

Comments on October 8, 2020 MPC Agenda Items

Received through October 7, 2020

ITEMS TO FOR DEFERRAL OR WITHDRAWAL

Item 3. 2020S-113-001

OPPOSITION

From: Jerry Smith <zjsmith525@gmail.com>

Sent: Tuesday, August 25, 2020 2:44 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Public Hearing to create 8 lots on 1011A and 1011B zoned RS7.5.

I am against this, as it is hard (Unsafe) to get out of my driveway now. Children have a hard time walking down the street. I live at , 525 Anderson Lane and the corner of Snow Ave.

From: Myrna Brown <mib.brown@icloud.com>

Sent: Monday, September 7, 2020 3:05 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: 1011 snow ave project

Dear Planning commission folks,

I wanted to voice my opposition to the proposed plan to split 1011 snow into 8 lots.

This plan will lower our current property values, decrease our land value & increase traffic in what has been a serene neighborhood. Please find in favor of the opposing neighbors you've heard from.

Thank you - Myrna Brown-Kainth

1008 snow ave

Madison Tn 37115

615-856-8325

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Item 4. 2004UD-002-011 – Villages of Riverwood Section M

OPPOSITION

From: Gwen Hopkins <gwenelle215@yahoo.com>

To: planningstaff@metro.gov <planningstaff@metro.gov>; kevin.rhoten@nashville.gov <kevin.rhoten@nashville.gov>

Cc: Ann Claud <ann.claud@ghertner.com>; Ghertner & Company <email@ghertner.com>

Sent: Tuesday, September 29, 2020, 09:43:39 AM CDT

Subject: Proposed expansion in Villages of Riverwood

To Whom It May Concern:

RE: Case 2004UD-002-011

VILLAGES OF RIVERWOOD, Section M

Map 097, Parcel 167

I am writing to document my strong opposition to this proposed expansion in my neighborhood. I purchased here because of the limited number of units, the abundance of natural surroundings and overall environment, and believe that adding more units will negatively impact those of us who already live here, as well as the nearby wildlife and Stones River ecosystems that we coexist with and are able to enjoy. I've only lived here since February, but have already seen an increase in traffic and on-street parking, which our management company has done little to address. Adding more units will only make this worse. I believe our entire neighborhood (and this area of Hermitage) would be better served by allowing this parcel of land to remain as open space for either a park or wilderness retreat area. While some may believe that inviting more development is good for our economy, the jobs created will be temporary, the homes built will be overpriced for those who really need housing, and we will be subject to transient occupants who do not value the unique aspects of our neighborhood.

I implore you to take this opportunity to resist developers who seek short-term financial gain at the expense of a more long-term, sustainable quality of life.

Sincerely,

Gwen Hopkins, LMT

615-423-7938

From: SUSAN MALONE <322.malone@comcast.net>

Sent: Sunday, October 4, 2020 10:35 AM

To: Planning Staff <planningstaff@nashville.gov>; kevinrhoten@nashville.gov

Subject: Zoning Hearing Case #2004UD-002-011

I will not be able to attend this hearing; however, I wanted to make it known and clear that I am against this continued development.

We are already packed in this specific area and a new development that runs through an existing and different neighborhood is quite ridiculous and unwanted.

I vote to have some nature remain.

*Item 4. 2004UD-002-011 – Villages of Riverwood Section M
OPPOSITION*

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Susan C. Malone

322 Mapleton Alley

Hermitage, TN 37076

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Item 5. 2020Z-113PR-001

OPPOSITION

From: Rachel Solava <rsolava189@gmail.com>

Sent: Tuesday, September 15, 2020 9:17 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Taylor, Brandon (Council Member) <Brandon.Taylor@nashville.gov>

Subject: Case 2020Z-113PR-001

I oppose the request to rezone 717 27th Ave N.

I believe this property should remain a single-family dwelling. Our neighborhood continues to change, and in many instances, developers are obtaining zoning changes in order to increase density and their profits, without regard for the negative effects on the surrounding properties, homeowners and long-term residents.

