

Comments on July 27, 2017 Planning Commission agenda items, received through July 19

Item 15, Bowling House Conservation Overlay

From: Elizabeth Gortmaker <elizabethgortmaker@gmail.com>

Date: July 19, 2017 at 8:25:49 AM CDT

To: kathleen@murphyformetro.com

Subject: Support for the Bowling House Conservation Overlay

Hi Kathleen,

I'm writing in support of the Bowling House Conservation Overlay. My husband and I own 4507 Nebraska Ave and would love to see this conservation overlay on our block. I believe the overlay is good for our neighborhood as it protects the history and charm that has made Sylvan Park what it is today. It would protect the character of the block while supporting the home owners on these two blocks who are in full support of this overlay.

I cannot make the council meeting today but will be at the other two meetings to express my support.

Thank you!

Elizabeth Gortmaker

From: Anna Claire McKay <annaclairemckay@gmail.com>

Date: July 19, 2017 at 7:30:45 AM CDT

To: <kathleen.murphy@nashville.gov>

Subject: Supporting Conservation Overlay

Hi Councilwoman Murphy,

I hope this note finds you well.

I would like to write in support of the overlay that will affect the 4500 block of Nebraska Avenue.

Thank you for your help in keeping our neighborhood true to its roots.

Best,

Anna Claire McKay

From: Ben Gortmaker <ben.gortmaker@gmail.com>
Date: July 18, 2017 at 11:36:28 PM CDT
To: "Murphy, Kathleen (Council Member)" <Kathleen.Murphy@nashville.gov>
Subject: Support of the proposed Bowling House Conservation Zoning

Hi Kathleen!

Just writing to express my support of the Bowling House conservation zoning. I've own and have been a resident of 4507 Nebraska Ave for 9 years, and have a strong interest in preserving the character of our neighborhood.

As you know, these two blocks hold particular historic importance for Sylvan Park with some of the oldest and most unique houses in the neighborhood, including the very home that started it all. My hope is the Conservation zoning will also help deter the premature demolition of structurally sound historic homes that are a key part of what makes Sylvan Park such an attractive neighborhood to live in.

I have received unanimous support from every neighbor I have spoken with on our 2 blocks (including a neighborhood meeting in my home), and would appreciate your and metro's support as well.

Thank you,

Ben

From: Bill Rodriguez <bill.rodriguez01@gmail.com>
Date: July 18, 2017 at 8:39:06 PM CDT
To: Councilwoman Kathleen Murphy <Kathleen@murphyformetro.com>
Subject: Conservation Overlay Bowling House

Kathleen,

Laura and I want you to know we fully support the conservation overlay involving our house at 4503 Colorado Ave. We want the neighborhood to maintain its feel as an older neighborhood with homes that have a character worth preserving. We also want to limit any increase in density to an area that has experienced an increase in car and foot traffic as a result of some of the businesses on Murphy Road.

Regards,

Bill & Laura Rodriguez

From: Tiffany Townsend <tiffany@tiffanylydatownsend.com>

Date: July 18, 2017 at 11:28:54 AM CDT

To: <Kathleen.Murphy@nashville.gov>

Subject: Supporting the Bowling House District Conservation Overlay

Hi Kathleen,

I'm writing you to let you know my husband and I are fully in support of the proposed Bowling House District Conservation Overlay. As a property owner at 4502 Colorado Avenue for over 16 years, I want to preserve the charm of our historic homes in Sylvan Park. We don't want to see the history of our neighborhood torn down by developers who don't appreciate the period architecture here, such as the James Bowling House on Nebraska Avenue and other surrounding homes. I think the overlay will help control over-development and improve property values of the homes in our great neighborhood.

We want to preserve the neighborhood charm that has consistently drawn residents here to Sylvan Park. Please let us know what we can do to gain your support and other council members' support for this overlay.

