

## Comments on July 13, 2017 Planning Commission agenda items, received July 7-11

### Item 8, rezoning of various properties S of E Trinity Lane

**From:** Davis, Ashonti [<mailto:DavisA17@aetna.com>]  
**Sent:** Monday, July 10, 2017 3:56 PM  
**To:** Birkeland, Latisha (Planning)  
**Cc:** Ashonti Davis  
**Subject:** RE: 2017Z-037PR-001 - Item 8 on July 13, 2017 Agenda

Dear Ms. Birkeland,

I am writing to express my concerns about the proposed rezoning, as reflected in 2017Z-037PR-001. The proposed rezoning adversely affects the existing neighborhood on the proposed streets, nearly all are residential streets. A list of the problems that would result from the proposed rezoning include, but not limited to:

- Increase in Traffic
- Inadequate Parking
- Inadequate Infrastructure
- Detrimental Environmental impact

The proposed rezoning is akin to redlining in that it cherry picks and carves out certain portions of an entire neighborhood for rezoning without any justification. For instance, the proposed rezoning of the selected portion of Edwin Street primarily consists of single-family homes on .18 acres. The proposed rezoning of Edwin Street (and surrounding streets) does not account for the existing character of the neighborhood, nor does it include the 2 other blocks that encompass Edwin Street. Further, the proposed rezoning ignores the narrow nature of the existing streets and the fact that the existing topography of the neighborhood cannot support the additional density. It also appears there is a complete lack of oversight on the impact the additional traffic will have on the existing narrow and quiet streets where people frequently walk and children play. As the map indicates, the proposed rezoning does not involve Marshall Street, Pullen Avenue, Gatewood Avenue, and Joy Avenue – all streets with

similar composition to the streets proposed for rezoning. It begs the question: why are similarly situated streets being proposed for rezoning?

The proposed rezoning touches on several issues that were not completely explored in this email. I urge the Commission to deny the proposed rezoning for several reasons, including that such rezoning does not align with the existing characteristics of the neighborhood and any proposed rezoning should not ignore the existing quality of the neighborhood.

I ask that this item be removed from the Consent Agenda.

Kindest Regards,

Ashonti Davis

321 Edwin Street, 37207

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## Item 13, Brinkley Property SP

**From:** Fabian Bedne [<mailto:fabian@bedne.net>]

**Sent:** Friday, July 07, 2017 4:38 PM

**To:** Katryna Wright

**Cc:** Burnette, Brandon (Council Office); Planning Staff

**Subject:** Re: Zoning Hearing Case 2015SP-068-003 - adamantly opposed to the request on the July 13th MPC Hearing Agenda!

Mrs Wright

It matters to me what you all want. Please find out if your neighbors would like to have a fast meeting and I'll try to set one up asap.

Have a great weekend.

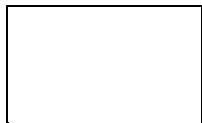
**Fabian Bedne**

**Metro Councilmember District 31, Metropolitan Nashville**

Tel: **Error! Filename not specified.**615.829.6226 - [fbedne@gmail.com](mailto:fbedne@gmail.com)

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On Fri, Jul 7, 2017 at 4:35 PM, Katryna Wright <[kwright@southeastfinancial.org](mailto:kwright@southeastfinancial.org)> wrote:

Thank you for your prompt response, Fabian. You are a respected member of our community and a cherished advocate for us, the voiceless masses. We are grateful for all you do on our behalf. I fervently hope the members of the planning commission also take into account and to heart the opinions and concerns of ordinary citizens.

I appreciate the clarification, as that is not at all clear on the mailing we received from MPC this week, which I will look at again when I get home this afternoon. I do understand a diversity in materials produces a neighbourhood which is less 'cookie-cutter' and more interesting to look at and live in, however it is imperative that these developers are being held to a higher standard, since we know they are apt to cut every corner they can to benefit their bottom line. We are already very concerned that they will not honour the agreement to put a 100-foot buffer in place which they promised between our property line and the aforementioned subdivision, though I have no idea how or with whom to follow-up.

Thanks, again, Fabian. Have a wonderful weekend, everyone!

~Katryna

**Katryna M. Wright**, Sales Assistant

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**From:** Fabian Bedne [mailto:[fabian@bedne.net](mailto:fabian@bedne.net)]

**Sent:** Friday, July 07, 2017 3:30 PM

**To:** Katryna Wright <[kwright@southeastfinancial.org](mailto:kwright@southeastfinancial.org)>; Burnette, Brandon (Planning) <[brandon.burnette@nashville.gov](mailto:brandon.burnette@nashville.gov)>

**Cc:** [planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)

**Subject:** Re: Zoning Hearing Case 2015SP-068-003 - adamantly opposed to the request on the July 13th MPC Hearing Agenda!

