Comments on February 26, 2015 Planning Commission agenda items, received February 25-26

Items 2a/b, East Nashville Community Plan Amendment/821 Porter Road Multifamily

From: Helen Cavasin [mailto:helencavasin@gmail.com]
Sent: Thursday, February 26, 2015 11:17 AM
To: Planning Commissioners; Planning Staff
Subject: Amendment 2015CP-005-001

Addressee: planning.commissioners@nashville.gov
cc: planningstaff@nashville.gov

Subject: Please DISAPPROVE Item 2A: East Nashville Community Plan Amendment

I am writing to urge your disapproval of Item 2A: East Nashville Community Plan Amendment 2015CP-005-001 as published on Friday, 02/20.

I am disappointed to learn that in order to accommodate one proposal that is not supported by the Community Plan, or by the community itself for that matter, the Planning staff are now recommending changing the land use policy for a broader area that has extended along a significant portion of Porter Road and onto other streets in Lockeland Springs as well. Proposing a wide-ranging policy change area for the benefit of one property owner without consulting or notifying the surrounding property or business owners who are also affected or any of the three adjacent neighborhood associations seems unfair and would seem to violate the community participation process that is supposed to be central to NashvilleNext.

The present Neighborhood Maintenance policy permits quite a bit of growth and density while keeping the lot subdivision regulations and design guidance in place that meet our communities' goals of "preserving the general character of existing urban neighborhoods," to use language from the NashvilleNext website. The properties that are located within the proposed policy change areas have not been included in our Eastwood, Lockeland Springs or Rolling Acres Conservation or Contextual Overlay efforts, and we are comfortable with these properties being redeveloped according to the full building entitlements that exist within the base zoning or even for zone changes that meet the present Neighborhood Maintenance policy in the Community Plan.
I support more dense development on these properties that is in line with the current Neighborhood Maintenance policy. I urge you to disapprove the Neighborhood Evolving policy amendment request or any further amendment that is not thoroughly vetted through community meetings with Planning staff present to explain to our neighbors the implications of each policy option and to gauge the community's support for what policy best fits specific parts of our neighborhoods.

Helen Cavasin MD MPH
220 Chapel Ave
Nashville, TN 37206
helencavasin@gmail.com
Hendersonville Obstetrics and Gynecology

From: cassidyjc@comcast.net
Sent: Thursday, February 26, 2015 11:20 AM
To: Planning Commissioners; Planning Staff
Subject: Please DISAPPROVE of item 2A: East Nashville Community Plan

I am writing to urge your disapproval of Item 2A: East Nashville Community Plan Amendment 2015CP-005-001 as published on Friday, 02/20.
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meetings with Planning staff present to explain to our neighbors the implications of each policy option and to gauge the community's support for what policy best fits specific parts of our neighborhoods.

Jenel Cassidy, LPC, MHSP

From: Blake Boyd [mailto:blake_boyd@yahoo.com]
Sent: Thursday, February 26, 2015 11:01 AM
To: Planning Commissioners
Subject: Please Disapprove item 2A: East Nashville Community Plan Amendment

Members of the commission,

I am writing to urge your disapproval of Item 2A: East Nashville Community Plan Amendment 2015CP-005-001 as published on Friday, 02/20.

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implications of each policy option and to gauge the community's support for what policy best fits specific parts of our neighborhoods.

Michelle Sciumbato

1007 Sharpe Ave.

Nashville, TN

37206

From: Joceline Lemaire [mailto:lemairelozier@hotmail.com]
Sent: Thursday, February 26, 2015 9:56 AM
To: Planning Commissioners
Subject: Please Disapprove Item 2a: East Community Plan Amendment

Addressee: planning.commissioners@nashville.gov
cc: planningstaff@nashville.gov

Subject: Please DISAPPROVE Item 2A: East Nashville Community Plan Amendment

I am writing to urge your disapproval of Item 2A: East Nashville Community Plan Amendment 2015CP-005-001 as published on Friday, 02/20.

I am disappointed to learn that in order to accommodate one proposal that is not supported by the Community Plan, or by the community itself for that matter, the Planning staff are now recommending changing the land use policy for a broader area that has extended along a significant portion of Porter Road and onto other streets in Lockeland Springs as well. Proposing a wide-ranging policy change area for the benefit of one property owner without consulting or notifying the surrounding property or business owners who are also affected or any of the three adjacent neighborhood associations seems unfair and would seem to violate the community participation process that is supposed to be central to NashvilleNext.

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Name (required)
Address (required)

Sent from Windows Mail

From: Joceline Lemaire [mailto:lemairelozier@hotmail.com]
Sent: Thursday, February 26, 2015 10:00 AM
To: Planning Commissioners
Subject: Please Disapprove Item 2a: East Community Plan
Importance: High

I have recently learned of plans to broadly extend zoning changes to Porter Road and the Lockland Springs neighborhood. I am upset that this seems to be underway without adequate communication and consultation with neighborhood groups and property owners. While development itself is not the issue, the plans in question would greatly increase density in this area and dramatically change the quality of life for long time residents.

As a 32 year resident of McCarn Street, two streets up from Porter Road, I fear the results of such high density development and I am very upset with the lack of communication with affected property owners.

Joceline Lemaire

807 McCarn St. 37206
I am writing to urge your disapproval of Item 2A: East Nashville Community Plan Amendment 2015CP-005-001 as published on Friday, 02/20.

I am disappointed to learn that in order to accommodate one proposal that is not supported by the Community Plan, or by the community itself for that matter, the Planning staff are now recommending changing the land use policy for a broader area that has extended along a significant portion of Porter Road and onto other streets in Lockeland Springs as well. Proposing a wide-ranging policy change area for the benefit of one property owner without consulting or notifying the surrounding property or business owners who are also affected or any of the three adjacent neighborhood associations seems unfair and would seem to violate the community participation process that is supposed to be central to NashvilleNext.

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Joe and Carrie Fanning  
625 Skyview Drive  
*****

Sent from my iPhone
I am writing to urge your disapproval of Item 2A: East Nashville Community Plan Amendment 2015CP-005-001 as published on Friday, Feb. 20 2015.

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Heather Lose
3819 Moss Rose Drive
Nashville TN 37216

Heather@HeatherLose.com  |  www.heatherlose.com
Twitter.com/HeatherLose  |  618-319-0460  |  East Nashville
From: Jenny Warren [mailto:jenladenheim@hotmail.com]
Sent: Wednesday, February 25, 2015 11:05 PM
To: Planning Commissioners
Cc: Planning Staff; pete westerholm
Subject: Item 2A: East Nashville Community Plan Amendment

Planning Commissioners-

I am writing to ask that you vote no on Item 2A: East Nashville Community Plan Amendment 2015CP-005-001 as published last Friday, Feb.20.

As a resident of Lockeland Springs, I have watched East Nashville become increasingly dense as modest homes are demolished and replaced by large multi-family structures. I am not opposed to a reasonable amount of density, when allowed in thoughtful locations. However, the majority of East Nashvillians live here because we like the low-scale residential character of the traditional neighborhood. The present Neighborhood Maintenance policy and the existing base zoning already permit increased density and growth throughout the neighborhood. A policy change on a relatively sizable area, undertaken for the benefit of a single property-holder, without consulting or notifying residents, cannot possibly claim to serve the interests of the neighborhood.

Please do not make changes to the Community Plan without properly consulting the community through public meetings and outreach to gauge neighborhood support.

Thank you-

Jenny Warren
1626 Ordway Pl

From: Francie [mailto:bikeeastside@gmail.com]
Sent: Wednesday, February 25, 2015 10:11 PM
To: Planning Commissioners
Subject: Disapprove

Dear Planning Commissioners,

I am disappointed to learn that in order to accommodate one proposal that is not supported by the Community Plan, or by the community itself for that matter, the Planning staff are now recommending changing the land use policy for a broader area that has extended along a significant portion of Porter Road and onto other streets in Lockeland Springs as well. Proposing a wide-ranging policy change area for the benefit of one property owner without consulting or notifying the surrounding property or business owners who are also affected or any of the three adjacent neighborhood associations seems...
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I support more dense development on these properties that is in line with the current Neighborhood Maintenance policy. I urge you to disapprove the Neighborhood Evolving policy amendment request or any further amendment that is not thoroughly vetted through community meetings with Planning staff present to explain to our neighbors the implications of each policy option and to gauge the community's support for what policy best fits specific parts of our neighborhoods.

