

Comments on July 27, 2017 Planning Commission agenda items, received July 26-27

Item 3, East Trinity Lane SP

From: Davis, Ashonti

Sent: Thursday, July 27, 2017 10:59 AM

To: 'Rickoff, Abbie (Planning)'

Subject: RE: 2017SP-035-2017 - Item 3 on July 27, 2017 Consent Agenda

Hi, Ms. Rickoff,

I have attached letters from my neighbors and other community members opposing this proposed development. Under separate cover, I will send some photos of the proposed area.

Thank you so much,

Ashonti

Ashonti T. Davis

Counsel

Aetna Senior Supplemental Insurance

800 Crescent Centre Drive, Suite 200

Franklin, TN 37067

Phone: 615-807-7655

Email: davisa17@aetna.com

(attachments follow)

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

I am expressing my concerns along with my neighbors about the proposed rezoning, as reflected in 2017Z-037PR-001 and 2017SP-035-2017. 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 are not limited to:

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

The proposed rezoning as reflected in 2017Z-037PR-001, 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?

Regarding the proposed rezoning in 2017SP-035-2017, 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.

I urge the Commission to deny the proposed rezoning as shown in in 2017Z-037PR-001 and 2017SP-035-2017 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.

Signed: Zelma Fudge Date: 7-26-2017
Print Name: ZELMA FUDGE
Address: 332 PULLEN AVE
NASHVILLE, TN 37209

July __, 2017

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Signed:  Date: 7/26/17

Print Name: Cory Nichols

Address: 413 Edwin St Nashville, TN 37207

July __, 2017

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Signed: Randy Williamson Date: 7/12/17
Print Name: RANDY WILLIAMSON
Address: 340 EDWIN STREET

July __, 2017

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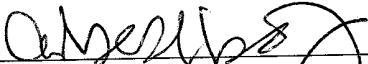
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Signed: 

Date: 7/12/17

Print Name: AMBER RUBARTTA

Address: 537 EDWIN ST. NASHVILLE 37207

July __, 2017

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Signed: Chris Sharp Date: 7/12/17
Print Name: Chris Sharp
Address: 504 Edwin Street

July __, 2017

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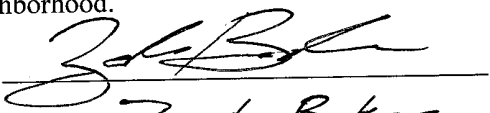
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Signed:  Date: 7/12/17
Print Name: Zach Baker
Address: 507 Edwin St.

July __, 2017

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Signed: Anita K Coakley Date: 7/11/17

Print Name: Anita K Coakley

Address: 334 Edwin St Nashville, TN
37207

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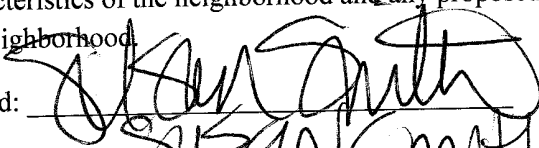
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Signed:  Date: 7/11/17

Print Name: Susan Smith

Address: 321 Marshall St

July __, 2017

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Signed: Joe Ford Date: 7-12-17
Print Name: JOE FORD
Address: 427 Edwin

July 11, 2017

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Signed: Claine Estes Date: July 11, 2017

Print Name: Claine Estes

Address: 1808 Lischke ave Nash TN

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Signed: _____ Date: 7/11/17

Print Name: James Guevara

Address: 1810 Liscoy Ave Nashville
TN 37207

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Signed: Alicia Green Date: 7/11/17

Print Name: Alicia Green

Address: 334 Marshall St

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I urge the Commission to deny the proposed rezoning as shown in in 2017Z-037PR-001 and 2017SP-035-2017 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.

