

Comments on May 23, 2019 MPC Agenda Items
Received through May 22, 2019

ITEM 1A: 2019CP-005-001—East Nashville Community Plan and
ITEM 1B: 2019Z-004PR-001

From: Mike Kershaw [mailto:mikekershaw78@gmail.com]
Sent: Sunday, May 19, 2019 2:43 PM
To: Sarah Olson; Sewell, Marty (Planning)
Subject: Fwd: Case 2019Z-004PR-001 and 2019CP-005-001

Marty,

We received notification that our letter needed to be resubmitted.

Attached is the letter, nothing has changed from our viewpoint since originally submitted.

-Mike

SEE ATTACHMENT ON NEXT PAGE

Michael Kershaw & Sarah Olson
818 Lischey Ave
Nashville, TN 37207
218-260-0531
Mikekershaw78@gmail.com
Saraholson77@hotmail.com
19th May 2019

Marty Sewell
Planner III
Metro Planning Commission
800 Second Avenue South
P.O. Box 196300
Marty.Sewell@Nashville.gov
Nashville, TN 37219-6300

Re: Rezone request case 2019Z-004PR-001, Amend community plan request case 2019CP-005-001

Dear Marty Sewell:

We are relatively new residents to our city, but still feel an obligation to express our concerns regarding the rezone and amendment change request in cases 2019Z-004PR-001 and 2019CP-005-001. We were immediately drawn to this area when choosing a home in Nashville because of the single family housing and relatively small apartment accommodations that are prevalent between the NW side of 31E and the SE side of 41.

There is a nice community feel to these blocks that we worry will diminish with the introduction of more retail/commercial spaces. Currently, 31E acts as a natural divide between this neighborhood and that of the strip malls, fast food joints, and heavy traffic to the east.

This particular property, if re-zoned, would set the inevitable precedent of change from a family based community zone into that of a more commercial/retail oriented zone. While allowing the plans of this one site may not be in itself a doomsday development for the neighborhood, it would change the community plan, opening the door for additional site development that would fundamentally change the community feel and introduce heavier traffic patterns.

While the proposed change would certainly financially benefit some residents of the community and many outside of the community, we feel quite strongly that this change would not benefit to the community at large, or reflect the wishes of the majority of community members.

Sincerely,



Michael Kershaw & Sarah Olson

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From: Meredith Brantley [mailto:meredith.l.brantley@gmail.com]

Sent: Monday, May 20, 2019 8:06 PM

To: Planning Commissioners

Subject: OPPOSE – Case #: 2019Z-004PR-001

Hello - this email is being resent re-sent as this case was deferred several months.

On Thu, Jan 31, 2019 at 2:36 PM Meredith Brantley <meredith.l.brantley@gmail.com> wrote:

Planning commissioners:

I am writing you today, asking you to please OPPOSE case: #2019Z-004PR-001 currently listed on your 2/28/19 agenda.

This particular rezoning request is fraught with issues and has been received poorly by our Cleveland Park neighborhood community as evidenced by over 165+ petition signatures against this development at save6thstreet.com. I believe there are a few major issues at stake that make this request a very negative direction for our neighborhood:

1. This request to rezone these 9 single family lots to Mixed Use Neighborhood Alternative would allow up to 100% of the proposed development to become STRP non-owner occupied units. The developer has been on the record stating he would build up to 30k sq ft of residential 1 & 2 bedroom condos and commercial space. This type of development density combined with non-owner occupied STRP permits would attract many investors and turn this property into a mini-hotel in the middle of a quiet street. One or two non-owner STRP's on a block is one thing, but the potential for up to 30+ STRP units in one contained space would be extremely disruptive.
2. Roughly 1/2 of the current 9 lots on N. 6th St are zoned for "Neighborhood Maintenance" (the ones closer to Cleveland are "Neighborhood Evolving.") I understand that this rezoning request asks to change the neighborhood policy on the 9 existing lots to "Neighborhood Center." This is an extremely large shift from the existing Nashville Next framework. Overall, this seems inappropriate with our policy, and sets a terrible precedent for our neighborhood.
3. In addition to not complying with the existing neighborhood policy, the proposed density and potential commercial space is contextually inappropriate. N. 6th Street is a quiet street occupied mostly by small 1,000 sq foot ranch homes, a park widely utilized by families and children, the Boys & Girls club at the community center, and a long established church. Dropping in 30k of retail/condos at 3+ stories high will literally overshadow the important park across the street and disrupt a street intended to be maintained "as-is" per the Nashville Next plan.

