

## Comments on August 24, 2017 Planning Commission agenda items, received August 23-24

### Item 1, East Trinity Lane SP

**From:** McCullough, Samuel [<mailto:smccullough@mmc.edu>]  
**Sent:** Thursday, August 24, 2017 11:12 AM  
**To:** Logan, Carrie (Planning)  
**Cc:** [scottdavis@nashville.gov](mailto:scottdavis@nashville.gov)  
**Subject:** CORE DEVELOPMENT Edwin St. Project

Hello Carrie,

Hope all is well with you and the staff in planning. I wanted to write a letter of support for the Core Development S.P. Project of the 190 proposed units on Edwin @ E. Trinity Lane. I have looked over the plans and attended the presentation at the community center. I feel like this fits in with the changing of the Maintained policy to Neighborhood Evolving policy as laid out a few months ago by Anita McCaig when presented, and we as a neighborhood voted on the change. We unanimously approved the change so this fits within what was agreed upon for use of the underdeveloped land area. We have several parcels of land in that area of District 5 that with the housing shortage in Nashville could be better utilized. I feel this project will be an asset to the community in the long run due to the number of projects in the area it all seems to tie in well. That hill top has some of the most beautiful views of Nashville and I am sure people moving here will enjoy it as much as I have . We have had a home on Edwin St and for years and I loved looking at the lights of downtown from my den window. I hope this letter will stand as support of this project and allow them to move forward as planned, they not only will develop this parcel but have contributed to the affordable housing shortage with a donation of the land to be use by Eddie Latimer to build a section of affordable housing for the workforce of Nashville which is truly needed.

I hope you all have a great day, and also approve this project.

Sincerely

Sam McCullough

532 Edwin St/ 1112 North 6<sup>th</sup> St

Nashville, TN. 37207

**From:** Martha Carroll [<mailto:marthacarroll15@gmail.com>]

**Sent:** Wednesday, August 23, 2017 10:42 PM

**To:** Sloan, Doug (Planning); Planning Commissioners; Andrew Beard; Courtney Williams; Andrea Fowler

**Subject:** Letter from Highland Heights Neighborhood Association re: 2017SP-035-001

Please see letter copied below and attached re: East Trinity Lane and Edwin Street

Highland Heights Neighborhood Association

325 Gatewood Avenue

Nashville, TN 37207

August 23, 2017

Metro Planning Commission

800 2nd Avenue South

Nashville, TN 37219

Re: Item No. 2017SP-035-001: East Trinity Lane SP

Dear Metro Planning Commission Director and Members:

Mr. Sloan, Mr. Adkins, Ms. Farr, Ms. Blackshear, Dr. Sims, Ms. Diaz-Flores, Mr. Tibbs, Mr. Gobbell, Councilmember Allen, Mr. Haynes, and Ms. Hagan:

We are writing on behalf of Highland Heights Neighborhood Association concerning the request to rezone the property located at the southeast corner of East Trinity Lane and Edwin Street from RS5 to SP. The proposed plan consists of multi-family housing, cottages, and townhouses.

This letter is to inform you that Andrew Beard and Sheila Dial-Barton of CORENashville, Kim Hawkins of HPI, an RPM Engineering representative, and others who have worked on this project met with HHNA on August 17, 2017 at our regularly scheduled monthly meeting. Mr. Beard brought his team to the meeting to present information and answer any questions.

We appreciated the effort Mr. Beard and his team made to inform us of their plans for this plot of land. We felt he went beyond our expectations to meet with our association. We appreciated the effort to keep the trees on the property, to create pedestrian walkways, and to build houses that fit into its unique topography. We were particularly interested in the overview of the Traffic Impact Study, presented by the traffic engineer, as this is the area of greatest concern for many of us.

In addition, Mr. Beard attended our *Summer Survey of Highland Heights Residents and Cook-Out* event this past Saturday, August 19<sup>th</sup>, and was available again to explain the project and answer any questions those attending the event wanted to ask. He has also been available by phone. He offered to meet with residents of Edwin Street and as I understand it was told the HHNA mtg. on August 17<sup>th</sup> would be adequate. No other Edwin Street meeting has occurred, but he assured me he is willing to meet with them. I believe he spoke with some individuals.

HHNA will discuss this plan at our September meeting; following that we will be able to send you a letter indicating our position on this build. But I will say so far Mr. Beard has been responsive to our concerns. He understands our main concern has to do with traffic, particularly on Edwin going east/west, and on the safety of people who live in that area, particularly children, given the narrow street and no side walk. We do understand a sidewalk is planned for the north/south section of Edwin. Mr. Beard has also committed to a 3 way stop at the entrance/exit of the project onto Edwin, which will certainly make for a safer roadway and walkway there at the curve.