Please deny the request to rezone 717 27th Ave N to help maintain the integrity of our neighborhood.

Thank you,

Rachel Solava

2721 Herman Street

309-531-3870

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Item 7. 2020SP-042-001—Bethany at Dodson Chapel

OPPOSITION

From: Susan Senchuk <susansenchuk@yahoo.com>

Sent: Thursday, October 1, 2020 11:57 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Case 2020SP-042-001

Hello,

I am a resident on Chapelwood Drive near the parcel in question in this case. There has already been much development on and entering onto Dodson Chapel Road, including **multiple** multi-family apartments going up just south of this parcel. Dodson Chapel Road was originally a rural road with a few homes along most of its length. The traffic level with the large apartment buildings already going up will vastly increase the amount of traffic on this once-quiet road! I am **definitely against** adding to this situation by changing the zoning for parcel 149-150. Some of the residents of my HOA have already moved out because of heavier traffic and additional lights on Dodson Chapel. It is greatly changing the quiet surroundings that we all bought our property for! **No more multi-family units!!!** It is obvious that developers are only interested in maximizing their profits with no consideration of the current residents or the inadequate infrastructure in the area.

Susan Senchuk

2817 Chapelwood Drive

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ITEMS TO BE CONSIDERED

Item 15. 2003P-015-004 -- SAM LEVY HOMES PUD (CANCELLATION)

From: Maxwell Heights <heightsmaxwell@gmail.com>
Sent: Tuesday, September 22, 2020 7:26 PM
To: Planning Staff <planningstaff@nashville.gov>
Cc: jason trevathan <jasontrevathan@gmail.com>; seanparker@fastmail.fm
Subject: Case 2003P-015-004

Dear Metro Planning,

Re: Case 2003P-015-004

We, the Maxwell Heights Neighborhood Association, were made aware of a request to cancel a portion of a planned unit development located on Marina Street. The leadership team for Maxwell Heights has some questions and concerns regarding the future development of the parcel.

The lot is zoned RS5 and we would like to keep it that way. However, we don't have any clear direction about the intentions of the developer. At this time, we respectfully request that this item be removed from the consent agenda on September 24th until the Association has a chance to speak with the developer.

Sincerely,

Leslie Boone

President, Maxwell Heights Area Neighborhood Association

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Item 17. 2020DTC-041-001 Lord & Liberty Hotel

SUPPORT

From: Patrick Pocklington <patrick@pcpocklington.com>

Sent: Friday, August 28, 2020 10:15 AM

To: Hammer, Eric (Planning) <Eric.Hammer@nashville.gov>; p.hawkins@hawkinspartners.com

Subject: Lord & Liberty Hotel development support

Hi There Eric and Parker,

I am writing to express my support for the Lord & Liberty boutique hotel project in Nashville's core. I have been coming to Nashville for many years for music work and have always hoped that some of the older structures would be revitalized into amazing projects. I have always known that Nashville would sustain a controlled growth at some point - with its community vibe, its prioritizing of historic preservation, the diverse economic base and the music and writing community here. It makes it all special. Well now Nashville is being discovered by the world finally, and for the last several years I have become a full-time citizen. I am restoring older buildings downtown, as well as multiple architectural homes.

As we return to normalcy over the next couple years, the demand for hotel rooms will be immense. Clearly, given pre-Covid occupancy levels and room rates here, there is a need for more rooms, even with what is currently committed. What can make Nashville exceptional and above the rest are the special, more localized boutique hotels. It is my opinion that we don't want to simply be the drunk bridal party destination....we need more diversity in our hotel base. There is the party hotel, the large convention hotel and then the destination hotel. Lord & Liberty and the firehouse fill that last need in a massive way; a destination landmark hotel that will be enjoyed by the Nashville community, as well as world visitors. This will be an amazing and needed addition to the south core that is currently meandering a bit. It needs more anchors like a repurposed firehouse. I have seen the plans, and this is the perfect size and perfect project. It is not maxed out in height, fits the space and provides a harmonious presence that can be enjoyed by the neighborhood and beyond.

