

## **Comments on January 16, 2020 MPC Agenda Items**

Received through January 16, 2020

### **Items 11, 12, 13**

**2020Z-001TX-001, 2020Z-002TX-001, 2020Z-003TX-001  
BL2019-78, BL2019-79, BL2019-111**

Due to the high volume of emails received on these items, comments have been broken into the documents linked below:

[Support](#)

[Other](#)

[Opposition part 1](#)

[Opposition part 2](#)

## Comments on January 16, 2020 MPC Agenda Items

Received through January 16, 2020

### **Item 4. 2019SP-045-001 2500 W. Heiman Street**

**From:** Karl Meyer <karlmeyerng@hotmail.com>

**Sent:** Sunday, January 12, 2020 1:46 PM

**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; Dunnavant, Joren (Planning) <Joren.Dunnavant@nashville.gov>

**Cc:** Ed Kindall <etkindall@aol.com>; Janetprh@aol.com; Garfield Delk <nnoci@bellsouth.net>; Tristan Call <tristancall@gmail.com>; Lauren Plummer <lauren.plummer11@gmail.com>; Aaron Stauffer <stauffer.aaron@gmail.com>; Van Pinnock <vanpinnock@comcast.net>; Brome Joshua <joshuabromw@yahoo.com>; Taylor, Brandon (Council Member) <Brandon.Taylor@nashville.gov>

**Subject:** 2019SP-045-001 2500 W. Heiman Street

FROM: Karl Meyer, Coordinator , Nashville Greenlands, Inc.

Joren and Planning Staff,

I request that this case be moved from the Consent Agenda for the 1-16-2020 Commission Meeting, and be placed on the Open Hearing Agenda.

I also request that I be granted up to five minutes at the open hearing for presenting Comments on behalf of Nashville Greenlands.

I attach a one page comment document and a map of proposed additional exit route for distribution to Commission Members.

Karl Meyer, Nashville Greenlands, 2407 Heiman St., Nashville, TN 37208 615-322-9523

**SEE ATTACHMENTS ON FOLLOWING PAGES**

**To : Members of Metro Planning Commission    January 16, 2020**

**From: Karl Meyer, for Nashville Greenlands community, (karlmeyerng@hotmail.com)**

**Re:    2019SP-045-001   -   2500 W. Heiman St. project**

**Requested Action:** Members of Nashville Greenlands community support the application for rezoning of this property for affordable and workforce housing that we believe will be beneficial to the North Nashville neighborhood and lower income Nashville residents. **However, we ask that: 1) you defer approval until such time as the applicant documents support from Tennessee State University for an easement through their properties to the west of the applicant's property for an additional access roadway, approximately as shown on the attached map, and/or 2) set the condition that before obtaining occupancy permits the applicant will have built or obtained construction of a roadway for this additional exit.**

### **WHO ARE WE ?**

Nashville Greenlands is an intentional community network of formerly vacant houses in North Nashville which we have restored for highly affordable housing. Our members own houses at 2405, 2407 and 2409 Heiman St. directly across from the proposed project, 2004 Heiman St. two blocks to the east, and three other houses in North Nashville.

### **EXPLANATION FOR OUR REQUEST**

On numerous occasions during eight months of communicating with the applicants we have suggested a workable route for an additional access road west to Ed Temple Blvd. We have offered to gather a delegation of neighborhood residents, including TSU graduates, faculty, students and non-academic employees, to approach the TSU administration with the applicants to help make the case that our neighborhood needs the type of affordable and workforce housing their project offers, that such housing can benefit TSU employees, student, faculty and graduates, and that TSU should allow an easement through presently unused property directly to the west of the project. At three neighborhood meetings with the applicants we and many other nearby residents have urged the applicants to get approvals for this additional exit to ease the traffic stress from dumping all traffic from 288 units onto Heiman St. Every neighborhood resident we've talked to wants the extra exit.

