

Comments on January 10 MPC agenda items, received through January

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Item 2a: 2018CP-010-003 – 801 12th Avenue South – Green Hills-Midtown Community Plan Amendment and Item 2b: 2018SP-077-001 Novel Edgehill

From: Thomas Palmeri [mailto:palmeri.tom@gmail.com]
Sent: Tuesday, December 18, 2018 9:01 AM
To: Grider, Anna (Planning)
Cc: O'Connell, Freddie (Council Member)
Subject: Re: Park Center Plan Amendment and Rezoning

Hi. I live at 1410 South Street, a couple blocks from the proposed Park Center development. I was at the community meeting yesterday.

I urge the planning department staff to recommend disapproval of this proposed development.

I was first told by someone in the neighborhood that the current zoning would allow 150 units and that the developers were asking for twice that many. I thought that was an unreasonable request. Then I learned yesterday at the meeting that the current zoning would actually only allow 60 units. That means that the developers originally proposed 6x the current zoning and are now “listening to the neighborhood” by only proposing 5x the current zoning.

I have seen too often developers propose something outrageously beyond the current zoning, bring it to the neighborhood, and then scale it back on revision to something merely far beyond the current zoning. That way they can appear to be responding in good faith but meeting resistance from a recalcitrant neighborhood.

The developers point to the proposed lighted sidewalk between Sigler and 12th. That certainly would be a benefit to those living on Sigler. But that small bone is not worth the price of a dense development 5x what the current zoning allows. The proposed pocket park and space in front of the development may technically be open to the public, but will be primarily amenities for the residences of the development, not the adjacent neighbors.

Our neighborhood has worked with developers who request modest increases above current zoning, whether to provide low-income housing, to deal with an odd lot configuration, or in exchange for other amenities for the neighborhood. But those are cases of modest increases in density, say going from 10 units on a lot to 11 or 12 units on a lot, not going from 10 units on a lot to 50 units on a lot.

I wish there was a master plan for 12th Avenue South. There should be a treed median to slow traffic and beautify the area. There should be zero lot line zoning with a three story urban-style developments with retail on the corners, not 5-7 store dense urban development.

Approving this request sets the wrong precedent for future development on our stretch of 12th.

Tom Palmeri
1410 South Street
Nashville, TN 37212

From: Karin Kalodimos [mailto:kkalodimos@gmail.com]
Sent: Thursday, December 20, 2018 7:44 AM
To: Planning Commissioners
Cc: O'Connell, Freddie (Council Member); Grider, Anna (Planning)
Subject: Opposition to Park Center Project

Dear Commissioners,

I am writing in strong OPPOSITION to the proposed development at Park Center and its request to change the zoning to T4 CM.

This change drastically increases the density to a possible 297 units on property that is currently zoned for 60 units. This upzoning is 5 times the current base zoning and allowing an increase in height to eight stories with the requested SP.

The Park Center property is located in Edgehill and as a resident, I believe this density is too much for our neighborhood to handle and does not fit with the Green Hills Midtown Plan. Edgehill's current infrastructure along 8th Avenue, 12th Avenue, and South Street is not equipped to handle the additional traffic and parking needed for such high density.

Furthermore, I am afraid it would set a precedent for the rest of 12th Avenue and would ultimately completely change Edgehill and I fear end its neighborhood charm and history. This proposal does make it very clear that we are in desperate need for a Detailed Neighborhood Plan that would protect Edgehill's character against encroachment and the housing needs for many low-income residents within the city.

Please reject their request.

Sincerely,

Karin Kalodimos
907 Villa Place
Nashville, TN 37212

CC: Ana Grider
CM Freddie O'Connell

From: Seth Ogden [mailto:sethogden@gmail.com]
Sent: Thursday, December 20, 2018 9:12 AM
To: Planning Commissioners; Grider, Anna (Planning); O'Connell, Freddie (Council Member)
Subject: Opposition to Current Proposal for Park Center Development

Planning Commission,

I am writing in reference to the Park Center Development at 12th Ave South and Hawkins St. I live at 1005 15th Avenue South. I am concerned about the impact on density under the current proposal. The current zoning that allows for approximately 60 units would change to allow almost 300, a five-fold increase. This is too much density for the neighborhood that we are trying to protect. I am opposed to this project and ask that the Planning Commission reject the requested change.

Sincerely,

Seth Ogden

From: Janet Shands Mutual Contractors [mailto:shands.janet@gmail.com]
Sent: Thursday, December 20, 2018 11:03 AM
To: Grider, Anna (Planning); Hill, Levi (Planning)
Cc: Planning Commissioners; O'Connell, Freddie (Council Member); Colby Sledge
Subject: 801 12th Ave South & Edgehill-Park Center

Anna,

The consensus of the neighbors who were in attendance 12/17/2018 was that this proposal for a policy change and SP goes too far. The SP as a five fold increase in density is too much. The token changes that have been offered do not equate to a true community benefit that is commiserate with a five fold increase in density with 85% one bedrooms at \$1300 -\$1400 per month.

As 12th Ave S to the south of Wedgwood and Music Row have created Detailed Plans, we in Edgehill desperately need one for 12th Ave South in Edgehill.

