

Comments on September 12, 2019 MPC Agenda Items Received through September 11, 2019

Item 12a: 2019CP-008-003 North Nashville Community Plan Amendment and Item 12b: 2019Z-135PR-001

From: James Munro [<mailto:jimmydcc@aol.com>]
Sent: Tuesday, August 27, 2019 11:51 AM
To: Grider, Anna (Planning)
Cc: TRICIA MUNRO
Subject: Tuesday Neighborhood Meeting -- MPC CASE # 2019Z-135PR-001

Good Morning Anna!

My name is Jim Munro. We met last Tuesday evening preceding the beginning of the Community Meeting @ 904 Buchanan Street.

My wife and I own the property directly beside 904 Buchanan — **1809 9th Avenue North**.

We are very much invested in the immediate area of Buchanan Street!

Both of us are TOTALLY in favor of the request to amend the current T4 NM to **T4 CM (Urban Mixed Use Corridor)**. This zone change request is referenced by MPC Case # 2019Z-135PR-001.

Thanks Very much for your consideration.

James F Munro

Patricia W Munro

From: Kelly Bonadies [<mailto:kellybonadies@gmail.com>]
Sent: Tuesday, September 10, 2019 12:41 PM
To: Grider, Anna (Planning)
Cc: Whitney Hallberg; Derek Garten; Amy Garten; Damita Beck; kenya.mcreynolds@yahoo.com; Will Anderson; STBCo.; Felipe Moss; Simone Boyd; aron wright
Subject: 9th Avenue North CP Change Request

Anna,

Thank you so much for spending time on assessing the needs, desires and concerns of our neighborhood.

I've copied a couple area leaders and neighbors close to the 9th Avenue Site to this email, if anyone has anything else to add, please feel free to comment!

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Changing our Community Plan is a big deal in this instance. Building a structure FOUR stories tall with over SIXTY Apartments (possibly short-term rentals) may not be something our neighborhood desires or has the capacity to absorb at this time.

Consensus of neighbors and businesses in the immediate area:

+ We have an entire commercial corridor of existing buildings and empty lots to develop before tearing down homes and rezoning to the same.

+ From the information we have been provided, it looks like the developer can/would build and provide the same amount of commercial square footage under the existing plan and zoning as he would if the same was changed. The difference of change/up-zone would be an addition of 60+ residential units and additional parking on the three parcels in question.

+ Having trouble finding the true benefits outweighing the socio-economic risks, and nuisances to neighbors and businesses.

+ No one we have talked to is against meaningful improvements to our community, it may be something we work up to but we are not ready at this time, with current information.

+ The community meeting on August 27th was theatrical more than it was informative.

Several of the people that spoke in support of the developer/request were: asked to speak ahead of time with scripted misinformation, did not live in the neighborhood or were pressured to speak in favor of the request in fear of retaliation.

+ It is of the utmost importance that the actual residents and those businesses most affected (day to day) be informed and their opinions respected and MOST importantly, not retaliated against. This should go without saying.

We all look forward to continuing to work with you on improving our neighborhoods! Thanks again.

Love,

Kelly Bonadies

+Jones Buena Vista Resident, 10th Avenue North

+Buchanan Area Neighborhoods Alliance, *President*

+Buchanan Arts District, *Co-Founder*

+Bonadies Urban Development, *Owner*