

Comments on March 8, 2017 Planning Commission agenda items, received March 7-8

Item 3, 1225 Stainback Avenue (Amendment)

-----Original Message-----

From: Jason Stalcup [mailto:jberrystalcup@gmail.com]
Sent: Thursday, March 08, 2018 11:47 AM
To: Planning Commissioners
Subject: Please disapprove the amendment to 2015SP-049-003

I am writing to ask you to disapprove (NOT DEFER) the zoning change requested for 1225 Stainback Avenue. This is a blatant effort to circumvent Metro Council's recently passed restrictions on STR permits in neighborhoods like ours. The petitioners were instructed to have a community meeting prior to your next meeting. They have not. The planned meeting is set for March 12 at 4:00pm. Having a meeting at 4:00pm when most working families are not able to attend is not acceptable. They have not posted anything on our very active social media pages. We have not found anyone other than the neighbors that have received notice of their meeting. In fact, the only people posting about this meeting is the adjacent neighbors who are AGAINST this. Please keep in mind that this zoning change will allow the four houses that are currently lining the adjacent neighbor's house and backyard to have up to 12 Airbnb guest EACH. Would you like to live next to four party houses hosting 12 people each? Up to 48 people total. 48 people in 6 parking spots.

As a neighborhood, we are against this! Please respect the wishes of the 81 people that have signed a petition asking you to disapprove this. Please choose neighbors over developers.

Thank you,

Jason Stalcup
906 N. 5th Street

From: Will Tyson [mailto:willjtyson@gmail.com]
Sent: Thursday, March 08, 2018 11:47 AM
To: Planning Commissioners
Subject: 2015SP-049-003 OPPOSE (1225 Stainback)

Dear Planning Commissioners,

Oppose this zoning change. 4-STRs this close to our property will be extremely disruptive to our home at 1223 Stainback. Parking, noise, crime and countless other problems will arise if short term rentals are allowed here. There are no positives to approving this. The developers were already granted an unprecedented and egregious 4-unit 3 story structure on a tiny lot. **This proposal only benefits the developers at the expense of residents.** 5 of the commissioners have already opposed on the last hearing before deferring.

Sincerely,

Will Tyson

1223 Stainback Ave,

Nashville 37207

From: jami@jamidesign.com [mailto:jami@jamidesign.com]

Sent: Thursday, March 08, 2018 11:38 AM

To: Planning Commissioners

Subject: Please disapprove the amendment to 2015SP-049-003 (Stainback and Douglas STRP issue)

Dear Planning Commissioners,

I would like to voice my extreme opposition to changing the zoning of the lot at the corner of Douglas & Stainback (1225 Stainback) in Cleveland Park from residential to STRP. I have lived at 1219 Stainback for over 12 years and own my home.

The original plan for 4 houses on this tiny lot unfortunately passed based on information that the developer was going to at least provide residential housing - albeit on a .14 acre lot with completely inadequate parking. It is hard to fathom how that passed however, considering there is no parking on Douglas, meaning no across-the-street parking as well, and Stainback has a no parking stop sign zone running more than the width of the property in question AND it backs up to a fenced child care center. But I digress.

The community meeting concerning this amendment is (as usual and on purpose, no doubt) scheduled when few people can attend as the tiny lot at issue is in a working class neighborhood - one of which is slowly going extinct

due to developers getting approval for their various greedy schemes to make extra last bit of money they can squeeze from a property despite the best interests of the neighborhood.

This amendment does not reflect what the neighborhood discussed and supported. Moreover, it does not reflect the legislative intent of the Metro Council, which just voted to phase out non-owner occupied STRPs in residential zones. Developers cannot be permitted to change the rules in the middle of the game, no matter how much they may promise or grease palms.

I will be present at this meeting and vocal in my opposition to yet another travesty occurring in my neighborhood. Please, think about the effect this has on my neighborhood and therefore could potentially happen in your neighborhood, and stop it.

Kind regards,

Jami Anderson

1219 Stainback Ave

615-480-5347

From: Silvia pagano lewis [mailto:silviapaganolewis@gmail.com]
Sent: Thursday, March 08, 2018 11:12 AM
To: Planning Commissioners
Subject: Please disapprove the amendment to 2015SP - 049 - 003

Dear Planning Commissioners,

I am writing in opposition to the changes to 1225 Stainback which would open up the possibility of the property being eligible to offering short term rentals.

