

Comments on October 26, 2017 Planning Commission agenda items, received October 25-26

Items 1a/b, Green Hills-Midtown Community Plan/Alexander SP

From: Ruth C [mailto:crouch37215@yahoo.com]
Sent: Thursday, October 26, 2017 7:17 AM
To: Planning Commissioners
Subject: 2017cp0100002 and 20172sp045001

Commissioners,
Please vote no on these requests to permit commercial activities at this location. The overall vision for years has been to maintain residential interests in the G.H. community plan. Let's stick with this vision.
Ruth Crouch
2411 Crestmoor Rd.
Apt. 104
37215

From: Royce Monk [mailto:rmonk6@comcast.net]
Sent: Thursday, October 26, 2017 11:52 AM
To: Planning Commissioners
Cc: Pulley, Russ (Council Member)
Subject: Rezoning request 2017-2SP-045-001 & 2017CP-010-002

Dear Commissioners:

A vital issue has come to my attention that you will be considering this afternoon, whether to hold to what was decided in the past as best for an area of our community, or to disregard this wise preplanning and allow something that will set precedent.

Please do not even consider approving this request to amend the Green Hills-Midtown Community Plan. An important part of keeping communities intact is for residential areas to be protected.

Therefore I ask that you **not** amend this Plan for just one property in residential zoning which only benefits one property owner. By changing this plan for will then allow this rezone request to happen.

I conclude by begging you to resist listening to the words of people whose only purpose is to exploit our lovely city for their profit.

Sincerely,

Ms. Royce W. Monk

Nashville, TN 37212

615-292-7147

From: Jennie Bowman [mailto:jb3614@gmail.com]

Sent: Wednesday, October 25, 2017 11:22 PM

To: Planning Commissioners; Pulley, Russ (Council Member)

Subject: Opposition to Alexander Condo Property zoning change

I am opposed to 2017CP-010-002 and 2017CP-010-001. This proposed change completely disregards the Green Hills-Midtown Community Plan and allows for commercial creep into residential areas that plan set out to avoid. This zoning change does nothing to enhance the residential properties surrounding 2041 Overhill Drive. The change will only benefit the condo owner financially. Overhill Drive is a perfect boundary between commercial and residential in that part of Hillsboro Road. Please keep that intact. Please vote against these proposed actions.

Jennie Bowman

3614 Chalmette Court

37215

From: Green Hills Neighborhood Association [mailto:greenhills37215@gmail.com]
Sent: Wednesday, October 25, 2017 10:08 PM
To: Planning Commissioners
Subject: Please Vote NO 2017CP-010-002 and 2017-2SP-045-001 - Alexander Condos

TO; Metro Planning Commissioners

The Board of the Green Hills Neighborhood Association submits the attached letter for consideration regarding the Alexander Condos.

Thank you,

The GHNA Board

(attachment follows)


GREEN HILLS
NEIGHBORHOOD ASSOCIATION
P. O. Box 150873
Nashville TN 37215

greenhills37215@gmail.com

October 25, 2017

Metro Planning Commission
700 Second Avenue South
Nashville TN

Dear Commissioners:

The Board of the Green Hills Neighborhood Association opposes amending the Midtown-Green Hills Community Plan, 2017CP-010-002, as well as the accompanying request to rezone 2041 Overhill Drive from RM20 to SP (2017-2SP-045-001).

After looking at all the documentation, we believe these requests offer no benefit for the surrounding neighborhood. The following are some of our reasons:

- Amending a Community Plan for just one property surrounded by residential zoning is most unusual, especially when it appears it is only for the financial benefit of one property owner.
- Both the General Plan (NashvilleNext) and our Community Plan were updated just two years ago. Throughout all the meetings leading up to MPC approving both plans, there was no mention of a need to change just one property from T3 Suburban Residential Corridor (T3 RC) to Transition (RC).
- In addition, at all community meetings, the applicant and owner talked about the space being used only as a physical therapy office. Now the SP standards state it is to be limited to medical office use, not specifying the type of medical office use. Although the Staff Report mentions “physical therapy office,” the SP language uses medical office use. The SP language will guide the use, not the Staff Report. Some neighbors have heard it could be medical office use for 3 different types of doctors.
- The other three corners of this intersection at Overhill Drive and Hillsboro Pike are low intensity, thus acting as the low-intensity transitional area between higher-intensity (around the Mall at Green Hills) uses and multi-family residential uses. The streets of Overhill Drive and Hillsboro Pike are better suited as the boundary than one property abutting multi-family residential uses.

