

## Comments on May 23, 2019 MPC Agenda Items

### Received through May 23, 2019

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

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

**Sent:** Thursday, May 23, 2019 7:12 AM

**To:** Planning Commissioners

**Subject:** Please vote NO on the N. 6th Street Project --- 2019Z-004PR-001/2019CP-005-001

Commissioners,

I am writing to ask that you please vote NO on both bills related to the N. 6th project.

I have been aware/involved in this process since it came to our attention in January, and could go into how poorly this has been handled and how disrespectful the developer has been to the community - but I'll spare you the details. I think all of that has been covered in many other email/petitions/etc.

Please support the staff recommendation to DISAPPROVE this project.

Sincerely,

Omid Yamini

1204 N. 2nd St.

Nashville, TN. 37207

**From:** drpamharrison <drpamharrison@gmail.com>

**Date:** 5/23/19 11:09 AM (GMT-06:00)

**To:** josie.bass@nashville.gov

**Subject:** Zoning at Cleveland and North Sixth Street

PLANNING COMMISSION:

My family has been at CLEVELAND STREET MISSIONARY BAPTIST CHURCH for ONE HUNDRED TWENTY SEVEN YEARS ( 127 YEARS ).

AS A MEMBER OF CLEVELAND STREET MISSIONARY BAPTIST CHURCH I DO NOT FAVOR ANY RE-ZONING. The developer (s) want to put BARS and RESTAURANTS THAT SERVE ALCOHOL RIGHT ACROSS THE STREET FROM THE CHURCH and THE COMMUNITY CENTER WHERE CHILDREN PLAY. THAT IS NOT RIGHT!!!

PLEASE. DO NOT RE-ZONE THIS AREA AND/OR COMMUNITY. I ASK YOU IN THE HOLY NAME OF <JESUS CHRIST>.

Praise God and THANK YOU FOR YOUR TIME.

Yours in Christ,

Dr. Pamela Harrison

## Comments on May 23, 2019 MPC Agenda Items

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

**From:** Morgan, William [mailto:morganwill@bfusa.com]

**Sent:** Wednesday, May 22, 2019 1:31 PM

**To:** Planning Commissioners

**Cc:** Will Morgan

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

Dear Members of the Metro Planning Commission,

Thank you for thoughtful consideration of the items before you and for serving our community. I co-own and reside at my primary residence at 1015 McClurkan Avenue, Nashville, TN which is one of the properties included in requested zone change 2019Z-061PR-001 from RS5 to RM20-A which would permit a maximum of 29 units on less than 1.5 acres across 8 lots. I do not support this proposal and I will attend May 23<sup>rd</sup>'s meeting to voice my opposition in person. I also would like to know more about how the board reached a recommendation of RM9-A. As a Nashville resident who is concerned about housing affordability I would like to know more about what this zone would permit for each lot and for the area in total. I am withholding support of the RM9-A recommendation pending additional information however I am generally in favor of increasing density and providing affordable housing options in greater Nashville.

Sincerely,

William Morgan

1015 McClurkan Avenue

Nashville, TN 37206



#### **Will Morgan**

Manager Operational Excellence  
Logistics Supply Chain Management  
Bridgestone Americas, Inc.

Office: +1 (615) 937-4857

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**From:** Ray Dicker [mailto:rayfrombray18@gmail.com]

**Sent:** Wednesday, May 22, 2019 9:44 PM

**To:** Planning Commissioners

**Subject:** 2019Z-061-PR-001 McClurkan Ave Rezone Request

Dear Commissioners,

We write in support of Jeff Kendig's rezoning request for properties on McClurkan Ave including our own. We agree with his submission and explanations in his e-mail of 5/2/2019 to yourselves and would express our own concerns that the neighborhood does not lend itself to single family homes being directly beside the college, and due to lack of sidewalks, and excessive traffic. We have lived on the street for 6 years and would have not considered living here unless our children were already grown.

We trust you will give this due consideration,

Yours truly,

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

Ray and Karin Dicker  
1017 Mc Clurkan Ave.

