

## **Comments on May 24, 2018 Planning Commission agenda items, received May 23-24**

### **Item 1, Donelson Transit-Oriented Redevelopment Plan**

**From:** Paulette Coleman [mailto:saico7@aol.com]

**Sent:** Thursday, May 24, 2018 8:29 AM

**To:** Planning Commissioners

**Subject:** Donelson Transit Oriented Redevelopment Plan (Include Recommendations of the Transit and Affordability Task Force)

**Dear Planning Commissioners:**

**I was a member of Mayor Barry's Transit and Affordability Task Force that presented its recommendations in January 2018. The Task Force created the recommendations for keeping housing affordable in transit development areas. Several, but not all of the recommendations are reflected in the Donelson Transit Oriented Redevelopment District Plan.**

**Since Donelson is the first proposed Transit oriented Redevelopment District it is imperative that the recommendations of that Task Force be reviewed and incorporated into the final plan. Because Donelson has some unique characteristics such as an existing rail system, the Music City Star; more than 10 years of citizen engagement on the future of Donelson; an already existing UDO; etc. it is imperative that the redevelopment plan and/or ordinance be comprehensive in order to minimize displacement, unmitigated gentrification, and the elimination of moderately priced housing. Also, if the Donelson Transit Oriented Redevelopment Plan is to be a template for other transit oriented redevelopment plans, then we must insure it incorporates such things**

**as a unified process between MDHA and Metro for approving design details and zoning changes before the plan is approved; the establishment of a Land Bank with appropriate funding and a specific timeline for establishing it; surveying affordable housing in the transit redevelopment district before the district is created in order to limit the negative effects of gentrification on Donelson residents; etc.**

**Because the Donelson TOD will serve as a template for the 18 TODs to follow that will be developed in Metro Nashville, it is critical to take the necessary steps to get the first one right. Please include all of the recommendations of the Transit and Affordability Task Force into the Donelson Transit Oriented Redevelopment Plan.**

**Thank you for your public service and consideration of this important request.**

Paulette Coleman, Ph.D.

Member, Mayor's Transit and Affordability Task Force

Chair, NOAH (Nashville Organized for Action and Hope) Affordable Housing Task Force

6205 Willow Oak Drive

Nashville, TN 37221

**From:** Brenda Gadd [mailto:brenda.a.gadd@gmail.com]  
**Sent:** Wednesday, May 23, 2018 8:57 PM  
**To:** Planning Commissioners  
**Subject:** Donelson Transit-Oriented Redevelopment Plan

Dear Commissioners,

As a supporter of Welcome Home! The Movement for Affordable Housing, I am writing to ask you to defer the Donelson Transit Oriented Redevelopment District Plan. It is critical that the Redevelopment Plan and/or the Ordinance approving same include the following recommendations from the Mayor's Task Force on Transit and Affordable Housing:

1. Have the City commit publicly to conduct a survey of affordable housing in the areas surrounding the district before creating the district as recommended by the Task Force in order to limit the negative effects of gentrification on local Donelson residents; and,
2. Have the City commit publicly to firm goals for the number of affordable units to be built within the district and have the City commit publicly to the number of affordable units to be preserved in the Donelson area surrounding the district; and,
3. Have the City commit publicly to the establishment of a Land Bank, and for the funding levels and the timing for establishing a Land Bank to hold city owned property; and,
4. Have the City require the creation of a unified process for approving design details and zoning changes in the district before the Redevelopment Plan is approved.

The Task Force created these recommendations for keeping housing affordable in transit development areas. Please defer the vote on the Donelson TOD until these recommendations are included in the Redevelopment Plan or in the Ordinance authorizing the creation of the Redevelopment Plan. Because the Donelson TOD will serve as a template for the 18 TODs to follow that will be developed in Metro Nashville, it is critical to take the time to get the first one right.

Thank you for your consideration.