Sincerely,
Francie Hunt

Name Francie Hunt
Address 1711 Eastland Ave

Sent from my iPhone

From: brandi.prewitt@hushmail.com [mailto:brandi.prewitt@hushmail.com]
Sent: Wednesday, February 25, 2015 9:45 PM
To: Planning Commissioners
Cc: Planning Staff
Subject: Please DISAPPROVE Item 2A: East Nashville Community Plan Amendment

I am writing to urge your disapproval of Item 2A: East Nashville Community Plan Amendment 2015CP-005-001 as published on Friday, 02/20.

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Brandi Prewitt
1516 Rosebank Ave
Nashville, TN 37206

Never a dull moment.

On Wed, Feb 25, 2015 at 3:13 PM, <brandi.prewitt@hushmail.com> wrote:

HI sharp,
I just saw your post. I plan to go and speak against the development. Anything else that I should know about what you have already been working on?
brandi
347-512-6702

From: James Rubin [mailto:randomspot@att.net]
Sent: Wednesday, February 25, 2015 9:42 PM
To: Planning Commissioners
Subject: I am writing to urge your disapproval for item 2A

Re:East Nashville community plan amendment 2015 CP-005-001 as published on Friday 02/20/15
To Metro Planning commissioners on and ALL!!

I am disappointed to learn that in order to accommodate one proposal that is not supported by the Community Plan, or by the community itself for that matter, the Planning staff are now recommending changing the land use policy for a broader area that has extended along a significant portion of Porter Road and onto other streets in Lockeland Springs as well. Proposing a wide-ranging policy change area for the benefit of one property owner without consulting or notifying the surrounding property or business owners who are also affected or any of the three adjacent neighborhood associations seems unfair and would seem to violate the community participation process that is supposed to be central to NashvilleNext.

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Name James Rubin
Address 912 Potter Ln Nashville
37206

Sent from my iPhone

From: Mallory, Kim [mailto:kcrane@utk.edu]
Sent: Wednesday, February 25, 2015 8:49 PM
To: Planning Commissioners
Cc: Planning Staff
Subject: Please DISAPPROVE Item 2A, East Nashville Community Plan Amendment

I am writing to urge your disapproval of Item 2A: East Nashville Community Plan Amendment 2015CP-005-001.

While the growth in Nashville and our beloved East Nashville is exciting, we need to be thoughtful and
wise about our growth. I was frustrated to hear that the Planning staff are recommending changing the land use policy for a broader area that has extended along a significant portion of Porter Road and onto other streets in Lockeland Springs as well in order to accommodate one proposal that is not supported by the Community Plan, or by the East Nashville community.

Proposing a wide-ranging policy change area for the benefit of one property owner without consulting or notifying the surrounding property or business owners who are also affected or any of the three adjacent neighborhood associations violates the community participation process that is supposed to be central to NashvilleNext.

The present Neighborhood Maintenance policy permits a great deal of growth and density while keeping the lot subdivision regulations and design guidance in place that meet our communities' goals of "preserving the general character of existing urban neighborhoods" (NashvilleNext website). The properties that are located within the proposed policy change areas have not been included in our Eastwood, Lockeland Springs or Rolling Acres Conservation or Contextual Overlay efforts, and we are comfortable with these properties being redeveloped according to the full building entitlements that exist within the base zoning or even for zone changes that meet the present Neighborhood Maintenance policy in the Community Plan.

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I appreciate your consideration of this request.

Best regards,
Kim Mallory
908 Potter Lane
Nashville, TN 37206

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From: Curtis Landrum [mailto:curtis@landrum.cx]
Sent: Wednesday, February 25, 2015 7:27 PM
To: Planning Commissioners
Cc: Planning Staff
Subject: Please DISAPPROVE Item 2A: East Nashville Community Plan Amendment

To whom it may concern,
I am writing to urge your disapproval of Item 2A: East Nashville Community Plan Amendment 2015CP-005-001 as published on Friday, 02/20.

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Sincerely,

Curtis Landrum
1305 Porter Rd

--

Curtis Landrum
832-671-8408
Hey friends,

As many of you know, East Nashville is under attack from outside developers, financiers, and myopic property owners.

Beth and I have to deal with one of these right across the street. But before that can happen, the owner is trying pull a fast one. They have "convinced" Planning to convert all of our side of Porter road to Neighborhood Evolving.

This would effectively DOUBLE the density and force change our community charter. Beyond that, It would open a huge precedent... **one homeowner and one developer dictating the future of many peoples property.... overnight... with no notice.**

If you think that District 6 is...

A. Developing too fast, with no regard to impact.

B. Is poorly represented
Please fill out and forward this email NOW to planning. Feel free to add any sentiment you like... preferably around the over-development and under-representation on council.

Please forward this to any of your friends who live in East Nashville and would like to at least have some say in the future of our neighborhood.

*****

Addressee: planning.commissioners@nashville.gov

cc: planningstaff@nashville.gov

Subject: Please DISAPPROVE Item 2A: East Nashville Community Plan Amendment

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implications of each policy option and to gauge the community's support for what policy best fits specific parts of our neighborhoods.

Name (required)
Address (required)

*****

We love East Nashville. We are pro-development, we just want the community to work together. Beth and I only want to raise our family in a neighborhood that can grow organically. This is unnatural.

I will mow your yard. I will clean your gutters. I will babysit. Just help. You are our extended family and we love you.

Thank you
s/
Sharp Emmons
615.400.8383
sharphemmons@gmail.com

Never a dull moment.

From: Pinkkayaker [mailto:tpinkkayaker@msn.com]
Sent: Wednesday, February 25, 2015 5:58 PM
To: Planning Commissioners
Subject: FW: Item 2A: East Nashville Community Plan Amendment - Zoning Change
To whom it may concern:

My name is Sherry Beard and my partner and I own and reside on Eastland Avenue, a few blocks from the Porter Road area under consideration for a zoning change to “Neighborhood Evolving” as requested by the Colley family, item 2a on Thursday’s Planning Commission agenda.

I am dismayed that this zoning change is being considered. The neighborhoods in this area have taken great care to ensure that the area retains its community flavor. Changing the zoning for the referenced area would greatly alter that feel. Such a drastic zoning change without public input and additional notification is abhorrent. This zoning change will not only destroy the neighborhood character of the tracts involved, but will also negatively affect the surrounding neighborhoods.

Allowing a sole developer to impact a community in such a sweeping manner without adequate community involvement demonstrates a lack of community care and citizen respect by the Metro Planning Commission.

I do support density in our neighborhoods, but in a sensitive, contextual frame that is in line with the existing Urban Neighborhood Maintenance guidelines to preserve the general character of existing urban neighborhoods, as noted on the NashvilleNext website.

I urge the Metro Planning Commission to table the decision on this zoning until Metro Planning staff can conduct meetings so that residents of this and surrounding neighborhoods can fully understand the impact of the planned development and have
their concerns addressed regarding traffic, development design and other community issues surrounding this project. Even then, I do not think that Neighborhood Evolving is the appropriate zoning for this area.

Cordially,

Sherry K. Beard
1919 Eastland Avenue

615-426-4572

Sherry K. Beard
Partner and Resource Specialist
Pawpaw Partners
615-426-4572

From: Eric Alvarez [mailto:ericfalvarez@yahoo.com]
Sent: Wednesday, February 25, 2015 5:19 PM
To: Planning Commissioners
Cc: Planning Staff
Subject: Please DISAPPROVE Item 2A: East Nashville Community Plan Amendment

Dear Planning Commissioners,

I am writing to urge your disapproval of Item 2A: East Nashville Community Plan Amendment 2015CP-005-001 as published on Friday, 02/20.