Signed: Shannon Gault Date: 7/11/17

Print Name: Shannon Gault

Address: 333A Macromall Street

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

I am expressing my concerns along with my neighbors about the proposed rezoning, as reflected in 2017Z-037PR-001 and 2017SP-035-2017. 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 are not limited to:

- Increase in Traffic
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Signed: Eric Guder

Date: 3/7/11/2017

Print Name: ERIC GUDER

Address: 1710 Lischey A

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

I am expressing my concerns along with my neighbors about the proposed rezoning, as reflected in 2017Z-037PR-001 and 2017SP-035-2017. 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 are not limited to:

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Signed: Pete Bentley

Date: 7/12/17

Print Name: Peter Bentley

Address: 521 Edwin St

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: Louma June Vaughn Date: 7-12-17
Print Name: Louma Vaughn
Address: 503 Edwin St
WASH, TN 37207

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

I am expressing my concerns along with my neighbors about the proposed rezoning, as reflected in 2017Z-037PR-001 and 2017SP-035-2017. 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 are not limited to:

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Signed: _____

Date: 7/11/17

Print Name: Daniel Stevens

Address: 344 Marshall St

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: Cristal Turner Date: 7-12-17
Print Name: Cristal Turner
Address: 407 Edwin St A

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: William B. Rewington Date: 7-12-17

Print Name: William B. Rewington

Address: 435 Edwin St.

July 12, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

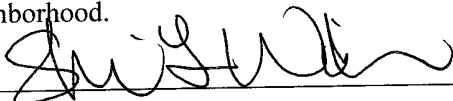
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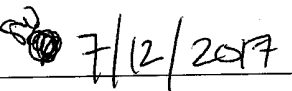
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Signed: 

Date: 

Print Name: SHARI WIDENER

Address: 504 EDWIN ST, NASHVILLE, TN 37207

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: Amanda Aydelott

Date: 7/12/17

Print Name: Amanda Aydelott

Address: 504 Edwin St

July __, 2017

Dear Members of the Planning Commission,

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Signed: _____

Date: _____

Print Name: _____

Address: _____

[Handwritten Signature]
Patterson Ford
427 Edwin St

7/12/17

July __, 2017

Dear Members of the Planning Commission,

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Signed: Mary Keuish Date: 7/12/17
Print Name: Mary Keuish
Address: 512 Edwin Street

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: Robert Hunt Date: 7 12 17

Print Name: Robert Hunt

Address: 325 Edwin St.

July 26, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

I am expressing my concerns along with my neighbors about the proposed rezoning, as reflected in 2017Z-037PR-001 and 2017SP-035-2017. 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 are not limited to:

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Signed: _____

Date: 7/26/17

Print Name: Erin Harris

Address: 2715 Tuggle Ave 37211

July __, 2017

Dear Members of the Planning Commission,

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I am expressing my concerns along with my neighbors about the proposed rezoning, as reflected in 2017Z-037PR-001 and 2017SP-035-2017. 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 are not limited to:

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

The proposed rezoning as reflected in 2017Z-037PR-001, 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?

Regarding the proposed rezoning in 2017SP-035-2017, 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.

I urge the Commission to deny the proposed rezoning as shown in in 2017Z-037PR-001 and 2017SP-035-2017 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.

Signed: Alex Creveling

Date: July 26, 2017

Print Name: Alex Creveling

Address: 1642 Jay Cir. Nashville TN

July 26, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

I am expressing my concerns along with my neighbors about the proposed rezoning, as reflected in 2017Z-037PR-001 and 2017SP-035-2017. 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 are not limited to:

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Signed: Lauren Hengley
Print Name: Lauren Hengley

Date: 7/26/17

Address: _____

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

I am expressing my concerns along with my neighbors about the proposed rezoning, as reflected in 2017Z-037PR-001 and 2017SP-035-2017. 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 are not limited to:

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Signed: 

Date: 7/26/17

Print Name: Ashlee Stokely

Address: 2303 Shadow Ln, 37214

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

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Signed: Edward Haly Jr Date: 7-12-17

Print Name: Edward Haly Jr

Address: 314 Edwin St

July __, 2017

Dear Members of the Planning Commission,

RE: Proposed Rezoning: 2017Z-037PR-001 and 2017SP-035-2017

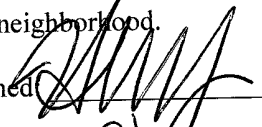
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I urge the Commission to deny the proposed rezoning as shown in in 2017Z-037PR-001 and 2017SP-035-2017 for several reasons, including that such rezoning does not align with the existing characteristics of the neighborhood and any proposed rezoning should not ignore the existing quality of the neighborhood.