We urge you to vote NO on both of the actions. We appreciate your service to Nashville. Thank you.

The GHNA Board

From: Lester [mailto:pawles22@gmail.com]
Sent: Wednesday, October 25, 2017 7:42 PM
To: Planning Commissioners
Cc: Pulley, Russ (Council Member)
Subject: 2017CP-010-002 and 2017-2SP-045-001

I ask you to reject both of these items since they appear to be solely for the financial benefit of one owner in a neighborhood of residential zoning.

Lester Smith
500 Elmington Ave, Apt 219
37205

Sent from my iPhone

From: Leslie B [mailto:ltballard853@gmail.com]
Sent: Wednesday, October 25, 2017 4:31 PM
To: Planning Commissioners
Cc: Pulley, Russ (Council Member)
Subject: Item 1a 2017CP-010-002 and Item 1b 2017-2SP-045-001

As a full time resident of 4214 Kirtland Road, I am writing to request that you do NOT change the zoning requested in the above items on your agenda for tomorrow's meeting.

The Alexander is located at one of the busiest intersections in the Green Hills area. Access to and from that parking lot has not been a problem since the building was finished almost a decade ago simply because the building is VACANT

There is only ONE access point to the building, which is directly across from the EXXON station and Valvoline. That property has two access points, both of which are generally backed up throughout the day and into the evening.

The Alexander abuts a new residential property with 4 condos. (In the photography handed out at your neighborhood meetings, this adjoining property is featured as trees, which is NOT current.) These residential properties are also VACANT.

Any zoning change sets a precedent for future zoning requests for these VACANT properties. I realize each case is presented and reviewed individually. I doubt you members care to review this issue a dozen times in the future as much as I care to have a need to communicate with you regarding future requests.

Overhill - thanks to past planning commissions hearing our neighborhood concerns - has been the line between residential and commercial zoning for the past 30 years that I've been a resident in our neighborhood. As you no doubt know, Green Hills already has a burgeoning, busy, and already overcrowded commercially zoned area. Allowing existing commercial borders to be waived constitutes a serious threat to residential life in the Green Hills area.

Thank you for your consideration.

Leslie T. Ballard

4214 Kirtland Road

Nashville, TN 37215

From: Lowell Whitefield [mailto:lowell.whitefield@icloud.com]

Sent: Wednesday, October 25, 2017 3:40 PM

To: Planning Staff

Subject: Zoning Change in Green Hills

Dear Sir,

My name is L.C. Whitefield . My wife is Martha Whitefield and we are long time residents of Green Hills. I understand there will be a hearing about a zoning change for the Alexander Condominiums on Hillsboro Pike within the next day or two. Dr. Dube, one of the owners, is the orthopedic surgeon who treats my wife and me. I understand he plans to place a physical therapy office within the Alexander Condominiums if approved. I very much would like to see that happen because we would not have to travel twenty miles for treatment as now happens. Please allow that zoning change to be made.

Thanks for your consideration.

L.C. Whitefield
4413 Charleston Place Circle
Nashville, Tn
37215

From: Roddy Story [mailto:rstory@tennbank.com]
Sent: Wednesday, October 25, 2017 3:29 PM
To: Planning Commissioners; Pulley, Russ (Council Member)
Cc: Ann Story (annstory@comcast.net)
Subject: The Alexander

Dear Commissioners and Mr. Pulley

I am a native Nashvillian having lived in Oak Hill and Green Hills for 50 year, most recently just off Hobbs, and am fairly familiar with the neighborhood and traffic patterns.

Here is why I object to the Alexander being zoned for non residential use

1. The encroachment of the commercial use of the Green Hills area needs to be stopped as it moves to expand into residential areas
2. With the addition of a nominal amount of traffic, especially at peak times, the Castleman part of the intersection will be gridlocked as drivers attempt to enter or leave the Exxon, Valvoline or the Alexander.
3. Approval will only encourage others to attempt to *do business*, where feasible, in residential areas
4. Unfortunately the Alexander has not done well as originally planned, however it is unreasonable to expect residents to view this as a reason to change zoning laws written to protect the neighborhoods where they live

Roddy L. Story, Jr.

