

From: [Withers, Brett \(Council Member\)](#)
To: [Planning Commissioners](#)
Subject: Letter of support for Agenda Item 12: 620 South 13th Street SP Amendment
Date: Tuesday, September 8, 2020 11:02:28 AM

Planning Commissioners:

I am writing to express my support for the SP Amendment request for the property located at 620 South 13th Street in District 6's Shelby Hills neighborhood. The Shelby Hills neighborhood has RS zoning that was applied many years ago. The Shelby Hills neighborhood has experienced considerable redevelopment over the last several years either through demolition of legally nonconforming duplexes to be replaced with new infill detached duplexes or through the replacement of modest single-family homes with much larger single-family homes that often take advantage of the full three stories in height that are permitted in the base bulk zoning regulations. The scenic downtown and river views in the appropriately named Shelby Hills neighborhood make taller houses particularly marketable there.

I receive many requests to rezone parcels in the Shelby Hills neighborhood from RS to R zoning to allow duplexes or DADUs. I generally do not support single-lot zone changes in residential zoning districts, preferring instead to approach zone changes across an entire block face if at all. I will note that I have never brought a downzoning before the Commission, but this area happens to have RS zoning already and the neighborhood has repeatedly expressed support for maintaining RS zoning. The Shelby Hills neighborhood lacks an Overlay and so the RS zoning and the NashvilleNext T4 Neighborhood Maintenance policy are the only factors that the Shelby Hills neighborhood relies upon to preserve general community character amid considerable redevelopment interest.

This particular parcel was one to which my predecessor had applied an SP to go from single- to two-family zoning with a condition that the two units be attached. That plan contemplated removing the existing house and constructing a new attached duplex in its place. The present owner of the property contacted me to inquire about amending the SP to permit him to keep the existing house facing 13th Street and instead to construct a modest home in the rear of this corner lot facing Sevier Street.

I find and staff agree that this revised site plan will preserve the neighborhood pattern of development by retaining the existing house facing South 13th Street while adding a new unit facing Sevier that complements that block face's existing pattern of development where a couple of other houses also front Sevier Street. This is an unusual circumstance in which existing two-family residential entitlements exist in an otherwise RS-zoned area. There are also unique development patterns adjacent to this site with existing houses facing Sevier Street. Finally, this site plan limits the height of the new unit to be similar to the surrounding houses and also adds some screening conditions for the parking pad to separate it from the existing sidewalk.

I most likely will not have similarly unique circumstances through which to bring a single-lot zone change before the Commission. But I am favorable to this request and welcome any comments or feedback from community members or the Commission.

Thank you for your service to our county.

Brett A. Withers

Metro Council, District 6

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