

Comments on December 13 MPC agenda items, received through December 13

Item 5: 2018SP-050-001 – 6280 New Hope Road

From: Sallylou Cloyd [mailto:sallylou.cloyd@gmail.com]

Sent: Wednesday, December 12, 2018 1:29 PM

To: Planning Commissioners

Subject: Case 2018SP-050-001

RE: Item 5, December 13, 2018

2018SP-050-001

No 6280 NEW HOPE ROAD SP

Council District 12 (Steve Glover)

Staff Reviewer: Abbie Rickoff

Dear Metro Planning Commissioners - I am writing to express my concern regarding the proposed development on N. New Hope Road. I have followed the developer's original request and the subsequent changes as the process advanced. Had this development been placed on an appropriate roadway with robust utility and public transportation access, it would appear to be just what Nashville needs. The time and energy put into this plan has been substantial, however, the basic infrastructure of this area does not support this development. Due to the proposed number of households and structures for this ten acre plot, there are serious concerns expressed in the comments and notes regarding the placement of utilities, the capacity of the water and sewer lines and the condition of the road. These issues seem to be glossed over as more attention is given to the sidewalks and trees *within* the finished development than with the impact of the initial rezoning on the surrounding rural infrastructure.

Water and sewer capacity was already stretched by the number of large developments built in this area. Many of these developments have not completed construction of their already approved residences. In this rezoning request, the Water Services Recommendation speaks clearly to the need for upgrades and participation agreements because there is **NO** capacity. [*Metro Water filed a notice with the Register of Deeds in 2012 warning that the remainder of Phase 2 of Cobblestone Landing subdivision is not currently provided with water and/or sanitary sewer services. (20120823-0075834)*]

N. New Hope Road was resurfaced earlier this year and, where possible, there was a small shoulder of crushed rocks added. However in the area that is under re-zoning consideration, it is still a narrow, rural road with turns, twists and dips - but NO shoulders and NO guardrails. A pedestrian or bike rider has no place to walk or safely ride in this area. No jogger or biker has ever attempted a second run thru that area. The area - right where this sub will be placed - has no room in the right of way for a fix in the roadway's "dip" on the east side of the road without substantial construction. The road bed in this area is currently crumbling into the ravine that it is built on. And, on the west side of N. New Hope - in the very same area - several utility poles sit within a foot of the road - not the shoulder - but of the road, as there is no shoulder there. This is where one of my neighbors died in 2011 when he over corrected from running off the edge on the curve and hit the utility pole head on. Most of the larger subdivisions in this section either empty onto Old Lebanon Dirt Road or the southern mile

of N. New Hope. The Cobblestone Landing sub empties both onto the second northern mile of N. New Hope and onto Old Lebanon Dirt Road. Even the build out of the Wilson County part of our sub added substantially to this problem area (the second northern mile of N. New Hope). In fact, several times N. New Hope has had to be closed for accidents, or for safety during ice and/or snow - leaving our residents to exit only onto Old Lebanon Dirt Road. Building a sub of 50+ homes - **plus** opening up the entire Chesney Glen sub's drivers, guests, and deliveries thru Glentree Drive to that area of N. New Hope Road - is unsafe.

The 2018 traffic study was done when both Metro Schools and Wilson Schools were on fall break. I live in Cobblestone Landing and observed the traffic study equipment parked (well back from the intersection of Landings Way at N. New Hope) during their study - as there is no ability to park safely at the corner and observe traffic. I did not see equipment placed on the road bed, nor workers standing on the property where the re-zoning is proposed.

I urge Metro to address the issues of a narrow road, no shoulders, no guardrails and encroaching utility poles and wires **before** taking up the re-zoning request. These issues, along with the water and sewer concerns, until remedied, should prohibit this area from being re-zoned for anything - other than the current 2 acre home lots in the GSD.