Manager of Commercial Banking



615-298-8009

4007 Hillsboro Pike, Nashville, TN 37215

rstory@tennbank.com

www.TennBank.com

NMLS #936645

From: Floyd Quick [mailto:hollyvquick@gmail.com]

Sent: Wednesday, October 25, 2017 3:23 PM

To: Planning Commissioners

Cc: Pulley, Russ (Council Member)

Subject: Please vote No on 2017CP-010-002 and 2017-2SP-045-001

Dear Commissioners:

I am writing to ask you to vote No on the above two items, amending the Green Hills-Midtown Community Plan, and rezoning from RM20 to SP the property located at 2041 Overhill Dr.

I am a long-time (28 years) resident of the Green Hills community. Over the years I have seen the value in preserving neighborhood character and quality of life, for people in the neighborhood, but also for Nashville as a whole. I firmly believe that strong neighborhoods are one of the most important components of a vibrant, healthy city.

Toward this end it is vital to maintain boundaries that preserve neighborhoods, while also supporting commerce. Although the zoning on the other three corners allows businesses, Overhill Drive has been the boundary between commercial business and residential. The Alexander condo property is currently zoned for residential and is surrounded by residential zoning, with no business anywhere else on that entire block. There are many other sites better suited to a business office in the Green Hills area.

Thank you for your kind attention.

Sincerely,

Holly Quick

1117 Woodvale Dr.

Nashville, TN 37204

Item 5, Marshall Crossing SP

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

Sent: Thursday, October 26, 2017 11:05 AM

To: Planning Commissioners

Subject: A letter regarding agenda 10/26/17

Dear Mr. Sloan and Members of the Planning Commission:

Re: **2017SP-074-001**: MARSHALL CROSSING SP and

2017Z-037PR-001: Various properties south of E Trinity Lane

I am writing to express my concern about developments in our neighborhood—Highland Heights. Our neighborhood association agreed over a year ago to move from NM to NE after representatives from the Planning Department came to talk to our Highland Heights Neighborhood Association. It seemed like the right decision at the time, but since then we have discovered that development is not limited to the major corridors, as we expected.

While I understand the need for increased density as a way to make more affordable housing possible, and as a way to justify mass transit, and while I am in favor of such growth, I think things are moving a bit too fast.

My main concern is that we do not have the infrastructure to support this increased density. And it seems to me these issues get dealt with piece by piece. But the overall issues—water runoff, sidewalks, stop signs or stop lights, plumbing—doesn't our city need to address these structural issues first? Or require more investment from developers to make sure adequate systems are in place?

While I chair our neighborhood association, I am writing you as an individual home owner in my neighborhood. Our association has certainly discussed both of the above referenced properties but we have encouraged individuals to write and express their perspectives.

Speaking only for myself, I will say 15 multi-family units at Marshall Crossing is excessive. Lischey is not ready for that much density on that amount of land.

And the big picture concerns me: When you think about the property to be developed across the street (where the trailer park used to be) and the two new developments on Edwin St. south of Trinity Ln., this adds up to quite a lot for a fairly quiet residential area. I don't think those streets are designed for such an increase in traffic.

My councilperson, Scott Davis, assures me he is requesting additional sidewalks and other structural concerns be included for our neighborhood in the upcoming budget, and I'm glad to hear that!

As for the 36.05 acres south of Trinity Ln., this plan is unclear to me. I would need more information about what exactly is being proposed. I am waiting for this plan to be presented to our neighborhood association. I do hope you will defer a decision on this proposal until residents in our area have had a chance to learn more about it.