Sincerely,

Tiffany Townsend

4502 Colorado Avenue

Nashville, TN 37209

P: 615.300.8052

From: kirkplace <kirkplace@comcast.net>

Date: July 18, 2017 at 12:31:23 PM CDT

To: kathleen@murphyformetro.com

Subject: Bowling House zoning

Dear Ms. Murphy,

I am writing in support of the Bowling House Conservation Zoning proposal. I have lived at 4510 Colorado Avenue, in the area covered by the proposal, for twenty years. I love my neighborhood and appreciate the need to protect its character. I believe conservation zoning is a good step toward preserving the elements of Sylvan Park that made me want to live here in the first place.

Sincerely,

Alison Y. Kirk

4510 Colorado Avenue

Item 17, Amanda K. Berry Land, Resub Lot 2 Subdivision Amendment

From: Felicia Gooch [<mailto:fgooch127@tds.net>]

Sent: Tuesday, July 04, 2017 9:15 AM

To: Birkeland, Latisha (Planning)

Subject: Case #2017S-147_Owner at 2817 W Kirkwood Oppose Amendment of Platt

Hello Latisha,

I spoke with someone in your office while you were on vacation, we are opposing the request to amend platted side setback at 838 Kirkwood. Please see the attachment, if you have any questions call us at (615) 754-1220 or email fgooch127@tds.net.

--

Thanks,

Felicia and Rodney Gooch

(attachment follows)

July 3, 2017

Metro Nashville Planning Dept. (Attn: Latisha Birkeland)
800 2nd Avenue South
P.O. Box 196300
Nashville, TN 37219

RE: Case #2017S-147-001 Owner of 2817 W. Kirkwood Ave., Oppose Craftsman Residential Request to Amend the Platted Side Setback at 838 Kirkwood

It has been brought to our attention that the developer / owner at 838 Kirkwood, Nashville, TN has requested to change the side setback from 30' on West Kirkwood to 10' side setback to build two single family homes on the property, Codes allows a 30' side setback.

As owners of 2817 West Kirkwood Avenue, we **oppose** the developer's request to change the side setback to 10' on W. Kirkwood because it will block our view of the street on Kirkwood and W. Kirkwood.

We received a letter from the developer (Craftsman Residential) regarding the changes and we did not sign any letter that they had pre-written on our behalf (attached to the email is a copy of the pre-written letter). When the developers go before the planning board our vote is '**No**' for the side setback change to 10'. We would like the side setback on W. Kirkwood to remain as 30' according to code.

Sincerely,

Rodney Gooch and
Felicia Gooch,
Owner (2817 W. Kirkwood Ave)

From: Birkeland, Latisha (Planning)
Sent: Monday, July 03, 2017 1:51 PM
To: Owensby, Craig (Planning)
Subject: 2017S-147-001

Attached are letters of opposition for case 2017S-147-001 delivered to the Planning Department.

Thanks,

Latisha

(attachment follows)

May 17, 2017

NASHVILLE & DAVIDSON COUNTY

MAY 22 2017

METROPOLITAN PLANNING DEPARTMENT

Metro Nashville Planning Dept.

800 Second Avenue South

P.O. Box 196300

Nashville, TN 37219-6300


Subject: Opposition to amending the platted side setback at 838 Kirkwood Ave. for construction of two new single family homes.

Dear Nashville Metro Planning Commission,

It has come to our attention that construction on 838 Kirkwood Ave., located nearby our own property at 2810 B W. Kirkwood Ave, is beginning soon. It is our understanding that the owners of 838 Kirkwood Avenue plan to amend the current platted side setback on West Kirkwood Ave. from the current 30' setback to just 10'.

After reviewing and discussing the proposed changes to the setback, we at 2810 B W. Kirkwood Ave vehemently oppose this amendment to the aforementioned setback. The changing of this setback would completely alter the streetscape we currently enjoy. Furthermore, it is our belief that this amendment would set a precedent for future construction on this street to the altered 10' setback. Thank you for your consideration on this subject.

Sincerely,

X 
2810 B W. Kirkwood Ave
Nashville, TN 37204

May 15, 2017

Metro Nashville Planning Dept.

