

Comments on June 27, 2019 MPC Agenda Items Received through June 27, 2019

ITEM 1: 2019CP-010-001—MUSIC ROW VISION PLAN

From: rogerconrad [mailto:rogerconrad@sbcglobal.net]

Sent: Wednesday, June 26, 2019 1:31 PM

To: Planning Commissioners

Subject: Music Row

Deae Commissioners

I am an Edgehill resident and request that the commission honors the boundary/transition between Music Row and Edgehill. The transition zone is critical to the integrity of the Edgehill neighborhood, a neighborhood with a 180 year history.

The new Music Row Code has the protections in place, the same protections that were fought for during the 2-year Music Row Detailed Plan process. Please do not modify this boundary under pressure from Music Row. In my opinion this is necessary for the quality of life of Edgehill residents.

Respectfully,

Roger Conrad

1211 A Sigler Street

From: Theo Antoniadis [mailto:theo.nashville@gmail.com]

Sent: Wednesday, June 26, 2019 1:44 PM

To: Planning Commissioners

Subject: Music Row / Edgehill

Dear commissioners,

Thank you for carefully considering the development of Music Row and Edgehill. As a resident of Edgehill, I enjoy the proximity of a developing, vibrant Music Row, but I feel there must be a thoughtful transition created between the two areas that protects BOTH neighborhoods. This is especially true, I feel, given the fact that the Commission recommended the creation of the current NCZO. A transition area is essential!

Thank you so much for your work on this!

Theo Antoniadis

1720 15th Ave S

From: Emily Greble [mailto:emilygreble@gmail.com]

Sent: Wednesday, June 26, 2019 2:16 PM

To: Planning Commissioners

Cc: Sledge, Colby (Council Member); O'Connell, Freddie (Council Member)

Subject: Music Row Code

Dear Planning Commissioners,

About a month ago, I was driving my car pool to Eakin elementary along Music Row and had to answer an unusual question from my 7-year old son, Thomas: why are those women dancing in bikinis on the back of that moving truck?

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After that, we started driving down Villa place, one street away, but a world away in terms of culture, norms, and community.

With this in mind, I write as an Edgehill resident and homeowner, asking that as you consider the Music Row Code, please honor the boundary/transition between Music Row and Edgehill. The transition zone is critical to the integrity of the Edgehill neighborhood, a family-driven neighborhood with a 180 year history that is a thriving racially and socio-economic hub in our city (one of the few!).

The new Music Row Code has the protections in place, the same protections that were fought for during the 2-year Music Row Detailed Plan process. Please do not modify this boundary under pressure from Music Row. This represents a small section of the overall plan, and it's necessary for the quality of life of Edgehill residents.

Many thanks for listening,
Emily Greble
1443 14th Avenue South

From: David West [mailto:DWest@equinox.com]
Sent: Wednesday, June 26, 2019 2:17 PM
To: Planning Commissioners
Subject: Transition Zones between Music Row & Edgehill

I'm writing to urge you to support the creation of a transition zone between Music Row and the Edgehill Neighborhood.

I love living in Edgehill and raising my family here. It is a true neighborhood. Allowing unfettered development of Music Row, such that there is no transition between our neighborhood and a dense, commercial district with high-rise buildings will significantly and negatively impact this historic area.

I know my concerns are shared by many other in Edgehill, and I hope our interests will be taken into account.

Thanks,
David West
1303 Tremont Ave.
Nashville, TN 37212

From: Matthew Worsnick [mailto:mworsnick@gmail.com]
Sent: Wednesday, June 26, 2019 2:21 PM
To: Planning Commissioners
Subject: Protect Edgehill in the Music Row plan

To the Nashville Planning Commission:

I am aghast to hear that there has been talk of not including protections for the Edgehill neighborhood in the new Music Row development plan. Without careful attention to our lived-in neighborhoods, Nashville will die. It is all the more important to protect this culturally, ethnically, politically mixed neighborhood with a range of incomes that span from the wealthy to families living below the poverty line. Edgehill may not be packed with multinational corporations, but this is the type of richness that will sustain Nashville in the long run.

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Sincerely,
Matthew Worsnick
1443 14th Ave S.

From: Andrea Sullivan [mailto:andreasully@gmail.com]
Sent: Wednesday, June 26, 2019 3:19 PM
To: Planning Commissioners
Subject: Music Row transition zone

Good afternoon Planning Commission. I am a 20-year resident of the Edgehill community. Please protect us from encroaching building heights on Music Row. Please keep the agreement to step down the height on our neighborhood's boundary. Do not allow this to be changed. We need your help to protect our residential zone.

Thank you,
Andrea Sullivan

From: Karin Kalodimos [mailto:kkalodimos@gmail.com]
Sent: Wednesday, June 26, 2019 4:58 PM
To: Planning Commissioners
Cc: O'Connell, Freddie (Council Member); Sledge, Colby (Council Member)
Subject: Support of 2019CP-010-001 Music Row Vision Plan

Dear Commissioners,

I am writing in support of the Green Hills-Midtown Community Plan Amendment (The Music Row Vision Plan).

This plan ties together the significantly historic area while considering the impact on Edgehill in a cohesive and purposeful manner.

I live at 907 Villa Place where parking and traffic are a major concern due to what happens on Music Row. Using methods that encourage more music related businesses and reducing the number of multi-dwelling residential housing is very important. In addition, the heights of buildings, especially those that back up to the alley between 16th and Villa affects our neighborhood greatly.

Music Row is a tourist destination and putting these items in place will protect both the tourism and the neighborhood of Edgehill and its Neighborhood Conservation Overlay.

Thank you,
Karin Kalodimos
907 Villa Place
Nashville, TN 37212

From: Ben Shoemaker [mailto:shoemamb@gmail.com]
Sent: Wednesday, June 26, 2019 5:11 PM
To: Planning Commissioners
Subject:

Dear Planning Commissioners,

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My family has lived in Edgehill for 10 years and I am writing to support the boundary/transition plan between Music Row and Edgehill. Please help us preserve the quality of life and neighborhood atmosphere in Edgehill by prohibiting high-rise developments immediately adjacent to our houses.

Warmest regards,

Ben, Ashley, Emma, and Peter Shoemaker
1500 South Street

From: Tyson Heller [mailto:ltysonh@gmail.com]
Sent: Wednesday, June 26, 2019 5:33 PM
To: Planning Commissioners
Subject: Music Row/Edgehill Transition Zone

Dear Planning Commissioners,

We urge you to respect the request of Edgehill neighbors to allow for a proper boundary/transition zone between Music Row and the Edgehill residential neighborhood. The transition zone is absolutely necessary to maintain the integrity of the Edgehill neighborhood where families are living and raising their kids.

We've fought for this protection for the last 2 years and have defined it well through the Music Row Detailed Plan process. Please do not modify this boundary under pressure from Music Row. This represents a small section of the overall plan, and it's necessary for the quality of life of Edgehill residents.

Respectfully,

Tyson Heller (Edgehill Resident)
615-977-2381
1425 14th Ave S, Nashville, TN 37212

From: kristen.m.ogden@gmail.com [mailto:kristen.m.ogden@gmail.com]
Sent: Wednesday, June 26, 2019 5:42 PM
To: Planning Commissioners
Subject: Music Row/Edgehill boundary

Dear Planning Commissioners,

I am an Edgehill resident. I love my neighborhood and hope to protect it and respect its history as our city grows. As you consider the Music Row Code, I ask you that you honor the boundary and transition between Music Row and Edgehill. Please help protect the unique character of this special neighborhood, and do not modify the boundary.

Sincerely,
Kristen Ogden
Edgehill Resident

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ITEM 8: 2019Z-011TX-001—SHORT-TERM RENTAL ORDINANCE

From: Barbara.russell [mailto:Barbara.russell@comcast.net]

Sent: Wednesday, June 26, 2019 3:01 PM

To: Planning Commissioners

Subject: Support for BL-2019-1633

Please vote yes on this bill.

Thank you,

Barbara Russell

3506 Central Ave

Nashville

37205

From: Susan Spurgeon [mailto:suspurgeon@comcast.net]

Sent: Wednesday, June 26, 2019 3:15 PM

To: Planning Commissioners; Allen, Burkley (Council Member)

Subject: I Support BL 2019-1633

To Metro Council members

I support Councilwoman Allen's bill limiting new NOO short term rentals and urge you to pass this it.

Susan Spurgeon

243 Lauderdale Rd

Nashville, TN 37205

From: G. Renshaw [mailto:grenshaw55@gmail.com]

Sent: Wednesday, June 26, 2019 3:18 PM

To: Planning Commissioners; Allen, Burkley (Council Member)

Subject: Support BL 2019-1633 - to new NOO STR permits to non-residential zones

Dear Planning Commissioners:

Please vote in favor of BL 2019-1633, a bill sponsored by Councilwoman Burkley Allen that will limit any NEW permits for non-owner-occupied short-term rentals to commercial or multi-use zones.

Our current ordinance requires Metro to issue an unlimited number of "Non-owner-occupied" or NOO short-term rental permits for units in apartment buildings and condo complexes. These properties are investment properties used exclusively as short-term rentals.

This bill, which will stop the issuing of new NOO permits for multi-family housing units in all areas zoned R-multifamily, represents a long overdue acknowledgement that requiring Metro to issue an unlimited number of permits for non-owner-occupied vacation rentals in apartment and condo complexes has negatively impacted the supply of affordable housing in Nashville.

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The local short-term rental industry lobbying group, the Nashville Area Short Term Renters Association (NASTRA) claims this bill "proposes to further ban non-owner occupied short term rentals." That is a false contention.

Existing STRs--and Nashville more than 5,000 of these vacation rentals--in all zones can continue to operate. The ONLY change this bill makes is that no NEW non-owner-occupied permits will be issued. This is good move that supports access to housing for actual Nashville residents. Please support it.

Regards -

Grace Renshaw
220 Mockingbird Rd.
Nashville, TN 37205
grenshaw55@gmail.com

From: Carol Armes [mailto:carolarmes@gmail.com]
Sent: Wednesday, June 26, 2019 3:41 PM
To: Planning Commissioners
Subject: support for BL-2019-1633

Please support this bill to help Nashville remain owner occupied for short term rental. As you know huge corporate entities have bought up homes in residential neighborhoods expressly to rent out. If this is something that you want in your neighborhood you should rethink the definition of neighborhood--like minded people enjoying their homes.

Regards, Carol Armes

--

Carol E Armes, *Affiliate Broker*

Worth Properties LLC

40 Burton Hills Blvd Suite 230

Nashville, TN 37215

Lic #260747

Office 615.250.7880

Fax 615.250.7881

Mobile 615.305.7497

From: Beth Kindig [mailto:bkindig@comcast.net]
Sent: Wednesday, June 26, 2019 3:41 PM
To: Planning Commissioners
Subject: BL-2019-1633

I fully support Councilwoman Burkley Allen's bill BL-2019-1633. Nashvillians need affordable places to live, not more vacation rentals.

Sincerely,
Beth Kindig

From: Pearl Amanfu [mailto:pearl.amanfu@gmail.com]
Sent: Wednesday, June 26, 2019 4:03 PM

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To: Planning Commissioners; Council Members
Subject: YES to bill #2019Z-011TX-001

Pearl Amanfu
M: 615.429.6459

From: carole Rietz [mailto:carolerietz@me.com]
Sent: Wednesday, June 26, 2019 4:44 PM
To: Planning Commissioners
Subject: BL 2019-16330

As a tax payer/ resident I support this bill "to limit any NEW permits for non-owner-occupied short-term rentals to commercial or multi-use zones".

It would adversely affect the quality of life in our neighborhoods.

Carole Rietz
401 Bowling Ave

From: Steve Westfield [mailto:swestfield@comcast.net]
Sent: Wednesday, June 26, 2019 6:09 PM
To: Planning Commissioners
Subject: Support BL 2019-1633

[Please Support BL 2019-1633](#)

Steve Westfield
swestfield@comcast.net
1004 Fairwin Ave
Nashville, TN 37216

From: Jacque Schultz [mailto:jac304166@yahoo.com]
Sent: Wednesday, June 26, 2019 6:43 PM
To: Planning Commissioners
Subject: RE: BL2019-1633-> Please Vote NO

Attn: Planning Commissioners

Please consider to VOTE "NO" on BL2019-1633

My ShortTermRental has become my livelihood and vital income in my retirement!

Respectfully submitted,

Jacque Schultz
615-315-1716
3933 Moss Rose Drive - 37216

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From: Raphaela Keohane [mailto:raekeo@aol.com]

Sent: Wednesday, June 26, 2019 7:10 PM

To: Planning Commissioners

Cc: Allen, Burkley (Council Member)

Subject: REBL 2019-1633

I am writing to voice my support for this Bill. Please resist the efforts of lobbyists and consider the RESIDENTS of Nashville.

These NOO- STR's should never have been allowed in the first place but at least we can limit them for the future.

Please support this bill.

Thanks in advance for your time and attention!

--

Raphaela (Rae) Keohane

117 30th Ave N Apt 402

Nashville TN 37203

From: Hank Woerner [mailto:hankintenn@yahoo.com]

Sent: Wednesday, June 26, 2019 10:35 PM

To: Planning Commissioners

Subject: BL-2019-1633

I think STRs in a residential neighborhood are an abomination.

