

Comments on May 9 MPC agenda items, received through May 8

Item 4: 2019SP-006-001 – 3rd Avenue North SP

From: Sarah Henricks [mailto:sarah@sarahice.com]

Sent: Monday, May 06, 2019 1:32 PM

To: Kempf, Lucy (Planning); Planning Commissioners; O'Connell, Freddie (Council Member)

Subject: Fwd: Item 5: 2019SP-006-001 – 3rd Avenue North SP (April 25th Meeting)

To whom it may concern,

Please see my below comments. I would like to recommend that we keep the current R6-A zoning and **do not approve the plan application.**

I wanted to formally submit my opposition to this matter proposed re-zoning. My husband and I have lived in Salemtown for 5 years now and it is truly home for us. We have seen first hand how the historic commission has worked tirelessly to protect our neighborhood and how the metro government has worked to not lose the character of the city. The request to rezone and all the construction of 25 multi-family residential units is completely out of character with Salemtown. We are **very much opposed** to this rezoning and believe that the current R6-A zoning is more respectful of the existing character of our neighborhood.

In addition, please do not allow this applicant to continue to defer this matter. The deferral has not been the result of compromise or building consensus among community members, the Salemtown neighbors surrounding these lots have not had anyone reach out about a compromise or to meet at all about the development. **Please recommend the plan application to be disapproved.**

There is no reason, to our knowledge, for such a significant change in zoning aside from the desire to develop more residences - this is not a justifiable reason to build more than double the current zoned residences. It would be a complete disservice to the surrounding neighbors who have worked so hard to keep the integrity of the neighborhood intact.

Not only that but based on the current rendering all 25 units would share **eight** visitor parking spaces. 3rd Ave N does not have parking on it, Coffee St. also does not have parking on it, and the majority of the homes on 4th Ave N do not have off-street parking and park on the street. There is **no** room for additional people to park on 4th Ave N. While the units will have garages, they will not have enough garages for the bedrooms each unit has. Not only that but Coffee St. is many residents primary route to I-65 and a bottleneck in this location could prove problematic day to day.

While we respect the owner's rights to develop their land, we would like them to also respect the current zoning in place and the impact it would have on the community.

Thank you for your time, I hope this matter is settled shortly.

--

Sarah Ice Henricks

817.291.9268

www.sarahice.com

Item 13: 2019Z-070PR-001 – 329 Gatewood Avenue

From: Brandon Thornberry [mailto:bthornberry@icloud.com]
Sent: Tuesday, May 07, 2019 2:16 PM
To: Planning Commissioners
Subject: 329 Gatewood Zone Change

To Whom It May Concern,

I'm writing to voice my support for the zone change from RS5 to R6-A at 329 Gatewood Ave in the Highland Heights neighborhood. The applicant has gone to great lengths to engage the community and address the overriding concerns of the neighbors. I believe R6-A adequately addresses the primary concern of parking and traffic on Gatewood by forcing alley side parking and the plans Mr. Feller has presented are compatible with the existing homes on the block. This is a reasonable increase in density on a street that can support it. I'm asking the commission to approve this request.

Sincerely,

Brandon Thornberry
East Nashville resident and property owner

From: Jason Feller [mailto:jkfeller@gmail.com]
Sent: Wednesday, May 08, 2019 12:18 PM
To: Planning Commissioners
Subject: 2019Z-070PR-001 - Gatewood Ave

Dear Commissioners,

I am the applicant for the rezone request at 329 Gatewood Ave from RS5 to R6-A. I am asking you to support this rezone. I have been heavily involved with the neighborhood about this project through the Highland Heights Facebook page. I would love for you to take the time to read through the concerns presented and the solutions given in the link at the bottom of this email. I'm a home designer by trade and have seen how poor planning can negatively affect a neighborhood. Even though this zone change goes against the planning study I believe it is a good fit for the neighborhood and falls in line with the overarching NashvilleNext plan for the following reasons:

