

Comments on September 26, 2019 MPC Agenda Items Received through September 29, 2019

Item 3a. 2019CP-008-003 NORTH NASHVILLE COMMUNITY PLAN AMENDMENT and Item 3b. 2019Z-135PR-001

From: nicole dansby [mailto:ndansby@gmail.com]
Sent: Tuesday, September 24, 2019 10:16 PM
To: Grider, Anna (Planning)
Subject: Buchanan Rezone

Hi Anna, I'm Nicole Dansby. I've previously had a business at 909 Buchanan St from 2009-2013 until we had a major fire. My family has multiple properties in the area and the project Mr Crabtree is proposing will be beneficial to the community. I'm in support of the rezone.

Nicole Dansby
615-668-7676

From: M. Simone Boyd [mailto:msimoneboyd@gmail.com]
Sent: Wednesday, September 25, 2019 12:57 PM
To: Planning Commissioners
Cc: Taylor, Brandon (Council Member); Grider, Anna (Planning); Phillip
Subject: North Nashville Buchanan Street: 2019Z-135PR-001 and 2019CP-008-003

Dear Commissioners:

I am writing to ask that you **defer the decision for a zoning change and community plan amendment for one year** (2019Z-135PR-001 and 2019CP-008-003). A similar community plan case in Germantown (2019CP-008-002) went through a three-year community engagement process, we have had four weeks during a runoff council election. My neighbors in North Nashville deserve a chance at the same meaningful input. I raise seven points for your consideration.

First, the Staff Report notes that residents expressed support for "growth to be for the benefit of existing residents rather than leading to displacement." I share this sentiment. **This zoning change, however, would allow for an untold number of investor-owned short term rentals. An SP that codifies land-use would be a better tool for addressing residents concerns of displacement.** *Improving Nashville's Neighborhood Engagement In Land-Use Decision Making* notes that Planning Staff has at times included options. This helps residents understand that there is more than one possible outcome.

Second, **the tallest building on Buchanan Street is currently two stories. This zoning change would allow up to four stories and would drastically change the character of our neighborhood.** At community meetings, several concerns were raised about building height. But the developer offered no solutions to mitigate this concern. We need a series of dedicated meetings facilitated by Planning Staff

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(similar to those conducted along Dickerson Rd.) This will aid residents to be proactive rather than reactive in preserving neighborhood character and assessing the needs of this corridor.

Third, 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.

Fourth, one of the tenets of Councilman Brandon Taylor's platform was smart growth and accessibility. He inherited this proceeding from former Councilman Edward Kindall. **In the precinct where the proposed development is located, support for CM Taylor was overwhelming. I believe residents want the opportunity to share their goals for Buchanan Street with their newly elected official.**

Fifth, the Staff Report mentions Leon Corder, President of the Jones-Buena Vista Neighborhood Association. His commitment to the neighborhood is questionable. Mr. Corder is the pastor of Swift Tabernacle and lives in Murfreesboro, TN. He recently sold his church parking lot to developers. Earlier this year, his church, itself was for sale. I recommend that the Planning Commission request bylaws, meeting minutes and a list of officers from Mr. Corder to ascertain whether or not his "neighborhood association" adequately represents the voice of residents. Based on his actions regarding this proceeding, he has received calls for his resignation from three neighbors.

Sixth, historically, zoning has been used to oppress and suppress communities of color. These cases will impact our neighborhood for decades. Not having meaningful community input would be a grave injustice. If approved now, the Planning Commission would be signaling to developers that meaningful community engagement is not required. And that it is acceptable to marginalize the voice of residents.

Finally, **I want a neighborhood that is economically inclusive.** But I don't understand how that can be preserved through land-use decision making. The Applicant has planners, engineers and consultants at their disposal. As a volunteer, I am outmatched, under educated and outspent. The Applicant points to their need to access Opportunity Zone incentives by December 31, 2019 to make the deal viable. As residents, we should not be required to bear the burden of the Applicants' financial interests.

With Gratitude,
M. Simone Boyd

Cc: Councilman Brandon Taylor, Phillip Boyd and Planning Department - Anna Grider

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From: Billye Sanders [sanderson.billye@gmail.com]

Sent: Wednesday, September 25, 2019 11:37 PM

To: Grider, Anna (Planning)

Cc: Taylor, Brandon (Council Member)

Subject: Re Sept 26, 2019 Planning Commission Agenda: Support for approval of Items 3a and 3b on Buchanan St

Dear Ms. Grider,

I am aware that you and your colleague, Logan Elliott, have already submitted your staff reports and was pleased to see you recommended approval of the following agenda items:

3a. 2019CP-008-003 Minor Plan Amendment CP-008-003 North Nashville Community Plan and 3b. Zone Change 2019Z-135PR-001.

I am writing to support the proposed rezoning of certain parcels on Buchanan Street to MUL-A as embodied in the above agenda items as sought by one of the owners, David Crabtree of Brookside Properties.

I have lived in the 21st District for 40 years where I own my home as well as investment property. My church is also in the area near Buchanan Street. David Crabtree is a member of our church and a friend. He is vested in this community and sensitive to the desires of the community that existing residents not be displaced and that such persons have ownership of property, businesses and employment in the area. He has helped many of the existing Buchanan area businesses and has taught financial courses at our church and elsewhere to help anyone who wants to participate to learn how to become financially literate and invest in real estate. He mentors many people regarding investing in real estate. I believe David will work to make the project a mixed use development that will enhance the quality of the neighborhood for existing residents and include affordable and workforce housing that is needed in the area. It is the hope that additional retail will create employment for persons in the area and the additional consumer traffic will benefit all of the businesses in the Buchanan corridor.

Please make the Planning Commission members aware of this letter of support.

Sincerely,

D. Billye Sanders

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