

## Comments on July 27, 2017 Planning Commission agenda items, received July 19-21

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

**From:** stephanie gore [mailto:shg@terrygore.com]

**Sent:** Thursday, July 20, 2017 11:10 AM

**To:** Planning Commissioners

**Cc:** Pulley, Russ (Council Member); Rickoff, Abbie (Planning); Burnette, Brandon (Council Office)

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

Planning Commissioners:

First, thank you for taking the time to review this letter and the letters of my family and neighbors regarding rezoning of our streets, Grandview Drive and Ackerman Court, from R10 to RS10.

I live at 1103 Grandview Drive. Rezoning our streets to RS10 is essential, for many reasons, but most important, to protect the character and value of our home. We have loved, maintained, improved, and paid rising property tax on 1103 Grandview Drive since 1991. The current R10 zoning is allowing single-family traditional cottages that have been the neighborhood for over 75 years to be torn down and replaced with two dwellings. This process does not value or protect the historical nature of our streets, and is wreaking havoc on traffic, parking, density, and the flow of storm/runoff water.

The amount of actual land per lot is wholly insufficient for the amount of concrete and space required for the ongoing 2 per 1 lot new construction. A lot on our street currently under construction has completely impacted the single-family home next door. The contractors and crew are daily using the neighbor's drive (female property owner over the age of 80) for their cement trucks, carpentry, etc. It is impossible for their work to be completed on the 2 for 1 lot without ladders being placed on the neighbor's property, creating a safety hazard that will continue into the future. They have completely torn up her driveway, and have obstructed her ingress and egress for months.

Many first floors of homes on our streets were under water during the 2010 flood. Our neighborhood, like many, has seen rising storm/drain water increase since that time. There is too much concrete

required for the 2 houses/1 lot property, and there is now absolutely nowhere for the water to go safely.

The Granny White Church of Christ parking lot is at the corner of our street, Grandview and Granny White Pike. David Lipscomb students have used that parking lot for decades to park their cars during the school year. The amount of school traffic is heavy enough, but when combined with the existing high volume of business traffic that cuts through and speeds down our street, safety is and has been an ongoing and increasing concern. Doubling the properties per lot will likely double the amount of cars per lot, which will exacerbate the existing traffic and safety issue on our streets.

During the 25 plus years that we have lived in this wonderful neighborhood, we have never had cars regularly parked on our streets. Our street already has several lots that have historically been rental properties, two units on one lot. The properties are maintained by the same owner, are in keeping with the size of the surrounding single-family homes, and there is sufficient room for parking on the property. Over the last 6 months, since the builders' financial boon - doubling the properties per lot - we regularly have cars parked on the street. Cars are parked on the street, because there is not enough room on the double dwelling lot to allow for sufficient parking on their property. We now regularly have cars parked in front of our driveways. We have never had this issue before. This issue creates not only a safety hazard, but diminishes our property value, diminishes the value of single-family homes, and diminishes the quality of our every day life.

Allowing the existing single-family home properties to be turned into multi-family/multi-owner property greatly diminishes the value of my single-family home, diminishes our safety and the quality of our daily life. We respectfully request our streets be rezoned from R10 to RS10, to maintain the balance, integrity and history of the remaining single-family properties on our streets, and to protect our homes and property investments.

Thank you for your careful attention to this matter.

Sincerely,

Stephanie H. Gore

1103 Grandview Drive

Nashville, Tennessee 37204

(615) 293-7110

**From:** Gore, Julius B [mailto:Julius.Gore@mnps.org]  
**Sent:** Wednesday, July 19, 2017 2:21 PM  
**To:** Planning Commissioners  
**Cc:** Pulley, Russ (Council Member); Rickoff, Abbie (Planning)  
**Subject:** Grandview Dr. and Ackerman Ct. RS10 Zoning – 2017Z-063PR-001

Hello Commissioners,

My name is Jay Gore and I live at 1103 Grandview Drive, Nashville, Tennessee, 37204. I am writing in support of the proposed change to RS10 zoning for Grandview Dr. (between Granny White Pike and Lealand Lane) and Ackerman Ct. (Case 2017Z-063PR-001.) My family's home is located within the proposed boundary. I am a "Nashville lifer", having been born and raised here and never left (not many of us still here). One of my ancestors, Ephraim McLain was one of the founding fathers of Nashville.