Sincerely,

Martha Carroll

325 Gatewood Ave.

Nashville, TN 37207

From: Courtney Williams [mailto:courtneywilliamsdesign@gmail.com]

Sent: Thursday, October 26, 2017 10:52 AM

To: Planning Commissioners

Cc: smorton@smithgeestudio.com; Martha Carroll; Martha Carroll; Andrea Fowler; Fowler, Andrea

Subject: HHNA Re: Agenda Item No. 5 - 2017SP-074-001 MARSHALL CROSSING SP

Metro Planning Commission,

Please see the letter attached re: 2017SP-074-001 MARSHALL CROSSING SP

Sincerely,

Courtney Williams, HHNA Planning Committee

Andrea Fowler, HHNA Planning Committee

Martha Carroll, HHNA Chair

Highland Heights Neighborhood Association

Nashville, TN 37207

Copy to: Scott Morton, Smith Gee Studio, Martha Carroll, HHNA Chair, and Andrea Fowler, HHNA Planning Committee

(attachment follows)



October 26, 2017

Email to: planning.commissioners@nashville.gov

Email to: smorton@smithgeestudio.com

Highland Heights Neighborhood Association
Nashville, TN 37207

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

RE: Agenda Item No. 5 – 2017SP-074-001 MARSHALL CROSSING SP

Dear Members of the Planning Commission:

We are writing on behalf of Highland Heights Neighborhood Association (“HHNA”) concerning the rezoning request reflected in Agenda No. 5. The rezoning request seeks to rezone properties located at 1699, 1701, 1703 and 1705 Lischey Avenue, at the northeast corner of Lischey Avenue and Marshall Street (0.87 acres), from RS5 to SP-R zoning, to permit up to 15 multi-family residential units.

This letter is to inform you that Scott Morton of Smith Gee Studio, and others who have worked on this project made a presentation to HHNA on September 21, 2017 at our regularly scheduled monthly meeting. Specifically, this group briefly discussed its project plans for the property and was available for questions from individuals attending the meeting.

This letter is not an endorsement of the specific project or rezoning request, but simply to advise you that a forum was provided for engagement between HHNA members and Scott Morton on behalf of Smith Gee Studio and the property owner, Heather Anderson.

With Warmest Regards,

Courtney Williams, HHNA Planning Committee
Andrea Fowler, HHNA Planning Committee

Item 6, Southpoint SP

From: Burnette, Brandon (Council Office)

Sent: Tuesday, October 24, 2017 3:19 PM

To: Kempf, Lucy (Planning); Leeman, Bob (Planning); Sloan, Doug (Planning); Logan, Carrie (Planning); Milligan, Lisa (Planning); Shepard, Shawn (Planning)

Cc: Hayes, Roseanne (Council Office); Jameson, Mike (Council Office); Fabian Bedne (Council Member)

Subject: Communication from CM Bedne regarding Southpoint SP (Case # 2017SP-080-001)

Please find attached letter from CM Bedne pertaining to Item # 6 on this Thursday's MPC agenda. Thanks!

Brandon

Brandon Burnette, Planning/Codes/Zoning Liaison

Vice Mayor/Metro Council Office

One Public Square, Suite 204

Nashville, TN 37201

Office: 615.880.3361

Fax: 615.862.6784

Cell: 615.708.6428

(attachment follows)



METROPOLITAN COUNCIL

Member of Council

FABIAN BEDNE

Metro Council 31st District

Historic Metro Courthouse • One Public Square, Suite 204 • Nashville, TN 37219

Telephone 615-829-6226

October 24, 2017

Planning Staff,

On behalf of my constituents, I am requesting formally that you review again the proposed stub street from the Southpoint SP to map and parcel # 18100008000.

After a number of community meetings, it has become clear that while connectivity is a good planning principal, it is not something my constituents want to see included in this proposed development. I ask that you reevaluate the need for this connection in light of significant community concerns and opposition.

Thank you for your time and consideration.

Sincerely,

Fabian Bedne
Councilmember, District 31

From: Mark Comcast [mailto:m.e.sharp@comcast.net]
Sent: Thursday, October 26, 2017 11:15 AM
To: Planning Commissioners; Bedne, Fabian (Council Member)
Subject: Planning Commission Agenda Item 6, Southpoint SP

Dear Commissioners and Councilman Bedne,

My name is Mark Sharp and I reside at 6387 Pettus Road which is just a few houses up Pettus from the proposed Southpoint SP you will review today. I first want to thank Councilman Bedne for conducting what I think was 4 community meetings regarding Southpoint. The developers have worked with the existing residents of Pettus to shape this SP plan into something we current residents can live with and support.