Sincerely,

Brenda Gadd

37205

**From:** Floyd Shechter [mailto:floyd@smart-space.com]  
**Sent:** Wednesday, May 23, 2018 8:26 PM  
**To:** Planning Commissioners  
**Subject:** Please Defer Donelson TOD Redevelopment Plan

**Planning Commissioners:**

**As a supporter of Welcome Home! The Movement for Affordable Housing, I am writing to ask you to defer the Donelson Transit Oriented Redevelopment District Plan. It is critical that the Redevelopment Plan and/or the Ordinance approving same include the following recommendations from the Mayor's Task Force on Transit and Affordable Housing:**

1. **Have the City commit publicly to conduct a survey of affordable housing in the areas surrounding the district before creating the district as recommended by the Task Force in order to limit the negative effects of gentrification on local Donelson residents; and,**
2. **Have the City commit publicly to firm goals for the number of affordable units to be built within the district and have the City commit publicly to the number of affordable units to be preserved in the Donelson area surrounding the district; and,**
3. **Have the City commit publicly to the establishment of a Land Bank, and for the funding levels and the timing for establishing a Land Bank to hold city owned property; and,**
4. **Have the City require the creation of a unified process for approving design details and zoning changes in the district before the Redevelopment Plan is approved.**

**The Task Force created these recommendations for keeping housing affordable in transit development areas. Please defer the vote on the Donelson TOD until these recommendations are included in the Redevelopment Plan or in the Ordinance authorizing the creation of the Redevelopment Plan. Because the Donelson TOD will serve as a template for the 18 TODs to follow that will be developed in Metro Nashville, it is critical to take the time to get the first one right.**

**Thank you for your consideration.**

**Sincerely,**

Floyd Shechter

2900 Lebanon Road, Suite 200

Nashville, TN 37214

615 251 8900

[floyd@smart-space.com](mailto:floyd@smart-space.com)

Sent from my iPhone

**From:** Kay Bowers [mailto:kaybuilder@gmail.com]  
**Sent:** Wednesday, May 23, 2018 5:14 PM  
**To:** Planning Commissioners  
**Subject:** Please DEFER the Donelson Transit-Oriented Redevelopment Plan

**Dear Commissioners,**

**As a supporter of Welcome Home! The Movement for Affordable Housing, I am writing to ask you to defer the Donelson Transit Oriented Redevelopment District Plan.**

**It is critical that the Redevelopment Plan and/or the Ordinance approving the same include the following recommendations from the Mayor's Task Force on Transit and Affordable Housing:**

- 1. Have the City commit publicly to conduct a survey of affordable housing in the areas surrounding the district before creating the district as recommended by the Task Force in order to limit the negative effects of gentrification on local Donelson residents; and,**
- 2. Have the City commit publicly to firm specific goals for the number of affordable units to be built within the district and have the City commit publicly to the number of affordable units to be preserved in the Donelson area surrounding the district; and,**

3. **Have the City commit publicly to the establishment of a Land Bank, and for the funding levels and the timing for establishing a Land Bank to hold city owned property; and,**
4. **Have the City require the creation of a unified process for approving design details and zoning changes in the district before the Redevelopment Plan is approved.**

The Task Force created these recommendations for keeping housing affordable in transit development areas. Please defer the vote on the Donelson TOD until these recommendations are included in the Redevelopment Plan or in the Ordinance authorizing the creation of the Redevelopment Plan. Because the Donelson TOD will serve as a template for the 18 TODs to follow that will be developed in Metro Nashville, it is critical to take the time to get the first one right.

Thank you for your consideration.

Sincerely,

Kay Bowers

37204

**From:** Keith Weiser [mailto:keith@bowtiebarberclub.com]

**Sent:** Wednesday, May 23, 2018 2:45 PM

**To:** Planning Commissioners

**Subject:** Small Business in Donelson Transit Area

To the Planning Commission,

My name is Keith Weiser and I own the Bowtie Barber Club (in business since March 2015) and Bowtie Barista (opened August 2017). I am a proud small business owner and couldn't be happier than establishing my businesses right here in the heart of Donelson.

With many new talks about future possibilities in this transit area I am very much on board and excited about the development around the train station. From my standpoint and what I have seen we get a lot of traffic from clients not only coming from the airport for a haircut and coffee but many visitors that transport to and from downtown.

Our customers love the fact that we are small business and go above and beyond with the genuine care and attitude much like the large percentage of the Donelson community.

I truly think Donelson will tremendously benefit and continue to thrive with the new development and the building up around the train station. With the rising amount of not only tourist but new residence excited about coming to the great city of Nashville I think Donelson can only continue to grow but while at the same time keep its small town neighborhood feel which is why I think its important for businesses like Bowtie Barber and Barista, Phat Bites, Home Grown and McNamara's to be the heart and sole of what's to come.

Thanks in advance for your time!

