

Comments on January 24 MPC agenda items, received through January 24

Item 4: 2018SP-074-001 3049 EARHART SP

From: J P [\[mailto:jpmymb@yahoo.com\]](mailto:jpmymb@yahoo.com)

Sent: Sunday, January 20, 2019 1:11 PM

To: J P

Subject: oppose the zoning change of 2018SP-074-001 at 3049 Earhart Road

Dear

Councilman Glover,
Vice-Mayor Jim Shulman,
Councilman-At-Large John Cooper,
Council Member-At-Large Erica Gilmore,
Councilman-At-Large Bob Mendes,
Council Member-At-Large Sharon Hurt,
Planning Commissioners Board members and staff

As a 17 year resident of 3041 Earhart Rd, Hermitage TN; my wife and I have seen some great improvement and growth on our side of the county; most, if not all, of it welcome.

However I am writing to you to make it know that my wife and I STRONGLY oppose the zoning change of 2018SP-074-001 at 3049 Earhart Road.

We are against this for many reasons, of which I'll list a few:

- we live in and moved to a semi-rural residentially zoned area so we could live with our families and interact with our neighbors, yet still enjoy larger lots than a subdivision allows.
- rezoning would introduce traffic and persons that have no ongoing interest in the area, they will be transient, and temporary with little to no regard for residence.
- speculative buying of property to re-zone and flip goes against the will of our neighbors and while it will undoubtedly enrich some politicians and developers - we are vocally against it here.
- the underhanded tactics of constantly moving the hearing dates, to avoid the residents input, is a direct insight into the motivations and character of the developer/owner.
- while Central Pike, as a main thoroughfare of traffic connecting Mt. Juliet with Hermitage and eastern Davidson county, may be a candidate for multi-use rezoning and urban planning, Earhart Rd. is an established residential road that ends at the 7 points park, traffic is generally restricted to people who live in the area.

We have attempted to attend previously scheduled hearings on this matter - only to have them moved. So I am taking the time to write you, so you are aware that tactics are being used to hide the input of the people who live in this area, and that weather my wife and I are in attendance at a meeting we may or may not know about - we are against the rezoning. We have talked with our neighbors, and to a person - they are in agreement, and I expect that they will be writing similar letters.

Progress is inevitable, but it should be progress that the owners of the area welcome, or initiate. When I recently tried to subdivide 3 acres, in a manner consistent with many properties around here I was denied, and my desire was to add a house. keeping the feel and use of the area consistent - a rezone would ruin our area, please consider the will of the people you are representing, and not someone who clearly bought a piece of land to CHANGE the area.

Sincerely,

James and Sandra Pecora
3041 Earhart Rd, Hermitage TN. 37076

Item 11: 2016NHL-001-002 - THE BARN AT MAYO FARM

From: Kenneth White [<mailto:kwhitedesign@gmail.com>]
Sent: Wednesday, January 23, 2019 12:54 PM
To: Birkeland, Latisha (Planning)
Cc: VanReece, Nancy (Council Member)
Subject: Statement from the South Madison Neighborhood Association

My name is Kenneth White, and I represent the South Madison Neighborhood Association encompassing the Maybelle Carter Home located on Gibson Drive. While meeting with the owner, Todd Mayo, we had the chance to discuss concerns brought up by some of our residents and to review traffic impact studies. After our meeting, we are satisfied that noise and traffic concerns are negligible and that value is added to our neighborhood by allowing events at the home.

We are also aware that maintaining and preserving this important cultural landmark is a burden that we share as a neighborhood. Allowing events at the home helps offset that cost and allows us to share our history with a wider audience.

With those considerations, the South Madison Neighborhood Association fully supports this measure.

Thank you!

Kenneth White
615.479.9938

From: Guerin Coni [<mailto:Coni.Guerin@HCAhealthcare.com>]
Sent: Thursday, January 24, 2019 10:53 AM
To: Planning Commissioners; Birkeland, Latisha (Planning)
Cc: VanReece, Nancy (Council Member)
Subject: 1-24-2019 MTG: 2016NHL-001-002 The Barn at Mayo Farm

Planning Commissioners,

Thank you in advance for your attention and consideration.