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I support more dense development on these properties that is in line with the current Neighborhood Maintenance policy. I urge you to disapprove the Neighborhood Evolving policy amendment request or any further amendment that is not thoroughly vetted through community meetings with Planning staff present to explain to our neighbors the implications of each policy option and to gauge the community’s support for what policy best fits specific parts of our neighborhoods.

We recently moved here from Los Angeles seeking a better quality of life and what has happened in our neighborhood is frightening. The streets in East Nashville were not built to sustain such a rapid increase in density. At the very least traffic studies should be done regularly instead of waiting for the impact of one project to warrant it. Let’s keep Nashville’s traffic from becoming unbearable as it is in many large American cities. I know from experience from living in Los Angeles and Miami my entire life. Let’s not ruin Nashville because of short sighted vision for the city because people want to make a lot of money now.

Thank you,

Eric Alvarez & Jeffrey Swafford
726 Powers Ave
Nashville, TN 37206
I am writing to urge your disapproval of Item 2A: East Nashville Community Plan Amendment 2015CP-005-001 as published on Friday, 02/20.

I am disappointed to learn that in order to accommodate one proposal that is not supported by the Community Plan, or by the community itself for that matter, the Planning staff are now recommending changing the land use policy for a broader area that has extended along a significant portion of Porter Road and onto other streets in Lockeland Springs as well. Proposing a wide-ranging policy change area for the benefit of one property owner without consulting or notifying the surrounding property or business owners who are also affected or any of the three adjacent neighborhood associations seems unfair and would seem to violate the community participation process that is supposed to be central to NashvilleNext.

The present Neighborhood Maintenance policy permits quite a bit of growth and density while keeping the lot subdivision regulations and design guidance in place that meet our communities' goals of "preserving the general character of existing urban neighborhoods," to use language from the NashvilleNext website. The properties that are located within the proposed policy change areas have not been included in our Eastwood, Lockeland Springs or Rolling Acres Conservation or Contextual Overlay efforts, and we are comfortable with these properties being redeveloped according to the full building entitlements that exist within the base zoning or even for zone changes that meet the present Neighborhood Maintenance policy in the Community Plan.

I support more dense development on these properties that is in line with the current Neighborhood Maintenance policy. I urge you to disapprove the Neighborhood Evolving policy amendment request or any further amendment that is not thoroughly vetted through community meetings with Planning staff present to explain to our neighbors the implications of each policy option and to gauge the community's support for what policy best fits specific parts of our neighborhoods.

Thank You,

Mary Jo Rapetti

545 Skyview Drive
I am writing to urge your disapproval of Item 2A: East Nashville Community Plan Amendment 2015CP-005-001 as published on Friday, 02/20.

I am disappointed to learn that in order to accommodate one proposal that is not supported by the Community Plan, or by the community itself for that matter, the Planning staff are now recommending changing the land use policy for a broader area that has extended along a significant portion of Porter Road and onto other streets in Lockeland Springs as well. Proposing a wide-ranging policy change area for the benefit of one property owner without consulting or notifying the surrounding property or business owners who are also affected or any of the three adjacent neighborhood associations seems unfair and would seem to violate the community participation process that is supposed to be central to NashvilleNext.

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Jason Mallory

908 Potter Lane
In regards to changing the neighborhood on the east side of Porter Road to “Neighborhood Evolving”, please take more time to involve those property owners in the decision making process about the future of that neighborhood. I feel like the land use is being changed overnight to accommodate a property owner who wants to over develop in that area. Before we put too much density on the map here, let’s consider the ramifications of such a decision. Here are some:

1. Traffic: Gallatin Road between Gartland Avenue and Eastland Avenue is an outdated corridor. The traffic light at Gartland is so out-dated that it makes me laugh each time I’m waiting uselessly at the red light on Gallatin Road to let all that traffic off Gartland Avenue. Let’s have a plan to put a turning lane in, and move Rite Aid to a new store next door and straighten out the intersection at Eastland, West Eastland, and Gallatin Road. Adding more large housing developments in East Nashville is only going to make matters worse. Before we change zoning to attract more development, we need to address situations such as this one.

2. Pedestrian rights: With all the new development in the city, the “Sidewalk Closed” sign is becoming more and more common. What do people do who need to walk from point A to point B do? Does someone have to be killed before we close a lane of traffic to make a pedestrian walkway for a closed sidewalk? Are the residents of Porter Road going to be able to use the current sidewalk still?
3. Current property owners' rights: The overnight decision to change a neighborhood to “Neighborhood Evolving” without the residents' input on such a measure is a slap in the face to an otherwise well represented neighborhood.

I am all about development, but let’s make it a sustainable community based approach instead of an overnight quick buck deal that leaves residents feeling left out of the deciding process of their own neighborhood. After the smoke clears and the housing market in Nashville levels out, who wants to be stuck in an under-planned neighborhood with too much traffic and no green space or pedestrian paths?

Thanks for your time reading.

-Ivan Chester

1316 McChesney Avenue,

Nashville, TN 37216

From: Holland Youngblood [mailto:hollandholt@hotmail.com]
Sent: Wednesday, February 25, 2015 3:30 PM
To: Planning Commissioners
Cc: Planning Staff
Subject: Please DISAPPROVE Item 2A: East Nashville Community Plan Amendment

I am writing to urge your disapproval of Item 2A: East Nashville Community Plan Amendment 2015CP-005-001 as published on Friday, 02/20.

I am disappointed to learn that in order to accommodate one proposal that is not supported by the Community Plan, or by the community itself for that matter, the Planning staff are now recommending changing the land use policy for a broader area that has extended along a significant portion of Porter Road and onto other streets in Lockeland Springs as well. Proposing a wide-ranging policy change area for the benefit of one property owner without consulting or notifying the surrounding property or business owners who are also affected or any of the three adjacent neighborhood associations seems unfair and would seem to violate the community participation process that is supposed to be central to NashvilleNext.

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I support more dense development on these properties that is in line with the current Neighborhood Maintenance policy. I urge you to disapprove the Neighborhood Evolving policy amendment request or any further amendment that is not thoroughly vetted through community meetings with Planning staff present to explain to our neighbors the implications of each policy option and to gauge the community’s support for what policy best fits specific parts of our neighborhoods.

Holland H. Youngblood

2712 Shadow Lane Nashville 37216

From: Waldo LaTowsky [mailto:odlaw@comcast.net]
Sent: Wednesday, February 25, 2015 3:27 PM
To: Planning Commissioners
Cc: Planning Staff
Subject: Please DISAPPROVE Item 2A: East Nashville Community Plan Amendment

Though I live in Inglewood, which is slightly north of Porter Road, I believe these attempts to saturate the East Nashville area would eventually affect all of us, decrease the value of my property, and negatively impact my life choices.

I am writing to urge your disapproval of Item 2A: East Nashville Community Plan Amendment 2015CP-005-001 as published on Friday, 02/20.

I am disappointed to learn that in order to accommodate one proposal that is not supported by the Community Plan, or by the community itself for that matter, the Planning staff are now recommending changing the land use policy for a broader area that has extended along a significant portion of Porter Road and onto other streets in Lockeland Springs as well. Proposing a wide-ranging policy change area for the benefit of one property owner without consulting or notifying the surrounding property or business owners who are also affected or any of the three adjacent neighborhood associations seems unfair and would seem to violate the community participation process that is supposed to be central to NashvilleNext.

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Sincerely,

D.W. LaTowsky

1404 Haysboro Ave., Nashville TN 37216

From: Rick Puncochar [mailto:rickpuncochar@bellsouth.net]
Sent: Wednesday, February 25, 2015 2:52 PM
To: Planning Commissioners; Planning Staff
Subject: Item 2A East Nashville Community Plan Amendment 2015CP-005-001/Porter Rdc Multi Family 2015-008-001

I am writing to urge you to turn down both of these requests on the 26th of February.

1.) East Nashville Community Plan Amendment 2015CP-005-001. It seems to me that to do a sweeping change to the community plan without notifying or consulting with the surrounding/adjacent property owners seems to really contradict the community participation that is being promoted in the NashvilleNext presentations. I don't understand how such rapid change can develop and at the same time "preserve the general character of existing neighborhoods" (NashvilleNext language) without at least some community input. I am not against wise redevelopment, but this is coming so hard and fast, as evidenced by the Porter/Tillman proposal of 64 living units.