Keith Weiser

Owner of Bowtie Barber and Barista

## **Items 10a/b, East Nashville Community Plan Amendment/Riverside Drive & Porter Road**

From: Cal, Doris (Council Office)  
Sent: Thursday, May 24, 2018 12:10 PM  
To: Planning Commissioners; Leeman, Bob (Planning)  
Cc: Davis, Anthony (Council Member); Hayes, Roseanne (Council Office); Owensby, Craig (Planning)  
Subject: Letter for MPC meeting today May 24, 2018

This correspondence is being sent to you by request of Councilmember Anthony Davis. Please distribute for Today's MPC Meeting.

Doris Cal  
Metro Council Office  
One Public Square, Suite 204  
Nashville, TN 37219  
Direct: 615.880.3348  
Office: 615.862-6780

**(attachment follows)**





## METROPOLITAN COUNCIL

Metro Council Office

**ANTHONY DAVIS**

Metro Councilmember District 7

1516 Dugger Drive • Nashville, TN 37206

Telephone 615-775-8746 • [Anthony.Davis@nashville.gov](mailto:Anthony.Davis@nashville.gov)

May 24, 2018

Greg Adkins Chairman and Members of the Board  
Metropolitan Planning Commission  
Metro Office Building  
700 2<sup>nd</sup> Avenue South, Sonny West Conference Center  
Nashville, TN 37219-6300

RE: 2018CP-005-001/ East Nashville Community Plan Amendment  
2018Z-045PR-001

Dear Mr. Adkins and Members of the Board:

I am writing in support of the above items on the Metro Planning Commission's Agenda for May 24, 2018.

- A request to amend the East Nashville Community Plan to T4 Urban Neighborhood Center Policy on various properties on Riverside Drive and Porter Village Circle.
- A request to rezone from CLR and R10 to MUL-A zoning on properties at Riverside Drive and Porter Road.

I agree with the staff recommendations, and therefore in support of this request. Thank you for your consideration.

Regards,

Anthony Davis  
Councilmember, District 7

AD/dc

**From:** jtszoningsolutions@gmail.com [mailto:jtszoningsolutions@gmail.com]

**Sent:** Wednesday, May 23, 2018 5:06 PM

**To:** Planning Commissioners

**Cc:** Hill, Levi (Planning); Grider, Anna (Planning); 'Alyce Scrivner'; Davis, Anthony (Council Member)

**Subject:** 2018CP-005-001 and 2018Z-045PR-001

**Importance:** High

Dear Planning Commissioners,

Thank you for taking the time to review this letter. I am the applicant for case numbers 2018CP-005-001 and 2018Z-045PR-001, and I am asking that you support staff's recommendation to approve both request.

I am working with Alyce and Mark Scrivner who own 1524, 1528, 1528 B, 1528 C and 1530 Riverside Drive and 1609 Porter Road. If you are not familiar with the southwest corner of Riverside Drive and Porter Road, then there sits an old church building that has been at that location since around 1950. The church itself has roots at this location going back to the thirties. At one time the church building was slated to be torn down to accommodate new development; however, Alyce and Mark purchased the property in 2015, and they *preserved* the building by creatively repurposing it into office space. The building that was once home to Riverside Drive Church of Christ is now home to SnapShot Interactive, and several other small local businesses. As a local resident of Inglewood, I and many of my neighbors are very appreciative that the Scrivners were able to save the church building.

SnapShot Interactive is growing, and the intent of these two requests are to obtain the zoning necessary to allow them to continue to grow at the current location. There are no plans to do anything with the existing building, and any new development would occur on the surrounding properties that are currently used for surface parking.

The MUL-A district was chosen because it will permit appropriate growth, and it is also consistent with the existing Urban Neighborhood Center Policy (T4 NC) that applies to a majority of the area proposed to be rezoned. The remainder of the area proposed for MUL-A is in an Urban Neighborhood Maintenance Policy (T4 NM) which does not support the proposed MUL-A district and is why a policy amendment is necessary.

Due to location and historical use, the T4 NC policy is a better fit. The two properties owned by my clients that are proposed for T4 NC are landlocked and have no contextual relationship to the primarily single-family character that make up the T4 NM policy area along Riverside Drive and Porter Road. Not only are they landlocked, but the two properties can only be accessed through the existing T4 NC policy area. The two properties were originally purchased by the church in the 1950s, and they have been used for parking for the church and now offices since as far back as 1996. The T4 NM policy does not recognize the historical use of the property nor does it support the current parking use. The proposed T4 NC policy is appropriate because it works better with the existing policy pattern and is consistent with the historical nonresidential use of the two properties.