Sallylou Cloyd

7701 Rookwood Court

Mt. Juliet, TN 37122

Home: 615-730-8168

Cell: 703-960-2361

From: Vickie Jones [mailto:Vickie.Jones@outlook.com]

Sent: Thursday, December 13, 2018 1:48 AM

To: Vickie Jones; Planning Commissioners

Cc: Tim Weeks; Sidney Bennett; mkksot@gmail.com; dswoner@gmail.com; kerobin@sbcglobal.net; peterwhitlow@att.net; Amie Gibbons; lusan1980@comcast.net; singmkn@yahoo.com; deedewitt@comcast.net; John Sheets; waynesch48@gmail.com; Susan Felts; Faye Scharber; annrdh@yahoo.com; Stephen Felts; trly222@yahoo.com; promakkw@bellsouth.net; Anton Visser; glasst@holyroary.edu; Debi Akin; sjkeil@bellsouth.net; jcampbell325@comcast.net; Oleg Volk; schmooock@comcast.net; Mark Hammock; Larry Shepherd; Erin Evans

Subject: Re: Proposed Development, 6280 North New Hope Road; Case #: 2018SP-050-001

Dear Planning Commissioners,

Tomorrow you will be once again discussing Case #: 2018SP-050-001, the proposed development at 6280 North New Hope Meadow Rd in Hermitage. I am asking for you to **re-open the public hearing** in order for a full discussion of the following issues.

A. The traffic access study requested at the Planning Commission meeting on September 13th is invalid and should be repeated.

B. This development does not meet "the most pressing issues determined by NashvilleNext" as listed on [the NashvilleNext Plan](#) website page.

A. Regarding the traffic study, there are three points I would like to make.

First, on page 10 of the traffic study, it states the study was completed when schools were in session. Davidson County schools were in session. However, on page 31 of the study October 11th is listed as the date of the study. According to the [Wilson County schools calendar](#), Fall Break was October 8th through October 19th. North New Hope Road connects Old Lebanon Dirt Road and Central Pike. Old Lebanon Dirt Road and Central Pike connect Wilson County to Davidson County.

Both of the comparable neighborhoods, New Hope Meadows and Cobblestone Landing, have homes in Wilson County but access roads for both neighborhoods are only in Davidson County. The majority of Cobblestone Landing is actually in Wilson County. At both community meetings, traffic from Wilson County was mentioned as a significant contributor to traffic on North New Hope Road and the surrounding area. Any **valid** study must occur when Wilson County schools are in session.

Second, on page 14 Table 4, Historical Traffic Volumes in the study area, does not include 2017 data which would show greater than a 6% increase in volume as listed in the study. See the data below I took from [TDOT Annual Average Traffic Count](#). Why was that data left out?

AADT by year:

2017 = 4,510
2016 = 3,880
2015 = 3,991
2014 = 3,738
2013 = 3,718
2012 = 3,327
2011 = 3,524
2010 = 3,298
2009 = 3,289
2008 = 3,193

Third, page 8 states “the exiting topography within the study area contributes to crashes on this roadway.” Considering North New Hope is a narrow, sight limiting curve, rural two lane road, it is not surprising there are many incidents with property damage. More traffic will only increase both the property damage and the injury crashes. Also, since North New Hope connects to Central Pike and Old Lebanon Dirt Road, residents are affected by traffic on Central Pike and Old Lebanon Dirt Road. In fact, in less than a week, my husband has been affected twice by incidents on Central Pike. Please refer to my previous document, again attached, with a variety of pictures regarding what my typical morning commute is like.

B. This plan does not meet NashvilleNext most pressing issues.

- Preserving our neighborhoods while building housing close to transit and jobs

This housing is not next to transit or jobs. Transit access would require driving two miles because the narrow roads have little to no shoulder or sidewalk and are not safe for walking or biking. Also, the northern part of the subdivision does not fit the character of any adjacent neighborhood. Houses on North New Hope Road are five (5) acre lots, and adjacent neighborhoods average **at least** 5000 sq ft lots.

- Protecting rural character and natural resources

Replacing a 10 acre field with 54 houses neither protects rural character nor natural resources.

- Creating walkable centers with jobs, housing and services in suburban and urban areas

This part of Davidson County is not conducive to any of these goals, much less this proposed development.

- Expanding walking, biking and transit

The current infrastructure in this area is not sufficient to support current automobile traffic, and the proposed development will not expand walking, biking, or transit in the area.