800 Second Avenue South

P.O. Box 196300

Nashville, TN 37219-6300

NASHVILLE & DAVIDSON COUNTY
MAY 22 2017
METROPOLITAN PLANNING DEPARTMENT

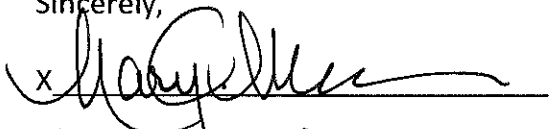
Subject: Opposition to amending the platted side setback at 838 Kirkwood Ave. for construction of two new single family homes.

Dear Nashville Metro Planning Commission,

It has come to our attention that construction on 838 Kirkwood Ave., located nearby our own property at 2815A W. Kirkwood Ave, is beginning soon. It is our understanding that the owners of 838 Kirkwood Avenue plan to amend the current platted side setback on West Kirkwood Ave. from the current 30' setback to just 10'.

After reviewing and discussing the proposed changes to the setback, we at 2815 A W. Kirkwood Ave. vehemently oppose this amendment to the aforementioned setback. The changing of this setback would completely alter the streetscape we currently enjoy. Furthermore, it is our belief that this amendment would set a precedent for future construction on this street to the altered 10' setback. Thank you for your consideration on this subject.

Sincerely,

x 
Mary L. Mitchell
615-496-9017

May 13, 2017

Metro Nashville Planning Dept.

800 Second Avenue South

P.O. Box 196300

Nashville, TN 37219-6300

NASHVILLE & DAVIDSON COUNTY

MAY 22 2017

METROPOLITAN PLANNING DEPARTMENT

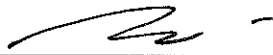
Subject: Opposition to amending the platted side setback at 838 Kirkwood Ave. for construction of two new single family homes.

Dear Nashville Metro Planning Commission,

It has come to our attention that construction on 838 Kirkwood Ave., located nearby our own property at 2813 West Kirkwood Unit B, is beginning soon. It is our understanding that the owners of 838 Kirkwood Avenue plan to amend the current platted side setback on West Kirkwood Ave. from the current 30' setback to just 10'.

After reviewing and discussing the proposed changes to the setback, we at 2813 West Kirkwood Unit B vehemently oppose this amendment to the aforementioned setback. The changing of this setback would completely alter the streetscape we currently enjoy. Furthermore, it is our belief that this amendment would set a precedent for future construction on this street to the altered 10' setback. Thank you for your consideration on this subject.

Sincerely,

x Andree Sochacki


May 13, 2017

Metro Nashville Planning Dept.

800 Second Avenue South

P.O. Box 196300

Nashville, TN 37219-6300

NASHVILLE & DAVIDSON COUNTY

MAY 22 2017

METROPOLITAN PLANNING DEPARTMENT

Subject: Opposition to amending the platted side setback at 838 Kirkwood Ave. for construction of two new single family homes.

Dear Nashville Metro Planning Commission,

It has come to our attention that construction on 838 Kirkwood Ave., located nearby our own property at 836 Kirkwood Ave, is beginning soon. It is our understanding that the owners of 838 Kirkwood Avenue plan to amend the current platted side setback on West Kirkwood Ave. from the current 30' setback to just 10'.

After reviewing and discussing the proposed changes to the setback, we at William H Taylor vehemently oppose this amendment to the aforementioned setback. The changing of this setback would completely alter the streetscape we currently enjoy. Furthermore, it is our belief that this amendment would set a precedent for future construction on this street to the altered 10' setback. Thank you for your consideration on this subject.

Sincerely,

x William H Taylor

May 13, 2017

Metro Nashville Planning Dept.

800 Second Avenue South

P.O. Box 196300

Nashville, TN 37219-6300

NASHVILLE & DAVIDSON COUNTY
MAY 22 2017
METROPOLITAN PLANNING DEPARTMENT

Subject: Opposition to amending the platted side setback at 838 Kirkwood Ave. for construction of two new single family homes.

Dear Nashville Metro Planning Commission,

It has come to our attention that construction on 838 Kirkwood Ave., located nearby our own property at 2824 W Kirkwood Ave, is beginning soon. It is our understanding that the owners of 838 Kirkwood Avenue plan to amend the current platted side setback on West Kirkwood Ave. from the current 30' setback to just 10'.

