

Comments on Feb. 28, 2013, agenda items, assembled Feb. 22

Item 1 – Nonconforming Lot Ordinance

From: Taylor, Marc
Sent: Thursday, January 24, 2013 12:51 PM
To: 'planning.commissioners@nashville.gov'
Subject: Opposing the Nonconforming Lot Area ordinance

To whom it may concern,

I will not be able to be present for the meeting today that will be discussing the Nonconforming Lot Area Ordinance. I would like to go on record as opposing this ordinance.

Thanks,

Marc Taylor

4806 Indiana Ave

Nashville TN, 37209

Councilman: Buddy Baker

From: Michael Lee Bierly [mailto:mlbierly@bellsouth.net]
Sent: Thursday, January 24, 2013 10:43 AM
To: Planning Commissioners
Subject: RE: Opposition to Nonconforming Lot Area

I am 100% against the ordinance, Nonconforming Lot Area, as it would be detrimental to our neighborhood. We don't want development on lots less than 6000 square feet, that is the way it has been for decades. I ask that you vote to defer or vote against the ordinance.

Michael Lee Bierly

5211 Kentucky Avenue

Nashville, TN 37209-2006

615-292-4783

mlbierly@bellsouth.net

From: Sam Strange [mailto:sstrange@harding.edu]
Sent: Friday, January 25, 2013 8:51 AM
To: Planning Commissioners
Subject: Nonconforming Lot Area Ordinance

Dear Commissioners,

I just learned about and reviewed the Nonconforming Lot Area Ordinance (Text Amendment 3012X-007TX-001) on the agenda for this evening's meeting. Unfortunately I will not be able to attend the meeting in person, but I wanted to voice my strong opposition to this ordinance. This matter is of particular concern to me as my neighborhood contains a large number of nonconforming residential lots that would be affected by this change. Even with the proposed setback changes, the single family homes built on these small lots will be of awkward proportion and incongruent with the character of the neighborhood and surrounding homes. The decision to split these lots into such small, nonconforming lots so long ago was misguided and should be reversed rather than re-affirmed. Instead of attempting to make these inadequate lots buildable by eliminating buffer space, let's admit that they are too small for building and merge these skinny lots with their neighbors. The result will be attractive, proportionate homes surrounded by respectable buffers and setbacks. I ask that you please vote against, or at least vote to defer this ordinance at this afternoon's meeting. Our Nashville neighborhoods will be better for it. Thank you for your consideration.

Sincerely, Samantha Strange
4612 Illinois Ave

From: Joyce Daily [mailto:jdaily2001us@yahoo.com]
Sent: Thursday, January 24, 2013 11:50 PM
To: Planning Commissioners
Cc: Joyce Daily; Andrew Daily; Gloria Saulsgiver; Frank Owens
Subject: Vote NO on Oversized Houses in Sylvan Park

1/29/13

I am very concerned that the over-sized houses are being built, are taking away the charm and history of

our Sylvan Park neighborhood. They are destroying our history.

An example is the house at 4709 Wyoming Avenue. It is larger than the Church and even the garage is 2 stories and larger than some houses. The garage is built right on the alley. The house is almost built on the property line. It is so close, that it take away our privacy.

I was not notified of the of the new zoning changes. I do not support the zoning of these buildings. Please do not take away the charm of our neighborhood. Please vote no on this rezoning bill !!

Aletha Joyce Daily - Sylvan Park Home Owner @ 4707 Wyoming Avenue

From: Liz Parrott

Sent: Thursday, January 24, 2013 2:18 PM

To: Planning Commissioners

Subject: BL2012-195 - defer or vote against

Dear Commissioners,

I just learned about and reviewed the Nonconforming Lot Area Ordinance (Text Amendment 3012X-007TX-001) on the agenda for this evening's meeting. Unfortunately due to work obligations I will not be able to attend the meeting in person, but I wanted to voice my strong opposition to this ordinance.

This matter is of particular concern to me as my neighborhood contains a large number of nonconforming residential lots that would be affected by this change. Even with the proposed setback changes, the single family homes built on these small lots will be of awkward proportion and incongruent with the character of the neighborhood and surrounding homes.

