

## Comments on March 14 MPC agenda items, received through March 14

### Item 21: 2019SP-015-001 – 538 Rosedale Avenue SP

**From:** Mike Galehouse [<mailto:mike@mrghouse.com>]  
**Sent:** Wednesday, March 13, 2019 10:04 PM  
**To:** Planning Staff  
**Subject:** Case 2019SP-015-001 New development on Waycross and Rosedale

Hello,

We are sending this email letting you know that we are opposed to rezoning of the property at Waycross Drive and Rosedale Ave (Case 2019SP-015-001). We live across Rosedale Ave in the Rosedale Place subdivision and have concerns about this development. We think there is just too much density proposed for that lot with inadequate parking. Thank you for your consideration.

- Mike and Rina Galehouse

**From:** David M Wheatley [<mailto:David.M.Wheatley@jci.com>]  
**Sent:** Thursday, March 14, 2019 9:57 AM  
**To:** Planning Staff  
**Cc:** Sledge, Colby (Council Member)  
**Subject:** CASE 2019SP-015-001

To All Concerned:

I am a 12 year resident of Waycross Drive. In that time Rosedale Avenue has gone from a quiet street to a bustling road full of activity.

At the intersection of Waycross and Rosedale several townhomes were built across the street from Waycross which is directly across from the proposed rezoning. The townhomes have increased the traffic on Rosedale considerable and specially have made turning from Waycross to Rosedale more of a hazard due to residents of the townhomes coming and going from that development.

As this proposed rezoning could allow 10 units at the corner and Rosedale and Waycross this would further increase traffic and make it even more dangerous to turn from Waycross to Rosedale.

Please reject this zoning change. I have spoken with several neighbors in the area affected by this and the overwhelming majority are against this change.

Thank you for your time and consideration of this issue.

David Wheatley  
523 Waycross Drive  
Nashville, TN 37211  
615-260-1719

## Item 30: 2019Z-032PR-001 – 329 Edwin Street

**From:** Davis, Ashonti [mailto:DavisA17@aetna.com]  
**Sent:** Thursday, March 14, 2019 10:58 AM  
**To:** Planning Commissioners  
**Cc:** Napier, Patrick (Planning)  
**Subject:** RE: Item 30 - 329 Edwin St - Please do not approve the rezoning request

Dear Members of the Planning Commission,

I am writing to oppose the zoning request for 329 Edwin Street. This street and the northwest corner of the Highland Heights neighborhood was fiercely contested during the Planning Study last year. There is an established single-family development pattern on Edwin Street; specifically, on the 300-block of Edwin Street, all of the new homes being built or renovated are single family homes. The policy for Edwin Street is wrong because it does not account for the existing development pattern, the topography of the street, and the infrastructure. Further, if this rezoning is permitted, it sets a abysmal precedent for Edwin Street.

One of the goals of the Planning Department and Planning Commission is to preserve existing neighborhoods and to guide growth in a way that makes sense. Disapproval of this zoning request accomplishes both goals.

I sincerely appreciate your consideration of my comments. Thank you.

Ashonti Davis  
321 Edwin Street

**From:** Davis, Ashonti [mailto:DavisA17@aetna.com]  
**Sent:** Thursday, March 14, 2019 10:48 AM  
**To:** Planning Commissioners  
**Cc:** Napier, Patrick (Planning); Ashonti Davis  
**Subject:** RE: Vote No on the Rezoning at 329 Edwin Street (Item 30 - 2019Z-032PR-001) and Item G

Dear Members of the Planning Commission,

Attached are letters from residents in the Highland Heights neighborhood, opposing the rezoning petition on 329 Edwin Street and Item G on the March 14, 2019 Agenda. I have also included some photos of Edwin Street to provide some context.

Thank you so much. I appreciate your consideration.

Kindest Regards,

Ashonti Davis  
321 Edwin St

**Please see attachments on the following pages.**

Dear Members of the Planning Commission,

**RE: Vote No on the Rezoning at 329 Edwin Street - Item 30 on 3/14 MPC Agenda - 2019Z-032PR-001 and Item G on 3/14 MPC Agenda**


I am expressing my concerns along with my neighbors about the proposed rezoning, as reflected in 2019Z-032PR-001. The proposed rezoning sets a problematic precedent for Edwin Street and the Highland Heights neighborhood. A list of the problems that would result from the proposed rezoning include, but are not limited to:

- Increase Infrastructure
- Inadequate Parking
- Inconsistent with the existing single-family footprint in the infill of street

Specifically, the 300-block of Edwin Street intimately feels the impact of its already waning infrastructure – stormwater flooding, strapped electrical grid, no street parking, inadequate sewage lines. Indeed, Edwin Street should grow and develop in a way that respects and maintains its existing single-family homes and accounts for the infrastructure issues.