I have only one request remaining, and that is the removal of the northeast stub street for future development at the top of the plat. This stub street ends at the back property line of a single family home on Pettus. I expressed this request at the last community meeting however the developers state that Metro Planning is requiring this future connection. I voted against the SP plan only because of the threat the northeast stub street poses for future development. I want the existing area northeast of Southpoint to remain as it is today to buffer the neighborhood from Southpoint.

Per the Nashville Next Neighborhood Evolving, Transect 3, the primary goal of T3 NE is to encourage denser housing types that are integrated into the fabric of the existing neighborhood. Today on Pettus Road the existing neighborhood is single family homes on 2 acre minimum lots, and although I support the Southpoint SP I want to stop further development like Southpoint from creeping up Pettus Road any further in order to preserve the fabric of the existing neighborhood.

I understand the Southpoint SP is on the consent agenda for today, however I plan to attend the meeting and would like an opportunity to speak to the Commissioners at the public hearing and not have Southpoint on the consent agenda.

Sincerely,

Mark Sharp

6387 Pettus Road

Antioch, TN 37013

Sent from my mobile device.

Item 15, Sidewalks and Religious Institutions

From: Sebastian Faust [mailto:a.sebastian.faust@gmail.com]

Sent: Thursday, October 26, 2017 11:51 AM

To: Planning Commissioners

Subject: Opposition to BL2017-938

Good morning,

I am a Christian member of the community who studied at Lipscomb University. I have no antipathy toward churches or religious institutions; in fact, I have a Masters of Divinity and work at the United Methodist Publishing House. However, I don't agree with offering an exemption to religious institutions from the sidewalk requirements.

I can't compel religious organizations to do moral acts, but I will say that this behavior (seeking to avoid requirements to be a good neighbor, and indeed, refusing to protect the safety of one's neighbors) is fundamentally immoral. Nevertheless, you are a council that decides codes based on more than morality.

From a public service perspective, I fear that offering an exemption to one special interest group paves the way for future exemptions. Soon, we will have a patchwork of codes that do nothing to make this city safer and friendlier, and I feel like that should be the farthest thing from your intentions. Please, vote no on this exemption; it's simply the right thing to do.

-Sebastian Faust

From: donotreply@nashville.gov [mailto:donotreply@nashville.gov]

Sent: Thursday, October 26, 2017 10:11 AM

Subject: Planning Commission - Citizen Email

Name : Oliver A Gamez

Phone Number : 7865649721

Email Address : ogamez.18@gmail.com

Hello I wanted to express my opposition to the proposed sidewalk for religious institutions (CM Glover's Council Bill BL2017-938). While I understand the increased cost, this move undermines public safety not

just for parishioners but also people in the neighborhood who walk by the church. This exemption may also open the floodgates so future developers will find loopholes to avoid building sidewalks. Please help keep pedestrians safe! Thanks for your attention! Oliver

From: Nora Kern [mailto:nora@walkbikenashville.org]
Sent: Thursday, October 26, 2017 10:18 AM
To: Planning Commissioners
Subject: Opposition to Bill2017-938, Item #15

Members of the Planning Commission,

I am writing to express Walk Bike Nashville's opposition to Bill BL2017-938, item number 15 in today's agenda. We request that this bill be pulled from the consent agenda so that it can be more fully vetted by the community.

This bill would set a dangerous precedent for making exemptions to our newly improved ordinances requiring sidewalks during development. Without each sector contributing to our sidewalks, Nashville will never start to close the gap on the 1,900 miles of missing sidewalks. Adding loopholes to our sidewalk requirements will only further create a fragmented and piecemeal network. This approach hurts our city's efforts to create safe ways for people to walk to shopping, schools, work and church.

We also feel that this bill in particular, this bill ignores that churches are frequently the center of our communities. Everyone should be able to safely walk to their places of worship.

Relief for sidewalk development requirements may always be requested through the Board of Zoning Appeals. Any exceptions to our sidewalk ordinances should follow this established course of action.

