proximity of this project with The Overlook, formerly known as Cumberland Pointe, Haynes Gardens and Kelly Miller Smith Building. These developments are also low income projects, and the new proposed project of Buena Vista Downs will be in the very near vicinity of all three. This will no doubt would perpetuate more concentrated poverty, which in and of itself is discrimination.

I am sure that your presence would be much appreciated so residents may be informed of how the process will work in approving this project. I am told there will be meeting held this Friday, June 16 at 6pm at Hartman Park.

Please contact myself, CM Hastings or Corey Jenkins to confirm time and date.

Thank you for your attention on this matter.

Susan Chiles  
Rivercliff Drive  
615/489-3672