The devloepers are using old plat markers to get around the current zoning of 50 feet lots. The original lots were 25 feet so they are using the grandfathered in plats to produce houses that are skinny and tall and do not fit at all with the neighborhood.

The neighborhood wants instead of attempting to make these inadequate lots buildable by eliminating buffer space, let's admit that they are too small for building and make the 50 foot lots required. The result will be attractive, proportionate homes surrounded by respectable buffers and setbacks.

We are currently working with our councilman to work on a solution to the 25 foot plat issue and strongly oppose the setbacks change.

I ask that you please vote against, or at least vote to defer this ordinance at this afternoon's meeting.

Very Truly Yours,

Elizabeth H Parrott

Weinstein & Riley PS

Resident and Homeowner in the Nations Neighborhood

Nations Neighborhood Association, Inc. Secretary

From: Erik Schaffer [mailto:erik.schaffer@gmail.com]

Sent: Thursday, January 24, 2013 1:51 PM

To: Planning Commissioners

Subject: Opposition to Nonconforming Lot Area Ordinance

Hello Commissioners,

I just learned about and reviewed the Nonconforming Lot Area Ordinance (Text Amendment 3012X-007TX-001) on the agenda for this evenings meeting. Unfortunately due to work obligations I will not be able to attend the meeting in person, but I wanted to voice my strong opposition to this ordinance.

This matter is of particular concern to me as my neighborhood contains a large number of nonconforming residential lots that would be affected by this change. Even with the proposed setback changes, the single family homes built on these small lots will be of awkward proportion and incongruent with the character of the neighborhood and surrounding homes. The decision to split these lots into such small, nonconforming lots so long ago was misguided and should be reversed rather than re-affirmed. Instead of attempting to make these inadequate lots buildable by eliminating buffer space, let's admit that they are too small for building and merge these skinny lots with their neighbors. The result will be attractive, proportionate homes surrounded by respectable buffers and setbacks.

I ask that you please vote against, or at least vote to defer this ordinance at this afternoon's meeting. Our Nashville neighborhoods will be better for it.

Thank you for your consideration.

Sincerely,

Erik Schaffer

4813 Illinois Ave

-----Original Message-----

From: Beth O'Shea [mailto:emoshea624@gmail.com]
Sent: Thursday, January 24, 2013 12:58 PM
To: Planning Commissioners
Subject: We are veryopposed to upzonong

Without citizen input.
Beth andRoss O'Shea
4305 Wallace Ln. 37215
Emoshea624@gmail.com

Misspelled by
my iPhone

From: Clare Bratten [mailto:clarebratten@gmail.com]
Sent: Thursday, January 24, 2013 8:05 AM
To: Planning Commissioners
Cc: Holleman, Jason (Council Member - Fwd)
Subject: Upzoning of Sylvan Park

Dear Commissioners,

I am concerned about the Sylvan Park area being upzoned without inclusion of design guidelines or protection of historic properties. Frankly, this has become 'tear down' country and there are so many cottages-on-steroids towering over the more normal-scaled houses, it is changing the character of the neighborhood. There are sections of some streets that look more like a new subdivision than a historic

neighborhood. This is particularly worrying regarding some of the houses built nearer the turn of the century (i.e. 1900s -- not this one!)

Please ensure protection of historic properties and design guidelines are in any proposal you consider passing.

Sincerely,

Clare Bratten
4802 Nevada Avenue

Item 6 – 813 Watts Lane

From: Matt Boles [mailto:mattboles@firstmanagement.net]
Sent: Wednesday, February 06, 2013 11:52 AM
To: Planning Staff
Subject: Opposition to proposed rezone

Planning commission,

Please consider this our formal opposition for the following rezone proposal:

Notice of Development Application Filing

This notice has been sent to you because the Planning Department has received a request to rezone or subdivide a property or properties near yours.

Project Location: 813 WATTS LANE

Applicant Request: Rezone from a residential to a commercial zoning district.