Signed:  C.B.C. Date: 7/12/17

Print Name: Chance Coulter + Hannah Yurchak

Address: 307 Edwin St. 37207

Item 5, Buffalo Trail Apartments SP

From: James T Clement Jr [<mailto:jim@clementarchitect.net>]

Sent: Thursday, July 27, 2017 11:21 AM

To: Planning Staff

Cc: OFFICE

Subject: MPC Case 2017SP-056-001 Buffalo Trail Apts

July 27,2017 MPC Meeting

MPC Case 2017SP-056-001

Buffalo Trace Apartments

Consent Agenda Rezoning

My name is James Clement, I am an Architect that has lived and raised a family for 31 years at 240 Foxboro Drive close to the East side of the referenced property. I am concerned that I received the notification of this rezoning action but many in the neighborhood did not. I know the applicants have been trying a long time to sell their property and I certainly am not opposed to that. However, I am anxious that the proposed Apartment Complex usage could compromise the neighborhood values depending on connection details with the neighborhood. The backroad access for fire service from Tuckahoe Drive with a controlled road bollard to limit vehicle traffic is objectionable. Such controls seems to be quickly forgotten/abused and in a few years there could be an active drive access. Or at the least, the pedestrian users will have access and potentially flood the local narrow streets which have no sidewalks. For these quiet, unlighted neighborhood streets, with ditches and no shoulders, to be subject to hundreds of pedestrians users as proposed, will not improve our neighborhood or traffic situations. I believe a fenced access is appropriate in lieu of the bollard. I would also hope that this access not be allowed for the construction traffic as the impact on the neighborhood will certainly be magnified.

I find no comments on the plan or in Staff review for a Buffer yard/zone of any kind to shield the existing residential zoning from the multi-story apartment buildings. Surely this should not be ignored. There could be ample existing natural growth to help accomplish this desire if properly treated and saved.

For a 260 unit apartment complex that would generate about 500 cars and upwards of 1000 people, the impact to the Dickerson Road corridor, and the traffic that many of the neighbors experience, is going to

be significantly felt. It is my understanding that the apartments are intended to be 'urban style' with public transportation, walking and bicycling being a prime necessity. That is consistent with the parking shown on the drawings, as the proposed is significantly less than the typical Metro Zoning requirements. I feel this an aggressive approach for such a location, so remote from any major commercial centers or easy cycling/walking access. 'Internal site requirements' do not seem to meet the **total actual** needs of the users. If these apartment dwellers are to be 'mobile' neighborhood users, there is a **serious shortage** of sidewalks or even acceptable walking paths along Dickerson Road north to Dollar General, Family Dollar, restaurants or even the Walgreens at the Old Hickory Blvd corner. The lack of road shoulders and the existing topography, even just a few hundred feet to the North on both sides of Dickerson Road, **screams** for correction to accommodate these pedestrians or there will surely be some pedestrian accidents. It seems irresponsible to ignore this factor. There needs to be significant sidewalk work by either the Developer or Metro to fund and perform this work **before** the residents get there. Just crossing Dickerson Road to get to some facilities will be a challenge with no traffic lights in this area, which I know is addressed in staff comments, but does not respond to Northbound pedestrian traffic. **Bicycling along Dickerson Road is a 'death wish' at most times.** The only way I ride my bike at Dickerson Road, on rare occasions, is to walk it across and then stay on the neighborhood streets.

If residents are going to be encouraged to walk to Cedar Hill Park, they will certainly take a shortcut down Westchester Drive, a narrow curving road with no sidewalks and deep ditches that will force pedestrians into the street. This will be a natural shortcut especially if there are no improvements to Dickerson Road northbound pedestrian traffic facilities.

I request this project be removed from the Consent Agenda and trust the Planning Staff and Commission will review this plan with strict discretion for the details that can create the difference in rather or not this project would be a safe asset or a detriment to the neighborhood.