You might as well allow ANY business to be operated in a residential neighborhood - a massage parlor, a gun shop, a diner, a flea market, you name it.

What's the point of having zoning laws if you're going to allow a hotel room with no on-site manager, no on-site maintenance department, no on-site security staff. That's bullshit.

From: Christina Norris [mailto:cnorris24@comcast.net]

Sent: Wednesday, June 26, 2019 11:11 PM

To: Planning Commissioners

Cc: Allen, Burkley (Council Member)

Subject: Please Approve #2019-1633 0

Dear Planning Commission Members:

Please approve #2019-1633 0, a much-needed, overdue measure to limit NEW permits for non-owner occupied STRs to commercial or multi-use zones.

This bill would stop the issuance of NEW non-owner occupied (NOO) STR permits for units in apartment buildings and condos in areas zoned R-multi family. Existing NOO permits will be grandfathered, but no new NOO permits in will be issued in those areas.

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Existing STR rules that allow unlimited NOO STRs have caused havoc in Nashville's multi-unit residential areas. This problem desperately needs to be remedied.

Example:

<https://www.scoopnashville.com/2019/06/niido-nashville-is-full-of-dog-shit-and-maybe-the-newest-frat-house-for-working-adults/>

Please support #2019-1633 0.

Christina Norris
3823 Richland Ave

Nashville, TN 37205
Cnorris24@comcast.net

From: Anita Bailey [mailto:anita@baileymarketingstrategies.com]
Sent: Wednesday, June 26, 2019 11:53 PM
To: Planning Commissioners; Allen, Burkley (Council Member)
Subject: I support BL-2019-1633, limiting new permits for non-owner-occupied STRs to commercial or multi-use zones.

Dear Commissioners,

I support BL-2019-1633 to limit new permits for non-owner-occupied STRs to commercial or multi-use zones. I think this is a measured response to a growing problem and a positive move for the city of Nashville.

Councilwoman Allen, thank you for proposing this bill.

Anita Bailey
701 W. Meade Drive
Nashville, TN 37205

From: Michele [mailto:gooccmichele@comcast.net]
Sent: Thursday, June 27, 2019 12:06 AM
To: Planning Commissioners
Subject: Support for BL 2019-1633

We are writing in support of BL 2019-1633, limiting NEW permits for non-occupied short term rentals in commercial or multi-use zones. We feel passing this bill will help the housing of actual Nashville residents.

Jimmy and Michele Voan Capps
Owner-2672 Miami Ave
Nashville, TN 37214

From: Trenor, Vanessa [mailto:vanessa.trenor@hpe.com]
Sent: Thursday, June 27, 2019 2:47 AM
To: Planning Commissioners
Subject: Vanessa Trenor - Support for BL-2019-1633.

Dear Planning Commissioners,

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This email is drafted in showing my support for BL-2019-1633. I urge for this to be passed as 4 out of 6 of the homes that are direct neighbors are now non-resident. We've allowed outside developers to take more stake in our local community, than the original developers and artisans of charisma that made East Nashville so appealing and warm in the first place.

History Lesson: Yes, Mr. Demonbruen and his associate (founders of Nashville) had a nice fur trade going in Nashville in the 1800s. There were enough buffalo between Nashville and Hermitage, that the Native Americans and Nashvillians didn't have too many run ins or trouble...Life was great! However, East Nashville (was called Edgefield which is now closed) is where the outflows came to live, drink, sing, hunt and cut up! Jesse James lived here and Jim Varney filmed a lot of the Earnest movies I grew up on around here.

My friend that played the keys for the Alman Brothers sold some people his home, and they tore this beautiful, 100 yr. Old home down (along with the biggest Magnolia tree I've ever seen) to put up condos. A house where Dolly Parton and the Alman brothers have jammed out. People that survived tornadoes and floods as neighbors/childhood friends and taught us how to give and receive that warmth, have been pushed out these homes to make room for these cold mini hotels.

Please do not let another cold mini hotel move in next to me. I understand needing the income from Air bnb, but at least let there be someone residing that has a sense of pride in living in this neighborhood. Can we please take back some of our town and give it back to the people who make it so great for the tourists to visit? If we dont, where the heck will the people that drive their Ubers, cover their "Rocky Top" and steer their pedal taverns, live?

Thank you for giving me this platform, I needed to get that out. :0)

Vanessa Trenor
M| (615)638-5736
Vanessa.Trenor@hpe.com

From: Erin Cummings [mailto:mrs.cummings15@gmail.com]
Sent: Thursday, June 27, 2019 6:48 AM
To: Planning Commissioners
Subject: Please vote NO on BL2019-1633

To Whom it may concern,

My husband and I are moving next week to Nashville to begin our new small business venture which currently consists of one non owner occupied short term rental. We have loved providing our guests with a unique and welcoming place to stay while they visit and enjoy all of which our wonderful city has to offer. BL2019-1633 would potentially **destroy** our future plans to grow our short term rental small family business in Nashville. Please protect our families' livelihood by voting **NO. Please vote NO on BL2019-1633.**

Thank you,
Erin Cummings

From: Alice Rolli [mailto:aliceanna@gmail.com]
Sent: Thursday, June 27, 2019 7:34 AM
To: Planning Commissioners

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Cc: Rachel Tapper Zijlstra

Subject: Neighborhood boundary: music row code

Dear commissioners:

I live at 1400 villa place.

And I work in music row.

The neighborhood step back for Edgehill is critical.

If the goal is to have residential and business side by side you must preserve the height step down boundaries on 16th.

Those who purchased land on 16th well understood the difference in restrictions touching residential zoning.

Thank you for your concern.

Alice Rolli

1400 villa place

--

Alice Rolli

Phone: 202 494 3957

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

Sent: Thursday, June 27, 2019 8:37 AM

To: Planning Commissioners

Cc: Planning Staff; Allen, Burkley (Council Member); Bedne, Fabian (Council Member)

Subject: Bill 2019Z-011TX-001 - support on part, questions on other

Planning Commissioners,

I am writing in reference Bill 2019Z-011TX-001 that is before you tonight.

As some of you may know (and the sponsor CW Allen can verify), I've been involved in the STR issue from the start and have seen the many phases it's gone through. After the passage of Bill-608 restricting NOO STRs (NOO = non-owner occupied, it just happens to make a nice acronym with the NOO) in residential areas, we know that developers and the STR investors they serve are now using the RM loophole to get them back in. From what I can tell, his bill would be a step in right direction to close that loophole.

You will, of course, hear a lot of push back from real estate INVESTORS and AGENTS (aka: the ones making money off this practice), but I would ask you to please remember the actual residents of these neighborhoods and Nashville in general who don't want to live next to NOO STR (aka house hotels). We need housing for ACTUAL RESIDENTS here in Nashville, we are constantly having the idea of "density" pushed on us as a way to combat the housing crisis - yet when the tools for density are being used the outcome in many cases is housing being turned into NOO STR house hotels instead of homes.

However, one area I've got questions about in the bill is the BZA component, which I would ask that you please explore and verify intent of with the sponsor, especially since it wasn't even really discussed in the MPC staff analysis. Having

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attended many BZA meetings on STR cases over last few years, I can tell you from my experience that their enforcement of the STR ordinances has been questionable at best. Many STR operators come in with sob stories and/or lawyers (which of course they can afford, STRs are a profitable business for them!) and manage to get strikes removed and permits reinstated. This is a waste of our city's time and resources to go after these illegal STR operators and STR operators who have broken the rules if the BZA will just gloss it over and STR operators have absolutely no consequences. So I think this area of the bill deserves exploration.

Thank you for your time.

Thanks,

Omid Yamini

1204 N. 2nd St.

Nashville, TN. 37207

From: Rick Puncochar [mailto:rickpuncochar@gmail.com]

Sent: Thursday, June 27, 2019 8:59 AM

To: Planning Commissioners

Cc: Allen, Burkley (Council Member)

Subject: Support BL 2019-1633

My name is Rick Puncochar and I live at 818 Porter Rd, 37206.

Please support this bill that will limit any new permits for Non owner occupied STR's to commercial or multi use zones.

I believe the State overreached in over turning a Metro ordinance phasing out NOO STR's in 2018. These continue to operate as hotel/motels in residential areas and are unable to be effectively managed.

Thank you

Rick Puncochar

615-414-6700

From: Allison Jones [mailto:allisonjones30@gmail.com]

Sent: Thursday, June 27, 2019 9:27 AM

To: Planning Commissioners

Subject: Vote NO on BL2019-1633

Please Vote NO on BL2019-1633

Allison Jones

118 Pembroke Ave, Nashville, TN 37205

From: Mary Stone [mailto:maryostone@gmail.com]

Sent: Thursday, June 27, 2019 9:32 AM

To: Planning Commissioners

Subject: Please support BL-2019-1633.

We are overrun with these hotels in neighborhoods. Please support this bill.

Thank you!

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Mary Stone

From: Martha Carroll [mailto:marthacarroll15@gmail.com]
Sent: Thursday, June 27, 2019 9:43 AM
To: Planning Commissioners; Planning Staff; burkleyforcouncil@burkley.org
Subject: Please support BL 2019-1633 re: Restricting non-owner occupied STRP's

Metro Planning Commissioners and Staff:

I am writing to ask that you support BL 2019-1633 which would limit non-owner occupied STRP's to commercial areas.

Our priority right now, I would think, is to increase housing options for residents of Nashville. My main concern is affordable housing, and while this bill does not directly impact that issue, it does increase density, and therefore can be a part of the solution to our housing crisis.

Much more needs to be done to increase affordable housing options but this bill seems to me to be one helpful step forward.

Sincerely,

Martha Carroll
325 Gatewood Ave.
Nashville, TN 37207

From: Cassie March [mailto:cassie@milesrealestate.com]
Sent: Thursday, June 27, 2019 10:45 AM
To: Planning Commissioners
Subject: Vote "NO" on BL2019-1633

Planning Commissioners of Nashville - Davidson Cty,

Please vote "NO" on BL2019-1633. As a local Realtor representing investors both locally and out-of-state, this will have a long-standing adverse effect on our economy and Nashville's attractiveness to do business here. Some people depend on the income generated from these properties and it's future resale value. Further, these properties are a great option for those visiting town who can't afford the rising prices of hotel and entertainment costs.

Please vote "no" on BL2019-1633. Thank you for your consideration.

Cassie

Cassie March
Affiliate Broker
The Miles Team | Compass Real Estate
1033 Demonbreun St, Suite #300
Nashville TN 37203
m: 248.470.2510 | o: 615.475.5616

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From: Ashley Bachelder [mailto:bachelder.ashley@gmail.com]
Sent: Thursday, June 27, 2019 11:02 AM
To: Planning Commissioners
Subject: Please support BL 2019-1633 to restrict/regulate STRPs

Dear Commissioners,

I'm writing to express my hope that you will advance metro legislation sponsored by CM Burkey Allen: BL 2019-1633.

I'm a resident of East Nashville, doctoral student, and member of various groups concerned about affordable housing. I believe we need more housing and greater density to address our housing shortage, but if we do not restrict short term rentals in new buildings then we are just providing the infrastructure for continued building that will be used to extract profits from tourists. Our focus must be on enabling resident-occupied housing only.

Best,

Ashley Bachelder
1909 Fatherland Street, Nashville TN 37206

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Ashley Bachelder, MPH, MPS
bachelder.ashley@gmail.com
(978) 400-1873

"We who believe in freedom cannot rest." Ella Baker

From: Sue Caudill [mailto:sue.caudill@yahoo.com]
Sent: Thursday, June 27, 2019 11:26 AM
To: Planning Commissioners
Subject: Please support BL 2019-1633 re: Restricting STRP's

Dear Planning Commissioners,

Please vote yes on Councilperson Burkley Allen's bill: BL 2019-1633. This bill will help increase housing options in residential areas rather than having new apartment complexes or condos rented to visitors for short stays. Our affordable housing crisis will be solved by a variety of solutions, and this bill is one way to increase housing options for residents.

Thank you,
Helen Sue Caudill
1407 Forrest Avenue
Nashville 37206

From: sandrastratton@yahoo.com [mailto:sandrastratton@yahoo.com]
Sent: Thursday, June 27, 2019 11:54 AM
To: Planning Commissioners
Subject: please support BL2019-1633 re: Restricting non-owner

occupied STRP's

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Dear Commissioners and Staff:

I am writing to urge your support of BL2019-1633, limiting non-owner occupied STRPs to commercial areas. People who live in Nashville need affordable housing and although this bill doesn't directly impact this, it does increase density and therefore affordability.

Thank you,

Sandra Stratton
325 Gatewood Ave.
Nashville TN 37207

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

DEPARTMENT OF CODES & BUILDING SAFETY

OFFICE ADDRESS

METRO OFFICE BUILDING – 3rd FLOOR
800 SECOND AVENUE, SOUTH
NASHVILLE, TENNESSEE 37210

MAILING ADDRESS

POST OFFICE BOX 196350
NASHVILLE, TENNESSEE 37219-6300
TELEPHONE (615) 862-6500
FACSIMILE (615) 862-6514
www.nashville.gov/codes

June 26, 2019

Mr. Greg Adkins
Chairman
Metro Planning Commission

RE: BL2019-1633

Chairman Adkins:

Council Bill BL2019-1633 proposes amendments to The Metropolitan Government's regulation of Short Term Rental Properties (STRP). That bill identifies October 1, 2019, as the effective date for that change in law. The Metro Codes Department, which oversees STRP permitting and enforcement, will not effectuate the provisions of that bill until the effective date determined by Metro Council.