After reviewing and discussing the proposed changes to the setback, we at 2824 W Kirkwood Ave vehemently oppose this amendment to the aforementioned setback. The changing of this setback would completely alter the streetscape we currently enjoy. Furthermore, it is our belief that this amendment would set a precedent for future construction on this street to the altered 10' setback. Thank you for your consideration on this subject.

Sincerely,

X

James Kerry DDS
JAMES KERRY

May 13 2017

Metro Nashville Planning Dept.

800 Second Avenue South

P.O. Box 196300

Nashville, TN 37219-6300

NASHVILLE & DAVIDSON COUNTY

MAY 22 2017

METROPOLITAN PLANNING DEPARTMENT

Subject: Opposition to amending the platted side setback at 838 Kirkwood Ave. for construction of two new single family homes.

Dear Nashville Metro Planning Commission,

It has come to our attention that construction on 838 Kirkwood Ave., located nearby our own property at 2809-A W. Kirkwood Av, is beginning soon. It is our understanding that the owners of 838 Kirkwood Avenue plan to amend the current platted side setback on West Kirkwood Ave. from the current 30' setback to just 10'.

After reviewing and discussing the proposed changes to the setback, we at 2809-A W. Kirkwood Av vehemently oppose this amendment to the aforementioned setback. The changing of this setback would completely alter the streetscape we currently enjoy. Furthermore, it is our belief that this amendment would set a precedent for future construction on this street to the altered 10' setback. Thank you for your consideration on this subject.

Sincerely,

x Billie D. Irving
BILLIE D. IRVING

May 13, 2017

Metro Nashville Planning Dept.

800 Second Avenue South

P.O. Box 196300

Nashville, TN 37219-6300

NASHVILLE & DAVIDSON COUNTY

MAY 22 2017

METROPOLITAN PLANNING DEPARTMENT

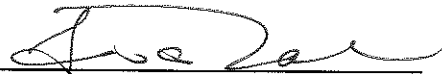
Subject: Opposition to amending the platted side setback at 838 Kirkwood Ave. for construction of two new single family homes.

Dear Nashville Metro Planning Commission,

It has come to our attention that construction on 838 Kirkwood Ave., located nearby our own property at 2822 W. Kirkwood Ave, is beginning soon. It is our understanding that the owners of 838 Kirkwood Avenue plan to amend the current platted side setback on West Kirkwood Ave. from the current 30' setback to just 10'.

After reviewing and discussing the proposed changes to the setback, we at _____ vehemently oppose this amendment to the aforementioned setback. The changing of this setback would completely alter the streetscape we currently enjoy. Furthermore, it is our belief that this amendment would set a precedent for future construction on this street to the altered 10' setback. Thank you for your consideration on this subject.

Sincerely,

X 

Lisa Rae

May 13th, 2017

Metro Nashville Planning Dept.

800 Second Avenue South

P.O. Box 196300

Nashville, TN 37219-6300

NASHVILLE & DAVIDSON COUNTY
MAY 22 2017
METROPOLITAN PLANNING DEPARTMENT


Subject: Opposition to amending the platted side setback at 838 Kirkwood Ave. for construction of two new single family homes.

Dear Nashville Metro Planning Commission,

It has come to our attention that construction on 838 Kirkwood Ave., located nearby our own property at 2813 W Kirkwood Ave, is beginning soon. It is our understanding that the owners of 838 Kirkwood Avenue plan to amend the current platted side setback on West Kirkwood Ave. from the current 30' setback to just 10'.

After reviewing and discussing the proposed changes to the setback, we at 2813 W Kirkwood Ave vehemently oppose this amendment to the aforementioned setback. The changing of this setback would completely alter the streetscape we currently enjoy. Furthermore, it is our belief that this amendment would set a precedent for future construction on this street to the altered 10' setback. Thank you for your consideration on this subject.