Mrs Wright

There seems to be a bit of miscommunication going on, I already meet with the Indian Creek HOA about this because they were who had put together a list of the requests you described.

This is to correct a drafting error from the originally adopted bill in 2015. To explain, this bill was one of the last adopted by the Council in the 2011-2015 Council term. On third reading, an amendment was

prepared – this amendment had been agreed upon by the applicant, community, an adjacent HOA and the Planning Dept.

Unfortunately, being the last meeting of the Council term, there were a number of other amendments staff had to prepare, and the language that was agreed upon was tweaked and became more restrictive than what the parties had agreed to.

When the applicant begin preparing a final site plan for consideration earlier this year, they noted the discrepancy and asked that it be amended, which is the proposal you see before you. It changes only this one item – nothing more is being changed.

With regards to what this proposal does, here was the original condition that was erroneously placed in the bill in August of 2015:

4. Brick shall be required on 100% of the front and side façades of the buildings, excluding non-structural, architectural features such as dormers, porches, gables, etc. Vinyl siding shall not be permitted.

As you may know, the applicant is proposing the following modification, which is consistent with other SPs adopted in the area and throughout Davidson County:

to permit the use of brick, stone, cement board, cultured stone and/or wood on 100% of the front facade and side facade of the buildings, excluding non-structural, architectural features such as dormers, porches, gables, etc.

From a purely Planning perspective, having a diversity of materials in a community is not a bad thing, to allow for aesthetically diverse homes. You will also note that vinyl siding and EFIS, two materials people find objectionable, are not permitted materials.

When the applicant came to me I decided to reach out to the Indian Creek HOA to discuss this and after reviewing it they endorsed the correction. This is not an effort to go around anybody, I am very happy to have a meeting about it and so is the developer. Please let me know if you want us to do it.

Thanks

**Fabian Bedne**

***Metro Councilmember District 31, Metropolitan Nashville***

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On Fri, Jul 7, 2017 at 3:19 PM, Katryna Wright <[kwright@southeastfinancial.org](mailto:kwright@southeastfinancial.org)> wrote:

Good afternoon,

I am unable to attend the MPC Public Hearing on July 13 due to a prior travel commitment. However, our property borders this new development on the Sarah Brinkley property and we, along with several neighbours who also border this acreage, **strongly object** to allowing the builders on this property to **back peddle on their agreement - which they made in good faith at a meeting in front of dozens of homeowners last year - that they were going to build lovely homes with real brick fronts and brick side facades which would not detract from the value of the adjoining properties.** This was **the main concern** expressed by the majority of attendees at the meeting held last year at the National Business College on Old Hickory Blvd and the builders were adamant they would uphold this commitment to quality. The people's voices must be heard! Yet our avenues for voicing opposition are few, criticism of projects goes largely ignored, or get brushed aside in favour of the corporate interests pushing their selfish agendas.

We think it's totally unacceptable and downright deceitful for this applicant, The Principals Group and Civil Site Design Group, to come back with this request so many months later, no doubt hoping that many neighbours would not notice the MPC notice of hearing that came in the mail, or be unable to attend this meeting and sit through several hours of other hearings waiting for an opportunity to speak, and therefore there would be no one to speak against them in this underhanded endeavor. We are all adamantly opposed to allowing the use lesser grade materials, and feel there are hundreds of people in Indian Creek and neighbouring subdivisions who were all very concerned with our property values already, even before this request was on the table.

In addition, can we not build a neighbourhood without tearing out every single tree and leveling down to bare earth?!? Some of the trees on that property were giants - ancient and beautiful – and should not have been allowed to be toppled frivolously and sent to the mill. Builders should be forced to leave a certain percentage of these mature trees and build around them, make them part of the landscape of their new development which would only enhance the marketability of the houses. The utter devastation of this property has begun and in the past months our property has been overrun with coyotes, snakes, foxes, and all manner of wildlife fleeing for their lives. **In future, the MPC simply must consider leaving more natural areas untouched in South Nashville especially, where our schools are overburdened and bursting at the seams, our roads are backed up terribly every day, and the aging infrastructure cannot possibly keep up with the growth.**

All that said, **thanks very much for approving a stoplight at Pettus Road and Nolensville Road**, as that will aid in regulation of traffic in that area, where it is now next to impossible to turn south on Nolensville off Pettus at almost any time of day, and where traffic backs up a mile on Pettus during morning rush hour.