Please disapprove the Neighborhood Evolving policy amendment request or any other amendment that has not had any community input.

2.) If the Plan Amendment passes, please deny the request to build 64 units on the corner of Porter Tillman-Case 2015SP-008-001. 821
Porter Road MultiFamily. My opposition stems from 3 positions:

a.) There are 2 SP's that have been granted in the last 12 months close to this project. The first is the 800 block of Gentry Ave to Core Development to put in 10 living units on 1 acre. The original proposal presented to the community through a series of community meetings went from 16 units, to 14 to 10 which was a compromise that the developers could live with, as well as develop off street parking for the project. That is one block from this proposed project. The second Sp granted with in the last 12 months is at the corner of Porter and Eastland, 2 blocks from Porter Tillman. This is 11 living units on 2/3 acre and actually, through a series of community meeting density was increased from 10 to 11 with neighborhood input/approval. Both of these were in an R-6 area, just like Porter/Tillman. If that same density was to be applied, I could see 24-28 living units on the 2.2 acres, NOT THE PROPOSED 64!!!

b.) The height starting at 37’ and increasing to 45’ is totally out of character with the tallest building (827 Porter) that will be torn down for this project. 827 Porter is an “historic conforming” 1920’s Bungalow Style craftsman home that is 19’ tall. The new buildings will be TWICE the Height at 37’ That is completely unacceptable for the character of this neighborhood!!! Please do not let this happen, as it will completely destroy the beauty and character of the historic neighborhood that exists all around this project.

c.) In the meetings that the developers have had with the neighbors, there has been a complete disregard to accept any constructive input that would alter or improve these plans relative to the folks that are the most affected by this project. That has not been the attitude that the successful infill developers have been presenting to the community. In most cases that I have attended and been asked to get involved in ( I have some development/construction background), there has been some "elasticity" that has to follow, since the developers are asking for community approval/city approval in order to change existing zoning.

PLEASE REJECT THIS PROPOSAL ON THURSDAY 26TH OF FEBRUARY

Rick Puncochar
818 Porter Road

From: Taylor Bates [mailto:jtaylorbates@yahoo.com]
Sent: Wednesday, February 25, 2015 2:42 PM
To: Planning Commissioners
Subject: Please DISAPPROVE Item 2A: East Nashville Community Plan Amendment I am writing to urge
your disapproval of Item 2A: East Nashville Community Plan Amendment 2015CP-005-001 as published on Friday, 02/20.

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Taylor Bates

809 McCarn St
I am writing to urge your disapproval of Item 2A: East Nashville Community Plan Amendment 2015CP-005-001 as published on Friday, 02/20.

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Stephanie Hudacek
809 McCarn st
Nashville TN 37206

From: Andrea Chaires [mailto:andrea@rosepepper.com]
Sent: Wednesday, February 25, 2015 2:16 PM
To: Planning Commissioners
Cc: Planning Staff
Subject: RE: East Nashville Community Plan Amendment

Dear Planning Commissioners:

Hello, my name is Andrea Chaires. I am co-owner of the Rosepepper Cantina located on the corner of Eastland and Chapel Avenue. The Chaires family has owned and operated successful businesses in East Nashville over the last 50 years, beginning with El Taco and Es Fernandos in the 1960’s, up through today, with Rosepepper Cantina, founded by my father Ernie Chaires in 2001. My family is deeply committed to the growth and thoughtful development of our community - a community we have worked hard to grow and shape over these many years. The current plan for this parcel appears to be a significant developmental overreach and we are concerned that there has not yet been enough discussion of how this project will impact our community at the currently proposed level of population-density increase/infrastructure impact. We ask that you please disapprove the item and allow the community an opportunity to provide input and insight on the development of this property before you entertain altering the existing Community Plan.

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Sincerely,

Andrea Chaires
Vice President,
Rosepepper Cantina, LLC,
1907 Eastland Ave.
Nashville, TN 37206

From: Katherine Sjoblom [mailto:kfsjoblom@hotmail.com]
Sent: Wednesday, February 25, 2015 1:25 PM
To: Planning Commissioners
Cc: Planning Staff
Subject: Please DISAPPROVE Item 2A: East Nashville Community Plan Amendment
We are writing to urge your disapproval of Item 2A: East Nashville Community Plan Amendment 2015CP-005-001 as published on Friday, 02/20.

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Thank you for what we hope is support of the neighborhoods and homeowners of this targeted area.

Katherine Sjoblom & Jason Powell

718 Powers Ave

Nashville, TN 37206

From: Shawn Ewing [mailto:shawn.e.ewing@gmail.com]
Sent: Wednesday, February 25, 2015 1:12 PM
To: Planning Commissioners
Cc: Planning Staff
Subject: Please DISAPPROVE Item 2A: East Nashville Community Plan Amendment
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Shawn Ewing
1708 Lillian St.

**From:** Craig Kennedy [mailto:craig@project-bootstrap.com]
**Sent:** Wednesday, February 25, 2015 1:09 PM
**To:** Planning Commissioners
**Cc:** Planning Staff

**Subject:** Item 2A: East Nashville Community Plan Amendment

My name is Craig Kennedy and I live at 1432 Greenwood Avenue in Eastwood Neighbors.

I am writing to urge your disapproval or deferral of Item 2A: East Nashville Community Plan Amendment 2015CP-005-001 as published on Friday, 02/20.
I support my neighbors who live along the Porter Road corridor in opposition to this plan amendment. I support their contention for an open community driven process where the planning commission and councilman can educate folks on the process and implications of change. I also support their opposition to changing the plan based on one property owner. A change like this needs to reach consensus among all affected and neighboring property owners. I also think we also need to evaluate and project ingress and egress from this area (to major arteries like Gallatin Road) if it’s permitted to become more dense catering to a multi-family environment as opposed to it current single family demographic.

Thank you for your consideration.

Craig Kennedy, AIA, LEED AP BD+C
Bootstrap Architecture + Construction

www.project-bootstrap.com

(615) 715-4078

From: Beth Beeson [mailto:beeson3@yahoo.com]
Sent: Wednesday, February 25, 2015 12:57 PM
To: Planning Commissioners
Cc: Planning Staff
Subject: Please disapprove item 2A: East Nashville community plan amendment

Addressee: planning.commissioners@nashville.gov

cc: planningstaff@nashville.gov

Subject: Please DISAPPROVE Item 2A: East Nashville Community Plan Amendment

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Sarah Beeson
1917 Upland Dr
Nashville, TN 37216

From: Mattie Casteel [mailto:mattie.casteel@gmail.com]
Sent: Wednesday, February 25, 2015 12:59 PM
To: Planning Commissioners
Cc: Planning Staff
Subject: Please DISAPPROVE Item 2A: East Nashville Community Plan Amendment

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Thank you for what we hope is support of the neighborhoods and homeowners of this targeted area.

William and Mattie Casteel
716 Powers Ave
Nashville, TN 37206

From: Chevalier [mailto:chchevalier@gmail.com]
Sent: Wednesday, February 25, 2015 12:39 PM
To: Planning Commissioners
Cc: Planning Staff
Subject: Please DISAPPROVE Item 2A: East Nashville Community Plan Amendment
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Thank you for what we hope is support of the neighborhoods and homeowners of this targeted area.

Connie Stone Chevalier & Hugues Chevalier

714 Powers Ave

Nashville, TN 37206

From: Al Levenson [mailto:alvine@aol.com]
Sent: Wednesday, February 25, 2015 12:32 PM
To: Planning Commissioners
Cc: Planning Staff
Subject: Please DISAPPROVE Item 2A: East Nashville Community Plan Amendment
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We strongly believe in the continuation of the residential character of the neighborhood. (We are strong advocates for the creation and preservation of Affordable housing throughout Nashville urban neighborhoods).

