

Comments on August 24, 2017 Planning Commission agenda items, received through August 1

Item 1, East Trinity Lane SP

From: Andrew Beard [mailto:Andrew@corenashville.com]
Sent: Tuesday, July 25, 2017 4:52 PM
To: Rickoff, Abbie (Planning)
Cc: Kent Campbell; John Gore
Subject: Fwd: East Trinity SP - Core Development

Hi Abbie - see below email from Andrea Fowler who chairs the Highland Heights Neighborhood Association Planning and Development Committee.

Have you had any further correspondence with neighborhood members about our application?

Andrew Beard BA MUP

Core Development

615.924.2281

Begin forwarded message:

From: "Fowler, Andrea" <afowa@allstate.com>
Date: July 25, 2017 at 3:47:59 PM CDT
To: Andrew Beard <Andrew@corenashville.com>
Cc: Courtney Williams <courtneywilliamsdesign@gmail.com>, Sheila Dial-Barton <sdial@eoarchitects.com>, Scott Davis <scottdavis@rockettdavis.com>, "n.sovereign@comcast.net"

[<n.sovereign@comcast.net>](mailto:n.sovereign@comcast.net)

Subject: RE: East Trinity SP - Core Development

Andrew,

Thank you again for meeting with our Highland Heights Zoning/Development Committee.

At this time, the Highland Heights Zoning/Development Committee see no reason to delay the proposed development from going before the Metro Planning Commission this Thursday.

As discussed at our preliminary Zoning/Development Meeting on July 13th, our association is looking forward to your attendance at our upcoming neighborhood association meeting (August 17) to present your proposed plan, as well as your commitment to host an "Open House" specifically for the neighbors who will be directly impacted by the development. It is with great expectation that the input provided by our community at these forums will help in shaping the project plans as they move forward through planning and on to the Metro Council.

Andrea Fowler, Highland Heights Zoning/Development Committee Member

From: Andrew Beard [<mailto:Andrew@corenashville.com>]
Sent: Tuesday, July 25, 2017 12:34 PM
To: Fowler, Andrea <afowa@allstate.com>
Cc: courtneywilliamsdesign@gmail.com; Sheila Dial-Barton <sdial@eoa-architects.com>; Scott Davis <scottdavis@crockettdavis.com>; n.sovereign@comcast.net
Subject: Re: East Trinity SP - Core Development

Andrea - are you and Courtney in support of our going before the Planning Commission this Thursday so that we can get on Metro Council schedule to have public hearing in October. As discussed we have plenty of time to have the open house and address questions from immediate neighbors before the public hearing. Please confirm. Thanks!

Andrew Beard BA MUP

Core Development

615.924.2281

From: Rickoff, Abbie (Planning)
Sent: Wednesday, August 16, 2017 7:55 AM
To: Planning Commissioners
Subject: 2017SP-035-001, E. Trinity Lane SP comments

Attached are letters for the E. Trinity Lane SP (2017SP-035-001), on the 8/24 MPC agenda.

Abbie Rickoff, AICP

Planner II | Land Development

Metropolitan Nashville Planning Department

800 Second Avenue South | P.O. Box 196300

Nashville, TN 37219-6300

phone: 615.862.7217

(attachments follow)

July 20, 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?

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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: _____

Date: 7/26/17

Print Name: Erin Harris

Address: 2915 Tuggle Ave 37211

July __, 2017

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Signed: Alex Covel

Date: July 26, 2017

Print Name: Alex Covel

Address: 1642 Joy Cir. Nashville TN

July 28, 2017

Dear Members of the Planning Commission,

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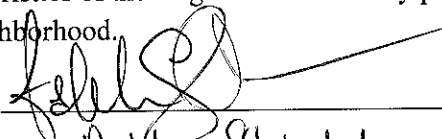
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Signed: _____

Date: _____

Print Name: _____

Address: _____


Date: 7/26/17
Print Name: Ashlee Stokely
Address: 2303 Shadow Ln, 37214

July __, 2017

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

Print Name: Edward Henley

Address: 314 Edwin St

July __, 2017

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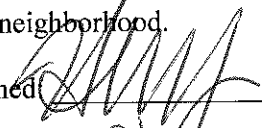
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Signed

 C.B.C.