The months spent meeting with MDHA for Envision Edgehill gave us great information on what the community members want for 12th Ave South.

We also have the info from the design created in 2005 with the Civic Design Center.

Urban Renewal carved out this massive expanse of 7-8 lanes for 12th Ave South in Edgehill from the interstate to Wedgewood. It cut this historically African American community in half with a huge highway down the middle. As development continues in this area, might we create a 12th Ave South that is neighborhood focused, walkable, and unifying? Please let us not repeat our history of disregarding the residents for the sake of development parcel by parcel. Please let us get the context right.

We appreciate your presence at the meeting and willingness to answer questions.

Thank you for your consideration of these matters.

Sincerely,

Janet Shands
1001 14th Ave South
Nashville, TN 37212

From: Ashley Shoemaker [mailto:aehal1@yahoo.com]
Sent: Thursday, December 20, 2018 12:44 PM
To: Planning Commissioners
Cc: Grider, Anna (Planning); O'Connell, Freddie (Council Member)
Subject: Oppose the Park Center Project

I reside at 1500 South St and oppose the Park Center Project. A 5x upzoning (from 60 to 300 units) sets an unacceptable precedent. We are fighting to maintain the character of our neighborhood and this project is high density without a meaningful community benefit.

Thanks,

Ashley Shoemaker

From: Avy Long [mailto:avylong@gmail.com]
Sent: Thursday, December 20, 2018 2:54 PM
To: Planning Commissioners
Cc: Grider, Anna (Planning); O'Connell, Freddie (Council Member)
Subject: Vote NO for Park Center Proposal

Dear Planning Commission,

The proposed project for the Park Center property is NOT what our Edgehill Neighborhood considers in its best interest. The increase in density will be very detrimental and the proposal is not aligned with the Nashville Next plans for this area.

Please vote against this proposal.

THANK YOU,

Avy Long
Edgehill Resident
1222 15th Ave So

From: Rodney King [mailto:rodney.king.beyond@gmail.com]
Sent: Monday, December 24, 2018 1:54 PM
To: Planning Commissioners
Subject: Opposed to Park Center development

I am writing in opposition to the proposed development at Park Center.

This proposed development is out of touch with the character of Edgehill. It is too dense and out of scale for the neighborhood.

While the developer has been cooperative in toning down the scale of their project at the request of Edgehill residents, their initial starting point as an extension of the Gulch into Edgehill makes this project untenable.

While we as a neighborhood remain open to the inevitable development of this site, I feel any development needs to reflect the existing neighborhood, rather than attempt to overwhelm it.

Rodney King
907 Villa Place
Nashville

Item 6: 2018SP-074-001 – 3049 Earhart

Please refer to attachment on the following page.

William P. Goins, Jr.
3027 Earhart Road
Hermitage, TN 37076-3706
(615) 883-0532

December 14, 2018

Mr. Steve Glover
4576 Raccoon Trail
Hermitage, TN 37076

Steve Glover
Metropolitan Council Office
One Public Square, Suite 204
P. O. Box 196300
Nashville, Tennessee 37219-6300

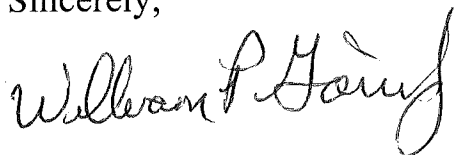
Dear Mr. Glover:

I am a long-time resident of Hermitage, and I am writing to request a neighborhood meeting in Hermitage with you and the other residents of Earhart Road prior to the January 10, 2019 Planning Commission meeting regarding the proposed zoning change: 2018SP-074-001, Parcel ID 098000000700, 3049 Earhart Road.

Our understanding is that this zoning change will allow the property owner to add a warehouse, large semi-trucks on our neighborhood street as well as the addition of a billboard close to our residential home. We are opposed to this zoning change and would appreciate your consideration of a community meeting to discuss this matter in more detail.

We look forward to receiving a meeting notice from you prior to January 10, 2019.

Sincerely,

A handwritten signature in cursive script that reads "William P. Goins, Jr." The signature is written in black ink and is positioned below the word "Sincerely,".

William P. Goins, Jr.

cc: Planning Commission Members

Item 21: 2016SP-069-003 – 1216 Gallatin Avenue

From: Robert Johnson [mailto:railrobert@gmail.com]

Sent: Tuesday, January 01, 2019 11:01 AM

To: Planning Staff

Subject: Public comments on 2016SP-069-003

Dear Sir/Madam,

I have received notification of a MPC hearing into a request to specify uses for 2016SP-069-003 at 1216 Gallatin Ave. Here are my comments.

I would very much like to see sidewalks built at the development linking all of the buildings with the public sidewalk on Gallatin Ave via ADA compliant sidewalks that meet the pedestrian desire lines. The paths actually provided are neither useful for pedestrians nor ADA compliant, and do not encourage walking to site.

The current SP plan on your website incorrectly shows a label "Connection to public sidewalk" at the south end of the new retail block, when in fact none has been constructed at either end of that block. The "sidewalk" indicated at the north of the retail block does not connect with the public sidewalk on Gallatin Ave in any useful way.