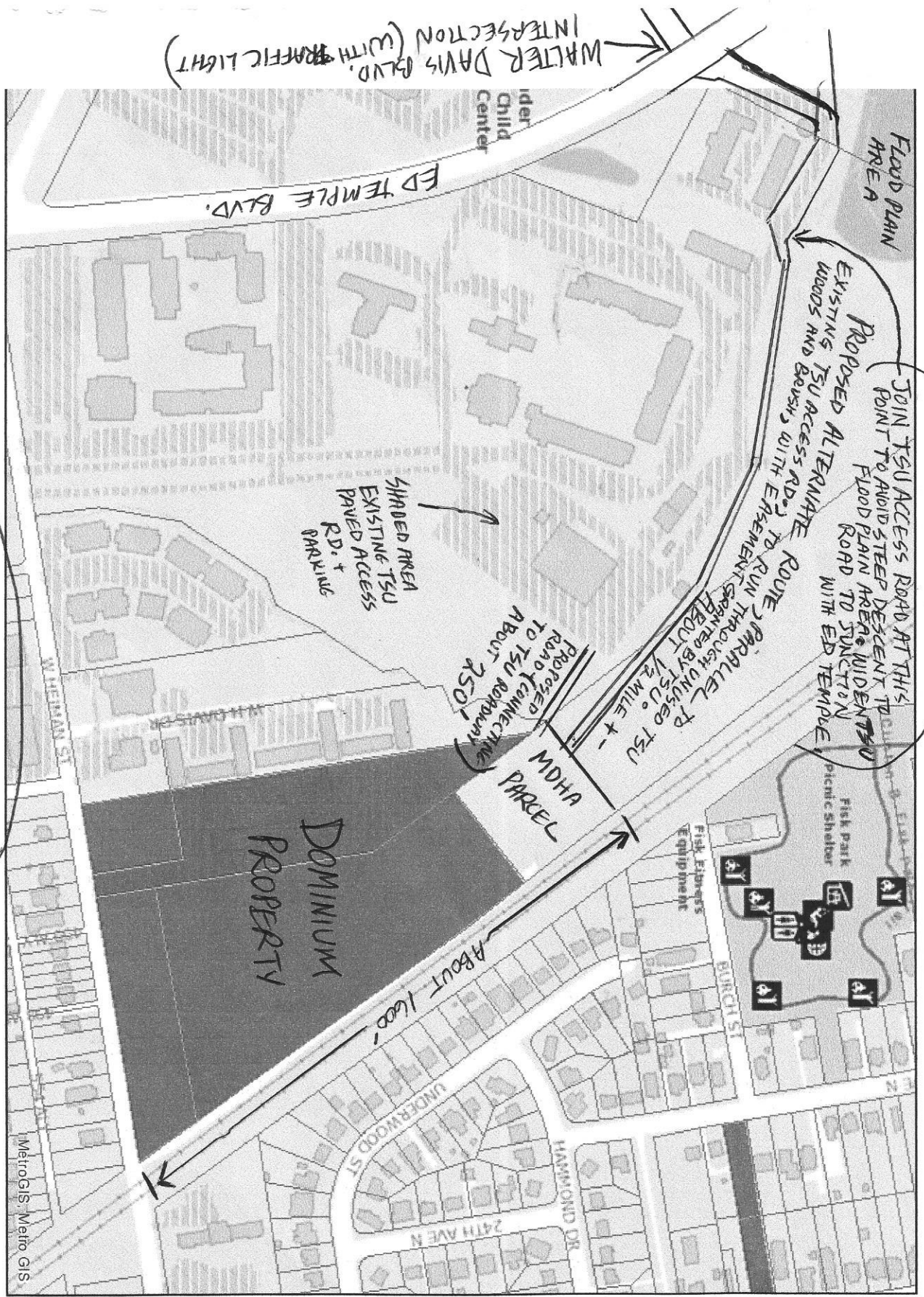
Following a December 12 community meeting, I and another Greenlands resident bushwhacked along the whole routes shown on the attached maps to Ed Temple Blvd. and Walter Davis Blvd. We conclude that either route would be feasible and reasonable. Both routes are on reasonably level and solid ground, well above the FEMA designated flood plain areas to the north. The shortest route would require about 250 feet of new roadway between applicant's property and a paved TSU maintenance access roadway. That roadway could also be widened enough to allow a fenced separation between TSU access lanes and applicant's. The widened route on what is now unused TSU land overgrown with brush and trees, to the north would run for about one-half mile from applicant's property, and would need to join the TSU roadway shortly before it reaches Ed Temple in order to avoid a steep descent into the flood plain area near the roadway entrance. At the most recent neighborhood meeting, on January 9, just seven days before this meeting, the applicants informed us that they had held a first meeting with President Glover and the Facilities Director at TSU that day, and that they had been offered a letter expressing support for an easement and building of a new roadway through the TSU property. We have not seen such a letter yet.