Regarding Item G on the agenda and the amendment to the Highland Heights policy, the current policy does not go far enough in protecting the character of this established neighborhood. Understanding compromises must be made to balance growth and preservation, the current policy for the northwest corner of the Highland Heights neighborhood tips too far one way. The current policy and subdistricts for the Northwest corner allow for too much density in the infill of the neighborhood. The current policy permits high density projects without consideration for the established development pattern, narrow streets, and existing character.

I urge the Commission to deny the proposed rezoning as shown in in 2019Z-032PR-001 for several reasons, including the precedent it sets for this street. And, I ask the Commission to reconsider Item G and allow for an amendment that prevents this type of zoning change in the future.

Signed:  Date: 3-13-19  
Print Name: Rick Hunt  
Address: 327 Edwin St

Dear Members of the Planning Commission,

**RE: Vote No on the Rezoning at 329 Edwin Street - Item 30 on 3/14 MPC Agenda - 2019Z-032PR-001 and Item G on 3/14 MPC Agenda**

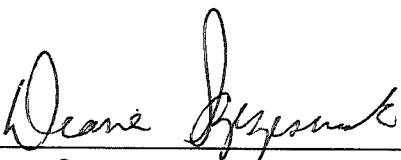
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Signed:  Date: 3/13/19  
Print Name: DIANE SZCZESNIAK  
Address: 1602 Lischey Ave Nashville 37207

Dear Members of the Planning Commission,

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Signed: Alex Tyson Date: 03/12/19  
Print Name: Alex Tyson  
Address: 1223 Stainback Ave

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Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

*Sade Davis*

*3/13/19*

*Sade Davis*

*313 Edwin St. Nashville, TN 37207*

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Signed:  Date: 3-13-19

Print Name: Devan Baldwin

Address: 1334 Lischey Ave, 37207

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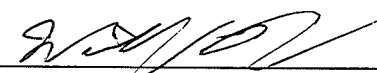
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Signed: 

Date: 3/13/19

Print Name: Will Baldwin

Address: 1334 Liskey Ave.



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Signed: Evelyn Davis Date: 3/13/19  
Print Name: Evelyn Davis  
Address: 315 Edwin St.

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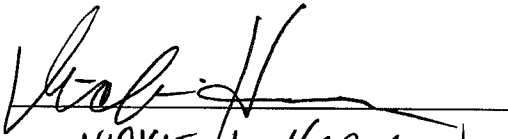
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Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

  
Date: 13 MARCH 2019  
Print Name: VICKIE K. HARMON  
Address: 1826 JOY CIR, NASHVILLE

Dear Members of the Planning Commission,

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Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

  
Date: 5/13/19  
Print Name: Ariona Evans  
Address: 424 Steinback Ave.

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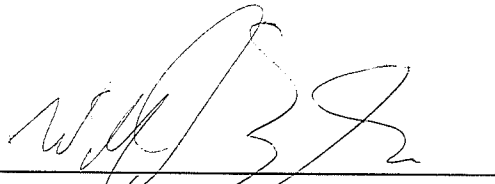
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Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_



03/12/19

WILL TYSON

1223 STAINBACK AVE

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Signed: \_\_\_\_\_

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Address: \_\_\_\_\_

Date: \_\_\_\_\_

  
GORDON S. HARMON  
1826 54th Cir

13 MARCH 2019

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Signed: Robert Hunt Date: 3 13 19

Print Name: Robert Hunt

Address: 325 Edwin St.

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Signed: Anita K Coetmell

Date: 3/13/19

Print Name: Anita K Coetmell

Address: 334 Edwin St.

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Signed: Evelyn D Herley Date: 3-13-19  
Print Name: Evelyn D. Herley  
Address: 314 Edwin St Nashville TN 37207



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Signed: Courtney L Williams Date: MARCH 13, 2019  
Print Name: COURTNEY L. WILLIAMS  
Address: 1303 LISCHY AVE. NASHVILLE TN 37207  
HIGHLAND HEIGHTS RESIDENT

Dear Members of the Planning Commission,

**RE: Vote No on the Rezoning at 329 Edwin Street - Item 30 on 3/14 MPC Agenda - 2019Z-032PR-001 and Item G on 3/14 MPC Agenda**

I am expressing my concerns along with my neighbors about the proposed rezoning, as reflected in 2019Z-032PR-001. The proposed rezoning sets a problematic precedent for Edwin Street and the Highland Heights neighborhood. A list of the problems that would result from the proposed rezoning include, but are not limited to:

- Increase Infrastructure
- Inadequate Parking
- Inconsistent with the existing single-family footprint in the infill of street

Specifically, the 300-block of Edwin Street intimately feels the impact of its already waning infrastructure – stormwater flooding, strapped electrical grid, no street parking, inadequate sewage lines. Indeed, Edwin Street should grow and develop in a way that respects and maintains its existing single-family homes and accounts for the infrastructure issues.