My wife and I bought our home on Grandview in 1991 and have lived here for 26 years. We have raised our family here and watched our friends raise theirs here as well. We have a great street with a mixture of young families, older ones and a lot in the middle. We have lots of kids who play on our street, ride their bikes, and go trick or treating. The majority of the homes are 1940 cottages with a great amount of street charm. They are all solidly built and are well maintained by their owners. We have beautiful yards with lots of flowers and very old trees.

Over the last 26 years we have seen an increase in the amount of storm water that comes down our street and through the backyards of the houses on the north side of our street. With the trend of tearing down 1 and building 2 or more with paved parking pads in front, there is no doubt this trend will continue and even worsen over the coming years.

We are not against change for Nashville, but we are for protecting the neighborhoods that we have helped build. There is a reason so many people are wanting to come to Nashville, and I have to think one of those reasons is the atmosphere of our neighborhoods so close to downtown.

Please help us protect the character and charm of our neighborhood. Please protect our neighborhood from the building of multiple houses on lots intended for only one home. These new builds are not in keeping with the character of this neighborhood, will increase the traffic making it less safe for children, will de-value my home, and destroy the basic character and integrity of this long established Nashville neighborhood.

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 Lealand (one block north of Grandview) passed RS10 zoning earlier in 2017. Please help us preserve our streets as well.

Sincerely,

Jay Gore

Teacher-Coach McGavock High School

## Rust, Jason (Planning)

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**From:** Planning Staff  
**Sent:** Monday, May 01, 2017 7:44 AM  
**To:** Rust, Jason (Planning)  
**Subject:** FW: 1000 and 1001 RS10 grandview exemption

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** ELAINE BRIGHT [mailto:elainebright@bellsouth.net]  
**Sent:** Friday, April 28, 2017 7:48 PM  
**To:** Planning Staff  
**Subject:** Fw: 1000 and 1001 RS10 grandview exemption

Dear Planning Staff:

As you evaluate and process the application (sponsored by Councilman Russ Pulley) for downzoning Grandview Drive from R10 to RS10, I respectfully request that my two Grandview Drive properties be carved out to remain R10. I have listened and commented on the explanation of options for my properties in a couple of informational meetings for neighbors. The following are my properties and reasons for wanting to be exempt from this proposal to downzone to RS10.

### **1000 grandview dr**

-this has been a multifamily rental property in this neighborhood even before I became Owner in 1998. For the long term, I plan for it to remain an income producing property and paying Commercial Property taxes.

-It is a corner property on Lealand and Grandview. It is my understanding that corner lots can remain R10 if asked to be exempt from downzoning. It appears that all corner properties on Lealand in the Graybar downzoning remained R10.

-This property will be surrounded by R10 properties. There is a duplex to the rear that is not in this downzoning proposal that will remain R10. Beyond that duplex is a rental property on the corner of the next block on Graybar and that corner property on Graybar and Lealand remains R10 after the recent downzoning on that street. It is also my understanding that the next door neighbor 1002 Grandview is in the process of becoming a Horizontal Property Regime (HPR) and will probably be exempt due to that status.

### **1001 grandview dr**

-This has been my personal home for 28 years. It has been surrounded by rental properties for all those years. I assume all these properties will be exempt and remain R10 if this proposed downzoning is approved. This will be a spot zoning if my property is not carved out to be an R10 property as the rest of my immediate neighbors will be. I plan to age in place at this location but I also want to have options for developing the property like the rest of my immediate neighbors.