

## Comments on March 3, 2018 MPC agenda items, received March 3-5

### Item 3, 1225 Stainback Avenue (Amendment)

**From:** Woody Muckler [mailto:wmuckler13@gmail.com]

**Sent:** Saturday, March 03, 2018 10:13 AM

**To:** Planning Commissioners

**Subject:** 2015SP-049-003 Oppose

I am sending this email to strongly oppose the request to change the zoning for the property at the Corner of Stainback Ave and Douglas Ave to RM-40. My wife and I live at 1008 Stainback Ave. The purpose of this re-zoning request is to allow the units that are being built there to be used as non-owner occupied short term rentals. This is detrimental to the neighborhood and, I believe, to the entire city. It is most certainly detrimental to the immediate neighbors around this property. Mini-hotels that would house rotating groups of guests, the problems that that entails in regards to insufficient parking, excessive noise, and a lack of affordable housing for people who actually wish to reside in the neighborhood, residential areas that are being turned into businesses....these are just a few of the reasons for my opposition. Thank you.

Nathaniel & Nancy Muckler  
1008 Stainback Avenue  
Nashville Tn 37207

## Item 10, 1088-1090-1092 12<sup>th</sup> Ave. South

**From:** Robyn Taylor-Drake [mailto:robynt11@gmail.com]

**Sent:** Monday, March 05, 2018 10:28 AM

**To:** Planning Commissioners

**Subject:** deferrment

Dear Planning Commission:

I have been notified of the zoning change request (below) and wish to go on the record as being a member of the Edgehill Neighborhood opposing the requested change until the neighborhood has had a chance to discuss and weigh in on this issue. It feels as if daily, we are being over run with large, box like building that are inconsistent with the tone of our neighborhood, one of the oldest in the city. We want to keep the charm of this vibrant and active place.

Thanks,

Sincerely,

Robyn Taylor-Drake

Johnny Drake

1026 15th Ave South

Nashville, TN 3722

Pasted below

is a zone change request from R-6 to RM20-A for properties at

1088, 1090, and [1092 12th Ave South](#). The owner has met the letter of the law

by notifying

address

es

within 600 ft. However, to our knowledge, there has been no outreach to neighborhood community groups that despite the request to the councilman a month ago.

If approved, the owners would go from 6 free standing units to 12 units

.

The facade of the building would extend across at least 60% of the property's frontage. Parking would be limited to the sides and rear with access from the alley. This proposed massing, i.e. a building facade, would be a departure from

the new units directly across the street that have 2 free standing units

per lot consistent with R-6.

It also sets a precedent for future requests.

The case is currently on the consent agenda for this Thursday, 3/8. Staff is

recommending approval because the request is consistent with the T4 Urban Neighborhood Evolving policy in this location.

P

asted below is

the item for this week's commission meeting. It was not mailed out with Colby's newsletter.

As 12th Ave South in Edgehill evolves and is developed, the community having

input is a basic ask. If approved, this new zoning would not require

for the owner to seek an SP with community input. This is an unusual request in neighborhoods, such as ours, that have active neighborhood groups since a zoning change is usually accompanied with the details of what is to be built, often in the form of a SP.

We respectfully ask for more information and communication with

the broader community. We ask that the item be deferred until

the owners meet with the community.

Please, write the Planning Commission today and ask them to defer this until a community meeting can be held. Your email should be sent to the planning

commissioners at

[planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov) and to CM Sledge at [colby.sledge@nashville.gov](mailto:colby.sledge@nashville.gov)

2017Z-122PR-001

On Consent: Yes

Council District 17 (Colby Sledge) Public Hearing: Open

Staff Reviewer: Shawn Shepard

A request to rezone from R6 to RM20-A zoning on properties located at 1088, 1090 and [1092 12th Avenue South](#), approximately 205 feet north of Archer Street (0.62 acres), requested by T and T Development, LLC, applicant T and T Development, LLC and Troy Olsen, owners.

**From:** Janet Shands Mutual Contractors [mailto:shands.janet@gmail.com]

**Sent:** Monday, March 05, 2018 8:10 AM

**To:** Planning Commissioners

**Cc:** Sledge, Colby (Council Member)

**Subject:** 2017Z-122PR-001-12th Ave South-Edgehill

I respectfully ask for more information and communication with

the broader community regarding a ruling on the following property.

**2017Z-122PR-001**

**On Consent: Yes**

**Council District 17 (Colby Sledge) Public Hearing: Open**

**Staff Reviewer: Shawn Shepard**

**A request to rezone from R6 to RM20-A zoning on properties located at 1088, 1090 and [1092 12th Avenue South](#), approximately 205 feet north of Archer Street (0.62 acres), requested by T and T Development, LLC, applicant T and T Development, LLC and Troy Olsen, owners.**

As 12th Ave South in Edgehill evolves and is developed, it is very important that the community have

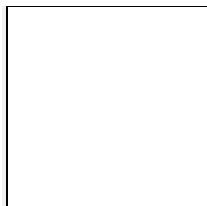
sufficient information and be allowed to have

input. If the above is approved, this new zoning would not require the owner to seek an SP with community input. This is an unusual request in neighborhoods, such as ours, that have active neighborhood groups since a zoning change is usually accompanied with the details of what is to be built.

I ask that the item be deferred until

the owners meet with the community.