- Making our city affordable for all Nashvillians

The pricing and square footage of this development has been cherry picked to be out of the price range of many families working at or just above minimum wage. The "affordability" of this proposed development is questionable for workforce housing.

I find it somewhat ironic that if the northern portion of the proposed development matched the southern portion, the proposed neighborhood would be fit in the character of the surrounding area. The one inch thick stack of comments opposed to the development would be much smaller.

I am asking once again that the hearing be re-opened to the public. The traffic study must include information when Wilson County schools are in session to be valid.

Thank you for your time and attention to this matter.

Vickie Jones

New Hope Meadows

As a reminder to myself: There is so much good in the worst of us, and so much bad in the best of us, that it ill behooves any of us to find fault with the rest of us. ~ James Truslow Adams

From: Vickie Jones <Vickie.Jones@outlook.com>

Sent: Thursday, November 8, 2018 1:45 AM

To: planning.commissioners@nashville.gov

Cc: Tim Weeks; Sidney Bennett; mkksot@gmail.com; dswoner@gmail.com; kerobin@sbcglobal.net; peterwhitlow@att.net; Amie Gibbons; lusan1980@comcast.net; singmkn@yahoo.com; deedewitt@comcast.net; John Sheets; waynesch48@gmail.com; Susan Felts; Faye Scharber; annrdh@yahoo.com; Stephen Felts; trly222@yahoo.com; promakkw@bellsouth.net; Anton Visser; glasst@holyroary.edu; Debi Akin; Vickie Jones; sjkeil@bellsouth.net; jcampbell325@comcast.net; Oleg Volk; schmooock@comcast.net; Mark Hammock; Larry Shepherd; Erin Evans

Subject: RE: Proposed Development, 6280 North New Hope Road; Case #: 2018SP-050-001

Please see the attachment. It includes many pictures... a picture is worth a thousand words.

Thank You.

Vickie

As a reminder to myself: There is so much good in the worst of us, and so much bad in the best of us, that it ill behooves any of us to find fault with the rest of us. ~ James Truslow Adams

Please refer to attachment on the following page.

Dear Commissioners,

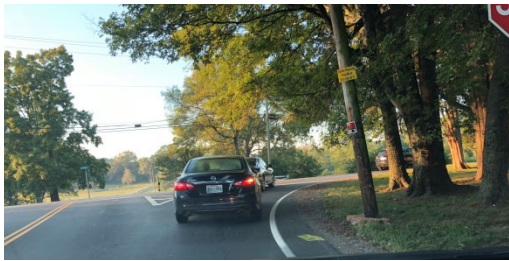
Thank you so much to the commissioner who drove the area before the hearing in September.

I am contacting you to ask you to re-open discussion on this project. I have two significant concerns regarding this development.

First, this development is supposedly compared to New Hope Meadows and Cobblestone Landing. The comps were cherry picked and lot size is not comparable in the northern part of the proposed development. To be similar to New Hope Meadows and Cobblestone Landing, the lot size of the northern section of the subdivision would need to average at least 5000 square feet size. The new subdivision will not be similar to surrounding subdivisions, including Chesney Glen, which has been used to justify the 2200 square foot lot size.

Second, the latest traffic study appears to have been conducted when Davidson County schools were in session, but not Wilson County. While the traffic study may show a minimal effect of traffic directly onto N New Hope Road, it does not provide an accurate picture of the significant traffic issues we have in Hermitage. If a picture is worth a thousand words....., here are a few examples of my commute in Hermitage traveling from New Hope Meadows to Metro Center taken since the last planning commission meeting.

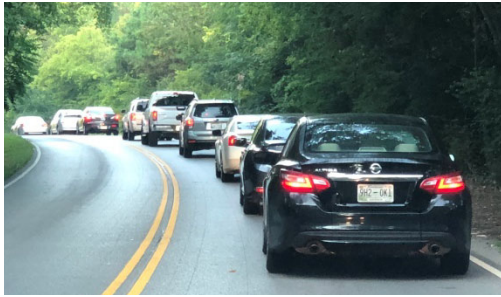
On 9-20-18 at 7:19am at the intersection of N New Hope Rd and Central Pike.