Sincerely,

X 
Ward Poston

Item 21, Grandview Drive/Granny White Pike/Ackerman Court rezoning

From: Hunter Batson <hbatson@americanphysician.partners>

Date: July 19, 2017 at 10:04:49 AM CDT

To: "russ.pulley@nashville.gov" <russ.pulley@nashville.gov>

Subject: Proposed Zoning changes for Ackerman/Grandview

Mr. Pulley,

I am a resident at 3709 Ackerman Ct. Nashville, TN 37204. I am writing in response to the proposed zoning changes to Ackerman and Grandview from R10 to RS10. I strongly DISAGREE with these zoning changes and feel they would be a major mistake.

There are 2 residents who are leading this charge and I feel they are being dishonest in their push to try to get this approved. Mr. Gore on Grandview has been telling residents the current zoning is causing home values to be decreased and that is just not true. Mr. Gore's house and many other homes on the street are not in jeopardy of being torn down because they are nicer homes. The 5-6 homes that are in jeopardy are in pretty bad shape and they are being occupied by older individuals. When these individuals go to sale their homes I think they will feel shocked and misled to find out that their values have gone down.

I feel the current mixture of newer and older homes on the street is great and the current zoning is the best option to protect everyone.

Thanks,

Hunter Batson

Director of Operations

American Physician Partners

(p) 629-800-5609

(c) 615-812-2111

(f) 629-702-1188

From: Trip Nicholson [mailto:trip_nicholson@yahoo.com]
Sent: Tuesday, July 18, 2017 8:04 PM
To: Planning Commissioners
Cc: Pulley, Russ (Council Member); Rickoff, Abbie (Planning)
Subject: Grandview Dr. and Ackerman Ct. RS10 Zoning - 2017Z-063PR-001

Dear Planning Commission Members,

I am writing in support of the proposed change to RS10 zoning for Grandview Dr. and Ackerman Ct. Our family has lived on Ackerman Ct. for two years. One of the reasons we chose this neighborhood was the character of the homes and the quiet streets. The new construction has led to an increase in traffic, which will only continue to grow as two homes are being built for every one that is torn down. In addition, there is a water runoff that runs along the side of our house. I am worried that the increase in home construction will cause more runoff than can be supported by the current collection areas. (It is classified as a stream by the state - yet there is only water in it when it rains.) For those that live further downstream, the additional housing could create even more problems.

We appreciate your consideration in converting our streets to RS10 zoning.

Thank you,

John and Maribeth Nicholson

3705 Ackerman Ct

615-673-1091

From: rohapa@comcast.net [<mailto:rohapa@comcast.net>]
Sent: Tuesday, July 18, 2017 7:20 PM
To: Planning Commissioners

Cc: Joan Cato; Pulley, Russ (Council Member); Rickoff, Abbie (Planning)

Subject: MPC meeting

We support Grandview and Ackerman zoning change to RS10, **case 2017Z-063PR-001**. We have lived at 1104 Grandview for 31 years. We believe in progress and expect change to happen but indiscriminate destruction of trees, vegetation, and neighborhood character is not required to achieve these benefits.

Traffic density is already problematic when our neighbor Lipscomb Academy is in session. Continuing to increase housing density will make this problem worse.

Harold G. Jones

Robbie H. Jones

From: Kate Shaw [mailto:katerahere@gmail.com]

Sent: Tuesday, July 18, 2017 5:54 PM

To: Planning Commissioners

Cc: Rickoff, Abbie (Planning); Pulley, Russ (Council Member)

Subject: Grandview Dr. and Ackerman Ct. RS10 Zoning - 2017Z-063PR-001

Dear Planning Commissioners,

I am writing, as a resident on Grandview Drive, in support of the proposed change in zoning for Grandview Drive and Ackerman Court (case number 2017Z-063PR-001) from R-10 to RS-10.

In the 3 years that we have lived in Nashville, we have seen dramatic changes to the housing landscape. Having chosen this area particularly for its charm and for the "older style" neighborhood feel, we are deeply upset by the mass demolition of single properties and all accompanying foliage and trees, to make space for 2 houses on 1 lot as close to the boundary lines as possible.