We, and most of our North Nashville neighbors, believe that for-profit outside developers should pay all the costs of new infrastructure improvements needed to properly support their projects and to minimize disruptions to the way of life of long established communities, and should not be allowed to transfer those externality costs to local governments and taxpayers.

# Nashville Planning - Development Tracker

Legend

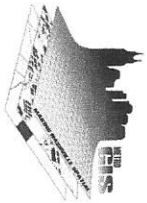
- graphicsLayer2
- New (last two MPC Filing Deadlines)



SCALE 1" = ABOUT 400'

Date: 12/26/2019

NASHVILLE  
PLANNING  
A GREAT  
CITY  
METROPOLITAN  
DEPARTMENT



## Comments on January 16, 2020 MPC Agenda Items

Received through January 16, 2020

### **Item 7. 2019SP-071-001 Finery North SP**

**From:** Savannah Yarborough <sav@ateliersavas.com>  
**Sent:** Monday, January 13, 2020 11:36 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** burkley.allen@gmail.com; Sledge, Colby (Council Member) <Colby.Sledge@nashville.gov>; freddie@readyforfreddie.com; Suara, Zulfat (Council Member) <Zulfat.Suara@nashville.gov>  
**Subject:** Finery Re-Zoning Wedgewood Houston

Hi Everyone,

My Partner Jamison Monroe and I are the owners of the garage at [1229 Martin Street](#).

We have participated in 1Converge meeting and one SNAP meeting regarding the the request to re-zone and change the variance for the Finery North development on Gray and Martin Streets. During these meetings we have met with many representatives from Hines and Hastings, however, very few community members were present in the meetings. The vote for this re-zoning are coming before the council on 1/16/20.

As new members of this community, we are excited to see the area grow and to be a part of it. Our building will undergo a small rehab, but will remain the same in terms of footprint - we are looking forward to offer a small retail environment there, utilizing the great character and connection to the creative community which has made Wedgewood Houston what it is today.

Last year, we attended a planning session with the Planning Department and respect the results that are contained in the Wedgewood Houston Report. That session was very well attended by members of the neighborhood and community. The Planning Department was very responsive and took good care in hearing the concerns and comments for growth from the community.

**Regarding the Finery North, Hines and Hastings are asking for variances that deviate from the results of that study - asking for larger scale building than what is currently allowed, changing set back variances and a major alteration of the alley which runs behind the Gray Street Property.**

**The development planned is very large in scale, which we know will bring a massive increase in traffic - via car and foot. The intention for the alley is to have an entrance to a large parking lot, as well as two full size loading docks. Part of the plan required is for any new development to be required to widen the alley by half of what is needed to get it to a 20ft width in order to be used for two way traffic.**

**Our Garage sits within 12" of the Alley, and we have strong concerns of the scale of traffic, trucks, and all other issues that come with creating a "service" area for a hotel, restaurant, and music venue. The variance in setbacks that they are requesting will cause this to be even more of a heavy thoroughfare.**

## **Comments on January 16, 2020 MPC Agenda Items**

Received through January 16, 2020

**By being able to do this, along with the reality of our property not being possible to widen, there will be a bottleneck created, which creates a dangerous setting for all of the large vehicles.**

We support development in our neighborhood, and want to be a part of the growth and use of Wedgewood Houston. Our hope is that we can be a part of new developments being smart, and not just very large. At present, we feel that the plan for the alley needs to be altered and more thoughtful regarding negative impacts on current property owners.

**We thank you kindly for studying this request.**

**Savannah Yarborough and Jamison Monroe**

**From: Barbara Moutenot <barbara@villagetn.com>  
Sent: Monday, January 13, 2020 5:43 PM  
To: Planning Commissioners <Planning.Commissioners@nashville.gov>  
Subject: Fwd: Rezoning Finery North**

Hello Planning People!

My husband and I have owned property on Humphreys Street since 2003.

We own 491,489,487 and 485 Humphreys Street.

Recently, we attended 2 Converge meetings and one SNAP meeting all concerning the requested rezoning and variance requests for Finery North which we believe is coming before the council for a vote on 1/16/20

Representatives from Hines and Hastings were at the meeting and unfortunately, just a very few neighbors.

We know that new construction is inevitable in our area. We don't dispute it and look forward to a vibrant Wedgewood Houston.

Last year we attended all the planning sessions with the Planning Dept and respect the results that are contained in the Wedgewood Houston Report. The meetings were fairly well attended by the residents and the Planning Dept took care in hearing residents comment and concerns.