Applicant: MAXWELL, LARRY G. & RICHARDSON, MIRIAM A., 615-356-1020

Case Number: 2013Z-005PR-001 (813 WATTS LANE)

Council District: 20 (Buddy Baker)

We are opposed to the rezone to commercial because this property is directly behind our apartment community on Watts Lane, thus will directly affect our business. Our four main reasons/concerns for the rezone are:

- 1) The area is residential
- 2) We currently experience a high number of "walk thru" traffic on our property already. We are concerned this would create more.
- 3) People driving through our property thinking they can get to the proposed site.
- 4) Noise (again, the area is residential)

Thank you for your time, and please advise that you received this email and written opposition for case number 2013Z-005PR-001.

Respectfully,

Matt Boles

Property Manager

Park West at Hillwood

6319 Charlotte Pike

Nashville, TN 37209

P. 615.352.2976

F. 615.352.2419

www.parkwestathillwood.com

From: Bernard Pickney [mailto:bpickney@comcast.net]
Sent: Tuesday, February 05, 2013 8:17 AM
To: Planning Staff
Subject: Case#2013z-005pr-001 (813watts lane)

We want to express our opposition to this rezoning request. Creating a non-residential zone in a residential neighborhood is just wrong. We are working hard to improve this neighborhood and this change would be a big setback.

Thank you for considering our point of view,

Bernard & Cheryl Pickney

6109 Neighborly Ave.

615-491-8709

Item 8 – Salemtown Neighborhood Conservation Overlay

From: Bruce Oldham [mailto:bruceoldham@comcast.net]

Sent: Wednesday, February 20, 2013 9:44 PM

To: Planning Commissioners

Subject: Salemtown Neighborhood Conservation Overlay District Case # 2013NHC-001-001

Dear Commission Members:

This email is being sent on behalf of Patricia L. ("Patty") Gidcomb, 1819 5th Avenue North, Nashville, TN 37208 and Rhonda & Bruce Oldham, 1187 Peninsula Drive, Gallatin, TN 37066, to voice our opposition to the proposed Salemtown Neighborhood Conservation Overlay District Case # 2013NHC-001-001 which is scheduled for a public hearing before the Metro Planning Commission on February 28, 2013.

We grew up in the Salemtown neighborhood, and our parents, James and Patsy Gidcomb, resided in this neighborhood for more than 70 years. Patty owns her home at 1819 5th Ave. N. and also owns the lot next door. Our parents both passed away in 2012, leaving Rhonda and Patty as co-owners of a total of 7 lots in the 1800 block of 5th Avenue North that we inherited from our parents.

We were not aware of the proposed conservation overlay until a few days ago, when Patty received a letter from your office concerning the upcoming public hearing. We have reviewed the proposed draft that is available online, and we are concerned that if this is adopted it could do more harm than good for our neighborhood.

For most of our lifetimes, Salemtown has been a blighted and neglected neighborhood. Many of our friends were not comfortable visiting our homes, especially at night, because they perceived this to be the type of area where a person is likely to be the victim of a crime. In recent years, however, the neighborhood has begun to change and evolve in a positive way. We have been absolutely delighted to

see the restoration of the Germantown area and to see this revitalization steadily spreading northward. In the past year, we have begun to see signs that this positive growth is finally reaching the 1800 block of 5th Avenue. In 2012, we saw the first new homes constructed on our block in decades. In each instance, the builders chose to demolish the existing structures and replace them with new, much larger homes.

As we understand the proposed draft, demolition would not be allowed in most instances if our homes are deemed to be of historic significance, and any repairs and remodeling would require prior approval and potentially greater expense because of restrictions on the types of building materials that would be allowed. We think that this will cause new construction on our block to grind to a screeching halt. Other than the aforementioned homes built within the last year, all of the existing residences on our block were built more than 50 years ago and are presumptively "historic" under the new guidelines.

Just because something is old doesn't mean that it has historic value and needs to be preserved for future generations. Many of the homes that would be deemed "historic" under this overlay are not beautiful by any stretch of the imagination. One of the prominent architectural styles in the Salemtown neighborhood is the "shotgun" (also known as the shotgun shack) which was a style used for slave quarters and has long been associated with poverty stricken areas. While shotgun shacks are no doubt a part of history, we don't see how they add value to our neighborhood.