Nora Kern

Executive Director

[Walk Bike Nashville](#)

w: (615) 928-8801

C: (615) 260-1988



Working for a more walkable, bikeable and livable Nashville.

(attachment follows)



October 26, 2017

Dear Planning Commission,

I am writing to express Walk Bike Nashville's opposition to Bill BL2017-938, item number 15. 2017Z-023TX-001. We request that this bill be pulled from the consent agenda so that it can be more fully vetted by the community.

This bill would set a dangerous precedent for making exemptions to our newly improved ordinances requiring sidewalks during development. Without each sector contributing to our sidewalks, Nashville will never start to close the gap on the 1,900 miles of missing sidewalks. Adding loopholes to our sidewalk requirements will only further create a fragmented and piecemeal network. This approach hurts our city's efforts to create safe ways for people to walk to shopping, schools, work and church.

We also feel that this bill in particular, this bill ignores that churches are frequently the center of our communities. Everyone should be able to safely walk to their places of worship.

Relief for sidewalk development requirements may always be requested through the Board of Zoning Appeals. Any exceptions to our sidewalk ordinances should follow this established course of action.

Nora Kern
Executive Director
Walk Bike Nashville

Item 18, Kenect Nashville

From: O'Connell, Freddie (Council Member)
Sent: Thursday, October 26, 2017 9:38 AM
To: Planning Commissioners
Cc: Sloan, Doug (Planning)
Subject: Support of Items on Today's Agenda

Commissioners,

Based on family and other commitments today, I do not know if I will be able to attend today's meeting in person to offer my support of a couple of items on your agenda, so I am sending this note.

I wanted to let you know I am supportive of:

- 2017Z-110PR-001 and 2017Z-111PR-001, which transition contiguous R6 base zoned properties in the Salemtown and Historic Buena Vista neighborhoods, respectively, to R6-A. After a number of conversations in Edgehill, we completed a transition of parcels in that neighborhood several months ago and are already starting to see the beneficial impact of maintenance of the sidewalk network there. As I represent urban neighborhoods, walkability is a core component of character. We held neighborhood meetings with the Metro Council planning liaison in each neighborhood, as well as a larger community meeting. So far, feedback from residents has been very positive.
- 2017SP-091-001, Kenect Nashville, which I believe might offer the first affordable residential units under the terms of Nashville's inclusionary zoning policy.

Thank you all for your service.

Freddie O'Connell

Metro Councilman, District 19

<http://readyforfreddie.com/>

<http://twitter.com/freddieoconnell>

<http://facebook.com/FreddieForNashville>

615-260-0005

Item 24, East Trinity Lane rezoning

From: Davis, Ashonti [mailto:DavisA17@aetna.com]
Sent: Thursday, October 26, 2017 11:11 AM
To: Rickoff, Abbie (Planning)
Cc: Planning Commissioners; 'ashontidavis@gmail.com'
Subject: RE: Item 24 - 10/26 Agenda - 2017Z-106PR-001

Hi, Ms. Rickoff,

I am writing to request that Item 24 (2017-106PR-001) be removed from the Consent Agenda. This rezoning request is incompatible with the current design and character of the neighborhood. And, while East Trinity Lane is viewed as a corridor, it is only a two-lane road. This particular intersection is becoming increasingly dangerous due to the current infrastructure and design, and this type of rezoning should be considered in light of that harm. Additionally, there is a growing concern among neighbors about the consequences of such rezoning requests by our elected Councilmember, including, but not limited to:

- Inadequate Infrastructure;
- Increased Density that erodes the integrity of the neighborhood;
- Aggregate Impact of multiple and recent zoning requests in the area;
- Increased traffic in an area not designed to accommodate such traffic; and
- Environmental degradation.

I sincerely appreciate your consideration of these concerns. I understand that there are several interests that must be balanced in these types of rezoning requests, and I hope that these above-listed concerns are weighed and factored into the outcome.

Thanks,

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

This e-mail may contain confidential or privileged information. If you think you have received this e-mail in error, please advise the sender by reply e-mail and then delete this e-mail immediately. Thank you.