- The “A” in R6-A stands for alternative. It was designed to “promote alternative modes of transportation”. Gatewood is easily walkable to the neighborhood centers that are currently being built and the Redline bus stops along Lischey.
 - R6-A forces rear load parking when alleys are present, severely limiting parking options for residences (reducing the number of cars and keeping them off of Gatewood)
 - R6-A requires 18-36” of exposed foundation. With the existing terrain and height/width requirements on “detached” duplexes, this will essentially force these duplexes to be attached. No tall skinnies!
 - These duplexes will have a smaller footprint than the largest historic home on the street so the stormwater effect will be the same as if a single family home was being built.
 - This block of Gatewood is currently 20% multi-family and is the Northern cap to Pennock and Stainback with historic lots of 25’ (i.e. 2 housing units every 50’). This density is not out of character with the street or surround neighbors.
 - NashvilleNext: East Nashville and the Community Character Policy on T4 neighborhoods describe the character of East Nashville neighborhoods as having an interspersed mix of housing types often on the same block. The link to the neighborhood Facebook page below and my presentation will address these items in more detail.
- <https://www.facebook.com/groups/HighlandHeights37207/permalink/2755887857784955/>

Thank you for your time,
Jason Feller

Item 15a: 2019CP-008-002 – North Nashville Community Plan Amendment and Item 15b: 2019SP-029-001 - Neuhoff

From: Richard Audet [mailto:richardaudet414@gmail.com]

Sent: Tuesday, May 07, 2019 2:50 PM

To: McCaig, Anita D. (Planning); Kempf, Lucy (Planning); Planning Commissioners; HGN Board of Directors; Burse, Gene (Planning)

Cc: Jim Irwin; Maitland Thompson

Subject: Neuhoff Planning Commission Requests

Re: Germantown Neighborhood: Neuhoff Site:

Project Numbers

- Major Plan Amendment 2019CP-008-002
- Specific Plan 2019SP-029-001

Dear Members of the Metro Planning Commission:

This letter confirms the unanimous vote by the Board of the Historic Germantown Neighborhood Association (HGN) to support requests made by clients of Smith Gee Studio for a Supplemental Policy amendment to the No. Nashville Community Plan and a rezoning request from Industrial General to Specific Plan-Mixed Use. Both requests pertain to the Neuhoff site.

In terms of both requests, the HGN Board has been especially pleased with the applicant's:

- Ongoing efforts to keep the community apprised of plans for the site;
- Attempts to elicit and respond to community input in fine-tuning both of these Planning Commission requests;
- Completion of numerous and extensive analyses to guide the project's infrastructure and architectural design.

Supplemental Policy Amendment

The purpose of this request is to allow additional height for development within the site. HGN's general policy when reviewing new developments is to consider the individual merits of each project. We believe that the applicant has made a supportable argument for increasing the allowable height because of the site's location on the periphery of Germantown that abuts the Cumberland River and prepared a design that seeks to blend new development with the property's historic buildings. Application of the Sky Exposure Plane provision assures that taller buildings will be located farthest from Germantown's historic district. The punctuated heights of the various buildings should produce a pleasant aesthetic experience. Our support in this one instance should not be construed as precedent setting in terms of height exceptions.

Specific Plan-Mixed Use Rezoning Request

The purpose of this rezoning request is to create an area wherein a specific plan for mixed use development can be implemented. The HGN Board supports this request because the Neuhoff project team has been proactive in addressing the expressed concerns of Germantown's residents. HGN does ask that it be provided with the final Specific Plan when it is submitted to the Metro Planning Commission for review.

The HGN Board is well satisfied with how the project attends to these important matters:

- Careful articulation with the Greenway through appropriate setbacks and the four story restriction for abutting buildings;
- Attention to pedestrian needs through new sidewalk construction, an expansive stairway that connects the Greenway into the main site, alleys, walking access to the Cumberland River, appropriate lighting plans, and limited vehicular traffic within the site's inner core;
- Provisions for underground utilities;
- Restoration and preservation of historic structure to the degree that conditions allow;
- High quality architectural standards that blend the new with the old;
- Installation of inconspicuous, but adequate parking facilities;
- Traffic plans based on a study driven by Metro Public Works guidelines. The Neuhoff development team has been fully transparent and thorough in explaining anticipated measures for mitigating project related traffic changes. Vehicles will enter the Neuhoff site from Jefferson Street to the south and from Rosa Parks Boulevard to the West. In both instances, vehicles will traverse large sections of Germantown. Since traffic decisions made for this project will affect the entire neighborhood, the Board requests that it be included in any future discussions concerning traffic plans between Public Works and the development team.