The original proposal for T4 NC included 1524 Riverside Drive. After more discussion with Planning Staff, we agree that the appropriate policy at this location is Transition (TR). The TR policy will provide the appropriate transition between the existing T4 NC policy and the existing T4 NM policy.

I appreciate your consideration, and I ask that you support staff's recommendation to approve both requests.

Respectfully,

Jason Swaggart

JTS Zoning & Land Solutions

615-495-0585

[jtszoningsolutions@gmail.com](mailto:jtszoningsolutions@gmail.com)

*JTS Zoning & Land Solutions accepts no liability for the contents of this email or held responsible for the consequences of any actions taken based on the information provided, unless that information is subsequently confirmed in writing. If you are not the intended recipient of this message you are hereby notified that any use, disclosing, copying, distributing, or taking any action in reliance on the contents of this information is strictly prohibited. If you received this in error, please contact us, and delete immediately.*

**(attachment follows)**

# JTS Zoning & Land Solutions

## Nashville, Tennessee

Dear Planning Commissioners,

Thank you for taking the time to review this letter. I am the applicant for case numbers 2018CP-005-001 and 2018Z-045PR-001, and I am asking that you support staff's recommendation to approve both request.

I am working with Alyce and Mark Scrivner who own 1524, 1528, 1528 B, 1528 C and 1530 Riverside Drive and 1609 Porter Road. If you are not familiar with the southwest corner of Riverside Drive and Porter Road, then there sits an old church building that has been at that location since around 1950. The church itself has roots at this location going back to the thirties. At one time the church building was slated to be torn down to accommodate new development; however, Alyce and Mark purchased the property in 2015, and they *preserved* the building by creatively repurposing it into office space. The building that was once home to Riverside Drive Church of Christ is now home to SnapShot Interactive, and several other small local businesses. As a local resident of Inglewood, I and many of my neighbors are very appreciative that the Scrivners were able to save the church building.

SnapShot Interactive is growing, and the intent of these two requests are to obtain the zoning necessary to allow them to continue to grow at the current location. There are no plans to do anything with the existing building, and any new development would occur on the surrounding properties that are currently used for surface parking.

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Due to location and historical use, the T4 NC policy is a better fit. The two properties owned by my clients that are proposed for T4 NC are landlocked and have no contextual relationship to the primarily single-family character that make up the T4 NM policy area along Riverside Drive and Porter Road. Not only are they landlocked, but the two properties can only be accessed through the existing T4 NC policy area. The two properties were originally purchased by the church in the 1950s, and they have been used for parking for the church and now offices since as far back as 1996. The T4 NM policy does not recognize the historical use of the property nor does it support the current parking use. The proposed T4 NC policy is appropriate because it works better with the existing policy pattern and is consistent with the historical nonresidential use of the two properties.

The original proposal for T4 NC included 1524 Riverside Drive. After more discussion with Planning Staff, we agree that the appropriate policy at this location is Transition (TR). The TR policy will provide the appropriate transition between the existing T4 NC policy and the existing T4 NM policy.

I appreciate your consideration, and I ask that you support staff's recommendation to approve both requests.

Respectfully,

Jason Swaggart

## Item 14, Hotel Church

**From:** David Conrad [mailto:deconrad547@yahoo.com]

**Sent:** Thursday, May 24, 2018 10:27 AM

**To:** Planning Commissioners

**Cc:** loislayne42@gmail.com

**Subject:** Case 2018NHL-003-001

Dear Commissioners,

I live at 813 Russell St., three doors over from the church at #819, which is currently under review for redevelopment as a hotel. My neighbors and I are very concerned about the impact on parking, traffic, noise, and quality of life in our neighborhood if this 17-room hotel project goes through without very specific and binding conditions, which have been recommended by Metro Planning staff. I strongly urge that this project not be passed without those recommendations fully intact.

