

Comments on February 8, 2017 Planning Commission agenda items, received through February 6, 2018

Item 2, 1225 Stainback Avenue (Amendment)

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

Sent: Monday, February 05, 2018 10:43 PM

To: Adams, Kelly (Planning)

Subject: Fwd: 2015SP-049-003 OPPOSE

----- Forwarded message -----

From: Will Tyson <willjtyson@gmail.com>

Date: Mon, Feb 5, 2018 at 10:41 PM

Subject: 2015SP-049-003 OPPOSE

To: fabian.bedne@nashville.gov <fabian.bedne@nashville.gov>

CC: scott.davis@nashville.gov <scott.davis@nashville.gov>

Dear Councilman Bedne:

I'm reaching out to you regarding the proposed project at [1225 Stainback Ave](#). I live at [1223 Stainback Ave](#). My wife and I purchased the home in October of this year. It is a single family home of just 1000 square feet. We are very concerned about the unprecedented development proposed next to our home. Four units on such a small lot is going to be extremely detrimental to not only us, but the neighborhood and community as well. This project was approved in 2015 but over the last 3 years surely we have come to realized that over-gentrifying constructions like the 4 Unit,40-foot-tall super-structure proposed in single-family Historic Cleveland Park is exploitive at best. I cannot see how this could benefit the neighborhood in anyway. There simply is not room for such a building and the plan disregards all set backs and will tower over the historic homes in the area. We moved into the neighborhood to escape this nonsense in west-nashville. We would not have moved into our house if we had known the plan for the property next door. We love our new community and ask that you make a real effort to change this egregious plan. Isn't the plan well past f its proposed time frame?

On top of this absurd building plan, the developers are pushing for an even more exploitative agenda. Short-term rentals are bad for the neighborhood. In no way does this benefit Nashville, the Cleveland Park, or its people. This puts developers over the well-being of residents. Please help us fight this push by developers to bring in owners who don't care about the well-being of the neighbor, the disturbances they cause, or the people they allow to occupy their properties. This would allow 48 people to occupy the lot at any given time. They've only provided 6 parking spots. This will cause a tremendous disruption to the neighborhood. We've lived next to an AirBnB house in the Nations. It was awful and it's why we sought out a single family neighborhood. Don't let developers and STRs ruin Cleveland Park like they have elsewhere in town. It's a historic and significant neighborhood that has the potential of becoming an example of revitalization opposed to gentrification.

My wife and I will be at the hearing on Thursday. Thanks for you time.

Sincerely,

Will Tyson

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Fabian Bedne

Metro Councilmember District 31, Metropolitan Nashville

Tel: 615.829.6226 - fbedne@gmail.com

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To learn about beautification in District 31 like this [page](#)*

From: Ariana Evans [mailto:mattlovesariana@gmail.com]

Sent: Monday, February 05, 2018 9:53 PM

To: Planning Commissioners

Subject: 2015SP-049-003 - OPPOSE!!!

Dear members of the planning commission,

I wholeheartedly oppose the rezoning of 1225 Stainback Ave from the SP zoning to RM-40. In spite of the fact that a change in density from neighborhood maintenance to neighborhood evolving has been

forced through with out approval or notification of the actual neighbors who live here (which we plan to contest) the original SP was not a sensible use of density, even in a NE area. There is not enough space, parking, transition to less dense housing and so much more. Four units crammed into the narrow lot next to a single family home is not transitional density by any means. Our neighborhood cannot continue to support this level of density and thoughtless development.

When this property was originally rezoned in 2015, those who heard their presentations at CPNA meetings were told that the reason a build this dense (putting 4 homes on 1 single family lot) was to create more housing for the "100 people a day who are moving here" and meet demand for housing in the area etc.

Now it appears that through zoning change, the developer is clearly going to great lengths to make sure that STRs is an option (Type 2 because of its location) and we do not wish to further dilute our neighborhood core with Short Term Rentals. It is enough that we have to have such density shoved into a residential neighborhood, but giving them the option to make them short term rentals would be so much worse. The people who live around this property are opposed and I am not a direct next-door neighbor but live on Stainback Ave and Oppose this rezoning.

Thank you for your time. Please let my opposition stand no matter how many times this is deferred.

Ariana Evans
615-414-7131

1424 Stainback Ave.

From: Alex Linton [mailto:alexlintonrn@gmail.com]
Sent: Monday, February 05, 2018 9:42 PM
To: Planning Commissioners
Subject: 2015SP-049-003 OPPOSE (1225 Stainback)

To whom it may concern,

My husband and I live at 1223 Stainback Ave. We are the immediate neighbors to this project on 1225 Stainback and the most directly affected by this rezoning. We are already unhappy with the idea of having a (potentially) 40 ft building looming over our small home only 5 feet from our property (per the approved plans), but now we are even more concerned because the owners want this future monstrosity to be practically a hotel. This project is already overbuilding on this tiny lot and will have insufficient parking if this building is allowed to be Short-Term Rentals. There's only 7 proposed parking spots for the 4 units; however per regulations and Airbnb, the entire building could have 40+ guests at one time legally. Each unit could have 10-12 guests (depending on 3 or 4 bedroom), and that's if they actually stick to the rules. That means we could have 40-48 tourists/bachelorettes only a few feet from our bedroom window every weekend. We'll have new sets of strangers next door every week, looking