**From: Bryan Bloebaum [mailto:bryan.bloebaum@gmail.com]**  
**Sent: Wednesday, May 22, 2019 11:31 PM**  
**To: Planning Commissioners**  
**Subject: case number: 2019Z-061PR-001**

Hello,

I am a homeowner in the neighborhood. I live on Inga between Cahal and Mclurkin. This zoning change would affect everyone in the neighborhood. The density with the auto diesel college is already at a level that this neighborhood can barely sustain. Even an RM-9 rezoning would increase the amount of rentals in the neighborhood and would allow air b&bs to be operated without the owner being in an adjacent property. I'm afraid this would reduce the livability of the neighborhood and increase traffic on the streets. Please keep Renraw a family friendly neighborhood.

Thanks,  
Bryan Bloebaum

**From: Austin Cyr [mailto:cyr.austin@gmail.com]**  
**Sent: Wednesday, May 22, 2019 11:34 PM**  
**To: Planning Commissioners**  
**Subject: 2019Z-061PR-001**

Planning commission,

I live in the Renraw community and oppose the zoning change to RM9 or RM 20.

These lots are in a residential neighborhood. They are set back from Gallatin, thus not making Gallatin more walkable. If developed, it would take away from majestic look and feel of the mansion grass and trees in the area

Many families have moved into the area and walk their kids and dogs on the street. We already complain about the amount and speed of cars and this would bring more, especially without sidewalks or lower speeds throughout.

I would also be concerned that without a specific plan for the individual developments would not fit into the neighborhood's esthetics.

Thanks

Austin Cyr  
912 strouse avenue

## **Comments on May 23, 2019 MPC Agenda Items** **Received through May 23, 2019**

**From:** Leah Olivotti [mailto:musiccityhomesales@gmail.com]  
**Sent:** Wednesday, May 22, 2019 11:53 PM  
**To:** Planning Commissioners  
**Subject:** 2019Z-061PR-001

To Whom it May Concern,

I strongly oppose rezoning beyond RS-6 at this time for the properties located on McClurkin. As a full-time real estate agent who regularly works hand-in-hand with developers and investors and knows as well as anyone the value added proposition for the properties in question — it simply isn't the right decision for the neighborhood at this time.

I have no regrets having purchased my personal residence almost two years prior in this neighborhood. Having said that, there are major traffic issues exiting the neighborhood during times throughout the day and speeding/negligent students, in addition to heavy foot traffic. I come and go frequently for work and at times it can be a headache and nuisance. and I only see the problem getting worse by increasing the population density. In addition to having trouble day-to-day trying to leave and come back to my home, I worry about simple domestic tasks such as walking my dogs with the current traffic issues and speeding students.

The school is a permanent neighborhood feature I wholeheartedly supported from the get-go, and investors/developers are integral to both my business and the growth of Nashville. However, I care more deeply about the SAFETY and integrity of the persons living and attending school here. To be honest, I'm shocked no one has been hit by a car since I've seen more close calls than I care to recount. It's also unfair to those who do live in the neighborhood to knowingly support a zoning issue that would directly impact their enjoyment of the neighborhood. In the future, I would absolutely reconsider if the serious traffic and pedestrian problems were addressed...

Yours Truly,

Leah Olivotti  
2420B Brasher Ave.

**From:** Katja Raine [mailto:katjaraine@gmail.com]  
**Sent:** Thursday, May 23, 2019 12:04 AM  
**To:** Planning Staff  
**Subject:** 2019Z-061PR-001 McClurkan Rezone

Dear planning commission

I'm writing because I oppose the rezoning of 2019Z-061PR-001 McClurkan RM-20 and even RM-9.

I live in the Renraw neighborhood since 10 years and have seen many changes.

It's a residential neighborhood with single family homes.

The duplexes that have been built in the neighborhood add already more cars and density to the neighborhood and the Lincoln College of technology has many students, cars and staff close to and on McClurkin.

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The owner said he wants to increase the the value of his properties but it comes at the cost of neighbors who bought a single family home right beside his lots and surrounding areas.

I'm worried that our infrastructure is not set up for a more density on a single lot.

Please vote against the rezoning.

Thank you,  
Katja Raine

**From:** jckm [mailto:jckm@bellsouth.net]  
**Sent:** Thursday, May 23, 2019 8:11 AM  
**To:** Planning Commissioners; Planning Staff  
**Subject:** 2019Z-061PR-001 McClurkin Rezone

We have lived at 937 Cahal Avenue since 1984 which is in the Renraw neighborhood. We oppose the zoning change from RM 5 to either RM9 and especially RM20. The reasons are:

1. The neighborhood is already congested with traffic because of the Lincoln Diesel College.
2. Rezoning would make traffic much worse in this limited access neighborhood.
3. There are serious safety issues already in the neighborhood and the rezoning would make it worse.

