

From: [Erica Lanier](#)
To: [Rickoff, Abbie \(Planning\)](#); [Planning Commissioners](#)
Subject: Case#2020SP-018-001 Item 28
Date: Thursday, June 11, 2020 11:45:19 AM
Attachments: [ethics_form_appointees_highlighted.pdf](#)

Members of the Planning Commission and Planning Staff:

I am writing this letter regarding the proposed rezone at 829-835 Dickerson Road. Since the meeting on May 14, 2020, I have learned that the vice chair of the Planning Commission, Jessica Farr, (1500 Forrest Ave) lives within a short distance of Aaron Armstrong (1303 Forrest Ave) the developer for this project. After listening to Ms. Farr's comments at (2:10:00 audio) from the MCP meeting held May 14th, 2020, it is too close for comfort in the East Nashville community with its many enclaves of social neighborhood interaction. This creates the **appearance** of a conflict of interest. Please note each member of the Planning Commission has to sign the Acknowledgement of Ethical Rules For Members of Boards, Agencies and Commissions.

Ms. Farr after voting for the Dickerson Road Land Use Policy Study in June of 2019 is ready to throw those policy guidelines aside and vote for this project which clearly is in direct conflict with those guidelines that the community supported after months of community meetings/input and resources spent. As vice chair of the Planning Commission, Ms. Farr has a responsibility to show leadership and take an unbiased approach to making decisions around planning for our city's future. Her stated position on this rezone does not reflect that responsibility. Ms. Farr should have acknowledged before she spoke at last month's meeting that she lived on the same block as the applicant. Given these facts, she should recuse herself from this vote.

I am a longtime advocate for community voice. In a time when we all share equity concerns the community, in my humble opinion, might be better served when commissioners/boards apply policy in ways that are respectfully of community voice inclusive of voices with limited access. In this case 2020SP-018-001, community very clearly expressed concerns regarding heights of buildings in the South Dickerson Plan. I believe Commission Sim's concerns about community showed a deep understanding of cultural challenges facing families on the margin in difficult times. I would respectfully ask that the commission vote in disapproval of this case. I find their initial assessment rooted in sound policy.

Respectfully,

Erica W. Lanier

From: [Rickoff, Abbie \(Planning\)](#)
To: [Planning Commissioners](#)
Subject: FW: Item 28, Case 2020SP-018-001
Date: Thursday, June 11, 2020 11:33:35 AM

Comment for Item #28, 829 Dickerson SP.

From: Ben Jordan <ben.jordan42@gmail.com>
Sent: Thursday, June 11, 2020 11:30 AM
To: Rickoff, Abbie (Planning) <Abbie.Rickoff@nashville.gov>; Commissioners@nashville.gov
Subject: Item 28, Case 2020SP-018-001

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Planning Staff and Metro Planning Commissioners,

I'm a resident and engaged community member and full disclosure a consultant to developers. As a person who participated in the South Dickerson Study, I'm concerned that staff's recommendation to approve vs the prior disapproval recommendation is very confusing. I personally during the study was a big advocate for higher height allowances on the eastern side of the corridor and remember clearly how vocal and clear the community was on restricting story/heights. I believe per the adopted policy staff's initial recommendation was "spot on". The ink on the adopted plan hasn't dried and now a "memo" has sidestepped community voice. Although I don't always agree with certain opinions but I always agree with voices that shape the policy. The South Dickerson Plan reflects that voice expressed just one year ago. This exception memo is a bad, bad route for this plan given it's sooooo new. I would ask that this commission disapprove of this project and ask that they adhere to the policy that respects the community voice.

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From: [Rickoff, Abbie \(Planning\)](#)
To: [Planning Commissioners](#)
Subject: FW: Agenda Item #36 (2020SP-018-001) Council District 5
Date: Thursday, June 11, 2020 7:34:15 AM

This is in reference to Item #28 (not #36), the 829 Dickerson Pike SP.

From: Ronnie Mitchell <rmitchell9943@comcast.net>
Sent: Thursday, June 11, 2020 7:32 AM
To: Rickoff, Abbie (Planning) <Abbie.Rickoff@nashville.gov>; Planning.Commission@nashville.gov
Subject: Re: Agenda Item #36 (2020SP-018-001) Council District 5

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Good Morning :

Dear Planning Staff and Metro Planning Commissioners ,

Once again we are appealing to you regarding case # 2020SP-018-001. My previous statement is copied below , and remains the heart of our concerns about this case.

We would only add that the guidelines set forth in the Dickerson Road study reflect the voice of the community less than one year ago , and align with the planning staff recommendation of disapproval. This recommendation has merit and allows for future opportunities for the residents and developers to address obvious and needed concerns.

Please vote in support of the staffs recommendation.

Very Truly Yours ,

Ronnie T Mitchell, Pastor
New Livingstone Church
330 Hancock St. 37207

On May 14, 2020, at 7:37 AM, Ronnie Mitchell <rmitchell9943@comcast.net> wrote:

Subject: Agenda Item #36 (2020SP-018-001) Council District 5

Good morning

Dear Metro Planning Staff and Metro Planning Commission : I am Ronnie T Mitchell ;
Senor Pastor of New Livingstone Church , 330 Hancock St. 37207 where we have served
for 38 years. We are located in the McFerrin Park community and have strong ties to the
families in said area.

With regard to case 2020SP-018 -001, I'm writing to call attention to the fact that though there is some support for this project , there is considerable concern within the cluster of homeowners who are impacted along the 800 block of Joseph Ave.

It is our intent to air concern for these residents and taxpayers who will be impacted the most by this development project. These neighbors ; due to the impact of COVID-19 are less engaged while practicing Social Distancing , and lack the necessary technical skills and technology to ensure that their voices are heard.

Therefore ; we would ask that you support the recommendation of staff to disapprove this project as presented in its current form. It is reasonable to assume and conclude that their recommendation has merit , and would provide the impacted residents and developers an opportunity in the future to address their concerns.

Please vote in support of the staff's recommendation.

Very Truly Yours,

Ronnie T Mitchell (615) 975-5603