Further, this is a LOCAL project. I know Natasha and Tim have poured their heart and soul into this. I sense they fell in love with the firehouse first, and then figured out how to make it work as an amazing hotel. Of course the obstacles have been immense, including a once-in-a-lifetime pandemic. Their MAIN objective has been to maintain the special structure. For sure, this project is necessary for the south urban core. As a property owner downtown and Nashville historic junky, please take my letter to be in enthusiastic support.

Thank you both for reading.

Patrick Pocklington
Historic Restorations
421 Union Street
Nashville, TN 37219

From: TRAVIS FORD <tmford9@comcast.net>

Sent: Monday, August 31, 2020 6:45 AM

To: Hammer, Eric (Planning) <Eric.Hammer@nashville.gov>

Subject: Old Firehouse on 2nd Avenue

Item 17. 2020DTC-041-001 Lord & Liberty Hotel
SUPPORT

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Eric,

I'm writing you in regards to the proposed building project at the historic firehouse located on 2nd Avenue. I want to express my full support for seeing this project move forward as being presented. I'm born and raised in Nashville, and I have served on the Nashville Fire Department for over 35 years. I have spent the last 23 years downtown at Station 9 as a chief officer.

I have meet with Tim, the local developer, on several occasions since our fire station is just two buildings away. The Nashville firefighters are excited about the preservation of the historic firehouse and the planned use for the site. The planned new edition to this area is great, and the nine floors are easily obtainable for use as a department since it is actually considered a shorter height from what they could develop in six floors.

I appreciate your consideration in moving this project forward as proposed. The firefighters cannot wait for it to open so that we can bring the old firehouse back to life. Feel free to reach out to me with any questions or concerns by email or at 615-243-5149.

Regards, Travis

From: Adam Lafavor <adam@sobrolaw.com>
Sent: Sunday, August 30, 2020 9:23 PM
To: Hammer, Eric (Planning) <Eric.Hammer@nashville.gov>
Subject: Firehouse on 2nd.

Eric,

I am writing to voice my support for the proposed development for the old Geddes Fire Station on 2nd Ave. I own 513 3rd Avenue South and use it as my law firm office. It was built in 1854, so like the fire station, it is one of the oldest remaining structures in the area. I toured the fire station on multiple occasions and was thrilled that the owner plans to leave the old fire station mostly intact. On one such occasion the owner and I invited members from the Historic Zoning Commission to tour the building. Shaun Alexander and a few others from Historic were there and seemed supportive of the owner's concept. Please do not hesitate to contact me with any questions or concerns.

Thank you,
Adam

From: Barry Yoeckel <byoeckel@lifestylecommunities.com>
Sent: Friday, August 28, 2020 3:24 PM
To: Hammer, Eric (Planning) <Eric.Hammer@nashville.gov>
Subject: Lord & Liberty Letter of Support

To whom it may concern,

On behalf of LC SoBro ([723 2nd Ave S](#)), I would like to extend my support for the proposed Lord & Liberty Hotel ([623 – 627 2nd Ave S](#)). The design proposed will retain the historic character and enhance the quality of our neighborhood. Both of which will help to regenerate economic activity for the benefit of businesses and residents alike.

Sincerely,
Barry Yoeckel
Director of Development
Lifestyle Communities

*Item 17. 2020DTC-041-001 Lord & Liberty Hotel
SUPPORT*

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From: Butch Spyridon <butch@visitmusiccity.com>

Date: September 16, 2020 at 4:17:35 PM CDT

To: Lucy Kempf <Lucy.Kempf@nashville.gov>

Cc: Greg Adkins <greg@bevtn.com>

Subject: Lord and Liberty Hotel variance.

Lucy, just wanted to write you in support of the Lord and Liberty Hotel project adjacent to the historic Geddes fire house.

