

July 22, 2020

METRO PLANNING COMMISSION  
 800 2<sup>nd</sup> Ave S  
 Nashville, Tennessee 37210

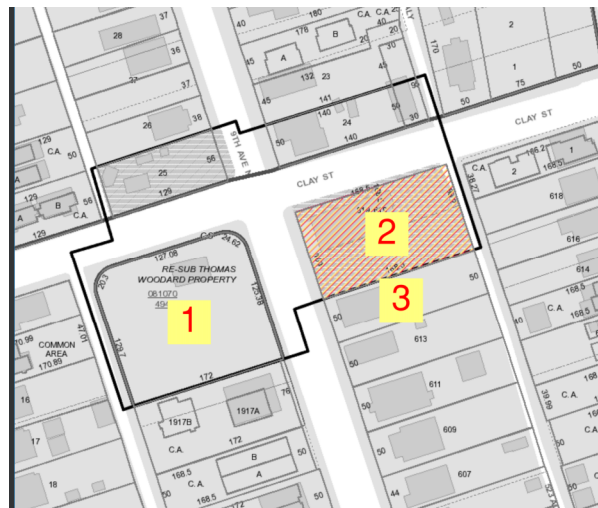
Re: 2020Z-079-001

Dear Commissioners,

Thank you for your consideration of our application. Please accept this letter to serve as the applicant's presentation, and *please put significant weight in the neighborhood letters of support for this project.*

The intersection of 9<sup>th</sup> Avenue North and Clay Street is anchored by four parcels zoned CS – Commercial Service. The southern two are included in this project, and the northwest corner has a new commercial project in the planning stages. The bus route runs through this intersection before heading north, and it should be identified as a Neighborhood Center. However, the underlying planning policy of Neighborhood Maintenance does not support commercial (the existing zoning).

For reference, below is a map of the three parcels included within the project:



Parcel 1 is currently zoned CS, which allows residential through the adaptive residential clause as well as the ground floor retail proposed.

Parcel 2 is also currently zoned CS with PUD overlay. The PUD overlay allows the sale of alcohol, and alcohol sales will not be included as part of the project.

Parcel 3 is included in this application to be rezoned from R6 to CS in order to be harmonious with the other two parcels and to create consistency in size and footprint between the two southern corner anchors of this intersection.

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The closest commercial use from this intersection is 0.25 miles south at the intersection of 9<sup>th</sup> and Buchanan, and the bus route runs east down Clay before turning north along 9<sup>th</sup> Ave. For this reason, this intersection should serve as a neighborhood center allowing commercial uses rather than following the Neighborhood Maintenance policy. The Planning Department has a forced hand by the existing policy, and we were told residential is the long-term vision for this intersection and a policy change wouldn't be supported. Three of the four corners are being redeveloped under CS zoning with 30-year investments. Unfortunately, the Policy is contradicting what is sensibly supported by the residents of the neighborhood.

Aside from the great merits of the projects within these parcels, the project has also committed to building a new bus structure at the intersection and making the intersection a focal point of the neighborhood by making it a four way stop with decorative crosswalks. It also will provide sidewalk connectivity to the west to 10<sup>th</sup> Ave.

I understand it is a very difficult to go against the recommendation of the Planning Staff. I hope the letters and emails of support are heard with the weight they deserve. I hope the lack of opposition mentioned in Mrs. Boyd's email is noted. I hope Councilman Taylor's support is recognized. I hope the successful neighborhood meeting is not taken lightly. Please understand how the rezoning of Parcel 3 will make this intersection project more successful for the neighborhood.

Sincerely,



Jay Fulmer, PE

Cc: Councilman Brandon Taylor