

Comments on June 23, 2016 Planning Commission agenda items, assembled June 17, 2016

Item 22 – Murfreesboro Pike UDO at Una Antioch

From: Ed Freeman [<mailto:ed@storplace.com>]

Sent: Tuesday, May 24, 2016 2:47 PM

To: Planning Staff

Subject: Murfreesboro pike UDO

Dear sir/madam;

I am the property owner for 2156 Murfreesboro Pike. I oppose the applying an Urban Design Overlay for this area of Nashville.

Thank-you for your consideration,

Ed

J. Edmond Freeman, Jr.

Managing Partner

(615) 397-6981 cell

(615) 383-3111 x 202 office

Item 24 – Burgess Ave/Corbett Lane/Orlando Ave/Patina Circle/Rural Ave rezoning

From: Will Prettyman [<mailto:prettwd@gmail.com>]

Sent: Thursday, June 16, 2016 3:34 PM

To: Birkeland, Latisha (Planning)

Cc: Planning Commissioners; Sloan, Doug (Planning); Burnette, Brandon (Planning)

Subject: Zoning Case 2016Z-062PR-001, Council Bill No. BL2016-294

Latisha,

First, I would like to thank you and the planning staff for your hard work in reviewing this case. I know that the Planning Department wants to continue to make Nashville a great place to live, work, and play. I know that the staff will be making a recommendation to the Planning Commission soon, so I appreciate your quick consideration.

As a resident of the area I would like to express my views on this rezoning case, which I have discussed with my Councilperson, Kathleen Murphy. In our discussions, we have agreed that it is appropriate to rezone Patina Circle to RS7.5 as these are newer single family homes. However, for the remainder of the area, I believe that the current zoning of R6 is appropriate for a few reasons:

1. Any redevelopment that has taken place in this area has added more charm to the neighborhood, and brought more affordable duplex homes to the area. An medium residential R6 zoning would keep redevelopment moving in the area and bring affordable options for young professionals to move to the area. If any redevelopment were to occur in this area as an RS7.5 rezoning, the new houses would have to be pretty expensive in order for it to make financial sense for a developer. And as we all know, affordable housing is becoming more scarce everyday in Nashville.
2. Many homes in area are in need of rehabilitation or redevelopment as they are starting to reach the end of their service life. Some homes on Rural Ave were built in 1940 and 1942. It is hard to say, but if the area is rezoned to RS7.5, it may be a very long time before it makes financial sense to redevelop these lots. Keeping the zoning as R6 would encourage redevelopment of these lots, and, in my opinion, improve the neighborhood.
3. Allowing duplexes in the area, especially along Rural Ave and Burgess Ave, seems to appropriate as it is bordered by existing multifamily uses (Richland Creek Apartments & West End Terrace) and the commercial corridor on White Bridge Rd.
4. As you know, it states in the NashvilleNext Special Policy Area 07-T3-NM-03, "Because of the established character, healthy housing mix, and infrastructure of this area, the intent is to retain the existing zoning districts, although rezoning R20 districts to a RS district would be acceptable." The planning department did a great job with NashvilleNext and this Special Policy Area is no exception.
5. Duplexes have been in the area for a long time. This is indicated by the existing duplexes, built in 1979, on Parcels 214, 215, 216 & 217.

I understand that the Planning Staff considers many things in the recommendation to the Planning Commission, and I am not aware of all of those considerations. Therefore, any insight on the staff's view on this rezoning would be well received. Thanks again for your hard work, time, and consideration.

Will Prettyman

169 Rural Ave

Nashville, TN 37209

From: ed lambert [<mailto:ghiaboy@hotmail.com>]

Sent: Wednesday, June 15, 2016 4:22 PM

To: Planning Staff

Cc: Mendes, Bob (Council Member)

Subject: Support for Rezoning Orlando, Burgess, Rural, Corbett Planning Case: 2016Z-062PR-001 BL2016-294

I support the proposed rezoning of Orlando, Rural, and Corbett streets. My wife and I looked for a home for long time before deciding on this neighborhood and we choose a smaller older home to save energy and live close enough to walk and bicycle to the store and work. We cherish the quiet established charm of the older homes and mature trees and yards as well as the friendly down to earth older neighbors. We need these trees and green spaces to offset the pollution of increased traffic and infill development that has houses built without yards or trees. Summers are getting hotter and losing trees makes this worse. http://www.treesaregood.com/treecare/resources/benefits_trees.pdf. We have noticed a great increase in traffic and speeding on these streets and an increase in density is only going to make this worse.

As a native Nashvillian, I am saddened to see so much of my home town torn down and replaced by overpriced, ugly, out of scale apartments & homes ridiculously crammed 2 on a lot as well as upscale expensive restaurants, bars and stores. Development of this short-sighted, wasteful, environmentally damaging, profit focused, gentrifying nature is a unsustainable cancer, a growth that eventually kills the host. Enough already.