Our staff has been consistently clear in their statements to that effect.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jon Michael", with a horizontal line underneath.

Jon Michael
Zoning Administrator

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ITEM 10: 2019Z-013TX-001—BL2019-1659 SIDEWALKS

From: Nora Kern [mailto:nora@walkbikenashville.org]
Sent: Thursday, June 27, 2019 10:40 AM
To: Kempf, Lucy (Planning); Planning Commissioners
Cc: Henderson, Angie (Council Member); Lindsey Ganson
Subject: Walk Bike Nashville Supports BL 2019-1659

Dear Director Kempf and Planning Commissioners,

I am writing to share Walk Bike Nashville's support for BL2019-1659, which is item #10 on your agenda for today's meeting.

This bill does not fundamentally change the updates to the code which we supported in 2016/2017 (the Sidewalk Bill). These changes were some of the most impactful in recent history and have resulted in over 4 miles of new sidewalk, several million dollars paid in-lieu of construction, and a new, high standard for the provision of sidewalks across the county.

Most of the changes in this bill are relatively small and we do not foresee them having a major impact on the miles of sidewalk constructed.

The main impact of this bill is the creation of an administrative waiver process. We support this process proposed by BL2019-1659. Overall think the waiver process will require appeals to meet specific, documented criteria. We suspect this will lead to a more uniform application of the code, and require all exceptions to limited to pre-defined circumstances. This process will also dramatically overall reduce the number of cases that go to BZA, making it easier for neighborhood groups to comment on the cases that really matter.

We were somewhat concerned that this process could reduce the ability of the residents and council members to engage with the decision making staff. However, the waiver work-flow and reporting process as proposed by staff appears to provide a transparent appeals process that allows council members and neighborhood leaders to give feedback and influence the Zoning Administrator's decisions. Overall we are optimistic that this new process will work better for all involved.

In addition this bill caps the in-lieu of construction payments at 2% of the total value of the construction. We tentatively accept the staff recommendation that the in-lieu of fee be capped at 3%, particularly for residential properties that have small houses with large lots. However we would like staff to track the impacts of this change, should it pass, to ensure that the city is not missing out on significant funds for sidewalks and that this cap does not act as incentive for developers to pay, rather than just building sidewalks where they might desperately be needed.

Nashville's sidewalk deficit continues to be enormous. As many as 1,900 miles of sidewalk are now missing. It is critical that both the city and private developers are held to the highest possible standard in helping us close this gap.

We have published a blog post that goes into more detail on our opinion of the bill: https://www.walkbikenashville.org/2019sidewalkbill_update

Thank you for your consideration and service.

Comments on June 27, 2019 MPC Agenda Items Received through June 27, 2019

Nora Kern

Executive Director

[Walk Bike Nashville](#)

w: (615) 928-8801

C: (615) 260-1988



Working for a more walkable, bikeable and livable Nashville.

Comments on June 27, 2019 MPC Agenda Items **Received through June 27, 2019**

ITEM 11: 2019CP-003-01—BRICK CHURCH LANE

From: Marty Southerland [mailto:southm9@gmail.com]

Sent: Wednesday, June 26, 2019 2:15 PM

To: Planning Commissioners; Planning Staff; Haywood, Brenda (Council Member); elise@eliseforcouncil.com; H. Herman Southerland (hhsjr2050@yahoo.com); Stephanie McGee (smcgee0714@gmail.com); Trey Southerland (tcsoutherland@yahoo.com)

Subject: 2019CP-003-01 the Brick Church Lane policy amendment.

Please allow the included letter to be considered in the development and change request on Brick Church Lane

Marty Southerland

615-618-2000 cell

SEE ATTACHMENT ON FOLLOWING PAGE

From: Marcella Hudson [mailto:mdhudson22@outlook.com]

Sent: Wednesday, June 26, 2019 4:07 PM

To: Planning Commissioners; planning.staff@nashville.gov; Haywood, Brenda (Council Member)

Cc: Elise Hudson; elise@eliseforcouncil.com

Subject: SUPPORT bill 2019CP-003-01

Please support bill 2019CP-003-01 the Brick Church Lane policy amendment. This area is RURAL and the community wants it to remain so.

Thank you,

Marcella Hudson

527 Brick Church Lane

Whites Creek, TN 37189

From: Wesley Hudson [mailto:whudson2@outlook.com]

Sent: Wednesday, June 26, 2019 4:25 PM

To: Planning Commissioners; planning.staff@nashville.gov; brenda.haywood@nashville.com

Subject: Support for 2019CP-003-01

As a long term, all my life resident of this area born and raised in the house surrounded by this land and now residing directly across the street "I SUPPORT bill 2019CP-003-01." This area has always been rural and everyone that lives around here wants to keep it that way. This rural area is bordered off from the more populated and commercial zones by I/24 and Briley Parkway. I know this is getting old but it dates back to changes years ago without the area property owners or publics knowledge. It needs to be fixed once and for all. Thank you for your time and devotion to I'm sure a probably usually thankless job.

Wesley Hudson

527 Brick Church Lane

Whites Creek TN 37189

615-504-5559

June 16, 2019

To: Planning Commission

Re: Bill 2019CP

My wife and I reside at 605 brick Church Lane. I have been raised on our family property of 88 acres total. We know growth and development is going to happen and have personally endorsed some of the growth from Ole South Realty in the area. My Family believe allowing smaller homes and the increased density on Brick church lane does not support the character of the street; therefore, I am in support bill 2019CP-003-01, which would change the existing T3-NE Suburban Neighborhood Evolving policy to T2-RM Rural Maintenance policy. There are currently about 20 homes on Brick Church lane so the area is currently rural and the community wants it to remain so.

This road is not structured for heavier traffic. The proposed entrance to any development of any proposed increased density is shortsighted and will guarantee accidents as the visibility on that hill will not allow for safe turn in/out. There are certain times in the afternoon that there is NO visibility at all as the street runs East/West and the sun blinds you as you climb the hill. If you look at the number of accidents in the last year (at least 20+) without any growth, you will see it has become a very dangerous street and some have resulted in death.

Sincerely,

Marty & Michelle Southerland

Comments on June 27, 2019 MPC Agenda Items

Received through June 27, 2019

From: Gladies Herron [mailto:gladiesherron@yahoo.com]

Sent: Wednesday, June 26, 2019 9:25 PM

To: Planning Commissioners

Subject: 2019CP-003-001, Policy Amendment to Whites Creek Community Plan

Dear Planning Commissioners:

Although I will be unable to attend the public meeting on tomorrow, I am writing to request your consideration of approving the applicants' request for a community plan amendment for a policy change in one neighborhood as stated in 2019CP-003-001.

Please consider **three sound and logical reasons as to why a change from a T3 evolving policy to a T2 rural policy for this particular neighborhood area should be approved: (1) definition and intent of the T3 evolving policy incompatibility with the area; (2) T3 policy adoption not based on the majority of Whites Creek participants' recommendation in the 2014 Nashville Next area study; and (3) the entitlement of the owner of the approved and undeveloped Parkwood Estate to be in the same area with over 20 acres for conservation set aside would not be impacted under a T2 rural policy subject to the Rural Subdivision Regulations. The owner's entitlements would stand regardless of the adopted policy and no harm to any land owner in the area.**

GENERAL PLAN POLICY DEFINITIONS

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity , and moderate density development patterns with moderate setbacks and spacing between buildings....	T2 Rural Maintenance (T2 RM) T2 RM areas have established low density residential, agricultural, and institutional development patterns. Although there may be areas with sewer service or that are zoned or developed for higher densities than is generally appropriate for rural areas, the intent is for sewer services or higher density zoning or development not to be expanded.
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First, the request is for a plan amendment that would make the community policy adopted for this area consistent with the character of this particular Whites Creek neighborhood based on its established rural character and its compatibility with the

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Nashville Next definition of T2 Rural maintenance. When compared to the intent stated for the T3 NE policy of having improved pedestrian, bicycle and vehicular connectivity along Brick Church Lane, the constructed limitations of Brick Church Lane will make it difficult if not impossible to accomplish such an intent. Please see the excerpt below of the staff's own statement. What can be accomplished in this particular neighborhood is the T2 rural maintenance policy because it is the better fit.

The Major and Collector Street Plan (MCSP) identifies Brick Church Lane as a suburban two-lane collector-avenue; however, Brick Church Lane is not constructed to its MCSP standard. Road shoulders are limited and lack sidewalks and bikeway facilities. Today, Brick Church Lane looks like and functions as a rural corridor with shoulders and swales instead of curbs and gutters.

-Planning Staff Report 6/2019

Secondly, one reason stated by the staff for recommending a disapproval of the policy change to T2 Rural in spite of an overwhelming majority of Whites Creek residents and land owners who participated in the Planning Department Nashville Next 2014 area's study requesting a T2 Policy, it is just a decision made by the staff.

But the reason stated for disapproval in the Planning staff's 2019 report appears contrary to the purpose of the 2014 Nashville Next area's study. We read in the staff's report (excerpt below) that a T3 policy was selected by the Planning staff because of the **environmentally sensitive features. But in fact, would not environmentally sensitive features have a greater probability of preservation under a T2 rural policy than a T3 evolving policy?**

*Some participants of that process, including the applicant, have since said they repeatedly requested T2 RM for the current study area during the 2014 meetings. In October 2014, when the Whites Creek Plan was completed, it showed the current plan amendment request area as T3 NM policy. However, the Nashville Next approach was to place larger property areas **with environmentally sensitive features in T3 NE** policy to allow for more flexibility in **preserving natural features** with building and site design. Thus, T3 NE became the policy recommendation adopted by the Planning Commission's part of NashvilleNext in June, 2015. – **Planning Staff Report 6/2019***

Thirdly, the entitlement of the owner of 65 acres with a 2019 Planning Department approval to develop a Parkwood Estate Subdivision would have no negative impact on his rights under a T2 Rural Policy subject to the Rural Subdivision Regulations. <https://www.nashville.gov/Portals/0/SiteContent/Planning/docs/subdivregs/amend2017/2017SubRegsChapter4.pdf>. As indicated in the staff's report, the planning department is able to ensure that the owner's rights under the rural subdivision regulations would not be negatively impacted especially since the owner will have over 20 acres under conservation.

Staff hosted a community meeting at Metro Planning Commission Meeting of 6/27/2019 74 the Hillenglade Barn on May 6, 2019, attended by 20 people

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from the community in addition to the applicant and staff. At-Large Councilmember Erica Gilmore also attended. Most attendees were in support of changing the policy to T2 RM to reflect the existing large-lot residential character of parcels along Brick Church Lane and their desire to maintain rural character. A representative of Parkwood Estates also attended and expressed hesitancy in changing the policy to Rural due to the current litigation and uncertainty of impacts from changing the policy on entitlements. **Planning staff** cautioned the attendees **that changing the policy does not change existing entitlements**, and, in addition to that, **may not impact, or limit, the subdivision development**, especially due to the unknown outcomes of litigation at present.

-Planning Staff

Report 6/2019

Finally, I am just asking for your consideration please to fix the current mis-matched policy adopted after the area's study by the staff in 2014 it with a compatible T2 rural policy. Your service to Metro Nashville is greatly appreciated.

Respectfully submitted,

**Gladies Herron
609 Cherry Grove Pt,
Whites Creek, TN
P O Box 498 Madison, TN 37116**

From: Elise Hudson [mailto:elise@elisehudson.com]
Sent: Wednesday, June 26, 2019 9:30 PM
To: Planning Staff; Planning Commissioners; Haywood, Brenda (Council Member)
Subject: Brick Church Lane Photos/Aerial Video - Please Watch

Hi all,

Here is a link to photos and videos (including drone aerial) of the Brick Church Lane area being considered this week. It also includes a video from a car level view of how rural Brick Church Lane actually is. Please view this before you make a decision on the policy change. Some of these also show average setbacks of homes along Brick Church Lane, photos of the forest, and other images.