I apologize I could not attend the meeting and respectfully submit the above,

James T Clement,Jr

240 Foxboro Drive

Madison, TN 37115

615-870-0808

jim@clementarchitect.net

Item 14, Bethwood Commons SP

From: Thomas Haehn [<mailto:postmaster@vinonet.com>]

Sent: Monday, July 24, 2017 11:15 AM

To: Planning Staff

Subject: Case 2016SP-40--001 - Bethwood Commons

Dear Sirs.

reviewing the information provided by Dale and Associates as well as the mailer from the Planning Department I have the following concern:

While I am absolutely in favor of creating density and hopefully affordable housing with the project called Bethwood Commons, I am very concerned about the limited access to the area.

Bethwood is a col-du-sac and with the current density, the traffic on Bethwood is already significant and adding 77 units, almost doubling the amount of households at the end of the street, without any additional access roads indicates that the traffic will increase significantly and pose a safety risk and quality of life impact for the current residents.

Most importantly, with Bethwood already clogged with parked vehicles the access for fire trucks, ambulances and police vehicles in response to emergencies is restricted and quick access to such densely populated area will be delayed.

As a recent fire on June 24, 2017 on Lazy Creek Lane in a sub-division near Nipper's Corner has shown, dense development combined with street parking delayed the response of rescue vehicles and 2 units burned down and to my knowledge two more are currently uninhabitable. This development has one open entrance directly from Edmondson Pike and one closed access via a mall parking lot.

Due to the elevations, it may be costly, but I suggest that a connection to Hart Ln as an additional access to the houses on Bethwood Lane and the new development will be considered or made part of the development plan.

Thanks in advance for your consideration.

Thomas Haehn

615 423-8168

tomhaehn@vinonet.com

Linda Bryant, 2573 Bethwood Ave., came to the front counter to share her concerns about trees being cut down, and to ask if there would be a wall along the property line. She approves of extending Oakwood Avenue to provide better access from Bethwood. She would rather see Ellington Parkway than houses behind her home.

Item 16, Whitland Area Neighborhood Conservation Overlay District

From: Bob Duthie [mailto:bob@duthielearning.com]
Sent: Thursday, July 27, 2017 10:26 AM
To: Planning Commissioners
Subject: Re: 2017NHC-004-001 Carden Avenue Conservation Overlay

Dear Metro Planning Commission

I wish to speak briefly in support of the 2017NHC-004-001 Carden Avenue Conservation Overlay. I have lived at 220 Carden Avenue with my wife, Mavis, since 1992. I volunteered to head up a team of three Carden Avenue residents that visited all 27 homes knocking on doors with a petition. A copy of the petition is attached. The petition explained the Conservation Overlay and its difference with the Rezoning from R8 to R4. We asked each person we could reach for a signature as to whether they were for or against a Conservation Overlay. We did not ask about the Rezoning.

We had no response from 7 homes. We obtained 20 signed petitions with 2 against and 18 for the Overlay. This is vote of 90% in favor of a Conservation Overlay which will help keep our street maintain its 1920s appearance.

Please vote in favor of the Conservation Overlay for Carden Avenue.

Sincerely

Bob Duthie

220 Carden Ave.

Nashville, TN 37205

(attachment follows)

Do You Want Carden Ave. to Remain Like This?



Or Look Like This?



We can protect our street from developers destroying the historic look by advocating for a Neighborhood Conservation Zoning Overlay. This type of zoning overlay is the least restrictive type and only guides change for new construction, additions, demolitions or moving of structures. Under this type of overlay developers and property owners on Carden will be required to submit plans to the Metropolitan Historic Zoning Commission (MHZC) for a review and approval prior to any construction start. There was recent talk about changing our R8 zoning to R6 which would eliminate duplexes but would have no impact on the appearance of the street. The picture above shows what a Leonard developer has been permitted to do with R8 zoning. Under a Conservation Overlay zoning would remain R8 allowing two families but plan reviews are required.

There is a volunteer committee of three Carden residents, Bob Duthie, Keven Stack, and Pru Sherrill that have taken on the task of talking to neighbors to find out their views on making this kind of zoning change. Please indicate your current view by signing this petition.

Name _____ Address _____ Carden Ave.

I am in favor of a Conservation Overlay for Carden Ave. I am against it I need time

Name _____ Address _____ Carden Ave.