We also discussed with Mr. Beard and his team the location of the new street that enters East Trinity Lane. It seemed to us there will be a lot going on in a relatively small space; the area includes a hill on East Trinity which obstructs vision, and the exit is close to a very busy intersection. We understand the traffic count and an analysis of the involved intersections was done by a traffic engineer who knows far more about what intersections can bear than we do, but we as drivers do feel concern about how this is going to work.

HHNA's Planning Committee and members who attended our Thursday night meeting support this project moving forward; we know further dialogue with Mr. Beard will continue. We appreciate his efforts to communicate which have gone far beyond what other developers have done in Highland Heights.

We realize we have another opportunity to speak during the public hearing of the Metro Council. We feel HHNA will be able to speak with clarity on that occasion. Our hope is that we will be able to speak with one voice, as well, but we can't, of course, promise that for all of Highland Heights.

Sincerely,

Martha Carroll, HHNA Chair

Courtney Williams, HHNA Planning Committee

Copy to: Andrew Beard, CORENashville and Andrea Fowler, HHNA Planning Committee

**(attachment follows)**

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Nashville, TN 37207  
August 23, 2017

Metro Planning Commission  
800 2nd Avenue South  
Nashville, TN 37219

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Sincerely,

Martha Carroll, HHNA Chair  
Courtney Williams, HHNA Planning Committee

Copy to: Andrew Beaird, CORENashville and Andrea Fowler, HHNA Planning Committee

## Item 7, 1104-1108 Joseph Avenue

Name : Daniel Robinson

Phone Number : 6155544305

Email Address : [robinsonandsonsnashville@gmail.com](mailto:robinsonandsonsnashville@gmail.com)

August 23, 2017 Re: Case # 2017Z-084PR- 001, SP to RM20 Dear Planning Commissioners, As the applicant, I'm appealing to you although per the guidelines you will probably not vote in opposition to planning staff's recommendation for disapproval. My appeal is purely to share the perspective of the "everyday Joe" in Nashville that rarely has an opportunity to take advantage of the real estate boom that Nashville is currently experiencing. My family and I have lived/owned property in this neighborhood/district for more than thirty years. We have contributed and supported all the great things that come with areas of transition. We as a family embrace the change but to continue to sustain our business presence and residency we must engage by developing our properties respectfully. We have taken the necessary step through the guidance of Councilman Davis. We have presented this rezone to our neighborhood association and neighbors. You will find we have provided fifty letters of support from neighbors that would be most affected by the change we're proposing. We are not big developers, we're just a family that love and want to stay in this community. Humbly, Daniel Robinson

**(The fifty letters mentioned are in [the packet you received yesterday](#), pages 2-51)**

## Item 9, NashvilleNext Amendment

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

**Sent:** Thursday, August 24, 2017 9:57 AM

**To:** McCaig, Anita D. (Planning); Burnette, Brandon (Council Office)

**Cc:** Mendes, Bob (Council Member); Dowell, Jacobia (Council Member)

**Subject:** Re: Southeast Special Policy

Brandon

Please share with the commissioners my opposition to removing this section without a backup plan on how to survey, map-out, address, fund and/or implement the solutions to the unique deficiencies that we face in the Southeast.

## Thanks

### Fabian Bedne

**Metro Councilmember District 31, Metropolitan Nashville**

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

*Please subscribe to the District 31 e-newsletter [here](#)  
To learn about beautification in District 31 like this [page](#)*



Sent from my iPhone

On Jul 24, 2017, at 9:01 PM, Fabian Bedne <[fabian@bedne.net](mailto:fabian@bedne.net)<mailto:[fabian@bedne.net](mailto:fabian@bedne.net)>> wrote:

I agree with John

Transit driven development won't come to be fully implemented for a long time, probably 10/20 years or more. In the meantime we will continue to suffer the impact of the development that is already happening. In Cane Ridge for example we have the IKEA store coming in 2 to 3 years which will drive a huge amount of traffic with no road capacity.

I am adamantly opposed to removing that section until such time the infrastructure catches up.

Thanks

Fabian Bedne

Metro Councilmember District 31, Metropolitan Nashville

Tel: [cid:] [615.829.6226](tel:615.829.6226) - [fbedne@gmail.com](mailto:fbedne@gmail.com)<mailto:[fbedne@gmail.com](mailto:fbedne@gmail.com)>