<http://savewhitescreek.com/index.php/bcl-videos-and-photos/>

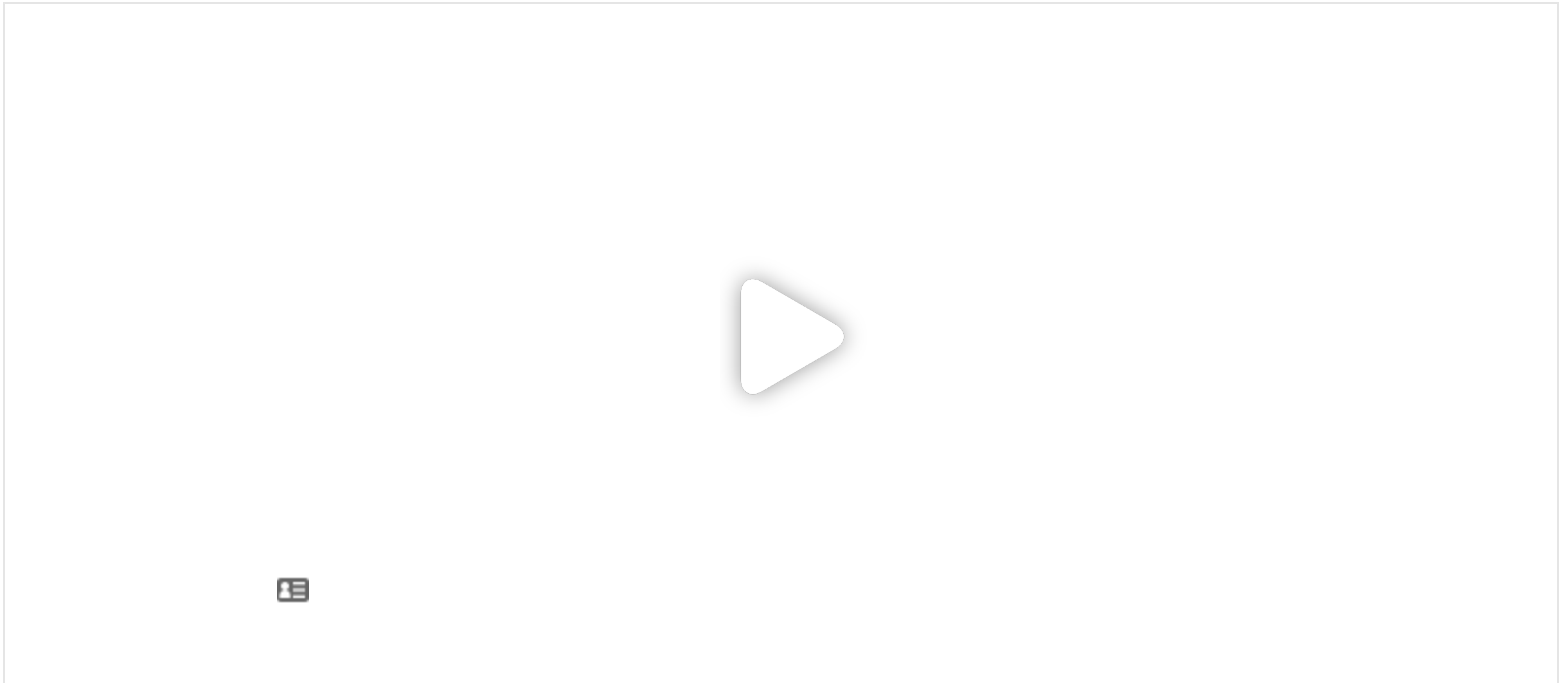
Thank you,
Elise Hudson
4601 Whites Creek Pike
Whites Creek, TN 37189
(615)557-4695

SEE SCREENSHOTS ON NEXT PAGE

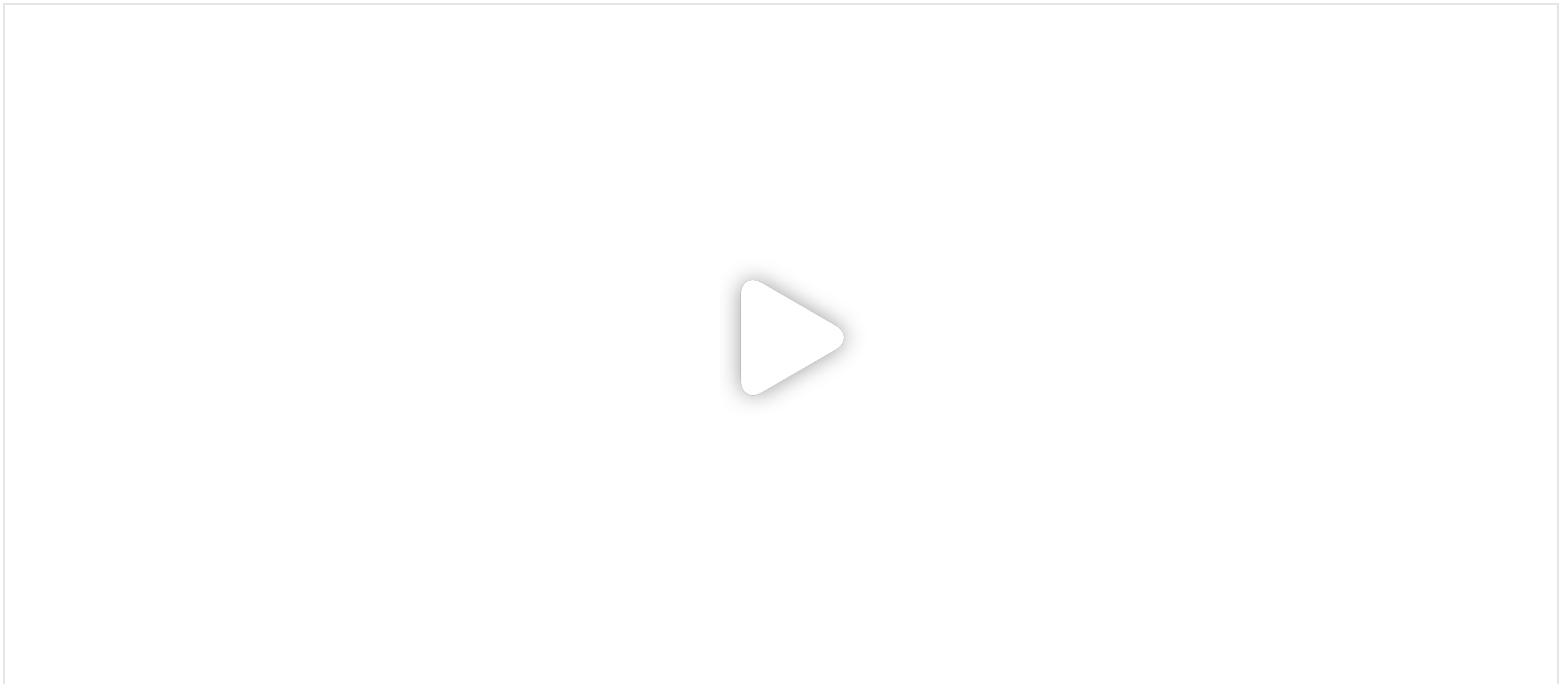
Save Whites Creek

BCL VIDEOS AND PHOTOS

Aerial Video of Brick Church Lane from 536 BCL



Video Brick Church Lane Visibility (from vehicle)



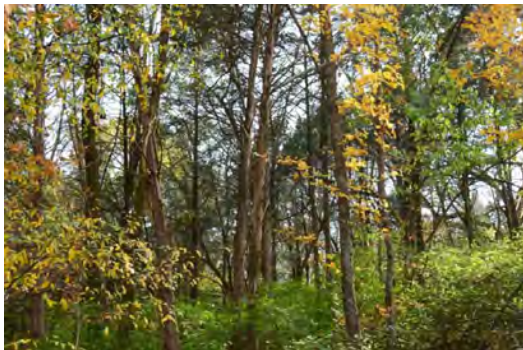
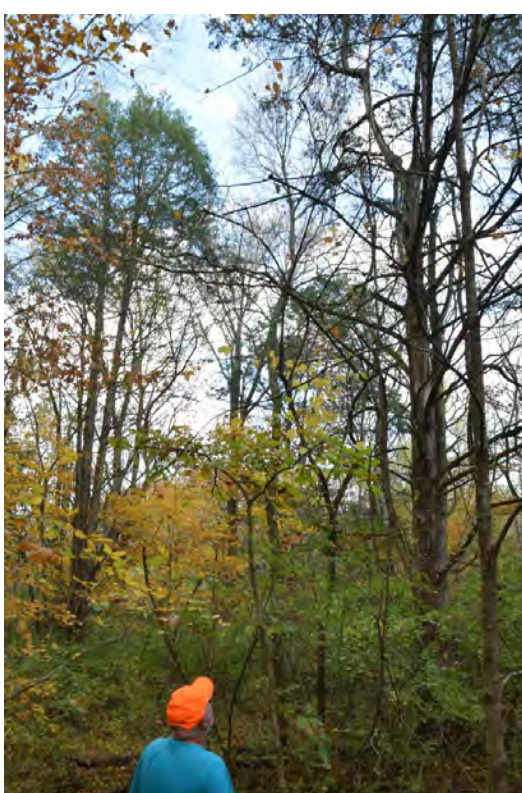


Visibility Photos from Proposed Entrances to Subdivision





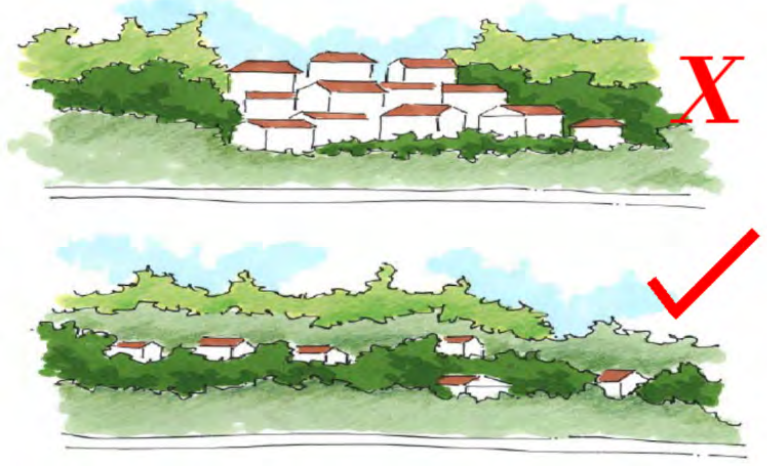
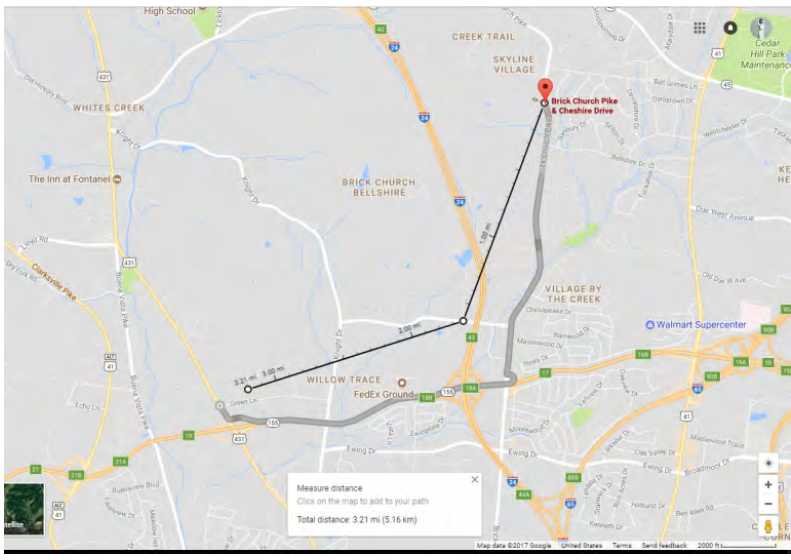
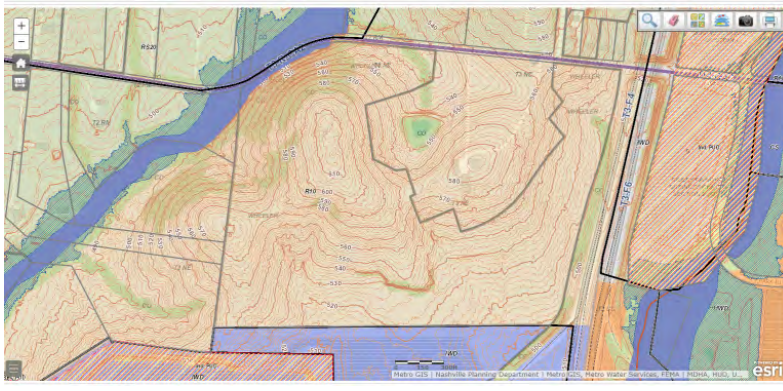
Photos of Forest on Lot of Subdivision





Maps and Illustrations of Brick Church Lane





Agenda #6 - Brick Church Lane Development

Comparative Density

	Current	With Proposal
Total # Homes on BCL	20	213
Average Density of Lots BCL	1 unit per 16.9 acres	1 unit per 1.8 acres
Average Setback from BCL	741 ft	-

Proposed Open Space

Lot Size: 65.37 acres General Services District Vacant Rural Land

Proposed Open Space: 22.7 acres 34% of site area

193 lots proposed on the remaining 42.67 acres

- 11.6 acres on the NW corner is the only proposed bulk open space
 - o .54 acres of it is Floodway
 - o 4.81 acres of it is TVA easement with transmission towers and lines
- That leaves 6.25 acres out of 65.37 acres as steep, unencumbered open space
- 44% of proposed open space (10 acres) is derived from pocketed voids along roads, stormwater detention, and the standard landscape buffer

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From: Zachary Dier [mailto:zdier@hotmail.com]

Sent: Thursday, June 27, 2019 8:44 AM

To: Planning Commissioners

Cc: Elise Hudson; Jen Hagan Gmail

Subject: 2019CP-003-001 - BORDEAUX-WHITES CREEK-HAYNES TRINITY COMMUNITY PLAN AMENDMENT

Dear Planning Commissioners and Planning Staff,

My name is Zach Dier. I live at 681 Brick Church Lane, in Whites Creek. I'm across the street from the proposed policy change and I hope you will approve the request to change the policy from T3 Neighborhood Evolving to T2 Rural Maintenance.

I was in attendance for all 5 of the Planning-driven Whites Creek community discussions, during NashvilleNext. To remind the commission, there were over 550 attendees and 98% were in favor of preserving rural character. We also had double the NashvilleNext participations (4,000) than the next largest community.