My name is Coni Guerin and I reside at 409 Barbara Drive, Madison, TN 37115 with my husband and 8 year old son. Our property is directly adjacent to 1020 Gibson Drive where a Neighborhood Landmark Application (NLOD) is being submitted to permit weddings/events to be held. (2016NHL-001-002 The Barn at Mayo Farm)

We have serious concerns about the potential impact to our neighborhood safety, quality of life, and property values. I have outline our primary concerns and requests below:

Traffic/Safety

A traffic study was completed proposing an alternate entrance (on Cash Lane) as opposed to the main address 1020 Gibson Drive. We fear visitors will google the address and use vehicle GPS which will lead them to 1020 Gibson Drive. Upon seeing that this is not the visitor entrance, vehicles will most likely be rerouted onto Barbara Drive to get to Cash Lane. This would increase traffic incredibly on event days, posing a safety hazard for the many children who live on Barbara Drive, not to

mention the additional traffic noise. Additionally, the proposed plan is bases parking estimates on visitors travelling 3 per vehicle on average. We believe 3 people per car is high.

Noise/Curfew

In the years since the Mayo's have moved in, we have made numerous noise complaints to the police for excessive noise late in the evening from amplified music. The Barn where music is proposed to be performed is open-air and not equipped with any sound-proofing to my knowledge. We request specific guidelines be added to limit decibel levels as well as impose a curfew in line with other similar historic event venues located in close proximity to residences – like Belle Meade Plantation, Cheekwood, and others. That said, the distance from performance areas to residences for these venues is MUCH greater than the few hundred feet from my backdoor to the Mayo Barn. A natural tree-line buffer is in place between our properties and Mr. Mayo promised not to touch this area in previous public meetings, we have witnessed wide trails being cut through this buffer.

'Event' definition/specification

Currently, the application proposes the property be used for Weddings/Events. We would like additional definitions and specificity placed around the word 'events'. Weddings and corporate events would be acceptable with the guiderails proposed above, but we are opposed to this property becoming a concert event venue. With Mr. Mayo's music business ventures, we fear this is a distinct possibility.

Thank you again. I look forward to speaking at today's Public Hearing.

Coni Ely Guerin
Strategy & Innovation

P 615.344.5521 | M 615.585.8813
One Park Plaza, Nashville, TN 37203
coni.guerin@hcahealthcare.com

Above all else, we are committed to the care and improvement of human life.
HCAHealthcare.com

From: Michael Peek [mailto:peek3847@bellsouth.net]
Sent: Thursday, January 24, 2019 11:05 AM
To: Planning Commissioners
Cc: Goins, Angie (NFD-ADM)
Subject: 3049 Earhart Rd Rezone request

Commissioners,

Thank for your service to the community.

We, the residents of Earhart are against the request for a a zone change from RS-15 TO SP.

As the planning staff has recommended, we believe this change does not fit the character of the neighborhood on an " ALL " residential street.

The proposal to have a 10,000 sq. ft. warehouse office in the middle of an all residential area is completely out of character for the area and street.

The intersection of Central Pike and Earhart has a short sight line distance that would also be dangerous for potential truck traffic that a warehouse would bring.

This surely is not what SP zoning was meant to accomplish.

The current policy area that was recently adopted as T3-CM needs to be amended in the future that lends to the character of this all residential rural area vs. suburban mixed. We plan to push for a change to the policy for residential.

We had a community meeting, however, there was no vote taken at the meeting.

Since that meeting, leaders of the neighborhood have met and over 90 percent are opposed to the request.

This represents about a one mile stretch of Earhart residents.

Therefore, we are asking you to agree with planning and vote no to the request.

Respectfully,
Mike Peek

Items 14: 2018Z-127PR-001 and 15: 2018Z-128PR-001

From: Omid Yamini [<mailto:omid1130@gmail.com>]
Sent: Wednesday, January 23, 2019 6:07 PM
To: Planning Commissioners
Cc: Davis, Scott (Council Member); McCullough, Sam
Subject: OPPOSE BL2019-1460 & BL2019-1464 w/o conditions

Planning Commissioners,

I am writing that you please OPPOSE items #14 (BL2019-1460) & #15 (BL2019-1464) on your agenda for tomorrow's meeting unless there are conditions added that can confirm that these houses will be used as actual HOMES for residents in our neighborhood.