HGN has always recognized that the future development of the Neuhoff site would have profound and long term ramifications across our entire neighborhood. We are pleased to actively support a project that is destined to make Germantown an even more unique, walkable, livable, and remarkable neighborhood.

Sincerely,

Richard H. Audet

HGN President

From: Ben Mosley [mailto:bmosley@twfrierson.com]
Sent: Tuesday, May 07, 2019 5:35 PM
To: Planning Commissioners
Cc: O'Connell, Freddie (Council Member)
Subject: Neuhoff SP Letter

Please find attached letter of support for Major Plan Amendment 2019CP-008-002 and Specific Plan 2019SP-029-001

Please see letter on following page.

Ben Mosley
Germantown Resident
Historic Zoning Commissioner
1319 Adams Street #200
Nashville, TN 37208
5-7-19

Planning Commission Members
Metropolitan Government of Davidson County
Nashville, TN

Dear Planning Commission Members:

As a 20+ year resident and advocate of Germantown, I am writing in support of the applicant's request for Major Plan Amendment 2019CP-008-002 and Specific Plan 2019SP-029-001 on the properties generally known and referred to as the Neuhoff property.

The application is an appropriate and exciting opportunity to create a dense center for the Germantown/East Germantown neighborhoods along the Cumberland river by a developer and design professionals with proven capability and sensitivity to the task. The benefit of preserving historic industrial buildings while further activating a district inside the loop with genuine mixed-use development and amenities is a welcome addition to the urban fabric of Nashville.

Sincerely,

A handwritten signature in black ink that reads "Ben Mosley". The signature is stylized and cursive, with a long horizontal stroke at the end.

Ben Mosley
Germantown Resident
Historic Zoning Commissioner

Item 31: 2019S-060-001 – Old Franklin Subdivision

From: Susan Hilton [mailto:pshilton1@me.com]
Sent: Tuesday, May 07, 2019 9:20 PM
To: Planning Commissioners
Subject: Old Franklin Subdivision 2019S-060-001

We are writing to express our concerns regarding this development. We own property that this development will border and our concerns are regarding storm water drainage and erosion. The southern border of this development is at a higher elevation than that of the bordering properties and without the proper precautions this can cause our yards to erode and potentially flood. We would like to know this will be addressed and the necessary precautions are taken as part of the site work to prevent future problems.

We do not oppose this development, in fact we support growth, we just want to make sure that our property is not adversely effected by it.

Thank you for your consideration,
Perry & Susan Hilton
5680 Cane Ridge Rd

Item 41: 2019Z-061PR-001 – McClurkan Avenue

From: Alece Ronzino [mailto:alece@gritandglory.com]

Sent: Tuesday, May 07, 2019 9:23 AM

To: Planning Commissioners

Subject: Case 2019Z-061PR-001

Planning Commissioners:

I received notice on the rezoning request for 1013, 1015, 1017, 1019, 1021, 1023, 1025, and 1027 McClurkan Avenue. This Case (2019Z-061PR-001) is on your agenda for the meeting this Thursday, May 9, 2019.

My home and primary residence is 1027 McClurkan, so this rezoning request has direct and personal impact on me. I have reached out to my council member, Scott Davis, regarding this but have never heard back.

The applicant's appeal to me and my neighbors was from the perspective of wanting the option and ability to construct 2 homes per lot. As such, I would have no problem supporting a rezone to R6. However, rezoning to RM20 and even to RM9-A (as recommended by staff) is an entirely different beast and is NOT something I support. As my home (that I own and where I live) is in the rezoning area, I would like to think my perspective here matters.

I beseech you to disapprove this request as submitted, and approve it as R6 only.

Thank you.

Alece Ronzino

1027 McClurkan Avenue
Nashville, TN 37206
770-856-6410

From: Emily Thaden [mailto:emily.p.thaden@gmail.com]

Sent: Tuesday, May 07, 2019 5:43 PM

To: Planning Commissioners

Subject: Public Comment Case # 2019Z-061PR-001

Dear Members of the Metro Planning Commission,

Let me first thank you for your service in shaping Nashville to thrive for *all* residents. I am writing you today to express my concerns about Requested Zone Change 2019Z-061PR-001, which requests a rezone of eight contiguous single-family lots from RS5 to RM20-A. Located one block away, I own a single-family home at 923 McClurkan Ave. Nashville, TN 37206, and I have lived in the Renraw neighborhood for 12 years.