Date:

7/12/17

Print Name:

Chance Coulter + Hannah Murchalk

Address:

307 Edwin St. 37207

July __, 2017

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Signed: Randy Wellman Date: 7/12/17
Print Name: RANDY WELLMAN
Address: 340 EDWIN STREET

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Signed: Amber R. Bartha Date: 7/12/17

Print Name: AMBER R. BARTHA

Address: 537 EDWIN ST. NASHVILLE 37207

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Signed:  Date: 7/26/17

Print Name: Cary Nichols

Address: 413 Edwin St Nashville, TN 37207

July __, 2017

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Signed: Zelma Fudge Date: 7-26-2017

Print Name: ZELMA FUDGE

Address: 332 PULLEN AVE
NASAVILLE, TN 37207

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Signed: _____

Date: 7/26/17

Print Name: RICHARD SMITH

Address: 301 PULLEN AVE

July 13, 2017

Dear Members of the Planning Commission,

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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: Sade Davis Date: 7/13/17
Print Name: Sade Davis
Address: 315 Edwin Street - Nashville, TN 37207

July 1, 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: Joseph Falcones Date: 07/11/17
Print Name: Joseph Falcones
Address: 344 Edwin St.

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:

Rita Viramontes

Date:

July 26, 2017

Print Name:

Rita Viramontes

Address:

338 Pullen ave

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: _____

Print Name: _____

Address: _____



7/2/17

Kristin Walker

531 Edwin St

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: 7-29-17

Print Name: Bond Hinson

Address: 337 Pullen Ave

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: Fermin Lopez

Date: 07-25-17

Print Name: Fermin Lopez

Address: 339 Pullen Av.

July __, 2017

Dear Members of the Planning Commission,

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

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Signed: Harold Day Date: 7-12-17
Print Name: HAROLD DAY
Address: 523 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: 

Date: 07-12-2017

Print Name: NICHOLAS J. DRISCOLL

Address: 525 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: Evelyn D Henley Date: 7-12-17
Print Name: Evelyn D Henley
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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Signed: _____

Date: 7-12-17

Print Name: John Caldwell

Address: 403 Edwin Street 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: Michelle R. Sparks Date: July 12, 2017

Print Name: Michelle R. Sparks

Address: 510 Edwin Street 372017

July __, 2017

Dear Members of the Planning Commission,

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

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Signed: Sarah Mitchell

Date: 7-11-17

Print Name: Sarah Mitchell

Address: 836 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: Michelle Renee Sparks Jr. Date: July 12, 2017

Print Name: Michelle Renee Sparks Jr.

Address: 310 Edwin Sparks

July __, 2017

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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: _____

Evelyn Davis

Date: _____

7/12/17

Print Name: _____

Evelyn Davis

Address: _____

315 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:

Print Name:

Address:

Katia Buckley Date: 7/12/17
Katia Buckley
344 Edwin St Nashville, TN

July __, 2017

Dear Members of the Planning Commission,

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

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Signed: Donnie DeFoe Date: 7-11-17

Print Name: DONNIE DEFOE

Address: 308 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: Donald Desore

Date: 7-12-17

Print Name: Donald Desore

Address: 308 Edwin St 37207

July __, 2017

Dear Members of the Planning Commission,

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

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Signed: Joe Ford

Date: 7-12-17

Print Name: JOE FORD

Address: 427 Edwin

July 11, 2017

Dear Members of the Planning Commission,

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

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Signed: Flaine Estes Date: July 11, 2017

Print Name: Flaine Estes

Address: 1808 Lischey ave Nash TN

July __, 2017

Dear Members of the Planning Commission,

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

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Signed: _____

Date: 7/11/17

Print Name: James Buevaca

Address: 1810 Lischey Ave 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: Alicia Green

Date: 7/11/17

Print Name: Alicia Green

Address: 334 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: Shannon Gault Date: 7/11/17

Print Name: Shannon Gault

Address: 333A McRonald Street

July __, 2017

Dear Members of the Planning Commission,

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

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Signed: Eric Guden

Date: 3/7/11/2017

Print Name: ERIC GUDEN

Address: 1710 Lischer A

July __, 2017

Dear Members of the Planning Commission,

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

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Signed: _____

Date: _____

Print Name: _____

Address: _____

Pete Bentley
Peter Bentley
521 Edwin St

7/12/17

July __, 2017

Dear Members of the Planning Commission,

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

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Signed: Louisa June Vaughn Date: 7-12-17

Print Name: Louisa 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

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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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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:

Crystal Turner

Date:

7-12-17

Print Name:

Crystal 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: _____

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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Signed: Shari Widener

Date: 7/12/2017

Print Name: SHARI WIDENER

Address: 504 EDWIN ST, NASHVILLE, TN 37207

July __, 2017

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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: 304 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: _____