Unfortunately, this RM zoning change mechanism completely erases any limits on non-owner occupied STRs (short term rentals) that exist if this was to remain an SP. Of course developers love his loophole in the RM zoning for STRs - but residents do not.

We are not opposed to development along our corridors, however - we would prefer that the houses built be used as actual HOMES and not mini house-hotels (STRs).

Sincerely,

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

From: Elizabeth Olmstead [mailto:elizabetholmstead@icloud.com]
Sent: Thursday, January 24, 2019 7:41 AM
To: Planning Commissioners
Subject: Oppose BL2019-1460

Hey commissioners,

I'm a residency on Joseph Ave. I am writing to let you know I oppose BL2019-1460 and BL2019-1464. This will massively affect the neighborhood if they are used as Airbnb's and not people's actual homes.

I'm not against the development but I am against the Airbnb usage.

Thanks,
Elizabeth

In order to do more creating and less emailing. I am limiting the time I check emails. If you need an immediate response please type urgent in the subject field and I will get back to you as soon as possible.

Item 21: 2018SP-084-001 - WEST TRINITY LANE SP

From: Jerry Chatman [mailto:chat3107@yahoo.com]
Sent: Monday, January 21, 2019 12:16 PM
To: Planning Staff; decocsta.hasting@nashville.gov
Cc: Bobbie Chatman; josiebass@nashville.gov
Subject: CASE 2018SP-084-0041

To: Metro Planning Commission, District 2 Council DeCosta Hastings

I am writing to oppose the the Rezoning plans for the Property located on West Trinity Lane.

Case2018SP-084-001
WEST TRINITY LANE SP
Map 070-04, Parcels 097
Map 070-08, Parcels 002-005

The Plans submitted will have a negative impact on the Haynes Heights Community and my property that is located directly behind the above Parcels requested to be rezoned.

Parcels 07004009800 5.34 acres
Parcels 07004009600 2.08 acres
Parcels 07004009500 2.08 acres

The Plans submitted allows the Developer to build a Seven Story Structure with multiple living units and a parking garage at the top of the hill. The Developer is requesting to build two additional multi living unit 4 to 5 stories going down the hill.

These monstrosity structure would Block the view of the Nashville Skyline we have enjoyed. A seven story structure at the top of the Hill would impair the view of the neighbors in the Historical Haynes Heights community.

I am happy to see development and growth in the community but hope future plans that are approved take in consideration the current Home and Land owners. My family have owned the property on Trinity Lane since 1953 (66 years) plus there are several long time homeowners in the area.

If proposed plan is approved it will set precedence for future development for the other 40 acres of land adjacent to this property. This development will affect future development of the Abernathy property (20 acres) located to the West. The Chatman's 9.5 acres that sit behind the proposed site and the 10 plus acres of land to the east of the proposed site. The 20 acres to the West of the Abernathy property was previously approved for 70 single family homes.

The property value of the Chatman's land behind this proposed development will be devalued because the tall structures will block the Nashville view. Future structures would have to be built 7 plus stories.

Prayerfully the plan adopted will encompass the entire area and all the vacant land on Trinity Lane. Currently this is not the case.

Jerry Chatman
248 330 0433
chat3107@yahoo.com

Bobbie Chatman
248 505 0904
bobbiechatman@yahoo.com

Item 28: 2018Z-015PR-001

From: Withers, Brett (Council Member)
Sent: Tuesday, January 22, 2019 10:34 AM
To: Planning Commissioners
Cc: Rickoff, Abbie (Planning); jfineman1@yahoo.com
Subject: Letter of support for Agenda Item 28: 820 S 5th Street

Planning Commissioners:

