

Comments on September 12, 2019 MPC Agenda Items
Received through September 6, 2019

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

From: randy haley [mailto:rehaley5@gmail.com]
Sent: Wednesday, August 21, 2019 7:24 PM
To: Grider, Anna (Planning)
Subject: 2019cp-008-003

Hi Anna,

I own the property located at 900 Buchanan street,

Please mark my wife and I down as supporters of this rezoning. We feel it will enhance the walkability of the neighborhood and will provide jobs for the area residents.

Randy Haley
Cell 615.413.1996

From: Houston Haley [mailto:houstonhaley25@gmail.com]
Sent: Wednesday, August 21, 2019 7:41 PM
To: Grider, Anna (Planning)
Subject: Case # 2019cp-008-003

Hi Anna,

I live at 1832 9th Avenue north unit B

I own my home and I support the resining of this property.

Houston Haley
Cell 901-848-7466
Sent from my iPhone

From: Daniel Ryan [mailto:daniel.ryan.tn@gmail.com]
Sent: Thursday, August 22, 2019 9:06 AM
To: Grider, Anna (Planning)
Subject: MPC Case #2019CP-008-003

Anna,

Thank you for hosting the meeting last night on Buchanan St. regarding the three properties on 9th Ave. My wife and I are strongly in support of the proposed rezoning.

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Thank You,

Daniel Ryan
2309 Buchanan St, Nashville, TN 37208

From: Daniel Ryan [<mailto:daniel.ryan.tn@gmail.com>]
Sent: Thursday, August 22, 2019 9:06 AM
To: Grider, Anna (Planning)
Subject: MPC Case #2019CP-008-003

Anna,

Thank you for hosting the meeting last night on Buchanan St. regarding the three properties on 9th Ave. My wife and I are strongly in support of the proposed rezoning.

Thank You,

Daniel Ryan
2309 Buchanan St, Nashville, TN 37208

From: duke@claytonenvironmental.com [<mailto:duke@claytonenvironmental.com>]
Sent: Thursday, August 29, 2019 8:36 AM
To: Grider, Anna (Planning)
Subject: MUL Zoning

Dear Ms. Grider,

I hope you are doing well. I am writing to provide my complete and total support for the rezoning efforts by Brookside Properties of nine parcels on Buchanan Street to MUL. I am the owner of North Nashville Properties, LLC. which has an ownership interest in property in this area. I believe their proposal for a mixed use project containing retail, restaurants, and residential apartments will be of great benefit to people living in this area. This will be a first class mixed use project with over 60 apartments which will help provide much needed housing for the fine folks in north Nashville. Thank you for your time, and if I can be of assistance, please feel free to contact me.

Duke Harris, M.B.A., J.D., Ph.D.

President/Attorney
Clayton Environmental Services, Inc.
P.O. Box 177
Columbia, Tennessee 38402
(o) 931-388-6806
(c) 931-215-1069
duke@claytonenvironmental.com

Comments on September 12, 2019 MPC Agenda Items **Received through September 6, 2019**

From: M. Simone Boyd [mailto:msimoneboyd@gmail.com]
Sent: Monday, September 2, 2019 1:11 PM
To: anna.grinder@nashville.gov
Cc: Shulman, Jim (Vice Mayor); Mendes, Bob (Council Member); edtkindall@aol.com; Kindall, Ed (Council Member); Brandon Taylor; Phillip; McCullough, Stephanie (Mayor's Office)
Subject: MPC Case #2019CP-008-003

SEE ATTACHMENT ON FOLLOWING PAGE

From: CHERYL MCREYNOLDS [mailto:cmacdst1@bellsouth.net]
Sent: Tuesday, September 3, 2019 6:10 PM
To: Grider, Anna (Planning)
Subject: MPC Case #2019CP-008-003

Hello Anna,

As I have expressed in the previous meeting, I agree that this plan needs improvement. However, I think that the residents in this area need more time on this. Thank you for your kindness and your time. I hope to see you September 12th.

Long time resident,

Cheryl McReynolds
1706 10th Ave N
Nashville, TN 37208

From: Kara Elion [mailto:kara.elion@yahoo.com]
Sent: Wednesday, September 4, 2019 1:32 PM
To: Grider, Anna (Planning)
Subject: 9th Ave and Buchana Planning

Hello Anna,

I would like to express that I am a current property owner on 12th Ave., North and highly support the rezoning and planning associated with Brookside properties I truly think it will increase the value in the community.

There is still a lot to clean up on Buchana and this is a great contribution to the progression needed.

Kara Elion

KARA ELION
Affiliated Broker

Phillip & M. Simone Boyd

District 21 Neighbors

—
Cephas Street
Nashville, TN 37208
571.243.6694
boyd551@gmail.com

2 SEPTEMBER 2019

Anna Grider, Metro Planning Department
P.O. Box 196300
Nashville, TN 37219-6300

Dear Ms. Grider,

We are writing to express strong opposition to the proposed North Nashville Community Plan Amendment (MPC Case # 2019CP-008-003). **We ask that the Planning Commission deny the request** to change the existing Urban Neighborhood Maintenance policy to Urban Mixed Use Corridor policy for the property at 9th Avenue and 1-65 North. We also ask that our comments be added to the associated requests for zone changes. We raise three points for consideration.

First, **we need more time to assess the impact of the requested changes.** A similar plan change (2019CP-008-002) in Germantown underwent a three-year community engagement process. The footprint of this proposal leads into a residential area and we want the opportunity for meaningful input to protect the interests of our neighbors. The Applicant has planners, engineers and consultants at their disposal. We, as volunteers, are outmatched and outspent. **The public hearing is scheduled for September 12th. The same date as the runoff for District 21 Councilperson and Mayor.** The Applicant points to their need to access Opportunity Zone incentives by December 31, 2019 to make the deal viable. As neighbors, we should not be required to bear the burden of the Applicants' financial interests.

Second, **we need additional details to assess the merits of the Community Plan change and associated zoning requests.** At both community meetings, neighbors expressed concerns regarding: parking, short term rentals, building height, affordable housing units, apartments vs. condominiums, and the types of businesses that would be allowed. For example, we live in an economically distressed community and we do not want predatory lending businesses. Yet, the Applicant provided little insight into their plans, possible tenants and only provided a basic footprint rendering of the proposed structure. For the Applicant to request such a precedent-setting change to our neighborhood and provide so few details is an affront to our common sense.

Third, **we do not have adequate council representation to fully understand the implications of such a change.** Our Councilman, Ed Kindall, failed to submit items to the Capital Improvement Budget. Additionally, three local news sources published articles on his more than 9,000 unread emails and general lack of responsiveness to constituents. CM Kindall publicly acknowledged that the Applicant made contributions to his campaign. Therefore, he cannot be considered a reliable advocate. Going forward, **we ask that the Planning Department work directly with neighborhood associations and groups and provide adequate time to analyze future proposed changes.**

Sincerely,

Phillip & M. Simone Boyd, Organizers

District 21 Neighbors—a group of loving, voting North Nashvillians

Cc: Vice Mayor, Jim Shulman, CM At-Large Bob Mendes, CM Ed Kindall
and Brandon Taylor