Thank you,

David Conrad

813 Russell St., 37206

718-673-8519

**From:** Barbra Deck [mailto:67bdeck@gmail.com]  
**Sent:** Thursday, May 24, 2018 10:02 AM  
**To:** Planning Commissioners; bret.withers@nashville.gov  
**Subject:** Case 2018NHL-003-001

Dear Planning Commission,

I am writing regarding a lovely old church building at 819 Russell Street in Historic Edgefield. I would, of course, prefer that there be a thriving church there. It is my understanding that it may become a hotel. If this is approved, please include the Staff Recommendations which require supervision. Because of many events and venues on Woodland and Main (and all over the area), we have parking problems and lots of foot and vehicle traffic. I remember a few years ago when the older people would be sitting on their porches and I would stop and talk with them as I took my walks. Many of we older ones are gone, but we now have young people with their children sitting on their porches. On my block alone there are at least ten little ones. I want a neighborhood that is quiet, peaceful, and safe.

Sincerely,

Barbra Deck

802 Boscobel St.

Nashville, 37206

**From:** Becky Gaines [mailto:beckyvo@gmail.com]  
**Sent:** Thursday, May 24, 2018 9:07 AM  
**To:** Planning Commissioners  
**Cc:** Withers, Brett (Council Member); Andy Gaines; Lois Layne; Anderson Williams  
**Subject:** Case 2018NHL-003-001

Dear Planning Commissioners,

We would like to add our support to the email from Lois Layne representing the Historic Edgefield Board below but would also like to state our support for a couple of additional conditions:

1) Parking in the lot across 9th should not only be reserved for hotel guests and staff but should also be free or included in the room rate for hotel guests. If the guests are charged to park in the lot in addition to their room rate, they will choose to park on the street, adding to the congestion that is already an issue.

2) The hotel should have 24/7 onsite support. I understand there is a provision for a manager's apartment, which we fully support, but in the event that the manager is offsite / on vacation / unavailable, there should be additional staff present at the hotel.

Thank you for your consideration!

Becky & Andy Gaines

804 Russell St.

Nashville, TN 37206

**From:** Lois Layne <[loislayne42@gmail.com](mailto:loislayne42@gmail.com)>  
**Date:** May 23, 2018 at 2:14:07 PM CDT  
**To:** [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov)  
**Cc:** Withers Brett <[brett.withers@nashville.gov](mailto:brett.withers@nashville.gov)>  
**Subject:** Case 2018NHL-003-001

Dear Planning Commissioners,

As the Historic Edgefield Neighbors Board, we have serious concerns regarding a new hotel to open amid our small, historic, residential neighborhood. Among other things, our houses are extremely close together making noise a significant concern - whether music, or late night/around-the-clock Uber drop offs, social or other non-residential events in this space. On this block of Russell Street alone, there are

also 12 children under the age of 10. Russell is a residential street full of kids, parents, and grandparents, so the nature of the activities at a proposed hotel and the constant influx and outflow of guests could have a significant impact on our sense of safety and quality of life.

Relatedly, our families especially with small children and inclusive of the elderly need easy access to our homes. So, parking is not a small concern, but one that has the potential to significantly impact many of our families' abilities to come and go - whether running to the grocery store, getting kids home from school, or returning from a doctor visit. Our concerns are about basic resident livability in our residential neighborhood.

We do understand, however, that there are not a lot of great options for reusing a large, historic church in the middle of a neighborhood. We know the issue is complicated and one that neighbors across the city will face as historic churches go dormant.

**If you vote to approve NHL2018-003-001, the Edgefield Historic Neighbors Board strongly encourages you to do so with the full conditions of the Staff Recommendations intact.** The reuse of this church could be a nice contribution to the 21st century version of Historic Edgefield. It could also be a complete disaster for our residents. The conditions presented by the staff reflect neighbor input and are a minimum threshold for the possible positive contribution this hotel could make to our neighborhood.

Thank you for your service and consideration.

Lois Layne, President

Historic Edgefield Neighbors Board

817 Russell St.

Nashville, TN 37306.



From: Tom Hardin [mailto:hassell3@gmail.com]  
Sent: Wednesday, May 23, 2018 9:07 PM  
To: Planning Commissioners  
Subject: Hotel in Edgefield

Dear commissioners

I wish to associate myself with the letter submitted to you by the Edgefield board. We are willing to live with adaptive reuse of the church but want to be sure the staff recommendations that go with approval are adopted as well. Remember we are a neighborhood and we have families with children and grandparents living in this area. While we know we may need to accept the reuse of the church it should only happen with safeguards for parking and building use restrictions

Thank you  
Tom Hardin  
Edgefield Resident

Sent from my iPhone

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

From: Bettyjo [mailto:bjwolf1@comcast.net]  
Sent: Wednesday, May 23, 2018 8:00 PM  
To: Planning Commissioners  
Cc: Withers, Brett (Council Member)  
Subject: Boutique hotel at 819 Russell

Dear Councilman Withers and Members of the Planning Commission:

I have lived in East Nashville for 15 years. I have watched the changes to our beloved neighborhood. Some positive, some negative, in my opinion.