We will be carefully following action taken on Item 2A: East Nashville Community Plan Amendment 2015CP-005-001.
Thank you. Sincerely,

Al Levenson, Jane Hussain
2115 Pontotoc Ave. Nashville, Tn  37206

From: Cali Ewing [mailto:caliewing@gmail.com]
Sent: Wednesday, February 25, 2015 12:31 PM
To: Planning Commissioners; Planning Staff
Subject: Please DISAPPROVE Item 2A: East Nashville Community Plan Amendment

I am writing to urge your disapproval of Item 2A: East Nashville Community Plan Amendment 2015CP-005-001 as published on Friday, 02/20.

I am disappointed to learn that in order to accommodate one proposal that is not supported by the Community Plan, or by the community itself for that matter, the Planning staff are now recommending changing the land use policy for a broader area that has extended along a significant portion of Porter Road and onto other streets in Lockeland Springs as well. Proposing a wide-ranging policy change area for the benefit of one property owner without consulting or notifying the surrounding property or business owners who are also affected or any of the three adjacent neighborhood associations seems unfair and would seem to violate the community participation process that is supposed to be central to NashvilleNext.

The present Neighborhood Maintenance policy permits quite a bit of growth and density while keeping the lot subdivision regulations and design guidance in place that meet our communities' goals of "preserving the general character of existing urban neighborhoods," to use language from the NashvilleNext website. The properties that are located within the proposed policy change areas have not been included in our Eastwood, Lockeland Springs or Rolling Acres Conservation or Contextual Overlay efforts, and we are comfortable with these properties being redeveloped according to the full building entitlements that exist within the base zoning or even for zone changes that meet the present Neighborhood Maintenance policy in the Community Plan.

I support more dense development on these properties that is in line with the current Neighborhood Maintenance policy. I urge you to disapprove the Neighborhood Evolving policy amendment request or any further amendment that is not thoroughly vetted through community meetings with Planning staff present to explain to our neighbors the implications of each policy option and to gauge the community's support for what policy best fits specific parts of our neighborhoods.
To whom it may concern:

I am writing to urge your disapproval of Item 2A: East Nashville Community Plan Amendment 2015CP-005-001 as published on Friday, 02/20.

The present Neighborhood Maintenance policy permits quite a bit of growth and density while keeping the lot subdivision regulations and design guidance in place that meet our communities' goals of "preserving the general character of existing urban neighborhoods," to use language from the NashvilleNext website. Continuing to increase density without considerations for the additional traffic and strain to infrastructure is problematic (especially for a corridor that my neighbors and I use daily).

For that reason, I urge you to disapprove the Neighborhood Evolving policy amendment request.

Thanks for your consideration,

Craig Mangum

1426 McGavock Pike

Nashville, TN 37216

From: Chris Bradshaw [mailto:chris.bradshaw@yahoo.com]
Sent: Wednesday, February 25, 2015 12:14 PM
To: Planning Commissioners
I am writing to urge your disapproval of Item 2A: East Nashville Community Plan Amendment 2015CP-005-001 as published on Friday, 02/20.

I am disappointed to learn that in order to accommodate one proposal that is not supported by the Community Plan, or by the community itself for that matter, the Planning staff are now recommending changing the land use policy for a broader area that has extended along a significant portion of Porter Road and onto other streets in Lockeland Springs as well. Proposing a wide-ranging policy change area for the benefit of one property owner without consulting or notifying the surrounding property or business owners who are also affected or any of the three adjacent neighborhood associations seems unfair and would seem to violate the community participation process that is supposed to be central to NashvilleNext.

The present Neighborhood Maintenance policy permits quite a bit of growth and density while keeping the lot subdivision regulations and design guidance in place that meet our communities' goals of "preserving the general character of existing urban neighborhoods," to use language from the NashvilleNext website. The properties that are located within the proposed policy change areas have not been included in our Eastwood, Lockeland Springs or Rolling Acres Conservation or Contextual Overlay efforts, and we are comfortable with these properties being redeveloped according to the full building entitlements that exist within the base zoning or even for zone changes that meet the present Neighborhood Maintenance policy in the Community Plan.

I support more dense development on these properties that is in line with the current Neighborhood Maintenance policy. I urge you to disapprove the Neighborhood Evolving policy amendment request or any further amendment that is not thoroughly vetted through community meetings with Planning staff present to explain to our neighbors the implications of each policy option and to gauge the community's support for what policy best fits specific parts of our neighborhoods.

Chris Bradshaw

1415 Benjamin St.
Dear Planning Commissioners,

I have been a proud and dedicated citizen of Antioch and I am pleading with you to approve this project. It would increase revenue for area businesses as well as benefitting Metro Davidson County. The citizens of Antioch are in desperate need to have this area back to thriving area it once was - with your votes we can become a place for people to raise their children, shop, dine out and even provide overflow lodging for tourists....

Say Yes to Antioch

Terry O. Willis

From: almasanford@comcast.net
Sent: Thursday, February 26, 2015 10:11 AM
To: Adams, Kelly (Planning)
Cc: Sloan, Doug (Planning); Freeland, Ben
Subject: 2015SP-005-001 Beaman & Turner Properties

Dear Ms. Adams,

I am writing in regard to an item on the Consent Agenda for today's 4:00 p.m. Metropolitan Planning Commission meeting at the Howard Office Building.

We realize there is a chance that item 7b (2015SP-005-001) can be removed from the Consent Agenda. In that instance, we would like for our organization's representative to be allowed to speak for five minutes in favor of the item. Our designated speaker will be Ben Freeland, the founder and a current board member of our organization.
Thank you,

Alma Sanford, Board President
Crossings Nashville Action Partnership
P.O. Box 1712 | Antioch, TN 37011-1712
CNAPNashville@gmail.com
mobile: 615-828-5470

From: James Weaver [mailto:James.Weaver@wallerlaw.com]
Sent: Thursday, February 26, 2015 10:57 AM
To: Planning Commissioners
Cc: James Weaver; Erica Garrison
Subject: Beaman Turner Properties SP and Associated Community Plan Amendment- Agenda Item 7

All,

I’m writing in support of Item Number 7 on your agenda this afternoon. This item is currently on the consent agenda and if the zoning is granted for this 286 acre tract, you will entitle a master planned community that includes residential uses, office uses, and destination retail options designed to provide significant economic benefits to the county and desired shopping opportunities for the residents in the area.

The proposal has the support of the District Councilperson, the community as a whole, and the staff, and we are now asking for your support as well.

The design team on this project has worked tirelessly with the community and your staff to get this proposal right, and we are very proud of the finished product which creates an environment in South Nashville where people can live, work, play and shop in a unique mixed use community.

Should you have any questions in advance of the meeting today, don’t hesitate to contact either myself or Erica Garrison.
Thank you,

James Weaver

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From: Marie McKinney-Oates [mailto:marie.mckinney@gmail.com]
Sent: Thursday, February 26, 2015 10:15 AM
To: Planning Commissioners
Subject: Century Farms - Major Plan Amendment 2015CP-012-001

I won't be able to attend the meeting, but I wanted to let you know that I support the plan. Thanks!
Marie McKinney Oates

Marie McKinney-Oates, MMFT
Nashville Marriage Studio
McKinney Oates Cereal
615.504.0634

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Item 9, Wedgwood & Carvell

(Letter from CM Sandra Moore follows)
February 26, 2015

Chairman Jim McLean and Members
Metropolitan Planning Commission
700 Second Avenue South
Sonny West Conference Center
Nashville, Tennessee 37210

Re: 2015SP-018-001

Dear Chairman McLean and Members:

I will not be able to make the meeting today however these are my concerns on 2015SP-018-001. I am not aware of a documented community meeting that took place for this project and even though the project is small (8 units), I would like to have documentation on all SP projects. I would hope that the applicants on this project would reach out to me about this SP and have further discussion.

Sincerely,

Sandra Moore

Sandra V. Moore
Council Lady, District 17
We had a few surveys returned from adjacent blocks, all in favor – only one was returned where the property owner had no opinion - see attached.

Miriam Drennan
4810 Michigan Avenue

(surveys follow)
Contextual Overlay Survey Form

I/We own the property located at 4800 16th Avenue and have been informed about the contextual overlay as it applies to my/our real estate.

☐ I DO support the contextual zoning overlay on my street.