The properties subject to the proposed rezoning are located across the street from the Lincoln College of Technology (still referred to by most as the "Auto Diesel College"). This Lincoln Tech campus solely focuses on automobile, diesel, heavy equipment, welding technology and maintenance/repairs. On each side of these properties, half a block down and

half a block up, are the large parking lots of the college that exit onto McClurkan Ave. Multiple times a day, based upon the college's schedule, McClurkan Ave. and the cross road Trevecca Ave. back up with traffic, which can result in it taking 10-15 minutes to exit the neighborhood by a couple blocks. I appreciate that the staff recommendation did not support RM20-A and acknowledged that a traffic study may be required at the time of development. I strongly support the future traffic study.

Of even greater concern is pedestrian safety. One Tuesday May 6th WKRN News at 10:00 pm aired a news story interviewing my neighbors about the reckless driving issues of Lincoln Tech students who use our tucked-in neighborhood for drag racing and showing off engine power. I work from home, and this is almost a daily occurrence, and more frequently, it happens multiple times per day. On the news report, it was cited how neighbors have had their fences driven through and that parents with children do not feel safe to walk the streets. I have personally been running and had a driver in the school's uniform speed up and swerve towards me to push me off the road. I have seen multiple run-over pets around the college as well (I am not attributing that to students, as I did not see drivers). On top of the reckless speeding, this is also accompanied by louder engines and greater exhaust, resulting in noise and air pollution. Our neighborhood does not have sidewalks, which exacerbates the dangers of speeding.

Since I have lived in the neighborhood, residents have contacted the college (and its predecessor) as well as our community police officer to rectify the reckless driving issues. While some efforts have been put in place (e.g. monitoring parking lot exits when school lets out), the issues have not been resolved, and in the past year, gotten worse. We are told that we must capture license plates for action to be taken, which is very challenging when vehicles are driving 60-80 mph.

Hence, I appreciate that the staff cited that our neighborhood is a T4 Urban Neighborhood Evolving, and I appreciate that they do not recommend RM20-A. However, T4 NE states that "Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network and block structure and proximity to centers and corridors." I would argue that now is not the time to potentially allow 29 units at the focal point of traffic congestion, especially since these additional units may house an expanded student population, some of whom are unfortunately disrespecting the existing neighborhood or residents. I would fully support this zone change for RM9-A once sidewalks are put in place, and the community has time to find a real solution with Lincoln Tech, the police, and our councilmember.

I want to close by acknowledging that Lincoln Tech is providing valuable vocational training and helping many young adults of diverse backgrounds gain a path to gainful employment. I also value that increased density and a diverse housing stock is vital to an inclusive Nashville. However, residents deserve additional information on plans for the property, Lincoln Tech's potential interest in acquisition and solutions to address reckless driving, and help from our Councilmember to ensure that future change is accompanied by future walkability and traffic safety. Pedestrian safety precludes me from supporting that the timing is now for the staff recommendation.

With gratitude,

Emily Thaden, Ph.D.
923 McClurkan Ave.
Nashville, TN 37206
917-686-6716
Emily.p.thaden@gmail.com

From: william ritter [mailto:williamaritter@gmail.com]
Sent: Tuesday, May 07, 2019 6:36 PM
To: Planning Commissioners
Subject: Public Comment Case # 2019Z-061PR-001

As a 10 year resident of the Renraw Community, I have seen and experienced some positive changes in my neighborhood. I have seen and experienced some very negative changes as well, due to the increase in traffic, pollution, excessive speeding, loud engines with exhausts systems modified to INCREASE the noise and visible exhaust, unnecessary car horns, loud car audio systems, and reckless driving, as these things have only gotten worse.

This issue has been brought to the attention of local police precinct, our councilman, and the administration of the Tech School, which is the source of the issues listed above, and no one has found a solution. It truly is a problem that has been addressed countless times and no party has taken responsibility.

For some reason the students at the Lincoln Technical school seem to be immune laws not only concerning noise ordinances or vehicle modifications, but to basic safety laws.