I believe the proposed boutique hotel in the old beautiful church at 819 Russell Street is a positive change. I have watched the church building for years, hoping someone would give it some TLC.

I understand the developer also included an apartment for an on-site manager. This will help ensure the neighborhood remains a great place for residents and guests alike

Please approve the boutique hotel in the beautiful building at 819 Russell

Thank you for your consideration

BettyJo Wolf

**From:** Anne Manner [mailto:acmanner@gmail.com]  
**Sent:** Wednesday, May 23, 2018 7:27 PM  
**To:** Planning Commissioners  
**Cc:** Withers, Brett (Council Member)  
**Subject:** Case 2018NHL-003-001

Dear Planning Commissioners,

I would like to reiterate the concerns expressed by the Edgefield Historic Neighbors Board with regard to the proposed hotel development at Russell and Ninth Streets and request that if you vote to approve NHL2018-003-001, that you do so with the full conditions of the Staff Recommendations intact.

Thank you.

Anne Manner  
600 Russell Street  
Nashville, TN 37206

**From:** Jenny Holskey Alexander [mailto:jholskey@gmail.com]  
**Sent:** Wednesday, May 23, 2018 4:12 PM  
**To:** Planning Commissioners  
**Cc:** Withers, Brett (Council Member)  
**Subject:** Case HNL2018-003-001, Church-hotel at 819 Russell Street

Dear Planning Commissioners,

My name is Jenny Alexander, and I live at 809 Fatherland Street in the Historic Edgefield neighborhood...just around the corner from the proposed hotel.

As you consider the proposal (NHL2018-003-001), I hope you will give special consideration to feedback from Edgefield residents who will be directly impacted by this project. We all agree preserving historic buildings is important, but I ask you to give equal weight to preserving quality of life and the integrity of our residential neighborhood.

Should you approve the proposed hotel, I ask you to please include the conditions recommended by Metro Planning Staff:

- 1) designate the parking lot across the street for hotel staff and guests;
- 2) require full-time, on-site management presence;
- 3) do not allow special events on the property; and
- 4) do not offer public sales of alcohol or food.

Thank you for your time and consideration,

Jenny Alexander

809 Fatherland Street

Nashville, TN 37206

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

From: Carol Williams [mailto:wachtel@bellsouth.net]

Sent: Wednesday, May 23, 2018 4:11 PM

To: Planning Commissioners

Subject: Case 2018NHL-003-001

My letter keeps bouncing back so sending it one more time.....

--- On Wed, 5/23/18, Carol Williams <wachtel@bellsouth.net> wrote:

> From: Carol Williams <wachtel@bellsouth.net>

> Subject:

> To: planning.commissions@nashville.gov

> Cc: wachtel@bellsouth.net

> Date: Wednesday, May 23, 2018, 3:51 PM

> Case 2018NHL-003-001

>

> To the Planning Commission:

>

> In several of the letters supporting the Boutique Hotel at 819 Russell, the addresses do not show  
> the writer resides in the Historic Edgefield neighborhood that is directly affected by the commercial  
activity.

> Also, please note that the plan as it is presented is not restoring the church as one letter stated.  
Several letters

> are from business owners who will understandably benefit from additional tourism.

>

> Saying all that, to say, I am not opposed to the Boutique Hotel with stipulations as presented.

>

> --Parking free for all guests and staff in the provided lot. " WeWorks" at 9th and Woodland has  
parking but charges a large fee so their

> tenants are filling Russell Street and South 9th Street. Please don't let this happen.

>

> --24/7 management, as any hotel, needs to be on duty. This is a residential neighborhood with

> 12 young children in the 800 block of Russell along with their working parents. Let's not forget several  
> retirees as well.

>

> --Please no outside entertainment along with no special events

>

> --Neither public bar nor restaurant please.

>

> Please remember this is a neighborhood that is fighting to maintain our quality of life and

> preserve residential status. 800 Russell has been my home for 42 years, so I am asking you to keep the  
> recommended stipulations while adding no outside entertainment neither at the church nor on the  
parking lot.