☐ I DO NOT support the contextual zoning overlay on my street.

☐ I need more information and would like to be contacted via:
   ☐ Telephone during the hours/days of __________________________
   ☐ Email __________________________

☐ I have no opinion on this matter.

Signature #1: __________________________

Signature #2: __________________________

Date: 11/20/14

Required for verification:

Phone #1: 615-442-8377 Phone #2: __________________________

Email #1: mdrennan@comcast.net Email #2: __________________________
Hi, we're your neighbors and wanted to make you aware of this important neighborhood issue. Please review the materials and return your survey form to: Miriam Drennan, 4810 Michigan Avenue, Nashville, TN 37209. You can also scan/email the form to mdrennan@comcast.net. Please return by November 19, 2014. Thank you!

4800 Block, Kentucky Avenue
Contextual Overlay Survey Form

I/We

Stack

own the property located at 4801 Kentucky Ave

and have been informed about the contextual overlay as it applies to my/our real estate.

☑ I DO support the contextual zoning overlay on my street.

☐ I DO NOT support the contextual zoning overlay on my street.

☐ I need more information and would like to be contacted via:
  ☐ Telephone during the hours/days of
  ☐ Email

☐ I have no opinion on this matter.

Signature #1: Bailey

Signature #2:

Date: 11/20/14

Required for verification:

Phone #1: 615-708-5161 Phone #2:

Email #1: bbstack1@comcast.net

Email #2:
Hi, we're your neighbors and wanted to make you aware of this important neighborhood issue. Please review the materials and return your survey form to: Miriam Drennan, 4810 Michigan Avenue, Nashville, TN 37209. You can also scan/email the form to mdrennan@comcast.net. Please return by November 19, 2014. Thank you!

4800 Block, Kentucky Avenue
Contextual Overlay Survey Form

I/We. **Joshua David Whitmore**

own the property located at **4810 Kentucky Ave**

and have been informed about the contextual overlay as it applies to my/our real estate.

☐ I DO support the contextual zoning overlay on my street.

☐ I DO NOT support the contextual zoning overlay on my street.

☐ I need more information and would like to be contacted via:
  ☐ Telephone during the hours/days of ___________________________________
  ☐ Email ___________________________________

☐ I have no opinion on this matter.

Signature #1: __________________________

Signature #2: __________________________

Date: ________________________________

11/17/2014

Required for verification:

Phone #1: 615-243-4158 Phone #2: **NONE**

Email #1: Windermale @ comcast.net

Email #2: Mroosey @ aol.com
Hi, we're your neighbors and wanted to make you aware of this important neighborhood issue. Please review the materials and return your survey form to: Miriam Drennan, 4810 Michigan Avenue, Nashville, TN 37209. You can also scan/email the form to mdrennan@comcast.net. Please return by November 19, 2014. Thank you!

5000 Block, Michigan Avenue
Contextual Overlay Survey Form

I/We [ANITA BRUMAGEN and MATT MELLON]

own the property located at [5004 MICHIGAN AVE, 37209]

and have been informed about the contextual overlay as it applies to my/our real estate.

☑ I DO support the contextual zoning overlay on my street.

☐ I DO NOT support the contextual zoning overlay on my street.

☐ I need more information and would like to be contacted via:
  ☐ Telephone during the hours/days of __________________________
  ☐ Email __________________________

☐ I have no opinion on this matter.

Signature #1: __________________________

Signature #2: __________________________

Date: 11-18-14

Required for verification:

Phone #1: 604-3785  Phone #2: 804-4378

Email #1: anita.brumagen@yahoo.com

Email #2: matt.mellan.79@gmail.com
Hi, we're your neighbors and wanted to make you aware of this important neighborhood issue. Please review the materials and return your survey form to: Miriam Drennan, 4810 Michigan Avenue, Nashville, TN 37209. You can also scan/email the form to mdrennan@comcast.net. Please return by November 19, 2014. Thank you!

5000 Block, Michigan Avenue
Contextual Overlay Survey Form

I/We Larry & Theresa Aeeley

own the property located at 5000 Michigan Ave

and have been informed about the contextual overlay as it applies
to my/our real estate.

☒ I DO support the contextual zoning overlay on my street.
☐ I DO NOT support the contextual zoning overlay on my street.

☐ I need more information and would like to be contacted via:
  ☐ Telephone during the hours/days of __________________________
  ☐ Email ____________________________________________________

☐ I have no opinion on this matter.

Signature #1: Larry Aeeley

Signature #2: Theresa Aeeley

Date: 11-11-14

Required for verification:

Phone #1: 615-415-5476 Phone #2: 615-292-7138

Email #1: aeeley1965@bellsouth.net

Email #2: Same
Hi, we’re your neighbors and wanted to make you aware of this important neighborhood issue. Please review the materials and return your survey form to: Miriam Drennan, 4810 Michigan Avenue, Nashville, TN 37209. You can also scan/email the form to mdrennan@comcast.net. Please return by November 19, 2014. Thank you!

4900 Block, Michigan Avenue
Contextual Overlay Survey Form

I/We __________________________

own the property located at _______________________

and have been informed about the contextual overlay as it applies
to my/our real estate.

☐ I DO support the contextual zoning overlay on my street.

☐ I DO NOT support the contextual zoning overlay on my street.

☐ I need more information and would like to be contacted via:
  ☐ Telephone during the hours/days of ______________________
  ☐ Email ______________________

☐ I have no opinion on this matter.

Signature #1: __________________________

Signature #2: __________________________

Date: __________________________

Required for verification:

Phone #1: 615-638-4333 Phone #2: 615-865-9611

Email #1: __________________________

Email #2: __________________________
Hi, we're your neighbors and wanted to make you aware of this important neighborhood issue. Please review the materials and return your survey form to: Miriam Drennan, 4810 Michigan Avenue, Nashville, TN 37209. You can also scan/email the form to mdrennan@comcast.net. Please return by November 19, 2014. Thank you!

4900 Block, Michigan Avenue
Contextual Overlay Survey Form

We, Carolyn Shy

own the property located at 4900 Michigan Ave

and have been informed about the contextual overlay as it applies to our real estate.

☐ I DO support the contextual zoning overlay on my street.

☐ I DO NOT support the contextual zoning overlay on my street.

☐ I need more information and would like to be contacted via:
  ☐ Telephone during the hours/days of ____________________________
  ☐ Email ____________________________

☐ I have no opinion on this matter.

Signature #1: Carolyn Shy

Signature #2:

Date: Nov 14 2014

Required for verification:

Phone #1: 615 292-5385 Phone #2:

Email #1: cashy@tnmedia.com

Email #2:
4900 Block, Michigan Avenue
Contextual Overlay Survey Form

I/We ___Brenda Linscott___

own the property located at ___4902 Michigan Ave___

and have been informed about the contextual overlay as it applies
to my/our real estate.

☑ I DO support the contextual zoning overlay on my street.

☐ I DO NOT support the contextual zoning overlay on my street.

☐ I need more information and would like to be contacted via:
   ☐ Telephone during the hours/days of _______________________
   ☐ Email _______________________

☐ I have no opinion on this matter.

Signature #1: _______________________

Signature #2: _______________________

Date: _______________________

Required for verification:

Phone #1: ___(615) 400-5023___ Phone #2: _______________________

Email #1: ___brenda@linscott@me.com___

Email #2: _______________________

Hi, we're your neighbors and wanted to make you aware of this important neighborhood issue. Please review the materials and return your survey form to Miriam Drennan, 4810 Michigan Avenue, Nashville, TN 37209. You can also scan/email the form to mdrennan@comcast.net. Please return by November 19, 2014. Thank you!
Item 15, 2015Z-007PR-001 (Rolling Acres/Eastwood contextual overlay)

From: Heidi Hoeft [mailto:heidijoanemail@gmail.com]
Sent: Thursday, February 26, 2015 11:59 AM
To: Planning Commissioners
Cc: Planning Staff; Milligan, Lisa (Planning)
Subject: Letter in SUPPORT of Agenda Item 15: 2015Z-007PR-001, Rolling Acres/Eastwood Contextual Overlay District

I am writing in support of the staff recommendation to approve the application of a Contextual Overlay District to the Rolling Acres neighborhood and part of Eastwood. My neighbors and I purchased our homes in this area because we appreciate the character of the neighborhood, which features mostly 1- or 1-1/2 story homes and cottages. Many of our neighbors participated in the write-in campaign last summer that helped to urge passage of CM Walter Hunt's Metro Council ordinance that created the Contextual Overlay District zoning tool. Now that we helped to pass that ordinance, we are seeking your approval to apply it to our properties.