We would urge all of the Commission members to take a few minutes between now and Feb. 28th to actually drive through the entire neighborhood so that you will have a better understanding of the progress that has been made in Salemtown and the challenges we still face in the future. We would also urge you to recommend to the Metro Council that the request to apply the overlay district to this property be denied. Thank you for your time and attention in this matter.

Sincerely,

Patty L. Gidcomb

Rhonda Oldham

Bruce Oldham

From: Molly McCluer [mailto:molly.mccluer@gmail.com]

Sent: Friday, February 22, 2013 10:20 AM

To: Planning Staff

Subject: support for Salem town overlay

Dear Greg Johnson, and Planning staff -

I'm writing to voice my strong support for the proposed conservation overlay for Salem town.

Salem town's combination of assets is almost unique among major urban core areas these days. Those assets include affordability, walkability, residential community, demographic diversity, easy access to greenway and downtown, adjacency to highly gentrified Germantown and to Mall/Farmers Market, quick access to Metro Center and major freeways, historic character, and relative proportion of greenspace.

Unsurprisingly, developers are beginning to invest here, and not always in ways that enhance the neighborhood. Without public funds, and left to developers to improve, the neighborhood will undoubtedly become just a homogenous, less-attractive adjunct to Germantown. Low- to moderate-income residents will be pushed out, and Nashville will have lost a valuable part of its identity.

Developers will prosper in Salem town under any circumstances. With a conservation overlay, residents, developers, nonresident owners, and visitors will share in the improvements and prosperity.

- Molly McCluer

Salem town Works

1813 4th Ave. N.

901-603-3226

(Text of her attachment is below)

Process, consideration of Salem town overlay issue **

1. Jan. 2012 – notice on SNNA website inviting discussion of conservation overlay

2. Feb. – SNNA board members met with Metro staff and 4 developers to discuss
3. March – 3/11, 3/26 – educational presentations by Metro staff, public meetings
 - Paper survey distributed by hand and on surveymonkey
4. April – Q&A re mixed use sent out by email and posted on website
 - SNNA board member(s) met with Planning staff, dropped mixed-use consideration
5. May – still gathering survey responses
6. June – public meeting at MPCC with Jennifer Carlat for Q&A
 - CouncilLady Gilmore said that survey results were insufficient
 - Created comparison table of zoning options, distributed at meeting and by email after vetting by Metro staff
7. July – Planning Dept. creates and prints informational maps, later posted at several meetings, to support discussions
8. Aug. – door-to-door interviews of resident homeowners as to opinions on conservation overlay
 - Reported results to Metro and to CouncilLady Gilmore
9. Sept. - Maps from Planning annotated with survey results
10. Oct. – waited for CouncilLady Gilmore to respond
11. Nov. – “ “
12. Dec. - “ “
 - Extremely non-contextual house at 1815 6th Ave. N. completed, to popular dismay
13. Jan. 2013 – after 1/7 neighborhood public meeting with CouncilLady Gilmore,
 - Overlay proposal submitted to Council.

** also discussed or available for discussion on request at monthly SNNA meetings (exc. July)

*SNNA president’s email archive contained almost 200 email threads on zoning topics, with wide variety of neighbors, city officials, developers

* SNNA is not representative of Salemtown, a far more diverse neighborhood. (SNNA 30-35 members, Salemtown 629 households (incl. renters, vacant addresses), NextDoor 95 households/123 members.

* 4 public meetings; 2 SNNA Board w/ Metro meetings; 8 monthly membership meetings

* Since Mike Byrd has publicly complained about the lack of process, I feel it is fair to point out that he has had even more access than most, yet consistently failed to take advantage of any of these opportunities: he started the year on the SNNA Board but quit at the Feb. 2012 meeting,

did not attend any further monthly meetings, attended 2 Metro public meetings but did not raise objections; did not join the NextDoor neighborhood website; and affirmatively refused to respond to the overlay opinion survey.