over privacy fence and into our home (since our home is a modest 1 story). We've already lived next to an Airbnb and moved because of it. We bought this home recently because we wanted to live in a residential neighborhood, not next door to a hotel. When we previously lived next to an Airbnb, we were constantly calling the cops with noise complaints, witnessing domestic abuse on our own front lawn from the Airbnbers, coming home to nowhere to park because the Airbnb guests decided to park in our own driveway, and having our lawn destroyed by drunk bachelorettes doing doughnuts in our grass. All this happened and we were across the street, not directly next door like we would be here. This is a terrible idea and would not benefit the neighborhood in anyway. The project hasn't even begun, and we've already had many neighbors (including ourselves) report the treatment and ill-maintenance of the lot to codes on multiple occasions. The owners were dumping garbage and debris from other constructions sites there for months and months (it was only recently cleaned up this week). We should not grant them any further privileges if they can't even respect the neighborhood as it is. Please rule in favor of the true residents of Cleveland Park and not the investors who will only take advantage for a quick buck. We need your help to protect the culture, diversity, and character of our neighborhood. Please vote no! Thank you!

Sincerely,
Alex Linton

From: Will Tyson [mailto:willjtyson@gmail.com]
Sent: Monday, February 05, 2018 9:26 PM
To: Planning Commissioners
Cc: Davis, Scott (Council Member)
Subject: 2015SP-049-003 1225 Stainback Ave OPPOSE

To whom it may concern:

I'm reaching out to you regarding the proposed project at 1225 Stainback Ave. I live at 1223 Stainback Ave. My wife and I purchased the home in October of this year. It is a single family home of just 1000 square feet. We are very concerned about the unprecedented development proposed next to our home. Four units on such a small lot is going to be extremely detrimental to not only us, but the neighborhood and community as well. This project was approved in 2015 but over the last 3 years surely we have come to realized that over-gentrifying constructions like the 4 Unit,40-foot-tall super-structure proposed in single-family Historic Cleveland Park is exploitive at best. I cannot see how this could benefit the neighborhood in anyway. There simply is not room for such a building and the plan disregards all set backs and will tower over the historic homes in the area. We moved into the neighborhood to escape this nonsense in west-nashville. We would not have moved into our house if we had known the plan for the property next door. We love our new community and ask that you make a real effort to change this egregious plan. Isn't the plan well past f its proposed time frame?

On top of this absurd building plan, the developers are pushing for an even more exploitative agenda. **Short-term rentals** are bad for the neighborhood. In no way does this benefit Nashville, the Cleveland Park, or its people. This puts developers over the well-being of residents. Please help us fight this push by developers to bring in owners who don't care about the well-being of the neighbor, the disturbances they cause, or the people they allow to occupy their properties. This would allow 48 people to occupy the lot at any given time. They've only provided 6 parking spots.

This will cause a tremendous disruption to the neighborhood. We've lived next to an AirBnB house in the Nations. It was awful and it's why we sought out a single family neighborhood. Don't let developers and STRs ruin Cleveland Park like they have elsewhere in town. It's a historic and significant neighborhood that has the potential of becoming an example of revitalization opposed to gentrification.

My wife and I will be at the hearing on Thursday. Thanks for you time.

Sincerely,

Will Tyson

From: Silvia pagano lewis [mailto:silviapaganolewis@gmail.com]

Sent: Monday, February 05, 2018 1:37 PM

To: Planning Commissioners

Subject: OPPOSE 2015SP-049-003

Hello

I am sending an email as I won't be able to make the meeting on 2/8/2018.

I am voicing my concerns with this case (2015SP-049-003) in my neighborhood. We are a single family home neighborhood with duplexes scattered throughout.

While neighborhood density is not the issue in this instance, the use of buildings (hence the change requested) will impact the quality of so many residents.

The approved density on these corridors (Douglas, Trinity, Cleveland etc) was for housing to be built and be used/benefit ACTUAL RESIDENTS, not tourists.

If this change goes through (change the SP zoning to RM-40MUN-A), it will change the makeup of the neighborhood. Additionally it will create more issues with increased traffic, speed limits not being respected (even less than they currently are) and create more issues with parking (and its scarcity as is).

Please keep our property owners' concerns for quality of life in mind and DISAPPROVE.

Thank you-

Silvia Lewis

owner- 1306 Stainback Avenue

37207

From: Rob Bock [mailto:robertallenbock@gmail.com]
Sent: Monday, February 05, 2018 1:32 PM
To: Planning Commissioners
Subject: 2015SP-049-003 Support

Hello,

As a resident of the district this request falls in I just want to voice my support for this landowner to be able to do what they please with the houses they are and have been previously approved to build.

Regards,

—

Rob Bock

robertallenbock@gmail.com

812.325.4931

From: Mark Lenihan [mailto:mwl325@yahoo.com]
Sent: Monday, February 05, 2018 8:12 AM
To: Planning Commissioners
Subject: Resident Against 2015SP-049-003

Hello,

My name is Mark Lenihan and I reside at 1213 B N. 7th St., Nashville, TN, 37207. I would like to voice my opposition to this proposed zoning change from SP to RM-40. While I am generally ambivalent about multiple properties on a single lot, the Cleveland Park neighborhood is already full of non-owner occupied rental units and it's time to start welcoming in long-term renters or owners into the neighborhood.

Thank you for your consideration.

Best regards,

Mark Lenihan

1213 B N. 7th St., Nashville TN 37207