>

> We can make this work if you do your part to preserve our quality of life while allowing the

> managed Boutique Hotel with conditions.

>

> Thank you for your time.  
>  
> Carol Williams  
> 800 Russell Street  
> Nashville, TN 37206

**From:** Lois Layne [mailto:loislayne42@gmail.com]  
**Sent:** Wednesday, May 23, 2018 2:14 PM  
**To:** Planning Commissioners  
**Cc:** Withers, Brett (Council Member)  
**Subject:** Case 2018NHL-003-001

Dear Planning Commissioners,

As the Historic Edgefield Neighbors Board, we have serious concerns regarding a new hotel to open amid our small, historic, residential neighborhood. Among other things, our houses are extremely close together making noise a significant concern - whether music, or late night/around-the-clock Uber drop offs, social or other non-residential events in this space. On this block of Russell Street alone, there are also 12 children under the age of 10. Russell is a residential street full of kids, parents, and grandparents, so the nature of the activities at a proposed hotel and the constant influx and outflow of guests could have a significant impact on our sense of safety and quality of life.

Relatedly, our families especially with small children and inclusive of the elderly need easy access to our homes. So, parking is not a small concern, but one that has the potential to significantly impact many of our families' abilities to come and go - whether running to the grocery store, getting kids home from school, or returning from a doctor visit. Our concerns are about basic resident livability in our residential neighborhood.

We do understand, however, that there are not a lot of great options for reusing a large, historic church in the middle of a neighborhood. We know the issue is complicated and one that neighbors across the city will face as historic churches go dormant.

**If you vote to approve NHL2018-003-001, the Edgefield Historic Neighbors Board strongly encourages you to do so with the full conditions of the Staff Recommendations intact.** The reuse of this church could be a nice contribution to the 21st century version of Historic Edgefield. It could also be a complete disaster for our residents. The conditions presented by the staff reflect neighbor input and are a minimum threshold for the possible positive contribution this hotel could make to our neighborhood.

Thank you for your service and consideration.

Lois Layne, President

Historic Edgefield Neighbors Board

817 Russell St.

Nashville, TN 37306.

Sent from my iPhone

## Item 17, Rosedale Ave/Blue Ridge Drive

**From:** stacy@easeuptravel.com [mailto:stacy@easeuptravel.com]  
**Sent:** Thursday, May 24, 2018 8:57 AM  
**To:** Birkeland, Latisha (Planning); Planning Commissioners  
**Subject:** Zoning case No. 2018Z-049PR-001 - Item 17 on the May 24 agenda

Good morning!

I am writing to voice my opposition to case #2018Z-049PR-001. The application requests rezoning 2.74 acres comprised of 13 properties from RS-5 to RM-15A. The staff recommendation to disapprove is appropriate given the context of the surrounding neighborhood. As you are aware, our neighborhood is close to the completion of a revised study to change the land use policy. Regardless of whether this portion of the neighborhood changes, it is my understanding that a rezoning of this type is well above the density for either Neighborhood Evolving or Neighborhood Maintenance.

I thank you for your consideration and support of the Planning Staff's recommendation for disapproval.

Gordon Stacy Harmon, CHS

Your Personal Travel Professional

Ease-Up! Travel Services

(615) JET-SAND (538-7263)

**From:** Davis, Ashonti [mailto:DavisA17@aetna.com]  
**Sent:** Thursday, May 24, 2018 8:37 AM  
**To:** Birkeland, Latisha (Planning); Planning Commissioners  
**Cc:** stacy@easeuptravel.com; courtneywilliamsdesign@gmail.com; Martha Carroll  
**Subject:** RE: Item 17 on May 24 2018 Agenda - No. 2018Z-049PR-001

**RE: Item 17 on May 24 2018 Agenda and No. 2018Z-049PR-001**

Good Morning, Members of the Planning Commission and Ms. Birkeland,

I am writing to express my support of the Planning Staff's recommendation to disapprove the proposed rezoning of approximately 2.74 acres of several properties on Montgomery Avenue, Rosedale Avenue, and Blue Ridge Drive. The proposed rezoning is inappropriate in light of the surrounding context and the land use policy. The type of density allowed by the proposed rezoning is completely incongruous with the single-family footprint of the neighborhood.

I sincerely appreciate your consideration of my comments. Please vote in support of the Planning Staff's recommendation.

Kindest Regards,

Ashonti Davis

Edwin Street, 37207

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