Every time the maps came out, my neighbors and I, wrote "T2 RM" on the parcels, we are discussing today. Every time the planning maps came back to us, they showed T3 NE. When we asked former Director Bernhardt, he said that they viewed this area as a "transition" between the Industrial zone and the T2 RM that surrounded it. When pressed, Bernhardt stated that the policy area would be tied to and entered through the Industrial area. Now we see that any proposed development would enter and exit onto our T2 road and community, through the back door. This makes NO sense to me. If an area is a transition, why utilize and impose upon the less dense area?

Please vote to approve OUR community plan amendment and don't allow this backdoor, terrible precedent, to ruin a community you've worked hard to help preserve.

Thank you for your time and service!

Zach Dier

681 Brick Church Lane

Whites Creek, TN

From: Walter Hunt [mailto:whuntnash@aol.com]

Sent: Thursday, June 27, 2019 9:13 AM

To: Haywood, Brenda (Council Member); Planning Commissioners; planning.staff@nashville.gov

Subject: Policy Change

My response to Brick Church Lane Proposed Policy (2019CP-003-01)

To my understanding all neighbors in this community did not submit a policy change and some did not know about a policy change. It appears that this request came from a group from areas that are outside of the Brick Church Pike, Brick Church Lane and Trail Hollow Lane areas. The area is R-10 and this propose change only serves to confuse members of the community as was the case in 2015 when a similar change was made without a large number of the community member's knowledge. I and other members of this community cannot support and is opposed to this policy (2019CP-003-01) change.

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Walter Hunt,
Former Metro Councilmember

From: Bunt, Amy [mailto:Amy.Bunt@aig.com]
Sent: Thursday, June 27, 2019 9:37 AM
To: Planning Staff; Planning Commissioners; Haywood, Brenda (Council Member); elise@eliseforcouncil.com
Subject: RE: Shoaf Sign On to Brick Church Lane Rural by Thursday 4PM?

On behalf of Ruth Shoaf, my mother, 3525 Knight Rd, Whites Creek, TN 37189, we support the policy change before the Planning commission that changes Brick Church Lane to Rural.

Thank you!

Amy

Amy Shoaf Bunt

Fortitude Re

VP, Actuarial Data Management

Finance | Actuarial

340 Seven Springs Way, Brentwood TN 37027

Tel +1 615 749 1042 | Cell +1 615 630 8878

Amy.Bunt@aig.com | www.Fortitude-re.com

From: Elaine McReynolds [mailto:lovetosew61@att.net]
Sent: Thursday, June 27, 2019 10:56 AM
To: Planning Commissioners
Cc: Haywood, Brenda (Council Member); Elise for Council
Subject: 2019CP-003-01 Brick Church Lane Policy Change Request

Dear Planning Commissioners,

Brick Church Lane starts from the east at Brick Church Pike. Once you travel under I-24 you enter into an agricultural area where the average house sits on 7 acres and there are only 20 houses on the rest of the lane. For some reason, this land got labeled as T3-NE Suburban Neighborhood Evolving instead of T2-RM Rural Maintenance. Please intercede and approve the policy change to reflect what is actually present. The neighbors live a T2 rural lifestyle on large lots. Maintaining the incorrect policy label of T3-NE allows for far more density than could ever be harmonious with the surrounding farms and large lots.

The Planning Commission has the authority to correct previous mistakes. Please correct this error.

Thank you for your time and consideration,
Elaine A. McReynolds

From: Vicki Cooper [mailto:vicki.cooper@crye-leike.com]
Sent: Thursday, June 27, 2019 11:21 AM
To: Planning Commissioners; Planning Staff; Haywood, Brenda (Council Member)
Cc: elise@eliseforcouncil.com
Subject: Brick Church lane

Hello,

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I am fully in support of the change from suburban evolving to rural on the Brick church Lane properties.

It is my understanding that almost 100% of our community is for this change to protect our rural nature from future density and development.

IT is YOUR job to listen to what the community wants.

How is it that the council and planning can go AGAINST the wishes of the people?

We live in this neighborhood, have grown up here or moved here because of the rural nature of this area.

I simply do not understand how our Representatives can go against the majority.

Can our voices not be heard loud & clear? NO , NO, NO. Yet another slap in the face of the people. It is obvious that You do not CARE what we want.

Its gotta be about future growth for the tax MONEY ... Of course. Always..

To arbitrarily go against the community's desires to keep the status quo is wrong.

To what end ? Why?

More money for taxes and development in the future only to be squandered?

I DO HOPE THAT AT ELECTION TIME THAT FACT WILL BE TAKEN INTO CONSIDERATION.

Thanks,

Vicki Cooper

REALTOR,Crye-Leike

Multi Million Dollar Club

"Selling Real Estate with Integrity"

615-268-9020 cell

Efax 739-9736

Visit my website to see my featured listings at

vicki.cooper@crye-leike.com

From: Jennifer Hagan-Dier [mailto:jhagandier@gmail.com]

Sent: Thursday, June 27, 2019 11:54 AM

To: Planning Commissioners

Subject: Item #11 - Request to APPROVE Community Plan Amendment

Dear Planning Commissioners,

As a member of Friends of Whites Creek, a property owner on Brick Church Lane and a parent of two small children that wants to protect and preserve the rural character of our road and our community who is active in our community and across Davidson County, I respectfully request that you take careful consideration of the application to amend the Whites Creek Community plan and **APPROVE Item #11 on your agenda** Major Plan Amendment 2019CP-003-

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001, Bordeaux-Whites Creek-Haynes Trinity Community Plan Amendment despite staff recommendations to the contrary.

I hereby request **5 minutes on behalf of the Friends of Whites Creek on this matter scheduled for hearing tonight.**

As a former Planning Commissioner I understand that the Staff works very hard to do their job and take all considerations when reviewing applications. I respect the Staff deeply and appreciate all of the hard work they and you put into planning matters for our City. However, I am flabbergasted at this specific recommendation and the justifications behind the key findings in the report. If you consider the number of Community Plan amendments filed by developers every month and the number that are approved by the Staff and this Commission the logic in this report makes no sense. This is a Community Plan amendment requested by THE COMMUNITY, not a developer. The COMMUNITY wants this. When a Developer brings forth a Community Plan Amendment, everyone asks what the Community thinks and the Community's approval or disapproval weighs heavily in decisions

Community Plan amendments are requested for small parcels, big parcels and entire streets. These are regularly considered and approved by Staff and this Commission when the Community is working with the developer and approves of the amendment, the reasoning in this report cannot and should not stand. This is a bad recommendation based on flawed reasoning and an apparent belief that the Whites Creek Community had their chance during Nashville Next. The argument that to change the plan on this specific property would throw off the "balance struck among stakeholders during the Whites Creek Plan" is contrary to fact and reason - this parcel was supposed to be T2 and was repeatedly marked as T2 during the Nashville Next process. The "balance" struck had nothing to do with this property. A review of testimony about this area and the current land use and property owners on this road clearly contradict this claim.

Again, I am honestly at a loss as to how the Staff report could recommend you disapprove of this request or request that it be deferred indefinitely, which is a totally unacceptable outcome. The Community is here. Our voice and our community matters. We live here. The absentee land owners and developers often get their chance to be heard and considered, we are asking for the same consideration and more as this is our plan.

Thank you for your time and service.

Sincerely,
Jennifer Hagan-Dier
Friends of Whites Creek

From: Hughes, Helen (Register of Deeds)
Sent: Thursday, June 27, 2019 11:54 AM
To: Planning Staff
Subject: Against

To whom this may concern:

I am Helen Hughes and I live at 1512 Pineview Drive, Nashville TN 37207 in district 3, the request to amend the current zoning policy on parcels of land on Brick Church Lane and Brick Church Pike from T3 suburban to T2 rural, this will change the character of the community from having up to 2 houses on one acre to 1 house on a minimum of 2 acres. This policy change will make it prohibitive for middle class families to build affordable homes and enjoy quality of life in

Comments on June 27, 2019 MPC Agenda Items **Received through June 27, 2019**

the area. You all have already disapproved this measure. I support equity in opportunity for middle class residents in our city and district... I stand with the middle class families in NOT supporting 2019CP-003-01. Thank you for all you do!!!

Helen Hughes

Deputy Register of Administrative Service

501 Broadway, Suite #ROD

Nashville TN 37203

Phone: 615.862.6719

Helen.hughes@nashville.gov

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ITEM 12: 2019SP-027-001—ROOTS EAST

From: Charles Smith [mailto:twohlix@gmail.com]
Sent: Friday, June 21, 2019 2:28 PM
To: Planning Commissioners; atrick.napier@nashville.gov
Subject: Paragon Development in Greenwood

I'll be unable to attend the Planning Commission's meeting regarding the Paragon Development (907 W Eastland and 930 McFerrin) in Historic Greenwood.

As a resident of Greenwood who owns a 1930s Bungalow I stand behind the Historic Zoning Commission's non-approval preventing overall approval. I agree specifically with David Price's and Kaitlyn Jones' comments/concerns regarding the project's overall lack of fit in the surrounding historical context. I do hope the HZC and the developer can come to an agreement in terms of site plan and massing as I think a development on that property would be good for the neighborhood.

Appreciate your consideration,

Charles Smith
915 Chicamauga Ave

From: Susan Urmy [mailto:susan.urmy@gmail.com]
Sent: Saturday, June 22, 2019 1:35 PM
To: Gilmore, Erica (Council Member); Hurt, Sharon (Council Member); Cooper, John (Council Member); Mendes, Bob (Council Member); Napier, Patrick (Planning); Zeigler, Robin (Historical Commission)
Subject: concerns about the Multi-unit detached developments or "cottage" developments

Hello, my name is Susan Urmy. I am a home owner and resident on West Eastland Ave. I am unable to attend the meetings due to the hours of my job, but I want to be apart of this decision and have my voice heard.

I have very deep concerns about the Multi-unit detached developments or "cottage" developments.

The two biggest concerns are with the parking plan and traffic.

Our street is already overwhelmed and very congested with parking and traffic. Adding this development and ESPECIALLY putting one of the entrances and exits onto West Eastland will only further the already high stress rhythm of current traffic, parking, driving, walking, living ect. I do not want or approve of this street being an entrance or exit to new development or construction. Garages built or not. Further traffic and speeding on our street is a major concern and not wanted at all! I would also like to address there be a traffic study and polling of the neighborhood.

More concerns are the site line of said buildings. If built I request they only be 2 stories high (and/or no higher than homes surrounding it) and for this construction to not take away what is left of the nature and character of our street and neighborhood!

I have sent out emails and reached out to many officials that I was told could answer any further questions- only to be given no answers and/or incorrect information. This is unacceptable.

Please respect our living conditions and our homes.

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Sincerely,
Susan Urmy

From: Zachary Stone [mailto:zstone422@yahoo.com]

Sent: Monday, June 24, 2019 9:39 PM

To: Planning Commissioners

Cc: Gilmore, Erica (Council Member); Hurt, Sharon (Council Member); Cooper, John (Council Member); Mendes, Bob (Council Member); Davis, Scott (Council Member)

Subject: Roots East Development - 2019SP-027-001

Commissioners of the Metropolitan Planning Commission:

I'm writing in reference to Metropolitan Planning Commission case 2019SP-027-001 (Roots East at 907 West Eastland Ave. and 930 McFerrin Ave.) and would like to voice my strong opposition to this project. This project was already disapproved by the Metropolitan Historic Zoning Commission at the June 19, 2019 meeting, and I would expect the same outcome here.

As a resident of District 5 in Maxwell Heights for the past three years, I value the character and "feel" of our neighborhood. It's a big part of the reason my wife and I moved there. Most of the area around this proposed development is made up of single-family homes and some small, but very popular, restaurants and businesses that are housed in unassuming storefronts. Shoehorning 37 residential units and two mixed-use properties into a strip of land between houses on West Eastland and Seymour Avenue not only places unsightly "cottages" essentially in existing residents' backyards, but also completely changes the landscape of the neighborhood. Right now, residents can walk down their streets to see a collection of unique and interesting homes, often with people sitting on their front porches or kids playing in the front yard. By creating a new development with a private drive, large parking lots, and identical two-story houses, this character disappears.

There is a troubling list of other issues that accompany this project. Much of the existing tree canopy on this lot will be destroyed, harming the ecosystem and diminishing the natural sound barrier the foliage provides. Traffic will increase substantially and parking will become increasingly difficult. Emergency vehicles will take longer to access residents in need because of additional congestion. And, importantly, this development will put a significant strain on an already aging and overwhelmed stormwater and sewer drainage system. Flash flooding and sewer drain backups create dangerous conditions for homeowners, jeopardizing their health and safety. As heavy rains and flooding become more common and population density increases without any upgrades or improvements to our storm/sewer system, we are creating an dangerous and unsustainable situation for our neighborhood.

Our neighborhood has been neglected for too long by a councilmember who fails to listen to his constituents and simply supports development without any input from neighborhood residents or consideration for the implications of projects like Roots East. I hope the Metropolitan Planning Commission will send the right message and disapprove this proposal, recognizing its inappropriate design and scale for a neighborhood like ours.

Thank you,
Zac Stone
Resident of N 9th St. in Maxwell Heights (District 5)

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From: Becky Dean [mailto:1beckydean@gmail.com]
Sent: Wednesday, June 26, 2019 2:49 PM
To: Planning Commissioners
Subject: 2019SP-027-001

Hello,

Has this proposal been placed on the agenda for 7/18?