Where I saw traffic was back up about 1.25 miles from the intersection of Central Pike and Old Hickory Blvd to New Hope Baptist church.



I then went to Bell Road to cross Percy Priest dam, and was in this traffic at 7:24am at going west on Bell Road before the intersection of Dodson Chapel.



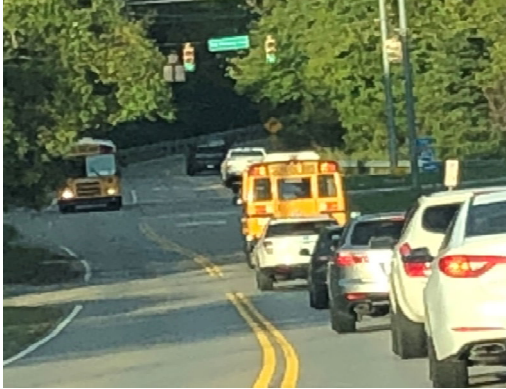
On 9-26-18 I went from N. New Hope Rd to Old Lebanon Dirt Road to Jackson Way where I could see from the intersection near Kroger that traffic was backed up on the entrance ramp to I-40 near Summit all the way to Old Hickory Blvd. I decided to take Central Pike to Lebanon Rd where traffic looked like this picture.



On 10-3-18 at 7:23am, traffic once again on Bell Road at the Dodson Chapel intersection.



10-9-28 at 7:32am at the intersection of Bell Road and Old Hickory Blvd.



10-23-18 7:21am at Central Pike and Valley Grove Dr.



11-7-18 7:24am around New Hope Baptist Church on Central Pike.



11-7-18 at 7:30am on Bell Road near Percy Priest dam.



Please take time to visit our neighborhoods, especially during rush hour, and consider the character, lot size, and traffic before making a final decision.

Thank you for your consideration of Metro residents and not just developers.

Item 8: 2018SP-074-001 – 3049 Earhart SP

From: Dan Emerson [<mailto:903dantn@gmail.com>]

Sent: Thursday, December 13, 2018 7:43 AM

To: Hill, Levi (Planning)

Subject: zoning 2018SP-074-001

I opposed the rezoning change, this is spot commercial zoning. No other commercial property within a block of 3142 of Earhart Rd.

Sincerely,

Dan Emerson

4504 Central Pike

Item 21: 2018S-204-001 – Hunters Run

From: Brandon Hutchison [mailto:willbhutch@gmail.com]
Sent: Wednesday, December 12, 2018 6:38 PM
To: Planning Commissioners; Jo Hutchison
Subject: MPC Mtg 12/13/18 Item #21 - Hunters Run (2018S-204-001)

Mr. Chairman and other commission members,

I request that you defer action on Item #21 - Hunters Run (2018S-204-001) Concept Plan until the January 10, 2019 (or later) Metro Planning Commission (MPC) meeting. I've spoken to several members of the Dalemere Community (where I also reside) who have concerns with this plan. As this development will interconnect with our community, I'd like the opportunity to review the plan further, seek further details, and to reach out to Councilmember Brenda Haywood to consider a community meeting on this proposed development before it is considered by the MPC.

According to the Staff Report, Item #21 Hunters Run has a staff recommendation to defer at request of the applicant. I implore you to please defer consideration of this concept plan.

Sincerely,

--

Brandon Hutchison
1305 Dalemere Dr, Nashville, TN 37207
willbhutch@gmail.com

Item 33: 2018Z-124PR-001 – Elliston Place / Louise Avenue

Please see attachment on following page.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY



Metro Historical Commission
Metro Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
615-862-7970
historicalcommission@nashville.gov

December 11, 2018

RE: Item #33, Zone Change 2018Z-124PR-001

Metro Planning Commission Members:

The apartment buildings located at 2221 Elliston Place, 114 and 118 Louise Avenue were determined eligible for listing in the National Register of Historic Places (NRE) by the Metro Historical Commission staff.