Date: 7/12/19

Print Name: Patterson Ford

Address: 427 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: _____

Mary Kevish

Date: _____

7/12/17

Print Name: _____

Mary Kevish

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 __, 2017

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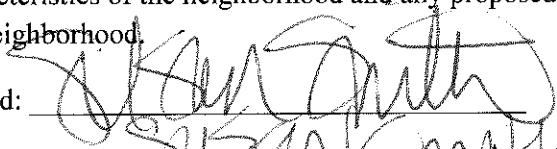
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Signed: _____



Date: _____

7/11/17

Print Name: _____

SUSAN SMITH

Address: _____

321 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: Chris Sharp Date: 7/12/17
Print Name: Chris Sharp
Address: 5041 Edwin Street

July __, 2017

Dear Members of the Planning Commission,

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

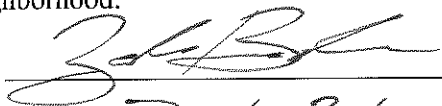
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Signed:  Date: 7/12/17
Print Name: Zach Baker
Address: 507 Edwin St.

July __, 2017

Dear Members of the Planning Commission,

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

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Signed: Amie R Coatswell Date: 7/11/17

Print Name: Amie R Coatswell

Address: 334 Edwin St Washington TN
37207

Item 14, 901 Dalebrook Lane

From: Matt Herb [mailto:mherb@viverehealth.com]

Sent: Wednesday, July 26, 2017 3:19 PM

To: Owensby, Craig (Planning); Planning Staff

Cc: rgobbell@ghp1.com

Subject: Support for 901 Dalebrook Lane

Dear Planning Staff and Commissioners,

We have resided at 913 Dalebrook Lane for the past 13 years. During that time we have experienced all the ups and downs of living next to the church property and we have heard all the ideas from numerous developers. It is with this perspective that we lend our support and enthusiasm to the project that DesignBuild Partners has outlined and submitted to the Planning Department. We believe that this project will improve the aesthetic appeal of the church building and site and decrease the litter, traffic and noise generated by the transient church congregations.

Additionally, we would like to mention the developer, Mr. Rob Cochran. Throughout the project, he has been respectful, has engaged the neighbors, solicited feedback and responded to comments. We have seen numerous developers 'pitch' this property and we believe that we finally have a project and team that truly understands what the neighborhood wants.

Lastly, we would like to briefly discuss the possibility of NOT including sidewalks around the property. Typically, we are the biggest advocates for sidewalks, but in this case there are two compelling reasons we do NOT want sidewalks. It comes down to cost and security. A sidewalk on the project would connect directly to the lower portion of our driveway. Our driveway is cracked and is slowly trying to slide down the hill. If a new sidewalk is brought up to our property line, then our driveway will be undermined and need to be replaced. Additionally, if this sidewalk is added and terminates at our driveway, it will create a clear path for potential trespassers. Having experienced a burglary last year, we are not eager to ever go through that again nor provide a paved path to our doorstep.

In closing, we believe that this project will be an asset for Rosebank and a great improvement to the corner property.

Thank you for your time and consideration.

Sincerely,

Matthew R. Herb, AIA

Erin P. Herb, CCIDC

913 Dalebrook Lane

Nashville, TN 37206

Item 25, 1001 West McKennie Ave.

From: bobipin [mailto:brediker@comcast.net]

Sent: Saturday, July 29, 2017 7:19 PM

To: Planning Commissioners

Cc: bobipin; itbesameome@hotmail.com

Subject: 2017Z-087PR-001

I am opposed to the requested zoning change on my street.

I have lived in my home since August 1969 and I detest the structures surrounding my neighborhood. These buildings are destroying my property value. The influx of so many people in such small communities have created higher crime rates. Those tall skinny buildings are built from one edge of a property to the furthest edge. There's not much grass left in this town. I have spoken to several neighbors that are in agreement. We don't want the zoning change.

Sincerely,

Bobbie Rediker

1005 W. McKennie Ave.

Nashville, Tn. 37206

From: [Bobbie](#)

Sent: Thursday, July 27, 2017 1:38 PM

To: brediker@comcast.net

Subject: 2017z 087pr 001

I live at 1005 W. McKennie and have been here since 1969. I am opposed to the rezoning of anything on this block. If all these homes keep getting mowed over and replaced with TALL SKINNY, BUILT TO THE CURB EYE SORES, I wont be able to get sunshine. I am just fed up!!

Bobbie Rediker

1005 W. McKennie Ave.

Nashville, TN. 37206

615 482 0505

Sent from XFINITY Connect Mobile App