It seems that Hines and Hastings is asking for variances that deviate from the results of that study. Their project is asking for a larger building than what is currently allowed, setback variances, major alteration of the alley.

Overall, it is a massive development. Additionally, this developer and architect seem to believe it's necessary to widen the alley to two lanes. This alley runs behind our properties and based on the development plans it will need to accommodate the large trucks that will service the venue and hotel. We are concerned there will be a monumental increase in daily traffic directly behind our property. And

## Comments on January 16, 2020 MPC Agenda Items

Received through January 16, 2020

because of the setback variance they are requesting they are asking for, it makes the need for widening the alley more necessary.

As I said, I know we can't stop development, but can we not have smart development, not just massive development that negatively affects current property owners? We think this plan needs to be altered.

Thanks so much for taking the time to study this request.

Barbara and Roger Moutenot  
491 Humphreys Street  
[barbara@villagetn.com](mailto:barbara@villagetn.com)  
615.812.6526

**From:** Jon Sewell <[jonesewell@gmail.com](mailto:jonesewell@gmail.com)>  
**Sent:** Thursday, January 16, 2020 9:00 AM  
**To:** Planning Commissioners <[Planning.Commissioners@nashville.gov](mailto:Planning.Commissioners@nashville.gov)>; Sledge, Colby (Council Member) <[Colby.Sledge@nashville.gov](mailto:Colby.Sledge@nashville.gov)>; Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>  
**Subject:** Case #: 2019SP-071-001

As a neighbor directly adjacent to the proposed project, I am writing to provide my support. The development team and architects involved have demonstrated a willing eagerness to engage and amplify the artistic character of the community that helped make it an attractive magnet for creative enterprises. While some questions remain as the details get sorted, particularly in regard to traffic flow for the venue and hotel, as well as the overall scale of the venue in a residential zone, I believe there is great opportunity.

The conversations in regard to maintaining the artistic element of the Alley 185 between us, called "Art Alley" by our neighbor and guide Manuel Zeitlin, have produced great feedback from the developers and architects and indicate their desire to help foster the existing programming from an informed perspective. Their willingness to provide accommodating conditions to save an ancient Oak on Gray St has also shown an enlightened view. The engagement by their team in order to incorporate contexts culturally, socially and environmentally are encouraging and good models for improved developer-community relations.

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Thank you.  
Jon Sewell  
(615) 948 6514

## Comments on January 16, 2020 MPC Agenda Items

Received through January 16, 2020

### **Item 14. 2018SP-023-001 Maxwell Station**

**From:** Frank Shelton <[fas\\_51@outlook.com](mailto:fas_51@outlook.com)>

**Sent:** Monday, January 6, 2020 7:45 AM

**To:** Sepulveda, Sandra (Council Member) <[Sandra.Sepulveda@nashville.gov](mailto:Sandra.Sepulveda@nashville.gov)>

**Cc:** Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>

**Subject:** Goins Rd Rezoning Proposal

I realize again that when investors purchase properties they want to make money on their investment . OK I get that but less think about the single family residents that are already in this area . In some of these areas where they have already built these multi dwelling on small lots , the purchase of the property has roommates , and some of them have multi vehicles so they fell they can park on the street . Then when you ask them to move there vehicle they get upset .

Case 2018SP-023-001

Maxwell Station

Map 147-07 , Parcel(s) 146

Subarea 12 , Southeast (2004)

Council District 30 ( Sandra Sepulveda )

To whom it may concern :

Again I'm sending this email on behave of the already establish resident in this area . First off I would like to say that Goins Rd is another alleys street in the Providence Community , located between Harding Place and Haywood Lane on Nolensville Pike , this is yet another street in this area that is not a standard width two (2) lane streets . Infact I think Goins Rd may be nearer than Providence Heights and Flora Maxwell Rd . I'm asking you to please consider the already established residents of this streets which are already congested with multi vehicle families . I asking you to please consider the residents that are already in the area and the effect that the rezoning would have on them . Please consider that when new individual move in they want to invite guest over to enjoy there new dwelling , which they should . But in these areas there's barely enough room for single family parking . May also want to also consider Emergency Ambulance Service , Postal Service and Trash collection in this areas . If this area is rezoned to multi family dwelling it will only make things more congested . So please consider the already established residents in this area and leave the zoning as is . Thanks Frank Shelton



## **Comments on January 16, 2020 MPC Agenda Items**

Received through January 16, 2020

### **Item 18. 2020SP-003-001 Eagle Point**

**From:** Al Denise Glenn <[adtravel2@gmail.com](mailto:adtravel2@gmail.com)>  
**Sent:** Friday, January 10, 2020 10:55 AM  
**To:** Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>  
**Subject:** Case 2020SP-003-001 Eagle Point

Metro Planning Commission

Metro Council

My name is Denise Hipps-Glenn. I reside at 4928 Oak Barrel Dr. , Antioch, Tn 37013

I am emailing because I'm out of town the day of the rezoning hearing Jan 16, 2020.