All three apartment buildings were constructed within a seven year span and are representative of the westward urban growth the city was experiencing at this time, due in part to the Broadway-Vanderbilt trolley line and the proximity to Vanderbilt University. The Louise, located at 2221 Elliston Place, and The Douglas, located at 118 Louise, were both constructed in 1916-1917. The Louise was designed by the architectural firm of Hart & Gardner, while The Douglas was designed by Thomas W. Gardner. The West End, located at 114 Louise Avenue, was constructed in 1922 and designed by Marr & Holman.

These buildings were part of a wave of large formal apartment buildings constructed in the early twentieth century. Many of their nearby contemporaries have been lost over the last few decades including the Lincoln, Park View, Grenada, and the Jacksonian apartments. The proposed zone change, which is inconsistent with the existing land uses policies, would likely pave the way for demolition of these historic structures, and as such, we strongly support the Planning Staff's recommendation for disapproval.

Sincerely,

A handwritten signature in cursive script that reads "W. Tim Walker".

W. Tim Walker
Executive Director,
Metro Historical Commission

Item 30 and Item 35: 2018Z-119PR-001 and 2018Z-126PR-001 – Brewer Drive

From: Tina Monroe [mailto:tina@shiptitan.com]
Sent: Thursday, December 13, 2018 7:22 AM
To: Planning Commissioners
Cc: Planning Staff
Subject: FW: Case # 2018Z-126PR-001 AND Case # 2018Z-119PR-001

Good Morning.....

Forwarding to you folks... the Planning Committee and Staff..... Want to get word out that the NEIGHBORS on Brewer Dr are TOTALLY AGAINST re-zoning on Brewer Dr.....we do soooo hope that you take the time to listen to us, THE PEOPLE THAT LIVE IN THIS NEIGHBORHOOD !!!! ones wanting to destroy our neighborhood don't live here and could care less about what their re-zone would do to our homes, property, and way of life..... We enjoy getting out in our yards and mingling with neighbors, but bringing in commercial brings a whole new set of rules and people to our community..... WE DON'T WANT THIS

Listen to US..... WE DONT WANT RE-ZONE..... don't need mixed use property..... don't pass this and ruin BREWER DRIVE.....

Tina Monroe
Titan Transfer Logistics
317 Arlington Ave
Nashville, Tn 37210
Office: 615 324 3494
Fax: 615 324 3498
Toll Free: 800 826 1832
tina@shiptitan.com
website: www.shiptitan.com
FB: www.facebook.com/ShipTitan

"When wealth is lost, nothing is lost; When health is lost, something is lost; When CHARACTER is lost, ALL is lost." Billy Graham

From: Tina Monroe [mailto:tina@shiptitan.com]
Sent: Friday, December 07, 2018 7:43 AM
To: 'planningstaff@nashville.gov'
Cc: 'davette.blalock@nashville.gov'; 'Ken Harding'; 'Mike Sullivan'
Subject: Case # 2018Z-126PR-001 AND Case # 2018Z-119PR-001

I am AGAINST re-zoning on Brewer Dr..... WE DO NOT NEED or WANT COMMERCIAL or Mixed Use property in our NEIGHBORHOOD.....The Neighborhood met with our Councilperson at Bar-b-que a bit ago and we ALL told her we were AGAINST this re-zoning.....we thought we were heard but OBVIOUSLY underbanded deals going on with her and property owners...they tried this a few years ago and the Neighbors stopped them..... yet again here we go..... WE DON'T WANT THIS IN OUR NEIGHBORHOOD..... leave it as a TRUE NEIGHBORHOOD were people can live without the traffic woes and the crime that comes with this development..... STAY AWAY FROM OUR NEIGHBORHOOD !!!!

Brewer Dr is getting like Dickerson Rd since that stupid light was put up.... irresponsible asses going down Brewer shooting guns out windows... I know this because I witnessed it.....