Please vote against the zoning change on this issue

Thank you  
John Wendt

**From:** John Wendt [mailto:jckm@fastmail.com]  
**Sent:** Thursday, May 23, 2019 8:16 AM  
**To:** Planning Commissioners  
**Cc:** Planning Staff  
**Subject:** 2019Z-061PR-001-McClurkin Rezoning. Vote No

I live at 937 Cahal one street from McClurkin and I oppose this zoning change. Please vote against the change to RM20 and RM9.

We already have a safety/traffic problem in the neighborhood and a zoning change would make it much worse.

Thank you for opposing this zoning change

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Carol Wendt  
[jckm@fastmail.com](mailto:jckm@fastmail.com)

## **Comments on May 23, 2019 MPC Agenda Items** **Received through May 23, 2019**

**From:** Jason Feller [mailto:jkfeller@gmail.com]  
**Sent:** Thursday, May 23, 2019 9:25 AM  
**To:** Planning Commissioners  
**Subject:** 2019Z-061PR-001 McClurkan Ave Rezone Request

Commissioners,  
Thank you for your work.

I'm writing in support of the rezone request for the 8 properties on McClurkan Ave. I lived, and still own the house at 1115 Douglas Ave, which is very close to these properties. I have no concerns with what is being proposed. In fact, I feel very strongly that the private property owners within the Diesel College overlay should not be limited to RS5. The existing zoning does not seem appropriate within the context of the Institutional Overlay. This location is ideal for increased density and even STR permitting given its proximity to the school.

As a long time resident and property owner in this immediate area I fully support this zone change.

-Jason Feller

**From:** Paul Niehaus [mailto:niehauspaul@gmail.com]  
**Sent:** Thursday, May 23, 2019 10:14 AM  
**To:** Planning Staff  
**Subject:** 2019Z-061PR-001 McClurkan Rezone

Dear planning commission

I'm writing because I oppose the rezoning of 2019Z-061PR-001 McClurkanRM-20 and even RM-9.

I have lived in the Renraw neighborhood for more than 20 years and have seen many changes.

It's a residential neighborhood with single family homes.

The duplexes that have been built in the neighborhood add already more cars and density to the neighborhood and the Lincoln Collage of technology has many students, cars and staff close to and on McClurkan.

The owner said he wants to increase the the value of his properties but it comes at the cost of neighbors who bought a single family home right beside his lots and surrounding areas.

Our infrastructure is not set up for a more density on a single lot.

Please vote against the rezoning.

Thank you,

Paul Niehaus  
2510 Inga St  
Nashville, TN 37206  
615-208-0368

## **Comments on May 23, 2019 MPC Agenda Items**

### **Received through May 23, 2019**

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

**Sent:** Thursday, May 23, 2019 10:29 AM

**To:** Planning Commissioners; Planning Staff

**Subject:** 2019Z-061PR-001

Members of the Metro Planning Commission:

**I am writing again to formally oppose the rezoning of McClurkan Avenue, which includes my personal home and residence (Case 2019Z-061PR-001).**

The applicant, Mr. Kendig, showed up at my home on numerous occasions to discuss his rezone request and even to ask me to help pay for the application fee (which I declined). I made it very clear that I was willing to do my own research and was open to a rezoning that would allow for up to 2 units per property in an owner-occupied setting only. (We specifically discussed the possibility of above-garage apartments.)

On one instance, Mr. Kendig followed me in his vehicle as I walked the neighborhood with headphones in. He then proceeded to ask for my signature to show he'd discussed his request with me and that I was open to learning about the rezoning options as a neighborhood. Now I discover Mr. Kendig deceptively submitted my signature to Planning Commission as direct approval of his request to rezone to RM20. This never was, and still is not, the case. I feel bullied and bulldozed by Mr. Kendig's manipulative tactics.