I am Strongly against rezoning for the 52 unit multi-family units. I bought my home in the quiet area on Oak Barrel Dr. I have a granddaughter I'm raising, my husband has passed away. And my neighbors have children that play in the street. We don't have to be concern as much with heavy traffic. Our kids are safe. And I want them to stay that way. I had even considered a dog park and playground for them in the spot at the bottom of my driveway. I just didn't know how to go about it. Please keep me informed. Let me know if there is any thing else I can do.

Thanks

Denise Hipps-Glenn  
4928 Oak Barrel Dr  
Antioch, Tn 37013  
708-814-0821 cell

## Comments on January 16, 2020 MPC Agenda Items

Received through January 16, 2020

### **Item 30. 2020Z-010PR-001 1314 Cardinal Avenue**

**From:** e c <[ericconn87@gmail.com](mailto:ericconn87@gmail.com)>  
**Sent:** Tuesday, December 24, 2019 10:47 AM  
**To:** Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>  
**Subject:** 2020OZ-010PR-001

Re 2020OZ-010PR-001

I am opposed to rezoning this property from single family to two family.

Theses Inglewood neighborhoods are some of the last continuous single family places in Nashville without McSkinnys / McShotguns. Let's keep them this way!

Thank you,  
Eric Conn  
1302 Plymouth Ave  
Nashville TN 37216

**From:** Benedict, Emily (Council Member) <[Emily.Benedict@nashville.gov](mailto:Emily.Benedict@nashville.gov)>  
**Sent:** Friday, January 10, 2020 5:30 PM  
**To:** Hollingsworth, Michelle (Planning) <[Michelle.Hollingsworth@nashville.gov](mailto:Michelle.Hollingsworth@nashville.gov)>  
**Subject:** Re: 1.16 MPC Agenda & Staff Report

Hi Michelle,

I will try to make it to the meeting, however if I am not able to, I want the commission to know that I approve #30 for James Aguirre's property on Cardinal Ave.

Thank you,  
Emily Benedict  
District 7 Councilwoman

**From:** Breda, Carolyn <[carolyn.breda@Vanderbilt.Edu](mailto:carolyn.breda@Vanderbilt.Edu)>  
**Sent:** Wednesday, January 15, 2020 9:45 AM  
**To:** Planning Commissioners <[Planning.Commissioners@nashville.gov](mailto:Planning.Commissioners@nashville.gov)>  
**Subject:** Letter of Opposition to Rezoning: 2020Z-010PR-001 (Item #30)

Good Morning,

Regrettably, we are unable to attend the Commission meeting tomorrow. We would greatly appreciate it if you could forward the attached letter to commissioners and any other interested parties before the proposal (2020Z-010PR-001; Item #30) is reviewed. In the letter, we highlight key reasons why we OPPOSE the proposed rezoning (from RS10 to R10) at property 1314 Cardinal Ave. in Inglewood.

Thank you and best regards,

Carolyn Breda

Riverwood Residents Association

**SEE ATTACHMENT ON FOLLOWING PAGE**

Jan 16, 2020 Agenda; Item #30

Please accept this letter as our strong **opposition** to the proposed zoning change from RS10 to R10 for 1314 Cardinal Ave. in Inglewood.

The staff reviewer gives a few reasons for recommending approval of the rezoning – none of which is flatly wrong, all of which are only impressionistically correct:

1. “The surrounding land use is single-family residential and one and two-family residential.”

While the area includes some two-family residential (which may have been grandfathered in from zoning decades ago or from past variances approved), land use in this area is **vastly single-family**, consistent with our Neighborhood Maintenance (NM) Community Plan (CP) and RS10 zoning.

2. “There is a duplex lot next door.”