NO RE-ZONE on Brewer Dr !!!!!!!!! PLEASE

Tina Monroe
Titan Transfer Logistics
317 Arlington Ave
Nashville, Tn 37210
Office: 615 324 3494
Fax: 615 324 3498
Toll Free: 800 826 1832
tina@shiptitan.com
website: www.shiptitan.com
FB: www.facebook.com/ShipTitan

"When wealth is lost, nothing is lost; When health is lost, something is lost; When CHARACTER is lost, ALL is lost." Billy Graham

From: Carol McCrary [<mailto:mccraryresearch@comcast.net>]
Sent: Thursday, December 13, 2018 12:03 PM
To: Planning Staff
Subject: Case #2018Z-126PR-001 and #2018Z-119PR-001

The Brewer Dr/Whispering Hills neighborhood is an historical part of Nashville. It is one of the few mid-century neighborhoods that has stayed fairly constant throughout the decades.

Young, vibrant families are moving into this area. If you check the current demographics, not the 2010 census information, you will see how the area is changing. It is gentrifying as have several other older neighborhoods in Nashville.

Why are there constant attempts to rezone the area for commercial use? Last time the landowner pushing for this lied to us. He showed us lovely architectural renderings of a sophisticated, upscale medical office suite. He thought we were so stupid that we wouldn't notice that the renderings and the piece of land would only work if it were a medical center in a miniature scale model village!!

The long-term plans for Nashville do not see the need for additional commercial space into older, stable neighborhoods in this area. The landowner of the parcel bought the land at a discounted price because he thought he could just bulldoze his way through the zoning commission and ignore what he sees as a bunch of ignorant, unimportant homeowners in the area. There is plenty of available commercial space on Nolensville Rd. More is not needed!

He made a bad business deal. It's not our job to make him money. Why doesn't he make it into a nice little park and take a tax write off? I guess he knew that, in some city officials' minds, businesses matter more than homeowners. I feel the zoning commission cares more about maintaining Nashville's character and it's homeowners as you have turned down this request several times already.

If his overgrown property is a place for criminals to hide out, perhaps the landowner should take better care of his property. Again, his bad business deal is not the neighborhood's problem.

Why does the day care - in a mid century home - need to be rezoned as well? They have been good neighbors that may cause a little bit of extra traffic on weekdays but that's all.

I also find it interesting that the hearing was scheduled for 4pm during the Holiday season when people are very busy.

Did Davette Blalock make a request for this time period or was it just coincidental? I hate to think she would do that in order to cram it through with no neighborhood members present. This is one of several attempts to change this zoning. Why keep trying when it is abundantly clear the neighborhood does not want it changed?

I am against this rezoning. My neighbor, Philip Dowdy, is also against it. He has no current email access and wished me to pass along his objections. My neighbors on the other side just purchased their home. I doubt they will be in favor of this either!

Carol McCrary
519 Brewer Dr
Nashville TN 37211

Item 36 and Item 37: 2018Z-127PR-001 and 2018Z-128PR-001 – Montgomery Avenue and Douglas Avenue

From: Jason Stalcup [mailto:jberrystalcup@gmail.com]

Sent: Wednesday, December 12, 2018 2:11 PM

To: Planning Commissioners

Subject: Item 36 (2018Z-127PR-001) and Item 37 (2018-128PR-001) on 12/13 Planning Commission Agenda

Planning Commission Members,

I am writing to oppose the rezoning requested in #36 (2018Z-127PR-001) and #37 (2018-128PR-001) on the Planning Commission's agenda for December 13, 2018. Our neighborhood has had several meetings with the Planning Department and the charrette process; we want these types of rezoning petitions to be considered more carefully by the Planning Department and the Planning Commission. Also, both rezoning petitions ask to substantially increase the density on small tracts of land. In fact, Item 36 is a request to rezone from SP-R to RM15-A and Item 37 is a request to rezone from SP-R to RM20-A while both properties are approximately two-tenths of an acre. Lastly, there has been an absence of significant community engagement concerning both rezoning petitions which has become all too commonplace.

I ask that both matters be removed from the Consent Agenda. I sincerely appreciate your consideration of my comments.

Sincerely,

Jason Stalcup

N. 5th Street

From: whitney pastorek [mailto:whittlz@gmail.com]

Sent: Thursday, December 13, 2018 11:45 AM

To: Planning Commissioners

Subject: Item 36 (2018Z-127PR-001) and Item 37 (2018-128PR-001) on 12/13 Planning Commission Agenda

Hello! I am writing to support my District 5 neighbors in opposing the rezoning petitions reflected in Item 36 (2018Z-127PR-001) and Item 37 (2018-128PR-001) on the Planning Commission's agenda for today, December 13, 2018. I would like to echo everyone else's concerns that these rezonings very obviously go against the community's wishes as demonstrated in their charrette, the density being proposed is absurd, and as usual, the community has not had the appropriate opportunity for input in either case.