I believe the negative potential here greatly outweighs any proposed benefits. A plot of property this size and importance to the neighborhood should not receive a blanket MUN-A rezoning approval without showing detailed plans that comply with policy and community feedback. I request that you oppose this plan for these reasons and push the developer towards staying within the existing base single family zoning and neighborhood policy.

Thank you for your consideration.

Sincerely,

Meredith Brantley

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Meredith Brantley, PhD
meredith.l.brantley@gmail.com
248.763.1026

From: Joey [<mailto:tomatopie34@hotmail.com>]
Sent: Monday, May 20, 2019 10:00 PM
To: Planning Commissioners; Sewell, Marty (Planning)
Subject: Fw: PLEASE OPPOSE – Case #: 2019Z-004PR-001/2019CP-005-001

I am re-sending my feedback from the initial March 28 appearance of this case, which has now been deferred for two months. Every time the case is deferred, it silences the voices of our neighbors who made the effort to show up during a workday to speak against this development. Thanks to the latest deferment I will be unable to attend in person.

I am as opposed to this development as one can be, and I don't know a single person here in favor of it other than the developer. Please decline this rezoning request.

Thank you.

Joey Butler
1103 Lischey Ave

From: Joey
Sent: Monday, March 18, 2019 10:35 PM
To: Marty.Sewell@nashville.gov
Cc: Planning.commissioners@nashville.gov; scott.davis@nashville.gov
Subject: PLEASE OPPOSE – Case #: 2019Z-004PR-001/2019CP-005-001

Planning Commissioners,

I am writing you today, asking you to please OPPOSE case: #2019Z-004PR-001/2019CP-005-001 currently listed on your 3/28/19 agenda.

The rezoning request for the parcel of land on N 6th St has been uniformly disapproved by Cleveland Park residents and the neighborhood association. The developer has stated that the 9 lots could yield as many as 30 units; the change in zoning he seeks would open the door for each of those units to become a non-owner-occupied STR -- essentially, a hotel in the middle of a quiet residential neighborhood -- and his business partner has already advertised that intent on social media, which is how many of us first learned of the development. While we live several blocks away, we are concerned for our neighbors who would have to live in the vicinity of this monstrosity and for the negative effect it would have on our neighborhood as a whole. Encouragement for the developer to consider creating long-term rentals or condos instead was met with insistence that "it makes no business sense for me not to maximize my profit." No consideration for the neighborhood, just pure profit motive.

Cleveland Park is already suffering from neighbor participation as more and more rental properties emerge here, and fewer and fewer permanent residents remain to help with clean-ups or other vital activities. A structure this size is not ideal in any sense, but 30 actual neighbors would be more welcome than what would amount to hundreds of transient visitors every year contributing nothing to our community.

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The negative potential here greatly outweighs any proposed benefits, and any benefits would solely be for the developer and anyone investing in the property. For the neighborhood, nothing good comes of this. A plot of property this size and importance to the neighborhood should not receive a blanket MUN-A rezoning approval without showing detailed plans that comply with policy and community feedback.

I request that you oppose this plan for these reasons and push the developer towards staying within the existing base single family zoning and neighborhood policy.

Thank you for your consideration.

Joey Butler
1103 Lischey Ave

From: lavoniarivers4 [mailto:lavoniarivers4@gmail.com]
Sent: Tuesday, May 21, 2019 2:33 PM
To: Planning Commissioners
Subject: Comment on 6th Street zoning

We feel that this project will not be beneficial to the area, it will only cause more traffic and other problems to our community. There is nothing wrong with housing being place there but not the type of housing that has initially been stated and this is our comment on this project. Please take under consideration the neighbors comments and concerns.