This type of construction is changing the face, character and charm of this neighborhood and also causes multiple additional problems such as increased traffic making it less safe for our children and water run-off issues. The developers in this area are solely concerned with the amount of money they can make out of one lot space - they have no care or concern for the architectural integrity or character of what has existed here for the last 70+ years. Their greed should not come at the cost of existing homeowners.

To this end I am strongly requesting that the zoning in our area be limited to one house per lot (RS-10) as has been passed in other similar neighborhoods around us recently.

I attach a photo of my house (on the right) and the current construction next door as a perfect example of how this construction is affecting our area.

Thank you for your consideration of this matter and for your service to our community.

Sincerely

Kate Shaw

1106 Grandview Dr

--

Kate Shaw

katerahere@gmail.com



From: Lunsford, Wendy [mailto:Wendy.Lunsford@YouthVillages.org]

Sent: Tuesday, July 18, 2017 4:55 PM

To: Planning Commissioners

Cc: Pulley, Russ (Council Member); Rickoff, Abbie (Planning)

Subject: Support for Grandview and Ackerman Zoning Change to RS10, Case 2017Z-063PR-001

Dear Commissioners;

I am writing you in support of the proposal to rezone the Grandview and Ackerman area so it would allow single family only homes to be built per 10,000 square feet where there is currently a single family

home. We bought our home in 1991 and at that time it was a sweet neighborhood with older families and young children. There were yards for the children to play in and the traffic was not heavy.

Over the last few years this area has changed. Where one home was torn down, two have been put up. The traffic has increased and the quiet charm of the neighborhood is changing. When my children were younger, we would go outside where they could ride their bikes on the street. With increased traffic, people not following the speed limit, and cars on the street, these over built areas have become more of a hazard.

The homes that are being built are in the \$600K and \$700K range, which greatly limits who can afford to live in this area. I have heard others comment on developers trying to make money at the established homeowner's expense. It is sad to see the older beautiful neighborhoods that were built in the 30's and 40's being invaded by a beehive of homes that don't match the character of the neighborhood. I have included a photo of my home with the two tall skinnies that are being built next to it. I have lost a lot of the privacy on that side of the home, the newer home bumps up very close to my house. My home is now in the shade of their house and their windows look directly down into the house. The character of the older home is being lost.

Please help us save our neighborhood.

Thank you,

Wendy Lunsford, LPC

1013 Grandview Drive



From: Joan Cato [mailto:joan.cato@comcast.net]
Sent: Tuesday, July 18, 2017 11:04 AM
To: Planning Commissioners
Cc: Pulley, Russ (Council Member); Burnette, Brandon (Council Office); Rickoff, Abbie (Planning)
Subject: Grandview Dr. and Ackerman Ct. RS10 Zoning - 2017Z-063PR-001

Subject: Grandview Dr. and Ackerman Ct. RS10 Zoning – 2017Z-063PR-001

Dear Planning Commissioners,

I am writing in support of the proposed change to RS10 zoning for Grandview Dr. (between Granny White and Leland) and Ackerman Ct. (Case 2017Z-063PR-001.) My family's home is located within the proposed boundary.

Many of the homes on our streets were built in the 1940's and have original, charming character. These are 1 -1/2 story homes between 20' and 25' tall and some have additions that retain the character of the original homes facing the street. We are experiencing demolition and infill construction with two homes on one lot (see attached photos.) Changing the zoning from R10 to RS10 will preserve the streetscape.

This spring we held two community meetings, both with Councilman Pulley, and afterwards conducted a survey of the homeowners on these two streets. We had 84% of owners in favor of the RS10 zoning and they are all homeowners who live on Grandview and Ackerman. The few votes against included 2 developers that have already torn down one home and built two homes on a lot.

We also included in the survey a request for a contextual overlay. The votes did not support this so we listened to the neighbors and did not move forward.

I hope we can accomplish the goal of zoning as RS10 which is what the homeowners living on these streets want. Graybar Lane between Granny White and Leland (one block north of Grandview) passed RS10 zoning earlier in 2017. Please help us preserve our streets as well.

Sincerely,

Joan Cato
1017 Grandview Dr.
615-498-9750