Regarding Item G on the agenda and the amendment to the Highland Heights policy, the current policy does not go far enough in protecting the character of this established neighborhood. Understanding compromises must be made to balance growth and preservation, the current policy for the northwest corner of the Highland Heights neighborhood tips too far one way. The current policy and subdistricts for the Northwest corner allow for too much density in the infill of the neighborhood. The current policy permits high density projects without consideration for the established development pattern, narrow streets, and existing character.

I urge the Commission to deny the proposed rezoning as shown in in 2019Z-032PR-001 for several reasons, including the precedent it sets for this street. And, I ask the Commission to reconsider Item G and allow for an amendment that prevents this type of zoning change in the future.

Signed: \_\_\_\_\_

Date: 3/13/19

Print Name: \_\_\_\_\_

ANTONIO SYLVESTER

Address: \_\_\_\_\_

332 EDWIN ST. 37207

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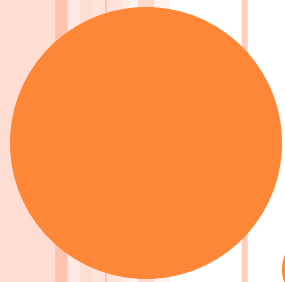
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Signed: Nancy Rae Sovereign Date: 3/13/19  
Print Name: Nancy Rae Sovereign  
Address: 1602 Lischey Ave



# **RE: 2019Z-032PR-001**

**Rezoning request for 329 Edwin Street**



# EDWIN STREET



# EDWIN STREET



# EDWIN STREET











# EDWIN STREET



## Memo related to Item G – Highland Heights

**From:** Davis, Ashonti [mailto:DavisA17@aetna.com]

**Sent:** Thursday, March 14, 2019 11:13 AM

**To:** Planning Commissioners

**Subject:** RE: Item G - Memo - 3/14 MPC Agenda

Dear Members of the Planning Commission,

As one of the neighbors who approached the Planning Staff about a minor amendment to the Highland Heights neighborhood policy, I respectfully disagree with the position reflected in Item G. Importantly, a minor amendment to the Highland Heights policy and subdistricts is warranted because the current policy increases the density on streets where it is inappropriate due to the existing development plan and single-family footprint. The waning infrastructure and narrow streets do not support the subdistricts on Edwin, Edith, and Meridian.

We approached the Planning Staff about this minor amendment shortly after the Highland Heights study ended based on the discussion of the Commission in June, 2018. We rightly anticipated that if the policy was not changed soon, there would be additional rezoning requests that would set a bad precedent and further erode the character of this established neighborhood.

Please allow a minor amendment to occur. An additional study or charrette is not required or necessary; it is simply a change that reflects the feedback of the charrette and aligns with the single-family footprint of the streets at issue.

Thank you so much.

Ashonti Davis

**From:** Courtney Williams [mailto:courtneywilliamsdesign@gmail.com]

**Sent:** Thursday, March 14, 2019 12:00 PM

**To:** Planning Commissioners

**Subject:** RE: Item G - Memo - 3/14 MPC Agenda

Dear Members of the Planning Commission,

As one of the neighbors who participated in the charrette study and attended the Planning Commission meeting in June of 2018, I spoke in support of the neighborhood policy based on the discussion between commissioners and with expectation following that discussion that the minor amendments discussed would be addressed in short order. This sentiment and discussion was a direct result of the significant input voiced by both my neighbors and stakeholders prior to and at the Planning Commission meeting. The minor amendment to the Highland Heights policy and subdistricts is warranted because the current policy increases the density on streets where it is inappropriate due to the existing development plan and single-family footprint. The waning infrastructure and narrow streets do not support the subdistricts on Edwin, Edith, and Meridian. As anticipated we are already seeing additional rezoning requests that would set a bad precedent and further erode the character of this established neighborhood. I sincerely urge the Commission to follow through on the expectations set at this June our meeting. An additional study or charrette is not required or necessary; it is simply a change that reflects the feedback of the charrette and aligns with the single-family footprint of the streets at issue. Please allow this minor amendment to occur.

Thank you so much.

Courtney Williams  
1303 Lischey Ave.