I have been owning and residing on the property at 1306 Stainback Avenue since 1998- while I am happy about most of the changes I have witnessed in my neighborhood, I am also outraged by the display of greed some investors have demonstrated, as well as the blatant disrespect for laws when it comes to

finding “loopholes” which will only benefit their interests and enlarge the investors’ pockets as well as their own.

When this property was originally rezoned in 2015, the “4 on 1” building was initially pitched (by the developer during the CPNA meetings) as a way to “create density and more housing choices”. We were told this was a way to create more housing for the “100 people a day who are moving here” and meet the demand for housing in the area. We never opposed to this concept, however there is a huge difference because now the intention is to possibly create 4 “mini hotels” on a really small single family lot to provide lodging for tourists.

This specific plan was extensively discussed during the CPNA meetings before being adopted. At the time, the neighborhood was particularly adamant that the zoning be SP-R, rather than RM, so we, the residents would have significant input on the plan.

The initial pitch made somewhat sense as it would increase the density along the corridors (Douglas/Cleveland) as well as being more appropriate than on the interior of the neighborhood; the 4 on 1 option, we were told, would create more housing choices for actual residents.

This amendment does not reflect what the neighborhood discussed and supported and the zoning change now is a blatant way around a loophole to have an STRP. If allowed, it will only contribute to the loss of housing in our area, since these houses will be priced too high for long term residents to be able to afford and will only benefit the investors and developer which see only dollar signs rather than “the faces” in our community and neighborhood.

Housing for long term residents is already scarce in our community, and STRs have no business operating in a residential neighborhood, period.

There is NO BENEFIT to the actual residents in our neighborhood in providing lodging for tourists by making these into STRs. I urge you to kindly support zoning changes which truly create housing for actual residents

I sincerely hope you will oppose this request and please vote “NO” on any amendment to the property’s existing zoning.

Thank you for your time.

Kind regards,

Silvia Pagano Lewis

Owner/resident- 1306 Stainback Avenue

From: Renee Butler [mailto:lisa.renee.butler@gmail.com]

Sent: Thursday, March 08, 2018 11:11 AM

To: Planning Commissioners

Subject: 1225 Stainback zoning change

I don't support the zoning change to this property that would allow these units to be used for Short Term Rental properties. We have enough already in our neighborhood. What we need is regular housing. That's why the council voted to limit the STR housing in the first place.

Thanks!

=====

Renee Butler

1103 Lischev Ave

Nashville

-----Original Message-----

From: Marie Ringel [mailto:mariehinesringel@gmail.com]

Sent: Thursday, March 08, 2018 10:32 AM

To: Planning Commissioners

Subject: Rezoning of the lot at 1225 Stainback Ave

Hi,

I'm writing this email to express my vehement opposition to the rezoning of the lot at 1225 Stainback Ave from SP to RM-40a. I live in the neighborhood and do not want to see those 4 houses (that are already squished on a tiny 0.14 acre lot) become a revolving door of Airbnb-ers. We have lots of Airbnbs in our neighborhood that are fine (my husband and I rent ours on Airbnb when we're out of town) but I do not support the investor owned non-owner occupied airbnbs. The developers have only allotted 6 parking spaces for the 4 houses (which will not even BEGIN to provide enough parking) and Douglas avenue is impossible to park on. All the overflow parking would crowd up Stainback, keeping homeowners from parking in front of their own houses.

The sheer volume of extra people and cars that this rezoning would bring would drastically change our neighborhood. Please do not allow this rezoning.

Thank you,
Marie Ringel

(1100 Meridian Street)

From: Robert Connor [mailto:robconr@yahoo.com]

Sent: Thursday, March 08, 2018 10:07 AM

To: Planning Commissioners

Subject: Rezoning 1225 Stainback Ave (Cleveland Park)

Dear Metro Planning,

I live diagonal to this property (1225 Stainback), and definitely disagree with rezoning the property. It should not allow non-owner occupied short term rentals. We want actual neighbors in our neighborhoods, not hotels. This was the whole point of the recent ordinance passed. Please listen to the neighbors and not developers.