I own the house at 914 W Eastland Ave and have many concerns about this proposed construction. My house is >105 years old, other houses on this block are also very old. Part of my property value has to do with the historic nature of the adjacent houses. I also have issues with additional traffic. This street is inadequate for the current traffic.

Perhaps you can tell me the process for asking the city for alterations to this street and sidewalks for safety and ease of access.

Thank you, Becky Dean

Comments on June 27, 2019 MPC Agenda Items

Received through June 27, 2019

ITEM 16: 2019S-081-001—FOX VALLEY SUBDIVISION

From: Jim C [mailto:jim.closser@gmail.com]
Sent: Wednesday, June 26, 2019 12:33 PM
To: Swaggart, Jason (Planning)
Subject: Neelys Bend HUD project

Good afternoon, Jason,

I am writing to express my concern and opposition to the HUD project being proposed for the former Odom's property on Neelys Bend Road, Madison, Tennessee. My concerns are centered around increased volume of traffic on an already very busy two lane road and simple conformity of general residential that does not fit a large HUD project like this. I appreciate the opportunity to share my thoughts with you that this project should not be approved. Thank you.

Jim Closser

--

Jim & Myrna Closser
1729 Hudson Road
Madison, TN 37115
(615) 668-2591

From: Leanne Shelby [mailto:lannshelby@comcast.net]
Sent: Wednesday, June 26, 2019 12:05 PM
To: Swaggart, Jason (Planning)
Subject: Odom's property development plan in Madison

My name is Ralph Edward Shelby, and my wife is Leanne Ferguson Shelby and we have lived in the Bend all of our lives. We have watched our city grow and change, and for the most part, Neely's Bend remains a beautiful, safe place for people to live and raise their families. We are proud to call the Bend our home, and do not plan to move away.

Therefore, we am very concerned about and are against the proposed development on the Odom's Sausage property because of the additional traffic on an already over crowded and very dangerous 2-lane road. As well as the other considerations of what this will do to existing properties surrounding the proposed development,, stormwater drainage, etc.

Please, take all of these things into consideration.

Thank you very much.
Eddie 615-578-0562
Leanne 615-485-5027

From: Robbie Jones [mailto:robbiejones4@gmail.com]
Sent: Wednesday, June 26, 2019 4:06 PM
To: Planning Commissioners; Swaggart, Jason (Planning); Pridemore, Bill (Council Member); Walker, Tim (Historical Commission); Zeigler, Robin (Historical Commission)
Cc: Robbie Jones
Subject: 2019S-081-001-I - Neelys Bend Subdivision

Comments on June 27, 2019 MPC Agenda Items Received through June 27, 2019

All,

I am writing to express concerns about the proposed Fox Valley Subdivision along Neelys Bend Road in Madison. I live on Canton Pass in the historic Marlin Meadows neighborhood directly across from the proposed development project.

I am concerned about traffic ingress and egress from the development onto Neelys Bend Road, which is already near capacity. I hope that the development will include proper turn lanes and/or intersection improvements. Vehicles whiz down that stretch of Neelys Bend Road too fast, so pulling out is already dangerous. More traffic will only exacerbate the problem.

I also hope that the development includes proper sidewalks, tree canopy preservation, and storm water drainage protection - issues that are important to residents in the neighborhood, myself in particular. The proposed development is near a school zone so sidewalks are paramount. Too many kids are forced to walk and ride their bikes along Neelys Bend Road where there are no sidewalks and little to no shoulder - it's a disaster waiting to happen.

My recently restored historic home (which won a Metro Historical Commission Preservation Award in 2018) is in the watershed from this development with a wet weather creek running from the proposed subdivision directly down Canton Pass in front of my house to the Cumberland River (I'm three houses from the river), so I am very concerned about stormwater runoff, which floods my neighborhood and property during heavy rains and storms. Preserving the tree canopy and hilly topography is extremely important. This issue needs to be taken seriously and properly addressed.

I am not necessarily opposed to the proposed subdivision per se, but want to make sure that it is designed and implemented properly and takes its surrounding historic neighborhoods into account. I know that I speak for many others in my neighborhood.

Thank you for your time and consideration.

Robbie D. Jones
804 Canton Pass
Madison, TN 37115
615-400-3966
RobbieJones4@gmail.com

From: Rachel Willis [<mailto:littlewillis96@aol.com>]
Sent: Thursday, June 27, 2019 4:59 AM
To: Swaggart, Jason (Planning)
Subject: No to the development of the Odom's Sausage property

I grew up on Neelys Bend and I now work for Metro Police Department. I'm opposed to the development of the Odom's property because Neely's Bend Road can't handle the additional traffic, the schools can't handle the additional enrollment, and storm water problems which exist, will be intensified and our family owns properties that adjoin the current drainage area. It only destroy Neelys Bend's quiet neighborhood and increase crime to the preexisting neighborhoods because of the influx of people. I wish you would take these facts into account.

Thanks,

Rachel Willis

Comments on June 27, 2019 MPC Agenda Items **Received through June 27, 2019**

From: Lone Oak Farm [mailto:bamboo4you@aol.com]
Sent: Wednesday, June 26, 2019 9:58 PM
To: Swaggart, Jason (Planning)
Subject: Development of the Odom Sausage Property on Neely's Bend Road

Jason Swaggart:

I am writing this email to express my concerns over the proposed development of property on Neely's Bend Road, formerly known as the Odom Sausage Plant. I live near the end of Neely's Bend Road and must travel past this site if I leave my community. If this property is developed in the proposed manor, my community will be negatively impacted.

As I am sure you are aware, Neely's Bend Road has a major problem with the current traffic. The addition of these houses will add more traffic to the existing problem. If each house has two vehicles, this will add 250 more cars to the current traffic congestion.

The existing neighborhood schools are at near full capacity. The addition of families in the proposed homes will add more students to these schools which they are not equipped to handle.

Storm water problems have existed in the area of the proposed development for many years. The existing drainage system is not equipped to handle the current storm water. I own two properties down stream from this site and they have both experienced flooding. The roadway and several area houses have also had flooding issues.

The proposed openings and connections to existing roads will change the current neighborhoods drastically. This will add extra traffic to the peaceful neighborhood that exists now. This will lead to more traffic congestion in the community.

This type of development is not in the Madison Strategic Plan that was adopted less than two years ago. We can not allow development that is not compatible with this plan.

Please do not approve this development.

Thank you for your time and consideration,

Joe E. Willis
2219 Neely's Bend Road
Madison, TN 37115

From: JoCee North [mailto:jocee.north.95@gmail.com]
Sent: Wednesday, June 26, 2019 8:16 PM
To: Swaggart, Jason (Planning)
Subject: Odom Property, Madison TN

Hello,

I am **not in favor** of the approval of a high density housing and/or retail project for this property. Please **REMOVE** this from the Consent Agenda.

Comments on June 27, 2019 MPC Agenda Items

Received through June 27, 2019

Co23ndos or "tall skinny's" will add TOO much extra traffic to our narrow two lane curvy road that can't safely handle many more cars.

How will this affect storm water drainage? The Neely's Bend area is prone to flash flooding as it is.

How will this affect the schools?

Exactly what types of housing does this plan propose? Where will the through streets be placed?

I have lived at the end of Neely's Bend Road for the past years and would like to continue the lifestyle that suits this area.

Thank you for your consideration of the community and not just the developers.

JoCee B. North

From: Joy Skelton [mailto:joyskelton@aol.com]

Sent: Wednesday, June 26, 2019 9:50 PM

To: Swaggart, Jason (Planning)

Subject: Neelys Bend property development

Dear Mr. Swaggart,

I have great concern for the property development that is proposed for the old Odom's Sausage Complex.

I have been a resident of Neelys Bend of 64 years. Through the years, the traffic has become an escalating issue. The added cars from the proposed development would add to the traffic problem and make the two lane street a congested nightmare. I live 3.5 miles down the Bend and it takes me 14-16 minutes to get to Gallatin Road in the mornings as it is.

Also, the Bend infrastructure would be strained. We already have multiple power outages. It seems that adding more homes to an existing infrastructure would make things even more difficult.

Additionally, any developments or building that takes place in lower Neelys Bend needs to maintain the integrity and feel of the existing residences. This is not a high density area.

Thank you for your consideration.

Joy Skelton

609 Hidden Acres Dr

Madison, TN 37115

From: AnneMarie Campbell [mailto:amcampbell2117@gmail.com]

Sent: Wednesday, June 26, 2019 8:52 PM

To: Swaggart, Jason (Planning)

Subject: Neelys Bend property development

Comments on June 27, 2019 MPC Agenda Items Received through June 27, 2019

Hello,

I would like to share my concern for the property development that is proposed for the old Odom's Sausage Complex.

I am a resident of Neelys Bend of 43 years. Through the years, the traffic has become an issue. The added cars from the proposed development would add to the traffic problems. Too many cars added to the Bend would make the two lane street a congested nightmare. I live 3.5 miles down the Bend and it takes me 14-16 minutes to get to Gallatin road in the mornings as it is.

Also, the Bend infrastructure, would be strained. We already have multiple power outages. It seems that adding more homes to an existing infrastructure would make things more difficult.

Additionally, any developments or building that takes place in lower Neelys Bend needs to maintain the integrity and feel of the existing residences.

Thank you for your consideration.

AnneMarie Campbell
600 Hidden Acres Dr
Madison, TN 37115

From: Myrna Closser [mailto:myrnaclosser@gmail.com]
Sent: Wednesday, June 26, 2019 4:08 PM
To: Swaggart, Jason (Planning)
Subject: Please vote no density of houses on Neeley's Bend

Good afternoon, Jason,

I am writing to express my concern and opposition to the HUD project being proposed for the former Odom's property on Neelys Bend Road, Madison, Tennessee. My concerns are centered around increased volume of traffic on an already very busy two lane road and simple conformity of general residential that does not fit a large HUD project like this.

Thank you for what you do for our community and would love to know the outcome to the meeting on June 27. I will be out of town and will not be able to express my concern and listen to the whole story.

Praying for all at this meeting.

Sincerely,

Myrna Closser
1729 Hudson Rd.
Madison, TN 37115

From: Cherri North [mailto:cbdpnorth91@gmail.com]
Sent: Wednesday, June 26, 2019 4:16 PM
To: Swaggart, Jason (Planning)
Subject: Odom's Sausage Development Plan - REMOVE from Consent Agenda

Comments on June 27, 2019 MPC Agenda Items

Received through June 27, 2019

We are **not in favor** of the approval of a high density housing and/or retail project for this property. Please **REMOVE** this from the Consent Agenda.

The overall community does NOT want this. Condos or "tall skinny's" will add TOO much extra traffic to our narrow two lane curvy road that can't safely handle many more cars. Over the past few years, the traffic flow has already tremendously increased, especially during peak hours, and become extremely dangerous. It is not uncommon to see speeding motorists illegally passing on Neely's Bend Road. How will the housing project affect the traffic? Has there been an accurate unbiased traffic study? The community would like to view this.

How will this affect storm water drainage? The Neely's Bend area is prone to flash flooding as it is.

How will this affect the schools?

Exactly what types of housing does this plan propose? Where will the through streets be placed?

As long time property owners in this area, we want to maintain the overall integrity of Neely's Bend by **not** adding HUD housing.

I have been a property owner at the end of Neely's Bend Road for the past 28 years and would like to continue the lifestyle that suits this area.

Thank you for your consideration of the community and not just the developers. And keeping the community informed of major changes such as this.

Cherri B. North
320 Menees Lane

From: Sasha Mullins Lassiter [mailto:chromecowgirl@gmail.com]

Sent: Thursday, June 27, 2019 8:47 AM

To: Planning Commissioners; Swaggart, Jason (Planning); Pridemore, Bill (Council Member); Walker, Tim (Historical Commission); Zeigler, Robin (Historical Commission); cc: Robbie Jones

Subject: APPROVAL REQUIREMENTS NEEDED ON 2019S-081-001-I - Neelys Bend Subdivision!

Hello: This is Sasha Mullins Lassiter and I live at 1100 Berwick Trail very close to this proposed subdivision. I just found out about this...um....yesterday because there was no notice to many of the riverfront households that would be affected by this development in the adjacent historic river community.

I echo Robbie Jones' concerns, and further. . .

Smart Growth. This is an example of NOT smart growth. Technically this parcel that is already zoned for dangerous density is the opposite of smart growth considering the environmental sensitivity of the area and low infrastructure support. However, I thank you so very much for supporting smart growth for Madison regarding this very parcel before, when way too extreme high density as an SP was once proposed there and you shut it down. It was a tough battle for the community to beat back these developers with their army of engineers and attorneys and supporters who had never set foot in Madison and knew nothing about it.