And I know my friend Ashonti Davis has already brought this to everyone's attention, but the half-built AirBNB hotel fiasco at 1225 Stainback is really quite hideous and embarrassing, and my heart breaks for the neighbors who have to look at it every day. Y'all should drive by sometime. It's bonkers.

thanks as always!

whitney pastorek

east hill neighborhood association

347-512-5075

Item 37: 2018Z-128PR-001 – 108 Douglas Avenue

From: Omid Yamini [mailto:omid1130@gmail.com]

Sent: Wednesday, December 12, 2018 1:03 PM

To: Davis, Scott (Council Member)

Cc: jberrystalcup@gmail.com; joelrakes@gmail.com; mudking@icloud.com; Jason Colligan; McCullough, Sam; Planning Commissioners; Council Members

Subject: Please DEFER 2018Z-128PR-001

CM Davis:

I am writing to ask that you please defer this item from the Metro Planning Commission agenda tomorrow night (12/13/18).

At our October 11, 2018 CPNA meeting where you brought the family who owns this property in, no formal or even sketches of plans or information were presented. Therefore, we discussed having them come back in December to present their plans. And that was the last we heard of it, until we saw it pop up on the MPC agenda for the meeting tomorrow night.

From our CPNA meeting minutes:

“Covington family at Douglas & Joseph (108 Douglas St) are here with their real estate agent and interested to rezone to a RU15 and have 3 to 4 units. The Douglas corridor is currently labeled as “evolving.” Davis is helping them navigate the process.

- Planning Dept. is currently looking at plans.
- They will come back in December with additional information.”

Additionally, our CPNA community holiday potluck dinner is tomorrow night (Thursday, 12/13/18), so it will be difficult for anyone involved with that to attend and speak at the public hearing scheduled for MPC.

Again, I respectfully ask that you defer this bill at MPC until we can have a community meeting.

Thanks,
Omid Yamini

37.

2018Z-128PR-001

On Consent: Yes

Council District 05 (Scott Davis)

Public Hearing: Open

Staff Reviewer: Abbie Rickoff

A request to rezone from SP-R to RM20-A zoning for property located at 108 Douglas Avenue, on the southwest corner of Joseph Avenue and Douglas Avenue (0.19 acres), requested by Metro Councilmember Scott Davis, applicant; Doris and Ronald Covington, owners.

Staff Recommendation: Approve.

From: cpna4u [mailto:cpna4u@bellsouth.net]

Sent: Wednesday, December 12, 2018 1:51 PM

To: Omid Yamini; Davis, Scott (Council Member)

Cc: jberrystalcup@gmail.com; joelrakes@gmail.com; mudking@icloud.com; Jason Colligan; Planning Commissioners; Council Members

Subject: Re: Please DEFER 2018Z-128PR-001

Scott

In light of what has occurred at 1300 Lischey we need to know more regarding this project. That Lischey St development is so far from what we were presented it's beyond a joke. Please have a plan presented to the group so everyone can view it. It's only fair because that's been required of everyone before going forward.

Thank you,

Sam McCullough

----- Original message -----

From: Omid Yamini <omid1130@gmail.com>

Date: 12/12/18 1:03 PM (GMT-06:00)

To: scott.davis@nashville.gov

Cc: jberrystalcup@gmail.com, joelrakes@gmail.com, mudking@icloud.com, Jason Colligan <jecolligan7@gmail.com>, cpna4u@bellsouth.net, planning.commissioners@nashville.gov, councilmembers@nashville.gov

Subject: Please DEFER 2018Z-128PR-001

CM Davis:

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At our October 11, 2018 CPNA meeting where you brought the family who owns this property in, no formal or even sketches of plans or information were presented. Therefore, we discussed having them come back in December to present their plans. And that was the last we heard of it, until we saw it pop up on the MPC agenda for the meeting tomorrow night.