Sincerely,

Robert Connor

From: Sarah Martin [mailto:sarahmartin1026@gmail.com]
Sent: Thursday, March 08, 2018 9:58 AM
To: Planning Commissioners
Subject: Fwd: Please disapprove the amendment to 2015SP-049-003

Dear Planning Commissioners:

I am writing to renew my opposition voiced in the email below.

No community meeting has been held, despite the Commission's clear directive to the applicant. I am told there is a community meeting scheduled for March 12—a Monday at 4pm when few would be able to attend— but despite being two blocks from this project, I received no official notice of the meeting. I know of two neighbors who received notice—one several streets over and one across the street from me. It is unclear whether those most impacted by the project received notice of the meeting.

Irrespective of whether a community meeting is held, a meeting is unlikely to result in community support of this SP amendment, so I would ask again that you vote to disapprove. I think the community has been clear in its opposition. At the very least, please direct the applicant to hold a properly noticed meeting at a time when more community members are able to attend, perhaps an evening or weekend.

Thanks,

Sarah Martin

1020 Stainback Ave.

Begin forwarded message:

From: Sarah Martin <sarahmartin1026@gmail.com>
Date: February 8, 2018 at 11:22:35 AM CST
To: planning.commissioners@nashville.gov
Subject: Please disapprove the amendment to 2015SP-049-003

Dear Planning Commissioners,

I respectfully request that this item be pulled from the consent agenda, allowed a public hearing, and debated.

This particular Specific Plan was discussed extensively at neighborhood meetings before it was adopted. At the time, the neighborhood was particularly adamant that the zoning be SP-R, rather than RM, so that the neighborhood would have significant input on the plan. There were also concerns about the amount of parking that was required.

The developer and Planning staff have now requested that the Plan be revised to permit uses allowed in RM40-A zoning districts, which would allow non-owner occupied short term rental properties. Clearly, this will exacerbate parking issues, which were already a concern under the existing Plan. Additionally, it will contribute to the loss of housing in our area, as these houses will be snatched up by investors instead of long-term residents. Housing for long-term residents is already scarce in our community.

This amendment does not reflect what the neighborhood discussed and supported. Moreover, it does not reflect the legislative intent of the Metro Council, which just voted to phase out non-owner occupied STRPs in residential zones. Developers cannot be permitted to change the rules in the middle of the game.

I will not be present at the hearing due to a conflicting meeting. Please give considerable weight to the concerns of my neighbors, particularly the adjacent neighbors who would be directly impacted, and disapprove this amendment.

Kind regards,

Sarah Martin

1020 Stainback Ave.
615.335.3118

Item 20, 909 Hawkins Street

From: James Snellen [<mailto:rsnellen@bluegrass-fp.com>]
Sent: Wednesday, March 07, 2018 8:16 PM
To: O'Connell, Freddie (Council Member)
Cc: Planning Staff
Subject: OPPOSING Case# 2018Z-019PR-001
Importance: High

Mr. O'Connell,

Please accept this as a firm opposition letter to be on record. I fully oppose the proposal to re-zone 909 Hawkins as it may have extreme negative consequences to my primary residence and many neighbors who have invested a lot of wealth in the Gulch South neighborhood. Streets such as South, Southside, 9th Ave S, and Archer may all be negatively impacted on the boards vote tomorrow. Unfortunately I am unable to attend as I am in Atlanta on business but I plea you take the ramifications serious for the residents of the Gulch South neighborhood.

It is my personal opinion that, assuming a high rise structure may be planned, a high rise should not be allowed in our residential neighborhood. May I suggest a compromise of a rezoning to occur for a commercial development with height restrictions to protect the neighborhood and not cause a collapse in market value as the direct view of the Nashville skyline is the primary driver of the influx of residents.

Please and thank you.

Ryan

J. Ryan Snellen, CFP®
CERTIFIED FINANCIAL PLANNER™
Financial Advisor

Bluegrass Financial Partners
5920 O' Brien Ave.
Nashville, Tenn. 37209
270/312.7703
Ryan@Bluegrass-fp.com