Despite both vehicle entrances being renewed as part of the development, no sidewalks were provided alongside those driveways. Why not?

The only pedestrian connections to the entire development are via steps, provided along the new retail building frontage. This is not ADA compliant, and does not provide a reasonable route for pedestrians walking along Gallatin Ave to access the main self-storage building, or even the rear of the retail building. The pedestrian routes provided are not visible when approaching from either direction on Gallatin Ave, and almost double the minimum possible walking distance.

Please request the developer to provide continuous ADA compliant access between all the building entrances and Gallatin Ave, and sidewalk connections that are visible, and satisfy the pedestrian desire lines.

These ADA and pedestrian connections should have been conditioned in order to comply with NashvilleNext, the Gallatin Pike overlay, the MCP and the ADA. I do not understand why developments in areas specifically identified for walkable development continue to be approved without sidewalks.

Unfortunately this is not an unusual error. A nearby typical case is 1101 Riverwood Drive, also on Gallatin Ave. A new retail development fronting Gallatin Ave has been built in the last year with no ADA or pedestrian access whatsoever, despite construction of two brand new vehicle accesses. Why was this permitted, particularly when zoned for alternative transport use, MUL-A?

Regards,

Robert Johnson
1112 Greenwood Ave
Nashville, 37206

Item 33: 2019Z-001PR-001 – 327 Gatewood Avenue

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

Sent: Friday, January 04, 2019 9:32 AM

To: Planning Commissioners

Subject: Case: 2019Z-001PR-001-327 Gatewood Ave

Commissions,

I oppose this request to rezone from RS5 to R6 Zoning at 327 Gatewood.

The Highland Heights Community Plan that was created recently with community input that wants to preserve this existing blocks of RS5. To grant an exception in light of this process that you approved discredits the staff's work and the community members that participated.

We can see no exceptional circumstance. 327 Gatewood is mid block on a street that has yet to be inundated with SPs. The lot is not unusually large but consistent with the majority of the lots on the street.

For these reasons we ask you to vote no on this case.

Thank you,

Janet Shands

1420-22 Lischey Avenue

Comments regarding a previous case approved with conditions (5-0-1) at the 11/8 MPC meeting – 2018SP-070-001 – West End Residential SP

From: Karin Kalodimos [mailto:kkalodimos@gmail.com]

Sent: Sunday, December 30, 2018 9:08 AM

To: Planning Commissioners

Subject: Against Bill BL2018-1398

Dear Council Members,

Please vote against BL2018-1398. I find it odd that many of the Council Members who wisely voted to reduce the amount of STR's are now giving up any attempt at regulation since the State overrode Nashville's laws.

I have numerous issues with the overabundance of STR's: a reduction in affordable housing, the destruction of communities that support schools and are neighborhood and community driven with the vote - their voice. This vote and community make a community - it can reduce crime and determine what their neighborhood looks like. They live there and with that comes power and I would argue - safety.

Furthermore, these "hotels" in disguise are less regulated and can and do discriminate against people of color and those that have disabilities. They do not have to abide by ADA requirements and are under less regulations than a hotel. They reduce Nashville's population and our voice within the city. If not now during a boom, than later during a downturn we will face numerous empty properties that will ultimately lead to decay.

Please vote against BL 2018-1398.

Thank you,

Karin Kalodimos

907 Villa Place

Nashville, TN 37212

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

Sent: Wednesday, January 02, 2019 6:22 PM

To: Council Members

Cc: Mayor (Mayor's Office); Briley, David (Mayor); Planning Commissioners

Subject: Please DEFER or OPPOSE BL2018-1398 unless amendment to remove STR language is added.

Council Members,

At the last council meeting I spoke in a somewhat neutral position on this bill, but with questions about why there was language in the bill specifically denoting that STRs be allowed.

After the meeting, we met with the developer and his attorney (who is also, coincidentally, a lobbyist for Airbnb), and they agreed that if it would be an issue that an amendment could be filed to remove the STR language from the bill.

I hadn't had a chance to follow up with them over the holidays, so I'm not sure if anything like that happened- but I would ask that you please either defer or oppose this bill unless an amendment is made removing the language that specifically allows STRs. I sent them an email today, but have not heard back from them yet.

While many Nashvillians would of course prefer that STRs be downtown rather than in residential neighborhoods, we are still in the midst of a housing crisis in Nashville so every unit of housing matters. Therefore, creating a massive skyscraper that could house many actual residents for our city and then putting language in there that will likely lead to many of those units becoming STRs seems counterproductive.

And we've seen how these STR condo buildings go, the Olmstead made the news recently when actual residents were having to move out due to STRs. This isn't a housing model that suits anyone except the STR investors who are profiting.

<https://www.wkrn.com/news/nashville-2018/residents-at-downtown-apartment-complex-trying-to-stop-transition-to-airbnb/1369161045>

Please defer or oppose this bill until an amendment to regarding the STR language has been made.

Sincerely,

Omid Yamini
1204 N. 2nd St.
Nashville, TN. 37207