I am in favor of a Conservation Overlay for Carden Ave. I am against it I need time

Item 18, Seven Hills Section 1 Resub of Lot 60

From: Cal, Doris (Council Office)

Sent: Thursday, July 27, 2017 10:55 AM

To: Planning Commissioners

Cc: Sloan, Doug (Planning); Logan, Carrie (Planning); Kempf, Lucy (Planning); Pulley, Russ (Council Member); Hayes, Roseanne (Council Office)

Subject: Proposal No. 2017S-150-001

This correspondence is being sent to you by request of Councilmember Russ Pulley.

Doris Cal

Metro Council Office

One Public Square, Suite 204

Nashville, TN 37201

Office: 615-880-3348

Fax: 615-862-6784

(attachment follows)



METROPOLITAN COUNCIL

Member of Council

Russ Pulley

Metro Council 25th District
843 Battlefield Drive, Apt. B • Nashville, TN 37204
Telephone 615 308-4972

July 27, 2017

Chairman Greg Adkins and Members
Metropolitan Planning Commission
Metro Office Building - Sonny West Conference Center
700 Second Avenue South
Nashville, Tennessee 37219

**Re: Proposal No. 2017S-150-001
Property Located at 4520 Shys Hill Road**

Dear Chairman Adkins and Members:

Please accept this letter in opposition to the above Proposal No 2017S-150-001, a request to create two lots on property located at 4520 Shys Hill Road.

As the staff report notes, this lot is not compatible to the surrounding area, and the applicant has not proposed any conditions or standards that would provide for the harmonious development of the wider area. Please adopt the staff recommendation of disapproval.

Thank you for your time and consideration, and for your service to the City of Nashville.

Sincerely,

Russ Pulley
Councilmember, District 25

RP/dc

cc: Mr. Doug Sloan
Mrs. Carrie Logan
Ms. Lucy Kempf

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

From: McLain Gore [mailto:mclaingore@gmail.com]

Sent: Thursday, July 27, 2017 10:36 AM

To: Planning Commissioners

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

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

Commissioners,

I am writing with respect to the re-zoning of Grandview Drive (Case 2017Z-063PR-001). I have lived on this street for nearly 26 years, since before I was able to talk or walk. I learned how to ride a bike on Grandview, went sledding down the street with my best friend who lived next to me, played flashlight tag in our yards with kids from all over the block. I grew up on Grandview and want to, some day, raise my kids on a street just like it, if not on Grandview itself.

Growing up, I felt safe knowing that if I came home from school or from playing basketball a block over and I found the door locked, I could walk to my neighbor's house and ask for their spare key. When we held a "block party" every Halloween, I'd see familiar faces that would ask me about school or tease me about girlfriends. When I graduated from high school, neighbors from three different houses were at my party.

Recently, I've seen the familiar houses on my street, homes I passed every single day, being torn down to make way for two new projects. I see holes in the ground transformed into makeshift developments in the blink of an eye. These buildings are constructed quickly and cheaply, with profit margins driving every decision. This is evident even from a cursory glance. They are developed for young professionals looking to buy their first house, or for the millennial couple who were just offered some of the many new jobs in Nashville's exploding workforce. Speaking as part of this target demographic, I can offer this perspective with absolute certainty: prospective buyers of these developments do not see this property as a long-term investment. To them, it may as well be an apartment, theirs to reside in until they move on to the next stage of their lives.

After all, who would want to raise a family in such a place? Half of your house would have next-to-no natural light, only what reflects off the dull paneling of your neighbor's living room wall. A game of catch in the yard might interfere with the neighbors' landscaping. No one in their right mind would consider this an optimal solution for a growing family. No one is going to teach their child to ride a bike on that street; no one is going to attend a block party when the faces change every three years.

Is that what Nashville's suburbs should become? What once was described as a big city with a small town feeling will become the hub for transient millennials, a quaint pit stop as they advance their careers. And with millennials' documented growing distaste for commuting, they won't be likely to keep a job downtown while living on the fringe of the city, the only place they could find a suitable home for their family. Nashville's booming development as the "It" city must bear in mind that which makes Nashville desirable to begin with: its community.