Although this parcel is zoned for such low-medium density volume and the developers are most certainly going for the higher end of the zoning spectrum (which in this case is quite the opposite of Smart Growth), there are extreme

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concerns and hopeful supports to this development that will be required. With all due respect to each of you, here is the info to carefully consider:

I live here on the river off Neely's Bend and can attest to this that the increasing amount of stormwater being delivered from subdivisions through this environmentally fragile riverbend area with a conservation overlay at points is on a trajectory to increasingly damaging homes and existing infrastructure and the environment. There is so much erosion happening to our river properties from excessive and increasing storm water runoff. While there have been some stormwater improvements, the fact that city and state argue who is responsible to keep the storm water channels clear also puts tremendous burden on the property owners because in many cases we are not permitted to touch these channels yet they are terribly overgrown and polluted with large volumes of litter. In addition, where storm water channels can be maintained by property owners, they are not at all for a variety of reasons such as lack of equipment and manpower or time to do so! Some of the important ditch and under roadway drain systems cannot at all handle the overflow of water and constantly flood intersections in the river neighborhood which at times backs up onto homeowner properties. Fingers are pointed as to who is responsible, there are lack of funds to fix therefore correcting this vital infrastructure can be a giant feat. As you know and have experienced, poor and insufficient storm water management contributes to flooding our rivers and smaller waterways too. I've been in too many meetings whereby there have been approvals slapped on to developments without very necessary thorough waterway research and exact findings offered which is highly necessary in this day and age in order to deeply understand the cause and effect of a development related thereto.

Also, there are a number of farm and large home lot parcels in this fragile river area of Nashville that are already zoned for low to medium capacity development and as you know developers will certainly go to max capacity on these zonings or try to change the zoning to higher density with SP. Of course all this existing property zoning happened years ago when no one could have EVER predicted the enormous growth of Nashville... therefore these large scale density zonings contribute to overdevelopment and dangerous growth in areas that cannot support such --- such as Neely's Bend.

In addition, I cannot express enough the concerns I have as a longtime Madison community advocate and resident over the lack of vehicle infrastructure on this two-lane riverbend area that is Neely's Bend. Neely's Bend is already very dangerous with cut through traffic from Old Hickory area and Madison areas across Old Hickory Blvd along the River utilizing Neely's as a cut through adding to the volume already on Neely's Bend. At times we have to wait long periods of time just to exit onto Neely's Bend from Center Street/Berwick Trail or any side street near this proposed development, which is already like taking your life into your hands doing so on my motorcycle especially.

There are no sidewalks between Forest Park Rd and closer to the school and what is concerning is the large amount of residents that take the metro bus and must walk to Gallatin along Neely's Bend. Harrowing! It is extremely dangerous with many people including children walking in ditches and in the roadway as there is barely any shoulder.

There is also a tremendous amount of wildlife in the Bend including that wooded area parcel to be developed that will be displaced. Though low on the totem pole of concern, these gentle innocents are put into the path of extreme danger out here too so we need to be smart amount density in the riverbends in Nashville as it relates to the sensitive environmental conditions here. Wildlife is naturally attracted to the river bends.

Save Bells Bend Mayor Briley? How about save Neely's Bend, too.... how about save all the Bends. Hadley's Bend was destroyed with the insane and horrific quarry.

Comments on June 27, 2019 MPC Agenda Items Received through June 27, 2019

AND, since I live past the 600 or so ft. from this proposed development that is literally right up the street from me, I did NOT receive a notice about the planning commission meetings. I learned about this just yesterday. As a past participant on the Neighborhood Resources' Metro Planning community committee whereby we work with Metro departments to improve early and expansive communication to all neighborhoods regarding development happening within an area; and here in this very example, poor communication, lack of respect and I'm not finding out about a major major development happening on Neely's Bend near my home until the last minute. A classic example of poor communication handling of a development that could easily be approved without ANY additional and critical traffic management or stormwater management requirements. While it is zoned for this insane amount of density, there MUST BE an extremely well thought out infrastructure requirement to support this density on a small two-lane environmentally sensitive river area.

I appreciate all of you working hard to oversee and support smart growth and your time and consideration.

Thank you so much for your kind attention to Madison.

Respectfully,

Sasha Mullins Lassiter
1100 Berwick Trail
Madison
917-514-0058

From: Rose Robertsonsmith [mailto:idlewildwool@gmail.com]
Sent: Thursday, June 27, 2019 9:30 AM
To: Planning Commissioners; jason.swaggert@nashville.gov; Pridemore, Bill (Council Member)
Subject: Approval requirements needed on 2019S-081-001-INEelys Bend Subdivision

Board Members,

As a resident of Madison and Neelys Bend, Historic Idlewild home at 712 Neelys Bend Rd,

I have the following concerns with the approval of this new subdivision.

TRAFFIC- What is the impact of the traffic study for this property?

Neelys Bend Rd is already over capacity for traffic issues. What is in this development plan to help off set an addition 250 or more cars that will be added to our traffic situation?

What are the plans for storm water and upgrading current water lines instead of just taxing the current system.

Thank you for doing due diligence in this matter.

Rose Robertson-Smith
Greg Smith
712 Neelys Bend Rd
Madison, TN 37115

Comments on June 27, 2019 MPC Agenda Items

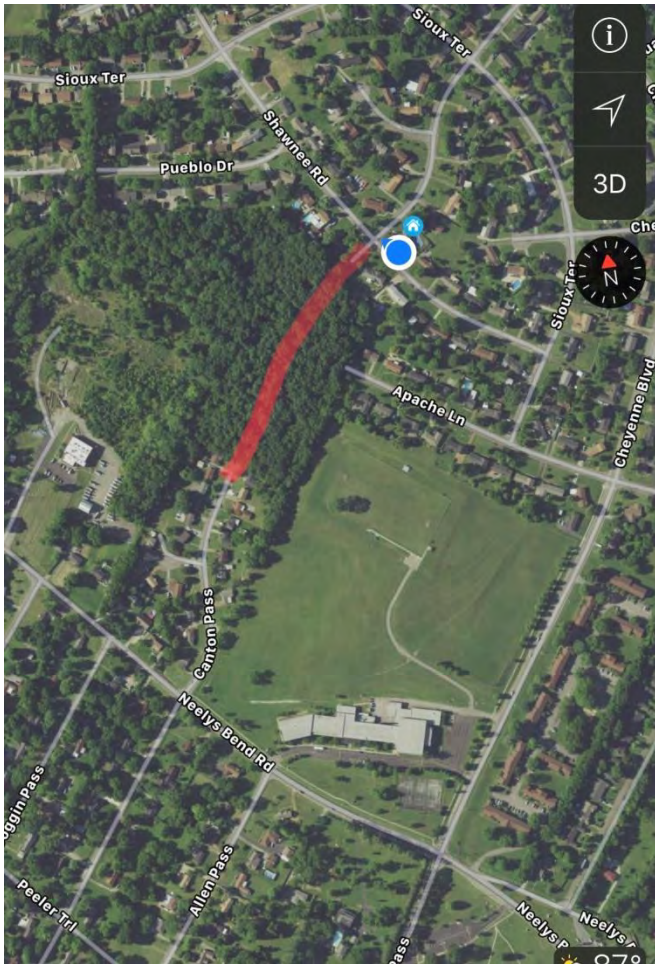
Received through June 27, 2019

From: Katie Lee Terry [mailto:katieleeterry@gmail.com]
Sent: Wednesday, June 26, 2019 3:54 PM
To: Swaggart, Jason (Planning)
Cc: Pridemore, Bill (Council Member)
Subject: Re: Fox Valley Subdivision plans

Hi Jason,

Thank you for taking the time to answer my questions. When you say Canton Pass, do you mean the one connected to Shawnee? So they would make it a through road from Neely's bend to Cheyenne? I've attached two photos below. Are either of these what you are describing?

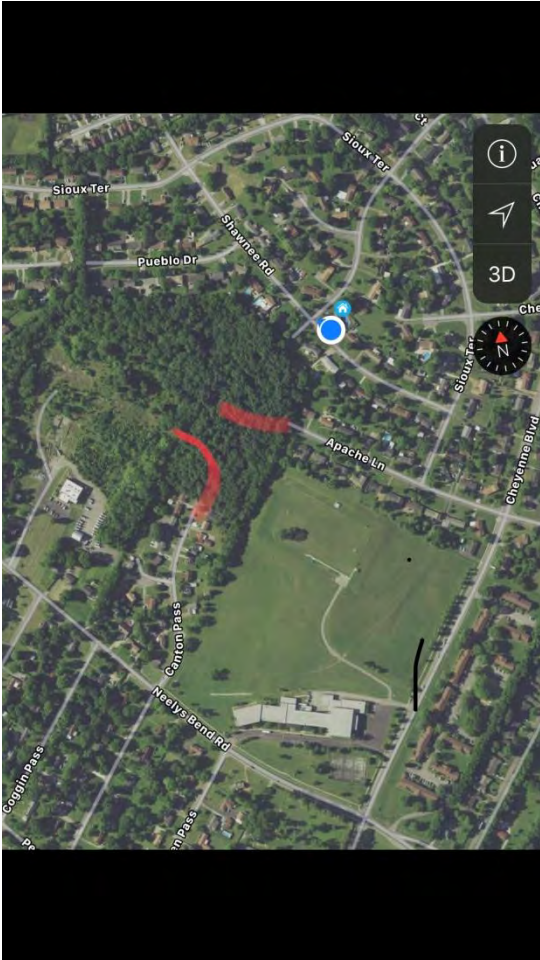
Photo One.



Or

Comments on June 27, 2019 MPC Agenda Items Received through June 27, 2019

Photo Two



Also do they plan on removing all the trees? Or will they keep them around the perimeter?

Thanks again,
Katie Terry

On Wed, Jun 26, 2019 at 1:30 PM Swaggart, Jason (Planning) <Jason.Swaggart@nashville.gov> wrote:

Katie,

Thanks for taking the time to send your concerns. I will pass them along to the Planning Commissioners. I have attempted to address your questions below in red.

Jason Todd Swaggart
Land Development
Direct: (615) 862-7189
Front Counter: (615) 862-7190
jason.swaggart@nashville.gov

Comments on June 27, 2019 MPC Agenda Items

Received through June 27, 2019

From: Katie Lee Terry [mailto:katieleeterry@gmail.com]

Sent: Wednesday, June 26, 2019 12:00 PM

To: Swaggart, Jason (Planning)

Subject: Fox Valley Subdivision plans

Hi there,

My name is Katie Terry. I live and own, with my husband and 2 year old son, [1233 Shawnee Rd, Madison, TN 37115](#). We are on the corner of Canton Pass and Shawnee Rd. We bought our house last year after moving from a neighborhood with very fast drivers and lots of traffic noise. We chose this neighborhood because it was quiet, not too much traffic (although we still have problems with people speeding through the neighborhood) and also that it is directly opposite a dead end street somewhere my 2 year old plays. When I sit on our porch I see a beautiful abundance of trees. That's adds value to our neighborhood. I am very unhappy to hear that all those trees will be gone and instead 121 houses/apartment will take their place. That will decrease our property value drastically and will make it feel like a subdivision. We do not want to be a part of the subdivision. If we wanted that, we would live in one. It will also add noise, the one thing we were trying to get away from. All the wildlife will have to move which we love having the sounds of birds around us not to mention the safety of our kids on these back roads will be in jeopardy. It's not like there are sidewalks! There is also already enough traffic on the bend and too many accidents from people speeding around the sharp bends. Adding traffic will be dangerous to that already slim winding road.

I have some questions.

What neighborhood are they cutting into? Are they 'unblocking' Canton Pass and making it a through road to Cheyenne Blvd? I heard something about Pueblo? **Streets in the proposed subdivision will connect to planned street connections, including Canton Pass and Apache Lane. The two aforementioned streets were planned and designed to provide public roadway connections to the subject site.**

What will the prices of the houses and apartments be? **There are no apartments proposed or permitted under the single-family zoning of the site. The zoning only permits one home per lot as does the subdivision that you reside. Metro does not regulate price of homes.**

Is the housing Low-income? **The applicant has not indicated that this will be low income housing, and Federal regulations prohibit Metro from, or any government from regulating housing based on income.**

Will they get trash pick up? A HOA? There needs to be requirements for upkeep of property. **The property is outside of the Urban Service District so trash pickup will likely be private. A HOA is required.**

Neely's bend is considered a gem in Madison and we want to keep it that way. If we put low income housing there not only is it going to lower our property values, increase crime (which is already on the rise), putting more pressure on our under staffed Madison Police department and making it a unsafe neighborhood for us and our children to live because it is so condensed. Peeler Park will become unsafe with it being so isolated and perfect for drug deals and criminal activity.

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PLEASE rethink this. We're not opposed to new builds if they are going to boost our property value but we are asking to do it in a modest way. Make the property values higher (match our neighborhood values), have a HOA, DO NOT cut into our neighborhood especially into Canton, PLEASE leave a barrier of trees between the new houses and our neighborhood and have LESS properties. Nashville is becoming ridiculous. If we don't try and preserve some beauty eventually we will be so packed in people will not move here! Let's improve and boost Madison not destroy it for profit!! This is our home and we want to protect it.

Thanks for listening,
Katie Terry

From: Willis, Michele A [mailto:Michele.Willis@mnps.org]
Sent: Wednesday, June 26, 2019 3:32 PM
To: Swaggart, Jason (Planning)
Subject: Development of Odom's property

Strategic plan

Dear Mr. Swaggart:

My letter concerns the proposed development of the former Odom's property located in the Neely's Bend Area. It will over burden our roads, our flood water issues, and the schools in this sector. The development of these additional homes also does not meet with the Madison Strategic Plan that was approved in 2017. The elementary school that was recently remodeled was not forecasted to have an influx of students.