I regret that I will be unable to attend this coming Thursday's hearing as I have a conflict with an Envision Cayce Town Hall meeting that evening. I did want to send a letter in support of the staff recommendation to approve this zone change request 2018Z-015PR-001 (Agenda item 28) from IR to MUL-A. The applicant had contacted me a while back about his opportunity for the 820 S 5th Street parcel at the corner of South 5th Street and Crutcher. The South 5th corridor is one where I have been working to attract investment along privately owned land in order to complement the work that is going on nearby with the Envision Cayce SP. As the staff analysis notes, the existing IR zoning on this and surrounding parcels is inconsistent with the policy for the area and allows for uses that are not in keeping with the goals of mixed-use policy areas. This zone change request will be an improvement for the area. I appreciate the applicant contacting me early on regarding this parcel and I encourage you to support the zone change application. Thank you.

Brett A. Withers
Metro Council, District 6
Mobile (615) 427-5946 | [facebook.com/Brett A. Withers](https://www.facebook.com/Brett.A.Withers) | [twitter.com @brettawithers](https://twitter.com/brettawithers)

Comments from a previous MPC Case: 2018Z-126PR-001 and 2018Z-119PR-001

From: Tina Monroe [<mailto:tinamonroe76@yahoo.com>]

Sent: Friday, January 18, 2019 2:46 PM

To: Davette Blalock (Council Member); Planning Commissioners; Planning Staff; Council Members; stopbrewerzone@gmail.com

Subject: BILL NUMBERS BL2019-1470 & BL2019-1471 - STOP THE REZONE ON BREWER DR

Good Afternoon Council Members.....

I am emailing you today with Great CONCERN about MY Neighborhood...on Brewer Dr.... some folks are doing all they can to DESTROY our homes and neighborhood. Some think that it is necessary to REZONE area's that should NOT be REZONED..... they bought property knowing how it was zoned.... and these people don't even live in this neighborhood..... Some HISTORY on this re-zone:

Over the years, we have fought to keep commercial development from CREEPING down on Brewer Dr. from Nolensville Rd.... Several weeks ago, the neighbors on Brewer and side streets met with council woman, Davette Blalock. She was pitching the idea of rezoning property behind Bar-b-Cutie from R6 (residential) to MUL. The neighbors OVERWHELMINGLY votes NOT REZONE this property. The neighbors thought that they were heard and that was the end.

Then a few days ago, REZONE signs appeared on Property behind Bar-b-Cutie as well as the Property that at one time was being used as a daycare. NO MEETING was held with Council Woman Blalock on this property and interest to rezone... WE DON'T WANT BREWER DR TO BECOME ANOTHER BERRY HILL.....

At the Metro Planning Commissions Hearing the Commission voted 6 to 0 to recommend NOT to rezone these properties to MUL ...

Council Woman, Davette Blalock is IGNORING their vote and is going ahead with rezoning of properties AGAINST the NEIGHBORS and METRO PLANNING COMMISSION..... WHO does this a person that don't live around this area and would not have to look at it.....

Coming to you today to PLEASE stop this REZONE.... we do not want commercial on Brewer Dr.... we are fighting to keep our homes safe and like neighborhoods should be.... with folks taking care of yards, meeting on road to chat with neighbors.... and a just being NEIGHBORS.... ones that come to aid if you need it, ones that have cookouts and just get together and socialize so we know and can keep each of us safe. We have this NOW.... but those that don't live in this area don't give a rat's patoot about us. they just in it for the big bucks, although things they have owned in past have been seized and shut down by government.... so they go and renovate and build a shopping center type thing (Plaza Marachi)..... they don't care about the working folks that DO ENJOY coming home... enjoying quite time with family outdoors.

PLEASE take our VIEWS and CONCERNS to heart.... Know that we do CARE..... and WE DO NOT WANT REZONE - COMMERCIAL on BREWER DR....

other case numbers concerning this are: case # 2018Z-126PR-001 and 2018Z-119PR-001 -

Asking that you VOTE NO on Re-Zone MY Neighborhood...

VOTE NO..... BL2019-1470 & BL2019-1471..... KEEP COMMERCIAL (MUL) out of MY Neighborhood.....

Respectfully Submitted,

Tina Monroe
Resident of Brewer Dr....