Supporting a zoning change to RS10 will help keep my neighborhood a place for families, a place where new couples want to raise their children and live out their lives. This re-zoning keeps the character for which Nashville is famous and will enable its continued growth as the "It" city and not just "another" city.

Sincerely,
McLain Gore

From: Joe Dughman [<mailto:joe@joedughman.com>]
Sent: Thursday, July 27, 2017 11:51 AM
To: Planning Staff
Cc: Pulley, Russ (Council Member)
Subject: Fwd: Staff report for 2017Z-063PR-001

Staff

I support the amendment of the staff to remove property I own at 1117 Grandview Dr. from the above referenced case #. Councilman Pulley knows I want to opt out as well.

Thanks

A handwritten signature in black ink, appearing to read "Joe", with a stylized flourish above the name.

Joe@joedughman.com

www.joedughman.com

615-244-3331

Item 24, 1005 Joseph Avenue

From: Omid Yamini [mailto:omid1130@gmail.com]

Sent: Thursday, July 27, 2017 10:40 AM

To: Planning Commissioners

Subject: please disapprove 2017Z-083PR-001

Planning Commissioners,

I am writing to ask that you please support staff's recommendation that you disapprove this rezoning application at 1005 Joseph Ave. I live one street over from this property, and am aware of this request- but as outlined in the MPC Staff Report (starting on pg 131), the zoning proposed is inconsistent with the policy and community plan for our neighborhood.

Thank you,

Omid

Omid Yamini

1204 N. 2nd St

Nashville, TN. 37207

24. 2017Z-083PR-001 On Consent: No Council District 05 (Scott Davis) Public Hearing: Open Staff Reviewer: Latisha Birkeland A request to rezone from SP-R to R6 zoning on property located at 1005

Joseph Avenue, approximately 320 feet south of Evanston Avenue (0.16 acres), requested by Richard Roberts, applicant and owner. Staff Recommendation: Disapprove.

From: Cory [mailto:coryrip@hotmail.com]
Sent: Thursday, July 27, 2017 11:30 AM
To: Planning Commissioners
Subject: Please Disapprove Case # 2017Z-083PR-001

Hello,

I am sending an email as I won't be able to make the meeting tonight. I am voicing my concerns with this case (2017Z-083PR-001) in my neighborhood. We are a single family home neighborhood with duplexes scattered throughout. If this R6 zoning goes through, it will change the makeup of the neighborhood and allow others to say "if he can, why can't I". This will eventually take over the neighborhood and impact many of it's families lives.

Please follow the Planning Staff's recommendation and Disapprove.

Thanks,

Cory Ripmaster

1225 Stockell St

From: Silvia pagano lewis [mailto:silviapaganolewis@gmail.com]
Sent: Thursday, July 27, 2017 11:40 AM
To: Planning Commissioners
Subject: Disapprove case (2017Z-083PR-001)

Hello,

I am sending an email as I won't be able to make the meeting tonight. I am voicing my concerns with this case (2017Z-083PR-001) in my neighborhood. We are a single family home neighborhood with duplexes scattered throughout. If this R6 zoning goes through, it will change the makeup of the neighborhood and allow others to say "if he can, why can't I".

This will eventually take over the neighborhood and impact many of it's families lives.

Please follow the Planning Staff's recommendation and Disapprove.

Thank you-
Silvia Lewis

owner- 1306 Stainback Avenue
37207

From: Woody Muckler [mailto:wmuckler13@gmail.com]
Sent: Thursday, July 27, 2017 12:00 PM
To: Planning Commissioners
Subject: 2017Z-083PR-001,

To whom it may concern;

Due to work constraints, I am unable to attend tonight's planning meeting. Please accept this email as my voice expressing opposition to case 2017Z-083PR-001, concerning re-zoning to R6 the parcel at 1005 Joseph. I have been a resident of Cleveland Park, 1008 Stainback Ave, for 4 and 1/2 years, and I love the character of our neighborhood. The two on one lot houses that are overtaking Nashville over the past couple of years are an eyesore to me and my wife, along with the problems (loss of street parking, potential for air BnBs, etc) that come along with these dwelling. Thank you for your consideration.

Woody and Nancy Muckler

1008 Stainback Ave
Nashville, TN 37207