Please feel free to reach out to me with any questions pertaining to my concerns. [615-948-6967](tel:615-948-6967) or [katrynamw@att.net](mailto:katrynamw@att.net)

Respectfully yours,

~Katryna M. Wright



**Katryna M. Wright**, Sales Assistant

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[kwright@southeastfinancial.org](mailto:kwright@southeastfinancial.org)

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## Item 15, East Trinity Lane SP

**From:** Davis, Ashonti [<mailto:DavisA17@aetna.com>]

**Sent:** Monday, July 10, 2017 2:56 PM

**To:** Rickoff, Abbie (Planning)

**Cc:** Ashonti Davis

**Subject:** RE: Specific Plan 2017SP-035-2017 - Item 15 on July 13, 2017 Agenda

Dear Ms. Rickoff,

I am writing to express my concerns about the proposed rezoning, as reflected in 2017SP-035-2017. The proposed rezoning adversely affects the existing neighborhood that already exists on Edwin Street, an entirely residential street. A list of the problems that would result from the proposed rezoning include, but not limited to:

- Increase in Traffic
- Inadequate Parking
- Inadequate Infrastructure
- Detrimental Environmental impact

As your report rightly noted, there are thousands of trees in the proposed area, and a development of 190 units would irreparably harm that area. With the unique topography of that area, it is unlikely that the trees can be preserved and maintained, with such a large development despite best efforts. Also, Edwin Street is a residential neighborhood with single family homes, and placing such a large development in a quiet neighborhood ruins the existing character of that neighborhood. Additionally, a narrow and dangerous curve runs adjacent to the proposed development and rezoning area, and adding additional homes without addressing the impact on infrastructure and traffic is problematic.

This proposed rezoning seems similar to the issues with the proposed development on Elvira Street, a couple of years ago, and it is a similar attempt to destroy the character of an existing neighborhood without considering this development in conjunction with the remaining proposed development for this specific area.

I ask that this item be removed from the Consent Agenda.

Kindest Regards,

Ashonti Davis

321 Edwin Street, 37207

## **Item 29, Cantrell Ave/Carden Ave/Leonard Ave rezoning**

Name : Cyril Stewart

Phone Number : 615-207-5959

Email Address : [cyril@cyrilstewart.com](mailto:cyril@cyrilstewart.com)

July 11, 2017 To: Chairman Adkins and Members of the Planning Commission Re: Downzoning of Leonard, Carden, and Cantrell Avenues Council Bill 29. 2017Z-079PR-001 BL2017-822 (Murphy) Council District 24 (Kathleen Murphy) Staff Reviewer: Shawn Shepard On Consent: No Public Hearing: Open A request to rezone from R8 to RS7.5 for various properties along Cantrell Avenue, Carden Avenue and Leonard Avenue, approximately 245 feet west of the intersection of Craighead Avenue and Rolland Road (23.09 acres), requested by Councilmember Kathleen Murphy, applicant; various owners. Staff Recommendation: Defer to the July 27, 2017, Planning Commission meeting. I am Cyril Stewart. My address is 3813 Whitland Avenue. Although I live just outside the area affected by this bill and may well be in the minority on this issue I urge your serious consideration of this bill and its consequences. The current bill was created in response to a teardown and construction of a duplex on Leonard Avenue. I can understand how the neighbors, and my friends, could see that eliminating the right to construct a duplex may prevent future inappropriate construction. However, the legislation may well do more harm than good. Without design review, even with RS zoning, single family homes can be built that are out of scale and character with this historic, National Register neighborhood. The greater harm that can happen is the elimination of the opportunity to have detached accessory dwelling units. This century old neighborhood was built on the West End streetcar line and has always housed a high percentage of Vanderbilt students, employees that work along the West End corridor and downtown and "mother-in-law" and other "carriage house" residents. The current Metro Nashville Zoning and Codes well regulate the uses of these structures to insure appropriate scale, use, and occupancy that benefit the neighborhood. To eliminate the option for new, or renewed detached accessory dwelling units will: 1) Significantly reduce the opportunity for affordable housing, 2) Eliminate an important potential source of income for the primary homeowners, 3) Reduce the economic and age diversity, and 4) Reduce the richness of our vibrant neighborhood. For this and all other downzoning to the RS category I urge you to

do so only if compelling reasons are present. I do not feel that is the case in the area potentially affected by this bill. Sincerely, Cyril Stewart, AIA