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37.
2018Z-128PR-001
On Consent: Yes
Council District 05 (Scott Davis)
Public Hearing: Open
Staff Reviewer: Abbie Rickoff

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Staff Recommendation: Approve.

From: Jason Stalcup [mailto:jberrystalcup@gmail.com]
Sent: Wednesday, December 12, 2018 2:49 PM
To: Planning Commissioners; Council Members
Cc: Omid Yamini; Joel Rakes; Jason Colligan; Russell Kirtchner (?)
Subject: Please DEFER 2018Z-128PR-001

CM Davis,

Please defer the above item from the Metro Planning Commission agenda tomorrow night (12/13/18).

At our October CPNA meeting, you brought the family who owns this property in with no sketches or plans and no information about the proposed rezoning was presented at all. Because of this, the membership discussed having the applicants come back in December to present their plans. This was the last our organization heard of this proposal until we saw it appear on the planning agenda,

As a reminder, our minutes from that meeting are posted on our neighborhood Facebook page and Instagram account. They read:

“Covington family at Douglas & Joseph (108 Douglas St) are here with their real estate agent and interested to rezone to a RU15 and have 3 to 4 units. The Douglas corridor is currently labeled as “evolving.” Davis is helping them navigate the process.

- Planning Dept. is currently looking at plans.
- They will come back in December with additional information.”

The CPNA community holiday potluck dinner is tomorrow night (Thursday, 12/13/18), so it will be difficult for anyone involved with that to attend and speak at the public hearing scheduled for MPC. Please defer and have them present at our January meeting.

Thank you,

Jason Stalcup
CPNA Treasurer
906 N. 5th Street

From: Katie Rhode [mailto:kathleenrhode@gmail.com]
Sent: Thursday, December 13, 2018 10:30 AM
To: Planning Commissioners
Subject: 2018Z-128PR-001 : OPPOSE

As a member of the Highland Heights neighborhood, I oppose this zoning. This historic neighborhood does not need anymore multi-unit properties.

- Kathleen Rhode

Marie Street

From: Jeromy Reaux [mailto:jeromy.reaux@icloud.com]
Sent: Thursday, December 13, 2018 11:09 AM
To: Planning Commissioners
Subject: 2018Z-128PR-001 : OPPOSE

From: Jonathan Shoemaker [mailto:jonathan.shoe@gmail.com]
Sent: Thursday, December 13, 2018 11:43 AM
To: Planning Commissioners
Subject: 2018Z-128PR-001 : OPPOSE

From: Amanda Widner [mailto:nortoak@me.com]
Sent: Thursday, December 13, 2018 12:05 PM
To: Planning Commissioners
Subject: 2018Z-128PR-001 : OPPOSE

We are Jason and Amanda Widner, owners of 1231 Joseph Avenue, the property two doors down and facing 108 Douglas Avenue. We have been proud residences of the Cleveland Park community since 2006. We take pride in our neighborhood, it's historic charm and low density neighborhood feel.

We oppose the zoning for multiple units (possibly 4?) at 108 Douglas Ave. An urban infill build is inevitable on this piece of property since there is no original structure. However, a high density structure has the potential to completely change our block, street, and neighborhood dynamic. This is a single family dwelling street that this parcel of land affects. Joseph Avenue. I urge the planning commission to take that into consideration, not just Douglas Avenue.

How will this multi unit look from all sides of the property? Why should Cleveland Park have to make sacrifices on aesthetic's just so a developer can make a nice profit?

How does it affect the homes next-door and houses facing the property? Does it block and over power their single family homes?

Would you want someone to build a multi unit structure next to your single family home?

Furthermore, we strongly oppose the potential non-owner occupied SRT zoning for 108 Douglas Ave. This piece of property is the anchor of our street and the welcome to our section of the Cleveland Park community. This is not a hotel zone. We did not invest in this great community for our “neighbors” to be strangers and rotate on a nightly/weekly basis.

We urge you to take all these matters into consideration. Thank you.

Proud members of the Cleveland Park community,

Jason and Amanda Widner
1231 Joseph Avenue, Nashville TN 37207