At first blush, this sounds like there is a duplex next door, thus suggesting that the proposed R10 zoning that could allow a duplex would be compatible. A clearer take on the lot next door is that it includes two separate single-family houses (1,800 and 2,000 sq. ft.) - one facing Cardinal at the front, the other facing Greenland at the back.

Perhaps the current property owner intends to subdivide the lot similarly and build two single-family homes (e.g., a HPR) – one facing Cardinal, one facing Greenland. However, we find no site plan, and the proposed rezoning to R10 would not limit options to an HPR. It would “by right” allow an owner (current or future) to build a duplex as one structure, two units, often used as rental property. Further, the current lot size (per Assessor’s office) of .22 total acres (9,583 sq. ft.) does not permit any subdivision that can yield the 10K minimum requirement per lot. Too, such subdivisions increase the density in our community that is wholly contrary to the existing NM CP and RS10 zoning that was developed and designated for our area.

3. “The surrounding land use is institutional.” “There is a school behind the site.”

By itself, “the surrounding land use is institutional” sounds like there is more institutional uses than are really there. There is one school (Dan Mills Elementary), as the reviewer notes, at the far rear of the lot that faces Greenland. This is the ONLY institutional use. And, the bearing that the presence of a neighborhood elementary school has on a rezoning decision such as this one escapes us.

Some years ago, we worked with city planners to develop and adopt for our community the T4 Urban Neighborhood Maintenance (T4 NM) CP precisely because of the desire “**to maintain the character of the existing neighborhood.**” The proposed rezoning flies in the face of our efforts and the intent of the NM Plan, allows a land use incompatible with the majority of the area, and gives license to a single property owner to deviate from the existing CP/zoning for personal gain. Also importantly, approval of this rezoning request not only opens the door to more just like it, it promotes them. City planners routinely (and understandably) use the surrounding area as justification for rezoning approvals (as was done here). The result: We lose the quality of the community we sought to maintain with each and every variance. Please, do not help feed the beast.

We who live in the neighborhood and helped formulate the plan for it urge you to **DISAPPROVE** this rezoning request, and help us hang on to the community for which we have spent time and treasure to promote and protect.

Respectfully,  
Carolyn Breda, Riverwood Residents Association

## Comments on January 16, 2020 MPC Agenda Items

Received through January 16, 2020

### **Item 33. 2020Z-015PR-001 1201 Watts Terrace**

**From:** [shanet@mcctn.net](mailto:shanet@mcctn.net) <[shanet@mcctn.net](mailto:shanet@mcctn.net)>  
**Sent:** Tuesday, December 17, 2019 4:01 PM  
**To:** Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>  
**Subject:** 1201 Watts terrace

Hello planning staff. I wanted to respond to you through e-mail about the notice of development application concerning 1201 Watts Terrace off of Charlotte pike. I have also emailed Mary Carolyn Roberts as well to let her know that I am opposed to changing the zoning from current r-40 to I believe r-6. I live on Marcia ave and also own lots on Hill circle, which are one street over from Watts Terrace. We as a Neighborhood met last week and talked specifically about this request to rezone 1201 Watts Terrace and all 8 homeowners present, which by the way own a total of 26 building lots in this neighborhood, oppose this request to increase density by rezoning. To quote Mary Carolyn Roberts from a statement she has said in the past, the owner knew the zoning when they purchased the property, and to change the zoning is only to benefit that party financially. So I understand why someone would try to invest time and resources to convince you that a higher density could benefit the neighborhood and Nashville, but this immediate area already has apartments and commercial businesses and parking and traffic are increasingly becoming a challenge. In fact on my street, Marcia, 15- 18 cars are parked m-f that are non-residents on both sides of the street. I have contacted Ms. Mary Carolyn Roberts 4- 5 times over the past 2 years with the conversation starting by saying send pictures and she can help, to it ending by her saying that there is nothing she can do. I have also spoken with public works about businesses on charlotte having there employees park on side streets like Marcia. By the way, we recently sold a couple homes in my neighborhood for more than one million dollars and you would think if someone pays that sum of money for a property, they could get to their house where there isn't parking on both sides of the street from people that don't even live there. So in conclusion, please let me and my neighbors know what we formally need to do for you to consider our voice. Many thanks

***Shane Teeters***

President + General Contractor

**Meridian Construction Company**

224 Marcia Avenue

Nashville, TN 37209

[www.mcctn.net](http://www.mcctn.net)

c - (615) 477-3794

email - [shanet@mcctn.net](mailto:shanet@mcctn.net)