

## **Comments on April 11 MPC agenda items, received through April 5**

### **Item 16a: 2019SP-005-001 – East Nashville Community Plan Amendment and Item 16b: 2019Z-004PR-001 North 6<sup>th</sup> Street**

From: Lillian Frey [mailto:revs37160@bellsouth.net]  
Sent: Thursday, March 28, 2019 4:37 PM  
To: Planning Commissioners  
Subject: North 6th

We are not in an agreement with what secret plans the project managers are planning on North 6th Street. First of the the developers at the last meeting could not show exactly what they want to dump on this neighborhood. We, voters of Nashville are against these secret plans.

Sent from my iPhone Lillian Frey, M.ED.

## **Item 2a: 2019CP-006-002 – Bellevue Community Plan Amendment and Item 2b: 2019SP-007-001 – Sonya Drive Mixed Use SP**

From: venk mani [[mailto:venk\\_mani@hotmail.com](mailto:venk_mani@hotmail.com)]

Sent: Wednesday, January 30, 2019 8:55 PM

To: Planning Staff

Cc: Grider, Anna (Planning)

Subject: case#: 2019SP-007-001/2019CP-006-002

To: Metro Planning Commission

We are the owners of the property across the proposed zone change request. We are very much concerned about increased traffic in Old Hickory Blvd. which is currently used by many residents who live in multiple apartment complexes, condominiums, single family dwellers, and pedestrians using the road for public transportation.

The proposed additional hotel, commercial space, and multiple family units will increase congestion of traffic in an already heavily congested road, thereby increasing the chances for accidents and cause less safety for pedestrians who use public transportation.

In addition the current community character of the area will become a highly commercialized zone that might increase crime.

Due to above reasons we oppose the proposed zoning changes request and community plan amendment.

Hope you will consider our request favorably.

Thank you

Sincerely,

Usha and Venk Mani

## Item 5: 2019SP-006-001 – 3<sup>rd</sup> Avenue North SP

**From:** Mark Graziano [<mailto:mark.graziano.13@gmail.com>]

**Sent:** Friday, March 29, 2019 3:28 PM

**To:** Planning Staff; O'Connell, Freddie (Council Member)

**Subject:** Case #: 2019SP-006-001

Good Afternoon,

I wanted to send along my wife and my personal remarks on the rezoning case for the plots of land on 3rd Ave N and Coffee St. I am not sure why the hearing dates keep being postponed, but since I travel frequently for work and my wife has an inconsistent night shift schedule, we do not want to run the risk of a new date being set that we cannot make and our concerns being unheard.

We are strongly opposed to the rezoning and we hope you will agree with us. The attached document was written after we could not make one of the rescheduled hearings and our neighbors, who share our concerns, planned to read it in our absence.

Please feel free to call or message me with any questions in the meantime. Thank you.

Mark Graziano

703.409.9942

Metro Planning Commission and Metro Council,

Thank you for allowing the community an opportunity to share our thoughts on this latest rezoning request. Aly and I wish we could be here in person. Thankfully, our neighbors were kind enough to make sure our voices were still heard.

Aly and I recently purchased our home in Salemtown after 4 four years of living in Nashville. Over those years, we have been lucky enough to live in multiple neighborhoods. This has allowed us to see firsthand how cognizant the metro government has been in ensuring Nashville's rapid growth does not alter the character of the city and its neighborhoods. The request to rezone and allow the construction of 25 multi-family residential units is inconsistent with the character of Salemtown.

We are opposed to the rezoning because the construction of such a development is out of line with the comprehensive plan of the area. According to the North Nashville Community Plan, Salemtown's community character is classified as T4 Urban Maintenance (T4 NM). This character classification is primarily defined by the Planning Department's intent to "retain the existing character of the neighborhood". We believe the R6-A zoning is more respectful of the existing character.

The developer has not demonstrated the need for rezoning in information provided to the community. To our knowledge, Salemtown has not experienced a significant change in the circumstances and we see no reason to believe the current zoning was a mistake by the Metro Planning Department. At this time, the rezoning request appears to be based solely on the desire to develop more residences. We do not believe this is a reasonable justification.

Lastly, this rezoning would be inconsistent with current orderly development of the neighborhood. While Salemtown is walkable, many everyday errands still require a car. With 25 units, it is not unreasonable to believe there will be at least two cars per household. Based on the current rendering, all 25 units would share eight visitor spaces. This is also assuming that none of the units will be used as short-term rentals, where owners attempt to maximizing potential occupancy. 4<sup>th</sup> Avenue North where it intersects with Coffee Street is at capacity nearly every day, and parking on 3<sup>rd</sup>

Avenue North and in the alley is prohibited. This leaves Coffee Street as the only other place for overflow. Coffee Street is narrow, and since that is many residents' primary route to get to I-65, a bottleneck in this location could prove problematic day to day or in the event of an emergency.

While we respect the developer's right to develop their land, we would like them to respect the potential impact they will have on the community. Development must align with the community vision.

Respectfully,

Mark and Aly Graziano

**Please see attachments on the following pages.**

**See letter from Councilmember Kathleen Murphy on following page.**

## Item 31: 2019Z-044PR-001 – 1315 Lischey Avenue

**From:** stacy@easeuptravel.com [mailto:stacy@easeuptravel.com]

**Sent:** Thursday, March 28, 2019 9:49 AM

**To:** Planning Commissioners

**Subject:** March 28 agenda - Item 31 (2019Z-044PR-001)

I support staff's recommendation for disapproval of this application.

While I applaud the owner's desire to redevelop the property, the idea of commercial spaces mixed with residential use is inappropriate for this location. Without a site plan to review, it is difficult to envision how this 0.37 acre property will accommodate such development.

The applicant has not approached the neighborhood leadership for an opportunity to present plans. While neighbors would like to see the property see improvements, the majority encourage changes that enhance and are appropriate to the surrounding homes.

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