Thank you,



**Janet Shands**

1001 14th Ave South

Nashville,, TN 37212

615-319-6491

**From:** Louise Morris [mailto:louisemorris.4507@gmail.com]  
**Sent:** Monday, March 05, 2018 7:02 AM  
**To:** Planning Commissioners; Sledge, Colby (Council Member)  
**Subject:** Property at 1092 12th Ave South

Planning Commissioners and Council Member Sledge,

I respectfully ask for more information and communication with

the broader community regarding a ruling on the following property.

2017Z-122PR-001

On Consent: Yes

Council District 17 (Colby Sledge) Public Hearing: Open

Staff Reviewer: Shawn Shepard

A request to rezone from R6 to RM20-A zoning on properties located at 1088, 1090 and [1092 12th Avenue South](#),

approximately 205 feet north of Archer Street (0.62 acres), requested by T and T Development, LLC, applicant T and

T Development, LLC and Troy Olsen, owners.

As 12th Ave South in Edgehill evolves and is developed, it is very important that the community have sufficient information and be allowed to have

input. If the above is approved, this new zoning would not require the owner to seek an SP with community input. This is an unusual request in neighborhoods, such as ours, that have active neighborhood groups since a zoning change is usually accompanied with the details of what is to be built.

I ask that the item be deferred until

the owners meet with the community.

Louise Morris

1414 Edgehill Ave.

From: Barbara Bell [mailto:barbarabell.cww@mac.com]

Sent: Sunday, March 04, 2018 8:36 PM

To: Planning Commissioners

Subject: Request deferral of request to rezone from R6 to RM20-A zoning on properties located at 1088, 1090 and 1092 12th Avenue South,

Dear Planning commission,

I respectfully request deferral of the zoning request above until a community meeting is held that we might understand the impacts of the zoning request. Our community is undergoing such rapid change. We are losing our sense of community as more and more developers request variances for already built homes that do not meet code restrictions and as developers request rezoning to increase density without the input of the larger community.

This needs to stop. Please defer any action on the rezoning request until the community is allowed to have our voices heard.

Most respectfully,

Barbara Bell

913 South Street

## Item 20, 909 Hawkins Street

**From:** Dr. Amanda Toye [<mailto:Amanda.Toye@cpspain.com>]

**Sent:** Sunday, March 04, 2018 7:57 PM

**To:** O'Connell, Freddie (Council Member)

**Cc:** Planning Staff

**Subject:** Case 2018Z-019PR-001, Rezoning proposal at 909 Hawkins St.

**To:** Freddie O'Connell

Metropolitan Council Office

One Public Square, Suite 204

P. O. Box 196300

Nashville, Tennessee 37219-6300

**From:** Amanda Toye, MD

916 Archer St.

Nashville, TN 37203

**RE:** Case 2018Z-019PR-001,

Rezoning proposal at 909 Hawkins St.



Dear Mr. O'Connell,

The owner of 909 Hawkins St. has requested a zone change from IWD (Warehouse/Distribution) to MUL-A (Mixed Use Limited-Alternative).

**I strongly urge you to NOT allow this rezoning.**

Rezoning to MUL-A would allow a 60-foot tall structure to be built, destroying the views of many new homeowners, such as myself, who live in the adjacent "Gulch South" Neighborhood. As you probably know, the Gulch South Neighborhood has recently been developed over the just the past few years, and many of us paid ridiculously high prices for our properties for the downtown views. Rezoning 909 Hawkins would destroy our property values.

Please help us. Numerous homeowners in Gulch South are at risk to lose their views, and many don't know about this proposal.

Respectfully,

Amanda Toye, MD

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**From:** Leon Toye [<mailto:toyesauce@gmail.com>]

**Sent:** Sunday, March 04, 2018 6:14 PM

**To:** Planning Staff

**Subject:** Case 2018Z-019PR-001

**To:** Freddie O'Connell

Metropolitan Council Office

One Public Square, Suite 204

P. O. Box 196300

Nashville, Tennessee 37219-6300

**From:** Leon Toye, MD

916 Archer St.

Nashville, TN 37203

**RE:** Case 2018Z-019PR-001,

Rezoning proposal at 909 Hawkins St.

Dear Mr. O'Connell,

The owner of 909 Hawkins St. has requested a zone change from IWD (Warehouse/Distribution) to MUL-A (Mixed Use Limited-Alternative).

**I strongly urge you to NOT allow this rezoning.**

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Please help us. Numerous homeowners in Gulch South are at risk to lose their views, and many don’t even know about this proposal.

Respectfully,

Leon Toye, MD

(615) 717-7109

[ltoye@radsourc.us](mailto:ltoye@radsourc.us)

**From:** Tiffany Calabrese [<mailto:tiffany@strivelending.com>]

**Sent:** Saturday, March 03, 2018 11:55 AM

**To:** Rickoff, Abbie (Planning)

**Subject:** Case 2018Z-019PR-001

Hi there Abbie!

I received a letter in the mail for a zoning hearing on this case # 2018Z-019PR-001 and I am wondering if there is more information you can provide to me on it. I am curious as to what the plans are....how tall are the buildings going to be, etc. I looked up the case # online and it shows the application however the plans section I am not able to open.

I would like to know more information before the hearing so I am able to attend it and be fully aware of what the plans for this are will be.

My name is Tiffany Calabrese and my address is 900 Southside Place, Nashville, TN 37203. My email is [tiffany@strivelending.com](mailto:tiffany@strivelending.com)

Thank you!

*Tiffany Calabrese, 900 Southside Place, Nashville, TN 37203*

[tiffany@strivelending.com](mailto:tiffany@strivelending.com)