

**Proposed Amendment to *Green Hills-Midtown Community Plan* for an Area South of Waverly Place
Comment Sheet – July 16, 2009 Meeting**

Please return to a Metro Planning staff person
Fax to 615.862.7209 OR mail to 800 2nd Ave South, Nashville, TN, 37210 Attention: Cindy Wood

1. Do you feel the four proposed locations for cottage developments are appropriate? 4 Yes 5 No *1 Maybe
If “no”, please explain what you do not like about the proposed locations.

*Would compromise the integrity of the neighborhood by creating traffic congestion

*Three are within 300ft of each other

*Too many houses in a small area

*SP cottage developments will forever change the character of the neighborhood

*From the YES people: As long as the number of cottages on each location is not too large
Very appropriate!

*From the MAYBE person: Cottage courts should not be the main focus. The main focus should be how construction relates to the neighborhood quality of life (homes, jobs, goods and services, transit, learning, playing, worship, and health care). See sheet from Ken Winters for more details and comments.

2. Are there any locations *excluded* from the proposal you feel would be appropriate to include?

*Maybe another location in the (?) area

*Lewis and Trimble St/Woodbine area

3. Do you agree with the criteria for additional locations (listed below) if they should occur?

- Lots can be easily combined
- Lots are deeper than the average for the study area
- They are one half (.5) acres or more
- Can be accessed from side or rear
- Proximity to transit
- Enough frontage on street to continue pattern with area homes
- Adjacent to open space
- Proximity to commercial areas near Franklin Pike and I – 440 to create a buffer between commercial and existing residential
- Ability to incorporate historic homes when present
- Ability to reuse civic buildings or sites
- Required community meeting to gain input

3 Yes 5 No If “no”, please explain why you do not agree or what criteria you would include.

*Not sure about the .5 acres or more

*Not enough parking access or time permissible to enter parking area

*Locations and criteria do not adequately address traffic concerns. Existing streets can’t accommodate additional traffic.

*Infrastructure is not designed for such dwellings. Most will be occupied by people who drive rather than take the bus.

4. Do you agree with the initial bulk standards (listed below) that designate how cottage developments should look?

- Minimum side yard setbacks of 5 feet adjacent to existing homes
- Contextual front setbacks that continue the existing pattern along the street
- Buildings up to 2 stories in height. *A height in feet will be specified.*
- Landscaping buffer near parking areas and adjacent to existing homes
- Parking provided on-site; minimal on-street parking.

4 Yes 6 No If “no”, please explain why you do not agree or what standards you would include.

*Too close and too crowded, locations are in a flood area

*The standards listed designate how cottage developments “should look”, and not how they “will look”

*It’s analogous to a square block being put in a circular space

*Agree partly, but the setbacks may need to be reevaluated

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5. Do you agree with the initial T3 and T4 maintenance policies proposed for the area?

- Preserve established neighborhood character (development pattern, building form, land use, streets/sidewalks and open space)
- Some change over time, primarily when buildings are expanded or replaced.
- Enhancements to improve pedestrian, bicycle and vehicular connectivity where needed.

5 Yes 2 No If “no”, please explain why you do not agree or what policies you would include.

*Encourages expansion of buildings, rather than discourage them – area is too small for such developments.

*General comment: Not covered and need time to read handout thoroughly

*First point very important

Questions written on another sheet: What’s the cost of the smaller homes? Who asked for the plan amendment and why? What is the plan – 3 meetings and a decision made? Where does the development pressure come from? On 9th Avenue, is infrastructure development from the city included in this plan?

Comments written on map: 10 churches in one area creates enough gridlock already

*Blind corner on 9th by Gilmore

*Concerned that for cottage courts the common area, services will not be maintained – they do not trust these properties

*Guest parking

*Improve Waverly Belmont fields

*Cottage courts are part of a 10-year plan for gentrification

*Need to be careful about how children are zoned for schools

*Elderly, children, disabled?

*Lack of easy access to stores is a problem

*Should have a choice where your child goes to school

*Waverly Belmont school needs to be a neighborhood school

*Street width inadequate

*Lack of sidewalks

*Prefer lower number of homes over more, smaller homes

*Big houses are what raise property taxes

*Aggressive developers attempting to buy property make people feel pressured

*Houses being built taller and deeper into lots is a problem

*Animal control

*Consider infrastructure

*Do not want to lose historic sense of neighborhood

*Would have more control under SP

*Opposed to SP

*There are more viable locations in town for cottage development (ex. Trimble Bottoms, Edgehill)