This e-mail may contain confidential or privileged information. If you think you have received this e-mail in error, please advise the sender by reply e-mail and then delete this e-mail immediately. Thank you. Aetna

From: Davis, Ashonti [mailto:DavisA17@aetna.com]

Sent: Thursday, October 26, 2017 9:33 AM

To: Planning Commissioners

Subject: RE: Item 5 on 10/26 Agenda - Marshall Crossing SP - 2017SP-074-001

Dear Members of the Planning Commission,

I am writing to express my concerns and opposition to the proposed SP reflected in the above-referenced agenda item. While I understand that the proposed SP is consistent with the existing policy of Urban Neighborhood Evolving, it is important to highlight that the proposed SP is directly adjacent to streets where the Urban Neighborhood Maintenance policy is in effect. As a result, the proposed SP does not fit within the existing character of the neighborhood, and it poses a negative impact on the existing quality of the streets that are within the Urban Neighborhood Maintenance policy.

Additionally, as the Commissioners have wisely observed at previous meetings, this particular neighborhood has experienced a high volume of rezoning petitions over the past several months, and it is critical to consider the aggregate impact of the total number of rezoning plans in this one area. In fact, over the last several months, approximately 600 new units have been approved within a single mile radius for this neighborhood through several different rezoning petitions. This is an older neighborhood with aging infrastructure and small roads. I respectfully ask the Commissioners to weigh the aggregate impact of another rezoning petition and deny this SP proposal.

Additionally, if rezoning petitions like this one are routinely approved, the existing character of this neighborhood will deteriorate thereby diminishing the quality that existed for over seventy years. In the event that the Commissioners are inclined to vote with the Staff recommendation, I ask for a compromise to be reached, if possible. I suggest the following: instead of 15 proposed units as reflected in this SP, the number of units be decreased to 10. The current zoning allows for 7 units on the property, and a slight increase over the current zoning allows for additional housing as well aligns with the existing character and composition of the neighborhood.

I sincerely appreciate your time and consideration of these concerns.

Regards,

Ashonti

321 Edwin Street, 37207

This e-mail may contain confidential or privileged information. If you think you have received this e-mail in error, please advise the sender by reply e-mail and then delete this e-mail immediately. Thank you. Aetna

Item 25, 467 and 469 Morton Ave.

From: Don Charest [mailto:charest_d@yahoo.com]

Sent: Wednesday, October 25, 2017 11:08 PM

To: Planning Staff

Cc: Freeman, Mike (Council Member)

Subject: 2017Z-107PR-001

Dear Planning Commission,

Tomorrow you will have case 2017A-107PR-001 (467 & 469 Morton Ave) presented to you for consideration.

I would ask you to vote against this request to rezone for the following reasons:

- The applicant has not met with any neighbors to present their plan and thus we have no idea how this would effect our neighborhood.
- Currently this neighborhood is entirely single family homes and a small number of duplexes. The applicant has proposed an apartment complex which would not be keeping with the neighborhood. Many of us bought into this area for the Craftsman Bungalows that are found in this area. An apartment complex would not be in keeping with this look.
- Related to the last point, if this request is allowed it will set a precedent which would most likely foster further development of apartment complexes. This would lead to further changes away from the Craftsman Bungalow look we all moved here for. This would penalized all of us who bought these older houses in need of repair and over the years invested time and money to remodel them as it would change the look and feel of our neighborhood.
- Finally, Morton Avenue is the only way to get out of this neighborhood on to Nolensville Rd. Without knowing what exactly is being proposed and were all the cars would be parked for an apartment complex, the degree of negative impact to traffic flow cannot be know.

Best regards,
Don Charest
500 Timmons St

Items 28 and 29, Salemtown rezoning/Scovel St. area rezoning

From: O'Connell, Freddie (Council Member)
Sent: Thursday, October 26, 2017 9:38 AM
To: Planning Commissioners
Cc: Sloan, Doug (Planning)
Subject: Support of Items on Today's Agenda

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- 2017SP-091-001, Kenect Nashville, which I believe might offer the first affordable residential units under the terms of Nashville's inclusionary zoning policy.

Thank you all for your service.

--

Freddie O'Connell

Metro Councilman, District 19

<http://readyforfreddie.com/>

<http://twitter.com/freddieoconnell>

<http://facebook.com/FreddieForNashville>

615-260-0005