I have watched and coveted the potential for that site for over a decade.

The plans protect and preserve a great building and activate an area that desperately needs "people".

The hotel is small and unique and in my opinion greatly enhances Nashville's offering. I hope you can support their request. Thank you

Butch Spyridon | President/CEO

Nashville Convention & Visitors Corp

150 Fourth Avenue North, Suite G-250 | Nashville, TN 37219

E: butch@visitmusiccity.com | P: 615-259-4760

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[Good to Go Health & Safety Program](#)

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2020SP-041-001

OPPOSITION

From: Bruce Vai <brucevai@comcast.net>

Sent: Sunday, October 4, 2020 9:11 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; info@rhotenlawfirm.com; Rhoten, Kevin (Council Member) <Kevin.Rhoten@nashville.gov>

Subject: Comments Zoning Hearing, Case 2020SP-41-001_10-8-2020

Subject: Comments on upcoming Zoning Hearing on 10/8/2020

Case 2020SP-41-001

Attached is my letter outlining concerns Wellington Square homeowners have pertaining to the proposed 55 multi-family zoning change to 3048 Lebanon Pike, Nashville TN 37214. Please submit and discuss my concerns at the October 8 zoning hearing.

Best regards,

Bruce Vai
433 Wellington Sq
Nashville, TN 37214
615-430-8133

SEE ATTACHMENT ON FOLLOWING PAGE

October 4, 2020

To: Planning Commission
Cc: Planning Staff (please distribute to planning staff)
Cc: Kevin Rhoten, 14th District Council Representative

Subject: Comments and Concerns on Upcoming Zoning Public Hearing 10/8/2020
Case 2020SP-41-001
3048 Lebanon Pike, Nashville TN 37214

The following are my concerns, along with other homeowners on Wellington Square, regarding the proposed rezoning to allow for a 55 multi-family project at 3048 Lebanon Pike.

Stormwater Mitigation

It appears that the zoning and subsequent building permitting officials have little regard for existing residences. Within the last year, land above our property at 433 Wellington Square and adjacent to the proposed development, a gentle sloping green field was allowed to be excavated by cutting deeply into the sloping field to a grade of over 35 degrees and then approving three new homes at the low point of the slope which is Wellington Square. Changing the sloping field and allowing three homes with no provision for storm water containment or diversion has created a significant issue for our property with each heavy rain. We were unaware that building permits can be issued without any requirement for stormwater runoff!

Now a proposal to build 55 multi-family residences which significantly increases development uphill from our property is being considered (case 2020SP-41-001). Although the site plan does include provisions for stormwater retention ponds, the plan fails to go into details on how water will be managed beyond the retaining ponds with drain pipes or whatever means necessary. My serious concerns are that once the retaining ponds are full, remaining stormwater will flood our block. Also noteworthy, the smallest retaining pond is located at the area with the largest sloping grade. **Before this project begins, I am requesting a review of the stormwater mitigation plan and who approved it.**

Traffic Flow

Also proposed is a secondary access into the new development that would connect to Wellington Square. Wellington Square was only designed for current properties. It is a narrow road which does not allow parking on each side. Without expanding Wellington Square, the proposed access would exceed the intended use. If an access road cannot be moved, we insist that entrance/exit off Wellington Square be gated with locks and designated as emergency vehicles only. It my understanding that there is precedence to emergency vehicles only access.

Lower Property Value

Wellington Square homes are newer and have a higher appraised value than the majority of Sandford Estates. There are 12 homes on Wellington Square (1 for sale and 1 under construction). The average value of the homes are \$385,000 with the high value of \$436,000 and the low value of \$329,00. If this new development consists of homes of lesser value, it would significantly lower the value of the homes on Wellington Square. Additionally, if the development includes rental properties, that also will lower the value of the homes on Wellington Square. Both these issues, if true, are completely unacceptable.

Respectfully submitted,



Bruce Vai
433 Wellington Sq.
Nashville TN 37214
615-430-8133 (mobile)