Your approval of this Contextual Overlay District application will help us to ensure that new homes in our area are similar in height and lot coverage to our surrounding existing homes while leaving some room for expansion and growth. We value our neighborhood's modest home sizes and relatively large yards and your approval of this application will help us to maintain that character as infill development proceeds. We would appreciate your favorable consideration of our neighborhood's wishes on February 26th.

Name: Heidi Hoeft
Address: 621 Skyview Drive, Nashville, TN 37206

From: Chevalier [mailto:chchevalier@gmail.com]
Sent: Wednesday, February 25, 2015 12:42 PM
To: Planning Commissioners
Cc: Planning Staff; Milligan, Lisa (Planning)
Subject: Letter in SUPPORT of Agenda Item 15: 2015Z-007PR-001, Rolling Acres/Eastwood Contextual Overlay District

We are writing in STRONG SUPPORT of the staff recommendation to approve the application of a Contextual Overlay District to the Rolling Acres neighborhood and part of Eastwood. We and our neighbors purchased our homes in this area because we appreciate the character of the neighborhood, which features mostly 1- or 1-1/2 story homes and cottages. Many of our neighbors participated in the write-in campaign last summer that helped to urge passage of CM
Walter Hunt’s Metro Council ordinance that created the Contextual Overlay District zoning tool. Now that we helped to pass that ordinance, we are seeking your approval to apply it to our properties.

Your approval of this Contextual Overlay District application will help us to ensure that new homes in our area are similar in height and lot coverage to our surrounding existing homes while leaving some room for expansion and growth. We value our neighborhood’s modest home sizes and relatively large yards and your approval of this application will help us to maintain that character as infill development proceeds.

We would very much appreciate your favorable consideration of our neighborhood's wishes on February 26th.

Connie Stone Chevalier & Hugues Chevalier
714 Powers Ave
Nashville, TN 37206

From: Mattie Casteel [mailto:mattie.casteel@gmail.com]
Sent: Wednesday, February 25, 2015 12:55 PM
To: Planning Commissioners
Cc: Planning Staff
Subject: Letter in SUPPORT of Agenda Item 15:2015Z-007PR-001, Rolling Acres/Eastwood Contextual Overlay District

We are writing in STRONG SUPPORT of the staff recommendation to approve the application of a Contextual Overlay District to the Rolling Acres neighborhood and part of Eastwood. We and our neighbors purchased our homes in this area because we appreciate the character of the neighborhood, which features mostly 1- or 1-1/2 story homes and cottages. Many of our neighbors participated in the write-in campaign last summer that helped to urge passage of CM Walter Hunt’s Metro Council ordinance that created the Contextual Overlay District zoning tool. Now that we helped to pass that ordinance, we are seeking your approval to apply it to our properties.

Your approval of this Contextual Overlay District application will help us to ensure that new homes in our area are similar in height and lot coverage to our surrounding existing homes while leaving some room for expansion and growth. We value our neighborhood’s modest home sizes and relatively large yards and your approval of this application will help us to maintain that character as infill development proceeds.

We would very much appreciate your favorable consideration of our neighborhood’s wishes on February 26th.
From: Katherine Sjoblom [mailto:kfsjob@outlook.com]
Sent: Wednesday, February 25, 2015 1:26 PM
To: Planning Commissioners
Cc: Planning Staff
Subject: Letter in SUPPORT of Agenda Item 15: 2015Z-007PR-001, Rolling Acres/Eastwood Contextual Overlay District

We are writing in STRONG SUPPORT of the staff recommendation to approve the application of a Contextual Overlay District to the Rolling Acres neighborhood and part of Eastwood. We and our neighbors purchased our homes in this area because we appreciate the character of the neighborhood, which features mostly 1- or 1-1/2 story homes and cottages. Many of our neighbors participated in the write-in campaign last summer that helped to urge passage of CM Walter Hunt’s Metro Council ordinance that created the Contextual Overlay District zoning tool. Now that we helped to pass that ordinance, we are seeking your approval to apply it to our properties.

Your approval of this Contextual Overlay District application will help us to ensure that new homes in our area are similar in height and lot coverage to our surrounding existing homes while leaving some room for expansion and growth. We value our neighborhood’s modest home sizes and relatively large yards and your approval of this application will help us to maintain that character as infill development proceeds.

We would very much appreciate your favorable consideration of our neighborhood’s wishes on February 26th.

Jason Powell & Katherine Sjoblom
718 Powers Ave
Nashville, TN 37206

-----Original Message-----
From: Rebecca Frazier [mailto:rebecca@hitandrunbluegrass.com]
Sent: Thursday, February 26, 2015 9:33 AM
To: Planning Commissioners
Cc: Planning Staff; Brett Withers; Milligan, Lisa (Planning)
Subject: Letter in SUPPORT of Agenda Item 15: 2015Z-007PR-001, Rolling Acres/Eastwood Contextual Overlay District

I am writing in support of the staff recommendation to approve the application of a Contextual Overlay District to the Rolling Acres neighborhood and part of Eastwood.

We chose this neighborhood because we could foresee a lifetime in our home. We appreciate the character of the neighborhood, which features mostly 1- or 1-1/2 story homes and cottages and relatively large yards in which our children can play. In other parts of Nashville, we saw much larger homes for a similar price point; however, we specifically chose Skyview Drive and Rolling Acres because of its character and the types of community-oriented families that choose to live here.

We are not interested in our own or others' short term financial gain, if it means destroying the character of our neighborhood with new construction that is out of character with the rest of the neighborhood. Many people on Skyview have lived here for decades. This is a neighborhood in which you'll find ninety year olds who have lived here since 1946.

Many people choose to live on Skyview Drive because of its golf course views. This was a large factor for us when choosing our home. Recently, our skyline has been littered with 50 foot tall, zero lot line construction on Bushnell and McEuen. It is quite clear that, if the Contextual Overlay does not pass, Skyview Drive will become a mish-mash of 45 foot tall, out-of-proportion new construction scattered amongst the current 1940's modest homes. Our organically built community will be splintered.

Your approval of this Contextual Overlay District application will help us to ensure that new homes in our area are similar in height and lot coverage to our surrounding existing homes while leaving some room for expansion and growth. We value our neighborhood's modest home sizes and relatively large yards. Your approval of this application will help us to maintain that character as infill development proceeds.

I personally knocked on every single door on Hackberry Lane, Shady Lane, and Skyview Drive (south of Eastland) between November 2014 and January 2015. I think it is telling that nobody signed "No" on the Contextual Overlay forms that I collected. We have received majority "Yes" on the forms. We homeowners stand to gain the most financially if we were to sell our homes to investors who want to tear them down and build large homes. Yet the majority of us will choose preserving our neighborhood's character over that financial gain, because we value our neighborhood.

We would appreciate your favorable consideration of our neighborhood's wishes on February 26th.

Sincerely,
Rebecca Frazier
626 Skyview Drive

From: Anna Caruso [mailto:annaccaruso@hotmail.com]
Sent: Wednesday, February 25, 2015 10:32 PM
To: Planning Commissioners
Cc: Planning Staff; Milligan, Lisa (Planning)
Subject: Letter in SUPPORT of Agenda Item 15: 2015Z-007PR-001, Rolling Acres/Eastwood Contextual Overlay District

To whom it may concern,

I am writing in support of the staff recommendation to approve the application of a Contextual Overlay District to the Rolling Acres neighborhood and part of Eastwood. My neighbors and I purchased our homes in this area because we appreciate the character of the neighborhood, which features mostly 1- or 1-1/2 story homes and cottages. Many of our neighbors participated in the write-in campaign last summer that helped to urge passage of CM Walter Hunt's Metro Council ordinance that created the Contextual Overlay District zoning tool. Now that we helped to pass that ordinance, we are seeking your approval to apply it to our properties.