We do not need to rezone to accommodate more people until we solve the problem of the current and continuing safety and disturbance infractions in the neighborhood.

Rezoning to accommodate more people is not a positive or viable change for our neighborhood at this time.

I DO NOT SUPPORT this rezoning.

William Ritter

937 McClurkan Ave.

Nashville, TN. 37206

615-289-2706

williamaritter@gmail.com

From: KRIS SPILMON [mailto:kas50@comcast.net]
Sent: Tuesday, May 07, 2019 9:44 PM
To: Planning Commissioners
Subject: Public Comment Case # 2019Z-061PR-001

Dear Members of the Metro Planning Commission,

I understand what a tremendous responsibility it is to be the stewards of the ever momentous growth of Nashville. I am sure balancing the needs of future sustainable expansion with the needs of the established neighborhood residents is quite the feat. I have enjoyed watching and participating in the revitalization of the Renraw neighborhood. It has been a pleasure to see the diversity and the inclusiveness of this neighborhood develop.

I am writing to you today to express my concerns about Requested Zone Change 2019Z-061PR-001, which requests rezoning of eight abutting single-family lots from RS5 to RM20-A. I own and have lived in a single-family home at 921 McCurkan Ave. Nashville, TN 37206, approximately a single block away for the past 10 years.

The intended properties of this rezoning proposal are located across the street from the Lincoln College of Technology still commonly known as The Nashville Auto Diesel College. This campus serves approximately 1800 students which the majority are commuters. The two main parking lots for the students border the properties of the proposed rezoning. These large parking lots exit onto McClurkan Ave. With the school having a day and evening class schedule, multiple times throughout the day and evening, McClurkan Ave. and the crossroad Trevecca Ave. back up with traffic, which can result in it taking 10-15 minutes to just travel a couple of blocks to exit the neighborhood onto Gallatin Avenue and/or Douglas Avenue. These are the two main exits of the Renraw neighborhood.

In reading the proposal, it is my understanding the recommendation did not support RM20-A and it mentioned that a traffic study may be required at the time of the development. I don't see how any ethical due diligence would allow for anything less. I fully support a thorough traffic study.

I found it interesting that the proposal cites the East Nashville Community Plan, which states in part... "improved pedestrian, bicycle and vehicular connectivity..." There are *no* sidewalks in my community. This has a huge negative impact on the safety of our residents.

Pedestrian safety is further endangered by the reckless driving of the students of Lincoln Tech. On Tuesday, May 6th, WKRN News at 10:00 pm aired a news story interviewing my neighbors about their concerns with the dangerous behavior exhibited by these students (with video evidence). Our neighborhood seems to be a playground for drag racing and engine power. You can see the tread marks at the many intersections in evidence of their "peeling" out and racing. This is not just now and then, but a daily occurrence. The news report cited how several neighbors have had their fences driven through and that parents with children do not feel safe to walk the streets. I don't feel safe to walk the streets of my neighborhood and am very concerned when I work in the flower bed around my mailbox. Again, with no sidewalks, the negative impact to the residents including children is increased many folds.

The East Nashville Community Plan recognizes our neighborhood as a T4 Urban Neighborhood Evolving. The T4 NE states that "Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as *timing* and *some elements of the existing developed character*, such as the street network and block structure and proximity to centers and corridors." I do not believe this is the appropriate timing to potentially allow 29 units at the prime convergence point of traffic congestion. Without a solid pedestrian safety infrastructure including sidewalks and an accountable commitment from Lincoln Tech, the local police, and elected officials to lessen the threat to our neighborhood, I cannot support this rezoning proposal change to an RM9-A status.

I want to be a good neighbor and understand the valuable contribution the Lincoln Tech provides to Nashville as a whole and to the students that leave our neighborhood with the education and skills needed to enjoy a rewarding career. But I, also, need Lincoln Tech to return that goodwill with transparency to any potential interest in acquiring these properties and solutions addressing the negligent behavior of their students.

Let me reiterate, my concern for pedestrian safety does not allow me to support the proposed rezoning at this time.

Sincerely,

Kris Spilmon, BA, BS, LDH, CRCR

921 McClurkan Avenue,

Nashville, TN 37206

615.497.8097

Kas50@comcast.net