Neighbors 901 or 5th street

From: Samantha Singer [mailto:ssinger05@gmail.com]
Sent: Tuesday, May 21, 2019 6:02 PM
To: Planning Commissioners
Subject: Case#: 2019Z-004PR-001/2019CP-005-001

Good evening,

As a resident of Cleveland Park since 2012, I am disheartened and appalled to see that this Case is still continuing through the Commissioner's Office. This rezoning does not fit the plan of the street or area of the neighborhood and is directly across from our park. I believe that a plan of this density would deter neighbors from visiting our local park (which I visit weekly with our daughter), create excessive traffic and parking issues for a non-main avenue/road, and would not improve the quality of life for residents of the area or increase access to affordable housing. I truly hope that the Commissioners will side with the residents of Cleveland Park who have shared their opposition to this project and that we can continue to grow our neighborhood in a sustainable way that meets the needs of our current and future residents.

Thank you,
Samantha Singer

1014 Lischey Ave.
Nashville, TN 37207
706.474.0974

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ITEM 9: 2019Z-061PR-001—Various Properties on McClurkan Avenue

From: Carrie Brumfield [mailto:carriebrumfield@gmail.com]

Sent: Tuesday, May 21, 2019 8:44 AM

To: Planning Commissioners

Cc: Carrie Brumfield

Subject: Disapproval of proposed rezoning in District 5

Dear Metro Planning Commissioners,

I'm writing to express my strong disapproval of the proposed rezoning from RS5 to RM20A for 1013, 1015, 1017, 1019, 1021, 1023, 1025 and 1027 McClurkan Avenue as requested by CM Scott Davis.

As a Nashville native and 10+ year resident of the Renraw neighborhood, I have seen many changes in our small neighborhood as a result of the growth that Nashville, few of which improve the quality of life for the longtime residents, in my opinion. We have seen density increase so rapidly without the infrastructure to support it. Thanks to the demolition of many of my former neighbors homes and subsequent new 'tall skinnies' we have twice as many homes and cars. Our neighborhood used to allow for plenty of space for two cars to pass one another, now it's very tricky to pass each other on the street without hitting a parked or moving vehicle...not to mention it looks like I live in the middle of a parking lot.

Please do not allow for more even density in this tiny community for which we are not prepared to support. It is my understanding that RM20A would allow for the owner to AirBnB the property without living on site - which would diminish the quality of our neighborhood even more.

I attended a community meeting last evening where the developer, Jeff Kendig, attempted to explain the rezoning request - I can tell you the room of approximately 25 individuals were alarmed at the idea of RM20A with the other constraints we're already feeling due to Auto Diesel traffic as well as the gentrification and growth we've experienced.

Thank you for your consideration,

Carrie Brumfield

2421 Inga Street, 37206

From: Richard Lancaster [mailto:rjlancaster@gmail.com]

Sent: Tuesday, May 21, 2019 5:55 PM

To: Planning Commissioners

Subject: Case 2019Z-061PR-001

Planning Commissioners:

I've received notice about the Requested Zone Change 2019Z-061PR-001 on McClurkan Avenue that will be discussed during the meeting on May 23. The zoning change includes my house at 1015 McClurkan Ave which is my primary residence and the house that I own along with William Morgan.

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I originally signed the petition that was presented to me by Jeff Kendig. At that time, my understanding was that I was signing a petition that would approve two houses per lot. Since the time of my signature, I have had some time to look into the implications of changing the zoning to RM-20A. I DO NOT approve of changing the zoning to 20 units per acre.

I would ask you to please DISAPPROVE the request to changing the zoning to RM-20A.

Thank you-

Richard Lancaster
1015 McClurkan Ave.
Nashville, TN . 37206
rjlancaster@gmail.com

From: Alece Ronzino [mailto:alece@gritandglory.com]
Sent: Tuesday, May 21, 2019 7:26 PM
To: Planning Commissioners; Dunnavant, Joren (Planning)
Subject: Case 2019Z-061PR-001

Members of the Metro Planning Commission:

Thank you for your hard work and tireless service for the betterment of our city. I appreciate all that you do.

I am writing in regards to the rezone request for McClurkan Avenue (Item #9: 2019Z-061PR-001). **I live in one of the homes that would be rezoned if this request is approved (1027 McClurkan), and I strongly oppose this change.**

Our neighborhood, like many throughout Nashville, battles traffic, safety concerns, and a lack of sidewalks. These challenges are heightened due to the proximity of Lincoln College of Technology, with the increased drivers and density they add particularly during school hours. However, these challenges are not unique to our neighborhood, nor do they render my street unsuitable for single family residences, as the rezone applicant has stated. I have owned and lived in my home for six years and I find my single family residence perfectly suitable on this street, with all the challenges and blessings of living in a growing and thriving city.