Your approval of this Contextual Overlay District application will help us to ensure that new homes in our area are similar in height and lot coverage to our surrounding existing homes while leaving some room for expansion and growth. We value our neighborhood's modest home sizes and relatively large yards and your approval of this application will help us to maintain that character as infill development proceeds. We would appreciate your favorable consideration of our neighborhood's wishes on February 26th.

Sincerely,

Anna Hayden
513 Skyview Drive
Nashville, TN 37206

From: Jess Leary [mailto:learyjess@aol.com]
Sent: Saturday, February 21, 2015 11:40 AM
To: Planning Commissioners
Subject: Re: Contextual Overlay District

Subject: Letter in SUPPORT of Agenda Item 15: 2015Z-007PR-001, Rolling Acres/Eastwood Contextual Overlay District
I am writing in support of the staff recommendation to approve the application of a Contextual Overlay District to the Rolling Acres neighborhood and part of Eastwood. My neighbors and I purchased our homes in this area because we appreciate the character of the neighborhood, which features mostly 1- or 1-1/2 story homes and cottages. Many of our neighbors participated in the write-in campaign last summer that helped to urge passage of CM Walter Hunt's Metro Council ordinance that created the Contextual Overlay District zoning tool. Now that we helped to pass that ordinance, we are seeking your approval to apply it to our properties.

Your approval of this Contextual Overlay District application will help us to ensure that new homes in our area are similar in height and lot coverage to our surrounding existing homes while leaving some room for expansion and growth. We value our neighborhood's modest home sizes and relatively large yards and your approval of this application will help us to maintain that character as infill development proceeds. We would appreciate your favorable consideration of our neighborhood's wishes on February 26th.

Thankyou!

Jess Leary
804 MCCARN ST 37206

From: Nick Worley [mailto:nickworley@gmail.com]
Sent: Friday, February 20, 2015 4:56 PM
To: Planning Commissioners
Cc: Planning Staff; Milligan, Lisa (Planning)
Subject:

I am writing in support of the staff recommendation to approve the application of a Contextual Overlay District to the Rolling Acres neighborhood and part of Eastwood. My neighbors and I purchased our homes in this area because we appreciate the character of the neighborhood, which features mostly 1- or 1-1/2 story homes and cottages. Many of our neighbors participated in the write-in campaign last summer that helped to urge passage of CM Walter Hunt's Metro Council ordinance that created the Contextual Overlay District zoning tool. Now that we helped to pass that ordinance, we are seeking your approval to apply it to our properties.

Your approval of this Contextual Overlay District application will help us to ensure that new homes in our area are similar in height and lot coverage to our surrounding existing homes while leaving some room for expansion and
growth. We value our neighborhood's modest home sizes and relatively large yards and your approval of this application will help us to maintain that character as infill development proceeds. We would appreciate your favorable consideration of our neighborhood's wishes on February 26th.

Nick Worley

704 skyview dr.

Thanks, Nick

From: John Madole [mailto:johnm@americanconstructors.us]
Sent: Wednesday, February 25, 2015 3:45 PM
To: Planning Commissioners; Planning Staff; Milligan, Lisa (Planning)
Subject: Letter in Support of Planning Commission Agenda Item 15 at Tomorrow Evenings Meeting

Ladies and Gentlemen:

Please see my attached letter in support of Agenda Item 15; 2015Z-007PR-001 Rolling Acres/Eastwood Contextural Overlay.

John D. Madole
Vice President
2900 Vanderbilt Place
Nashville, Tennessee  37212
615.329.0123 P
615.320.7966 F
www.americanconstructors.us

(letter follows)
February 25, 2014

Metropolitan Planning Commission
700 Second avenue South
Nashville, TN

Subject: Letter in SUPPORT of Agenda Item 15: 2015Z-007PR-001, Rolling Acres/Eastwood Contextual Overlay District

Dear Planning Commissioners and Staff:

I am writing in support of the staff recommendation to approve the application of a Contextual Overlay District to the Rolling Acres neighborhood and part of Eastwood. My neighbors and I purchased our homes in this area because we appreciate the character of the neighborhood, which features mostly 1- or 1-1/2 story homes and cottages.

In addition to being a resident of this neighborhood I am also a commercial builder. I am one of the principal owners of American Constructors, Inc. located in Nashville. In the past 30 years I have built numerous projects including the Schermerhorn Symphony Center, The Country Music Hall of Fame, Belmont Concert Hall, the Wildhorse Saloon, ASCAP, Sony Music Publishing, EMI Music and many all others projects within Davidson County. All of these projects went through significant review by the planning commission and metro codes department to ensure the facilities integrated well within the architecture and aesthetic character of the location. Some were built in the blighted areas of old Sobro and served to spark future development which is now booming in this area.

What is currently happening in our east Nashville neighborhood is development of multiple, extremely large, three story residences (some connected; some not connected) that are not in character with our neighborhoods and in our opinion detract from the aesthetic appeal of the area. Our neighborhoods have previously undergone significant renovations and are not blighted areas. As such, we do not benefit from this unbridle development of these huge homes which dwarf the typical cottage style home built in the mid-1940’s.
Letter in SUPPORT of Agenda Item 15:  2015Z-007PR-001, Rolling Acres/Eastwood Contextual Overlay District

We ask you give us the ability to protect what we have all worked so hard to create in East Nashville. We are a part of those people who have rebuilt East Nashville. We are the entrepreneurs, mom & pop shop owners, restaurateurs, young architects, builders, engineers, school teachers and lawyers, artist and musicians that chose to live in east Nashville and make it home. We don’t have a desire to become the next Brentwood. We like what we have and ask you to give us the ability to protect what we have by restricting this type of development.

Your approval of this Contextual Overlay District application will help us to ensure that new homes in our area are similar in height and lot coverage to our surrounding existing homes while leaving some room for expansion and growth. We value our neighborhood's modest home sizes and relatively large yards and your approval of this application will help us to maintain that character as infill development proceeds. We ask that you support our desire to protect our neighborhood from development not characteristic of existing home design and appreciate your favorable consideration of our neighborhood's wishes on February 26th.

Thank you for your consideration.

Sincerely,

[signature]

John D. Madole
Item 21, Resub Lot 6, The Robert H. DeMoss 69-Acre Tract

From: Tim O'Brien [mailto:tobrien14@yahoo.com]
Sent: Wednesday, February 25, 2015 10:06 PM
To: Planning Staff
Cc: Erin O'Brien
Subject: Metro Planning Commission - Feb. 26th Hearing

I write to express my opposition to Metro Planning Commission Case 2015S-024-001, which requests approval to create two lots on the property at 5408 Granny White Pike (map 145, parcel 053).

My family and I live at 5408 Camelot Road (map 145, parcel 003), which borders the property in question on two sides.

The property has a wide border along Granny White Pike, then narrows to a much smaller width towards the back of the property. Splitting the property into two lots will inevitably lead to a residence—or even worse multiple residences—being developed in that narrow section of property, much closer to neighboring homes than is standard for the area. This presents a privacy concern for myself and for my neighbors, whose homes would border this smaller, more narrow parcel. The space we currently enjoy between our homes is in jeopardy.

It is rare to find an area within Davidson County that still has more spacious properties that are not one of the large plantation-style estates. Since moving to the area three years ago, tremendous development has occurred along Granny White Pike. Wooded areas are being destroyed and replaced by tightly packed neighborhoods. Closer to Green Hills, lots are being divided one after another and cookie-cutter homes are popping up everywhere. My wife and I were attracted to this area because of the quiet atmosphere, large lots, and unique character. Once again, another developer wants to carve up precious land for a profit right in our backyard.

Rather than divide the land, I’m certain that a single family home on the existing lot could both preserve the character of the neighborhood and remain extremely profitable for any developer.
I urge you to oppose the proposal to subdivide 5408 Granny White Pike.

Sincerely,

Tim O'Brien
5408 Camelot Road
Brentwood, TN 37027