**As Mr. Kendig wrongly submitted my name as a co-applicant and interested party in his rezone request, I am formally rescinding it and stating my strong opposition.**

The density, traffic, and safety challenges our neighborhood already faces would only be further compounded by a rezone to RM20 or even RM9. Until we have infrastructure to address these concerns — such as sidewalks and effective traffic-calming solutions — our neighborhood and, more specifically, my street, would be negatively impacted by further increasing the density and traffic in a way that does not fit the context of our single-family, residential neighborhood.

I have no plans to sell my home or to move. Should the rezoning go through, my single family home would potentially be severed from R5 and R6 zoning by RM20/RM9 properties in between, with a dangerous increase in traffic. This is of significant concern to me.

**I would support a rezone to R6** to allow for secondary units per property in an owner-occupied setting. I believe this would still maintain the context and integrity of our neighborhood and allow for an appropriate increase in density.

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

Thank you.

Alece Ronzino  
1027 McClurkan Avenue  
Nashville, TN 37206

## Comments on May 23, 2019 MPC Agenda Items

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### **ITEM 17: 2019SP-042-001—LC NATIONS SP**

**From:** Kelli T [mailto:ktaylo10@gmail.com]

**Sent:** Thursday, May 23, 2019 10:47 AM

**To:** Planning Commissioners; Planning Staff

**Subject:** Opposition to 2019SP-042-001 LC Nations Rezoning

Given that the hearing regarding this matter is today, and I won't be able to attend due to a work conflict, I just wanted to send my opposition to rezoning this site for residential purposes. This project (which is proposing 400 residential units in addition to commercial space) could introduce upwards of 700 to 800 cars for residents alone, not to mention their guests, into a neighborhood-type atmosphere that we value for being exactly what it is: a currently uncongested neighborhood-type atmosphere. This is in addition to the 350 unit proposed residential/commercial project a few blocks away (an additional approximately 700 cars) and the currently-in-progress directly adjacent 600 unit residential project (an additional approximately 1200 cars), plus their visitors. These projects would introduce upwards of 2,700 cars (not even including guests) in a very small area in a small neighborhood. As a homeowner, I chose the Nations to buy and live in specifically because it is quiet and it is uncongested, while being conveniently-located to a multitude of things. We do not want to turn into the next Germantown. While it has the allure of being an "it" neighborhood and has recently experienced growth similar to that being proposed in the Nations, that comes with copious amounts of noise, traffic, and abundant amounts of obnoxious short term rentals that inherently will appear within an "it" neighborhood. I embrace growth and change and development here, especially of the industrial sites, but would prefer it to be done more with the residents' quality of life in mind instead of developers' profits, similar to 12 South where the neighborhood still has the feel of a neighborhood with actual residences and does not contain these monstrous apartment complexes, but rather contains a few more modestly-sized apartment complexes.

I've also been given reasoning in support of this project that in order for commercial businesses to thrive in our neighborhood, we must have walkable density surrounding the businesses, which is not true. The businesses in 12 South thrive without such monstrous density. Businesses all over East Nashville thrive without such monstrous density. Businesses in Green Hills thrived well before any condominiums with any amount of density were built there. Furthermore, people do not stay only primarily within walking range of their homes in this city. The reality is, people in this city drive, use ride share, or scooters to go where they want to go, which is sometimes in their own neighborhood and sometimes not. Proposing that businesses require mass amounts of people adjacent to them to thrive is just ludicrous and demonstrated to be untrue when you examine other neighborhoods.

I ask you please do not vote to approve this site for rezoning to residential because if you do, the homeowners' quality of life will suffer for it. I've experienced it firsthand in Germantown over the past decade, I've seen exactly what it can do to a neighborhood, and I was forced to leave because of it.

Kelli Taylor



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

**ITEM 18: 2019S-043-001—Highland View**

**From:** Ellie Flier [mailto:ellieflier@gmail.com]  
**Sent:** Thursday, May 23, 2019 9:45 AM  
**To:** Planning Commissioners  
**Subject:** no to development on Highland Park Church land

Hello,

I live at 5729 Maudina Ave, and I am opposed to the building of 40 units on the current land of the Highland Park Church behind Knob Road. A similar development was proposed and defeated 2 years ago due to inadequate infrastructure.

If this passes, we will be subjected to blasting and increased flooding and erosion issues as well as the risk posed to us by the proximity of the blasting to the tower.

Thank you,

Elizabeth Flier  
(310) 903-7875