

**Community Meeting Notes Regarding 9<sup>th</sup> Avenue North and Cheatham Place Plan Amendment Proposal 2009CP-008-001 and Zone Change Proposal 2009SP-007-001  
June 10<sup>th</sup> 2009 6 PM  
Metropolitan Development and Housing Agency Randee Rogers Training Center Site**

**Attendance:** District 19 Councilwoman Erica Gilmore; Metro Planning Department staff Brian Sexton and Cindy Wood; four area residents; development team representatives Michael Gordon, Michael Garrigan, and Roy Dale.

Ms. Wood briefly explained that this was a meeting regarding a proposed multifamily residential development that needs not only a change in zoning but also a minor amendment to the neighborhood plan that guides zoning decisions for the area. This change would allow for a small parking area across the alley the serves as the access to the proposed multifamily building. Currently the community plan supports the development of the multifamily building but does not support the small parking area.

Ms. Wood further explained that the zoning and plan amendment items had been heard by the Planning Commission at its May 14 meeting and that a few neighborhood residents had expressed concerns about traffic and parking issues. The Commission deferred the proposals and asked that a community meeting be held prior to the next time the Commission would discuss the proposals on June 11.

Ms. Wood next asked the development team to show the attendees their site plan so that they could understand the proposed building and parking locations. Ms. Wood had also distributed a background report containing information about the proposals and the project site (see [http://www.nashville.gov/mpc/pdfs/subarea8/Background\\_Information.pdf](http://www.nashville.gov/mpc/pdfs/subarea8/Background_Information.pdf)), which was referred to throughout the discussion.

The following issues were raised in connection to the proposed development:

Concerns were expressed that this development as proposed does not provide adequate on-site parking given the existing amount of on-street parking that is already taking place in the neighborhood. Residents believe that car ownership is higher than anticipated by the Code requirements. The Station Lofts multifamily building at the corner of Rosa Parks Boulevard and Cheatham Place was cited as an example of this problem. Residents and visitors from this development park illegally on local streets despite being ticketed. In addition, there are two churches in the immediate area that generate high parking demand.

The potential for inappropriate and excessive use of Alley #503, the alley which the proposed development will use for access and which continues for one block to the south, was also raised as a concern. One reason given for this is that area residents and visitors are already parking illegally along the alley. Another reason given is that the alley leads to the Kroger grocery store parking lot and could be used as access to it.

It was reported that church attendees are currently parking during services on the land proposed for amendment to allow the parking area on the west side of Alley #503.

The development team proposed to reduce the number of units in their building from 44 to 38 to reduce the parking demand. In addition, they will work with Planning Department staff to see if it is possible to redesign the site to add two parking spaces.

The meeting adjourned at about 6:45 PM.