Ed Lambert,

5620 Meadowcrest Lane

Nashville, TN 37209

From: Murphy, Kathleen (Council Member)
Sent: Friday, June 03, 2016 12:00 PM
To: Planning Staff
Subject: Fwd: Zoning Change Along Burgess, Orlando and Rural Avenues

Thank you,

Councilwoman Kathleen Murphy

615-422-7109

Begin forwarded message:

From: <hnjparmer@comcast.net>
Date: June 3, 2016 at 11:50:25 CDT
To: <kathleen.murphy@nashville.gov>
Subject: Zoning Change Along Burgess, Orlando and Rural Avenues

We wish to inform you we are strongly in favor of changing the zoning along Burgess Ave, Orlando Ave and Rural Ave in the 37209 zip code area.

Please refer to:

Case #2016Z-062PR-01

Bill #BL2016-294

Sincerely,

Henry and Joan Parmer

5406 Burgess Avenue

Nashville TN 37209

(615) 356-7205

From: ryan shelton [<mailto:rshelton1980@gmail.com>]
Sent: Tuesday, May 24, 2016 1:58 PM
To: Birkeland, Latisha (Planning)
Cc: Burnette, Brandon (Planning); Milligan, Lisa (Planning)
Subject: Case 2016Z-062PR-001

Latisha, I would like to express my opposition to the rezoning of the properties located along Burgess Ave, Corbett Ln, Orlando Ave, Patina Cir, and Rural Ave from R6 to RS7.5. What are the options for me and my neighbors to fight this rezoning? Thank you.

From: Will Prettyman [<mailto:wprettyman@bargecauthen.com>]
Sent: Tuesday, May 24, 2016 11:58 AM
To: Birkeland, Latisha (Planning)
Cc: Burnette, Brandon (Planning); Milligan, Lisa (Planning)
Subject: RE: Case 2016Z-062PR-001

Latisha, please see the attachment from the NashvilleNext Community Plan for West Nashville for Special Policy Area 07-T3-NM-03 that states, "The R6 zoned area should not be rezoned to RS7.5 because too many duplexes would be made nonconforming by such a zone change." Please consider this statement in your recommendation to the Planning Commission. Thank you.

Will Prettyman

169 Rural Ave

Nashville, TN 37209

Cell: 404-444-5961

From: Will Prettyman
Sent: Tuesday, May 24, 2016 10:17 AM

To: 'Latisha.Birkeland@nashville.gov' <Latisha.Birkeland@nashville.gov>

Subject: Case 2016Z-062PR-001

Latisha, I would like to express my opposition to the rezoning of the properties located along Burgess Ave, Corbett Ln, Orlando Ave, Patina Cir, and Rural Ave from R6 to RS7.5. What are the options for me and my neighbors to fight this rezoning? Thank you.

Will Prettyman

169 Rural Ave

Nashville, TN 37209

Cell: 404-444-5961

(attachment follows)

Special Policy Area 07-T3-NM-03 – Knob Road, Orlando Avenue and White Bridge neighborhoods

West Nashville’s T3 Suburban Neighborhood Maintenance Area 3 is referenced as 07-T3-NM-03 on the accompanying map. It consists of the Knob Road, Orlando Avenue, and White Bridge neighborhoods on both sides of White Bridge Road south of Charlotte Pike. In this area, the following special policies apply. Where the special policy is silent, the guidance of the T3 Suburban Neighborhood Maintenance Policy applies.

Zoning Districts

This area contains six residential zone districts, four of which yield a generally low- to medium-density range of development: R6 and R20, which permit single- and two-family homes on minimum parcel sizes of 6,000 square feet and 20,000 square feet, respectively; and RS7.5 and RS10, which permit only single-family homes on minimum parcel sizes of 7,500 and 10,000 square feet, respectively. The fifth and sixth residential zone districts, RS3.75 and RM20, permit medium-high densities of development. The RS3.75 district permits only single-family homes on lots as small as 3,750 square feet. The RM20 district permits single-, two- and multifamily housing at densities up to 20 units per acre. **Because of the established character, healthy housing mix, and infrastructure of this area, the intent is to retain the existing zoning districts, although rezoning the R20 districts to a RS district would be acceptable. The R6 zoned area should not be rezoned to RS7.5 because too many duplexes would be made nonconforming by such a zone change.** No further RS3.75 or RM20 zoning should be placed within the area because of its dominant established character and limited street network.

Building Types

This area is characterized primarily by detached single-family houses mixed with occasional two-family buildings. To maintain the established character, zoning districts that would permit residential building types other than “house” are not recommended.

The building type “Detached Accessory Dwelling Unit” may be appropriate