I urge you and all decision makers to follow the guidelines and suggestions that have been put in place to protect all stakeholders in this area. It seems unwise to have plans in place and disregard them at the whims of developers whose only goal is financial gain. Please consider the quality of life issues that will be affected by adding another subdivision to our neighborhood.

Thank you,
Michele A. Willis

From: Deborah Gugala [mailto:googszoo@hotmail.com]
Sent: Wednesday, June 26, 2019 2:40 PM
To: Swaggart, Jason (Planning)
Subject: Re: Fox Valley subdivision off Neely's Bend

Main question: how much of this project will be considered affordable housing, or categorized as section 8 housing?

From: Swaggart, Jason (Planning) <Jason.Swaggart@nashville.gov>
Sent: Wednesday, June 26, 2019 7:57:18 AM
To: 'Deborah Gugala'
Subject: RE: Fox Valley subdivision off Neely's Bend

Hi Deborah,

Comments on June 27, 2019 MPC Agenda Items

Received through June 27, 2019

It is indeed on the Planning Commission's agenda for this Thursday. The consent agenda is a lump of applications that get approved by the Commission without a formal presentation. Just because it is on the consent agenda now does not mean that it will stay on the consent agenda. If someone in opposition that would like to speak confirms that they will be attending the meeting to speak, or someone shows up at the meeting to speak, then it will be pulled from the consent agenda. Anyone wishing to pull it off consent at the meeting, needs to make sure that they are there at least ten to fifteen minutes before the meeting. This is to ensure that they will be able to talk to a staffer and fill out a public speaking request. Let me know if I can be of more assistance.

Regards,

Jason Todd Swaggart

Land Development

Direct: (615) 862-7189

Front Counter: (615) 862-7190

jason.swaggart@nashville.gov

From: Deborah Gugala [mailto:googszoo@hotmail.com]

Sent: Tuesday, June 25, 2019 5:18 PM

To: Swaggart, Jason (Planning); Swaggart, Jason (Planning)

Subject: Fox Valley subdivision off Neely's Bend

I understand that the Foxvalley subdivision off of Neelys Bend has been scheduled for this Thursday in front of the council. Two questions. Number one, is this still on the agenda for Thursday? Number two, is this still on the consent agenda? If so what does that mean?

From: Mary Willis [mailto:maryawillis@aol.com]

Sent: Wednesday, June 26, 2019 2:20 PM

To: Swaggart, Jason (Planning)

Subject: Odom's Sausage property

Good afternoon Mr. Swaggart and Metro Planning Commission,

I wanted to contact you in reference to the proposed development of the Odom's Sausage property located on Neely's Bend in Madison Tennessee. I worry that any further development of this area will only exacerbate problems that we in the community are already facing. I grew up in Madison and after finishing college, I returned to Madison. I currently live in a neighborhood adjoining this property.

Neely's Bend and Madison as a whole are dealing with massive traffic problems each morning and evening. My commute to Inglewood usually takes 12 minutes, but during rush hour it can easily take 20-30 minutes (even longer if there is an accident). Any more people living in this area will only cause these problems to grow. While I love my community, there is one main way in and one main way out for people headed towards downtown -Neely's Bend and Gallatin Road. If there is a wreck or other accident on Neely's Bend or Gallatin Road commute times can easily triple. Adding even more traffic will only cause these problems to grow and currently the infrastructure of Madison is not prepared for that.

Comments on June 27, 2019 MPC Agenda Items

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The neighborhood that is downhill from the Odom property routinely deals with flash flooding. There is insufficient drainage in the area and with prolonged or heavy rain, drainage ditches fill and exceed their banks. Neighbors routinely have flooded yards and garages from the lack of drainage in the area. I worry that developing this property will only cause these water problems to increase. In 2010 this area did suffer from massive flooding leading to the loss of several homes in the area and massive building costs to repair damaged homes. Since then there have been no updates in the storm water system or drainage systems. With the flash flooding and intermittent heavy rains that we have dealt with in the past 18 months alone, we have risked flooded buildings, homes, driveways, and roads. The storm water system is not sufficient to handle the current development let alone any further development.

Living in Nashville for the majority of my life, I have seen the changing pressures on our schools. The middle school which previously served the Neely's Bend community has now become a charter school which does not have the same system of buses as the previous zoned system. There is also a shift in school populations as housing closer to the city center is more expensive, the schools further from the city are dealing with increased enrollment. I worry that a large increase in development in the Neely's Bend area will not only impact our schools today, but will also impact the schools 10 years down the road when young families who have moved into the newly developed areas have school aged children.

I hope that you take these things into consideration as the development of the Odom's Sausage property is considered for development. Our community cannot support the traffic, storm water problems, and pressure on our schools that a large development would create.

Thank you,
Mary Ann Willis-Barnett

From: Brenda Hogan [mailto:bwkitty5591@aol.com]
Sent: Wednesday, June 26, 2019 2:18 PM
To: Swaggart, Jason (Planning)
Subject: Neelys Bend - Old Odoms Sausage Plant

We live across from this area on River Pass. We are worried about the extra traffic and with so many homes put into this area where will everyone park - ?? on the street ??? Not much different then your other layout. Trying to put too many too close together so you can make a big payday while the community has to deal with the mess you leave us with.

Please why can you not think of the greater good of the community ??

Brenda Hogan

Comments on June 27, 2019 MPC Agenda Items

Received through June 27, 2019

ITEM 18: 2017Z-037PR-001—1804 and 1806 LISCHEY AVENUE

From: Danny Pratt [mailto:danny@dannypratt.com]

Sent: Wednesday, June 26, 2019 7:40 PM

To: Planning Commissioners

Subject: June 27th Meeting - 18. 2017Z-037PR-001

Please submit for the record:

18. 2017Z-037PR-001

BL2019-1569/Scott Davis

June 26, 2019

Hello Commissioners,

I reside at 342 Edith Avenue, and I first presented my position on this case at the January 10th MPC meeting. I'm reaching out concerning BL2019-1569, which seeks to rezone 1804 and 1806 Lischey from RS5 to an SP. My property borders 1804 Lischey to the south.

This bill first came to MPC in an attempt to rezone the Lischey properties from RS5 to RM20. MPC recommended disapproval. As far as I'm aware, the only provision that differs between the original RM20 zoning and this new SP is the restriction of non-owner occupied STRs. No density change has been made. The high density of an RM20 zoning on these properties goes against the recommendation of Highland Heights neighbors, the East Nashville Community Plan (T4 NE), and the Highland Heights Study Supplemental Policy.

The owner/developer, Yasin Kokoye (American Dream Developers) met with me for the first time last week to discuss his plans for the property. While Mr. Kokoye has expressed that he wants to meet in the middle and take the concerns of the neighbors into account, his actions prove otherwise. His plans have not changed from his initial intent of seeking the maximum density of an RM20 zoning. Despite our direct pleas to reduce his intended density, he seeks to build the 46 properties on 2.3 acres of land and has offered no solution to the density and infrastructure concerns myself and the highland heights neighbors have expressed.

I'm fearful of the congestion and traffic inherent to this high density zoning. An influx of 46 new residents or families would significantly change the traffic in our neighborhood, which is also experiencing growth elsewhere due to other new developments.

American Dream Developers have proposed no utility infrastructure. My chief concern is water and sewage, which are already a problem in our neighborhood. On my property, standing water accumulates in my yard and my basement after rain, primarily from water run-off directly from 1804 Lischey. A large-scale development at 1804/1806 Lischey would inevitably lead to further water drainage problems on my property, which lies directly to the south at a slightly lower elevation.

My property, along with that of 1804/1806 Lischey, is home to many native plants and trees which play host to a multitude of wildlife, including some federally protected birds. I'm afraid that development would lead to the

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destruction of this wildlife and the beautiful, serene atmosphere that influenced me to buy a home in the Highland Heights neighborhood. A maximum 46 units would not allow for green space within the intended development

All of the above are major concerns to my investment at 342 Edith Ave and to the quality of life within our neighborhood. While I'm not opposed to development on the Lischey properties, it needs to be done responsibly and take into account the neighborhood concerns. I respectfully ask you to disapprove this bill.

I will not be present at tomorrow night's meeting, but my mother and co-owner of the house, Christine Pratt, will be there.

Thanks for your time and consideration,

Danny Pratt
ph: 262-914-3798
342 Edith Ave. 37207

From: Davis, Ashonti [mailto:DavisA17@aetna.com]
Sent: Thursday, June 27, 2019 10:16 AM
To: Planning Commissioners
Cc: Birkeland, Latisha (Planning); Ashonti Davis
Subject: RE: Support Planning Staff's Recommendation -- Item 18 on 6/27 Planning Commission Agenda (2017Z-037PR-001)

Good Morning, Members of the Planning Commission,

I would like to renew my initial comments in opposition to this rezoning request. This is the same request that the Planning Staff initially disapproved on January 10, 2018, which the Planning Commission also voted to disapprove. The applicant has simply re-labeled the same rezoning request without addressing any of the concerns and problems with the request. It is disingenuous that the applicant would bring the same request to the Planning Commission without a good faith effort to make some changes to the plan in order to address issues such as infrastructure (water drainage, alley access, parking) and its negative impact on the surrounding neighbors.

I sincerely appreciate your service and consideration of these comments.

Kindest Regards,
Ashonti Davis
321 Edwin Street
Proprietary

From: Davis, Ashonti
Sent: Wednesday, January 9, 2019 4:24 PM
To: planning.commissioners@nashville.gov
Cc: Latisha.Birkeland@nashville.gov; Ashonti Davis <ashontidavis@gmail.com>
Subject: RE: Item 9 on 1/10 Planning Commission Agenda (2017Z-037PR-001)

Dear Members of the Planning Commission,

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I am writing in support of the Planning Staff's recommendation to disapprove the request to rezone to RM20 for 1804 and 1806 Lischey Avenue. In this case, the Planning Staff thoughtfully lays out the reasons why this zoning petition is inappropriate. As the Staff Report rightly observes, this type of intense zoning at this particular site is incongruent with the neighborhood policy, and this type of petition does not account for serious infrastructure concerns like alley right-of way.

I wholeheartedly support the Staff's recommendation and respectfully ask that you support Staff's recommendation and disapprove this request to rezone.

Respectfully,
Ashonti Davis

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

Sent: Thursday, June 27, 2019 11:11 AM

To: Planning Commissioners

Subject: I support Planning Staff's Recommendation for disapproval (Item 18 on 6/27 Planning Commission Agenda (2017Z-037PR-001))

Members of the Planning Commission,

I am writing to support the Planning Staff's Recommendation for disapproval of Item 18 on the Planning Commission Agenda (June 27, 2017Z-037PR-001). While I do appreciate the restriction on STR usage, I am opposed to this rezoning request because it does not address any of the additional concerns that have been voiced by either the Planning Staff or the surrounding neighbors regarding, access, parking, privacy, water drainage, density (I would like to see density lower than proposed), and its negative impact on the surrounding neighbors.

Thank you for your consideration.

Sincerely,

Courtney Williams
1303 Lischey Ave.
Nashville, TN 37207

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ITEM 27: 2019NHL-001-001—JUST PIZZA

From: McFadyen-Ketchum, Steven A [mailto:steven.a.mcfadyen-ketchum@Vanderbilt.Edu]
Sent: Friday, June 21, 2019 11:38 AM
To: Planning Staff
Subject: fr: steve mcfadyen-ketchum re: case# 2019nhl-00-001

Dear Staff, Thanks to Debbie for her help on the phone today regarding case# 2019nhl-00-001.

I am against commercial zoning for this property or any other in the sylvan park neighborhood.

I am primarily concern about safety, especially for our children: cars being driven too fast and guns being carried into our neighborhood by people who do not live here, and so on.

Please keep 320 44th Ave N zoned for residence only.

Thankyou,
Dr. Steve McFadyen-Ketchum
5201 Park Ave 37209
615-269-3019

From: Bernard Pickney [mailto:bpickney@comcast.net]
Sent: Sunday, June 23, 2019 5:47 PM
To: Planning Commissioners
Subject: 2019-NHL-00001-001 (320 44th Ave. N.)

Dear Commissioners,

As chairperson of the Sylvan Park Neighborhood Association Planning and zoning committee, I am expressing our Neighborhoods opposition to this rezoning. This property is zoned RS7.5 and is completely surrounded by RS 7.5 zoned property. It is protected from demolition by the conservation overlay district, so there is no justification for rezoning this property or creating a commercial use within our residential Neighborhood.

Park Avenue Baptist Church owns all the lots around this tiny parcel and uses them for parking.

As Churches along Charlotte Ave. are being redeveloped for other uses because the property becomes too valuable for use as churches, Park Avenue Church has several lot that will be re-developed as residential housing and the presence of a commercial operation within this area would discourage this redevelopment. (Part of the church parking lot at the corner of 51ST Ave. N and Idaho Ave. was recently redeveloped as Four new homes) and we support redevelopment of these areas for single family housing.

Thank you for serving on the commission and allowing me to express my opposition to this rezoning.

Best Regards,
Bernard Pickney
4604 Dakota Ave.
615-491-8709

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From: Eric Jolly [mailto:jolly.eric@outlook.com]
Sent: Monday, June 24, 2019 3:00 PM
To: Planning Staff
Subject: 328 44th Ave North Convert to Carryout Pizza NO WAY!

I do NOT approve of a carryout pizza place. I would be open to a good walk-in German style bakery/pastry place.

Eric Joll
4411 Park Ave