A rezone to RM20-A, or even to the staff's recommended RM9-A, would further increase the density, traffic, and safety issues. Our neighborhood needs infrastructure — like sidewalks and traffic-calming solutions — in order to deal with the concerns we *currently* face and certainly before we multiply those concerns even further with a rezone to RM20-A or RM9-A. I appreciate the staff recommendation for a traffic study and wholly support that proposed endeavor.

At this time, I strongly oppose a rezone to RM20-A or RM9-A. However, I would fully support a rezone to R6-A, which would allow for duplexes or secondary unit rental opportunities for owner-occupied short-term rental owners only, while still maintaining the integrity of our neighborhood. R6-A would enable an appropriate increase in density as well as zoning that is consistent with other areas in the neighborhood.

I respectfully request that you decline the rezone to RM20-A or RM9-A and instead consider R6-A as the more appropriate next step for our neighborhood.

Thank you.

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Alece Ronzino
1027 McClurkin Avenue
Nashville, TN 37206

ITEM 17: 2019SP-042-001—LC NATIONS SP

From: Scott Gillihan [mailto:scottsgillihan@aol.com]
Sent: Monday, May 20, 2019 5:47 AM
To: Planning Commissioners
Subject: 49th Ave.

I oppose the five story building on 49th Ave.

From: Emily Dade [mailto:emily.dade@gmail.com]
Sent: Wednesday, May 22, 2019 10:30 AM
To: Roberts, Mary Carolyn (Council Member); Planning Commissioners; Planning Staff
Subject: oppose nations apartment build, - case number is 2019SP-042-001

Dear Council Woman and Staff,

I strongly oppose the building of a 400 unit apartment building in the Nations. I am a Nashville Native that has lived in my large cities , Denver, Seattle, New York, and I am scared Nashville is growing at a rate that is ignoring the need for infrastructure. We are so excited for growth, that the details that make a city incredible are being ignored.

What are the plans to add stop lights and address traffic on Charlotte?

what are the parking laws in front of housing going to be?

What are the plans to add side walks?

What are the plans to maintain green space?

What are the plans for parking/garage space?

What are the plans to increase fire station staff and police force?

What are the plans to add more cross walks? Every day I drive down Charlotte I have to honk at a pedestrian in the middle of the road.

Please do NOT pass this zoning request as is written.

Sincerely,
Emily Walters

ps! would bike to work to Centennial Hospital on 23rd, but the bike lane is not the entire route starting on 51st...

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ITEM 29: 2019Z-087PR-001—Various Properties at Dunn Avenue

From: Matt Michiels [mailto:mcmichiels@outlook.com]

Sent: Friday, May 17, 2019 3:01 PM

To: Planning Commissioners

Subject: In support of 2019Z-087PR-001 - Dunn Ave IWD to MUL-A

Hi, I am the home owner and resident of 1917 Seminole avenue and received a notice about this case. Unfortunately I can't make it to the hearing but I am writing in full support of this zoning change. Personally, I feel the time has come for this area to move away from Industrial zoning, at least the properties adjacent to the R6 district. I've been on Seminole for 7 years, most of the businesses are respectful but some cause great impact on quality of live be it noise/physical pollution, disrupting traffic, or ignoring ordinances and property standards. The properties in question here are without a doubt the most blighted in the neighborhood. I am excited the new owners are taking steps to improve these lots. Thank you.

ITEM 30: 2019Z-088PR-001—811 Lischey Avenue

From: Sheridith Blackwood [mailto:blackwood105@att.net]

Sent: Friday, May 17, 2019 4:46 PM

To: Planning Commissioners

Subject: Re: SUPPORT - Case #: 2019Z-088PR-001

Dear Commissioners,

I am writing to voice my support for the request to rezone from SP-R to R6-A zoning for property located at 811 Lischey Avenue (2019Z-088PE-001) requested by Jacob Vanhooser, applicant and owner, which is on the agenda for Thursday, May 23, 2019.

I own the property next door at 809 Lischey Ave., and Mr. Vanhooser has assured me that due to the condition of his house, he will have the house torn down for a new construction.

Sincerely,

C.R. Blackwood