

Comments on July 27, 2017 Planning Commission agenda items, received July 21-25

Item 3, East Trinity Lane SP

From: Davis, Ashonti [mailto:DavisA17@aetna.com]
Sent: Monday, July 24, 2017 4:37 PM
To: Rickoff, Abbie (Planning)
Subject: RE: 2017SP-035-2017 - Item 3 on July 27, 2017 Consent Agenda

Hi, Ms. Rickoff,

I am writing to ask that Item 3 on the Consent Agenda be removed (Agenda No. 2017SP-035-2017). Also, I would like to reiterate the comments from my earlier email (which is attached). Specifically, the objections focus on how the proposed development permits density that far exceeds the infrastructure of the current area and erodes the character of the existing neighborhood.

Thank you,

Ashonti

(earlier email appears below)

From: Davis, Ashonti [mailto:DavisA17@aetna.com]
Sent: Monday, July 10, 2017 2:56 PM
To: Rickoff, Abbie (Planning)
Cc: Ashonti Davis
Subject: RE: Specific Plan 2017SP-035-2017 - Item 15 on July 13, 2017 Agenda

Dear Ms. Rickoff,

I am writing to express my concerns about the proposed rezoning, as reflected in 2017SP-035-2017. The proposed rezoning adversely affects the existing neighborhood that already exists on Edwin Street, an entirely residential street. A list of the problems that would result from the proposed rezoning include, but not limited to:

- Increase in Traffic
- Inadequate Parking
- Inadequate Infrastructure
- Detrimental Environmental impact

As your report rightly noted, there are thousands of trees in the proposed area, and a development of 190 units would irreparably harm that area. With the unique topography of that area, it is unlikely that the trees can be preserved and maintained, with such a large development despite best efforts. Also, Edwin Street is a residential neighborhood with single family homes, and placing such a large development in a quiet neighborhood ruins the existing character of that neighborhood. Additionally, a narrow and dangerous curve runs adjacent to the proposed development and rezoning area, and adding additional homes without addressing the impact on infrastructure and traffic is problematic.

This proposed rezoning seems similar to the issues with the proposed development on Elvira Street, a couple of years ago, and it is a similar attempt to destroy the character of an existing neighborhood without considering this development in conjunction with the remaining proposed development for this specific area.

I ask that this item be removed from the Consent Agenda.

Kindest Regards,

Ashonti Davis

321 Edwin Street, 3720

Item 16, Whitland Area Neighborhood Conservation Overlay District

From: Stack, Kevin [mailto:kevin.stack@Law.Vanderbilt.Edu]

Sent: Friday, July 21, 2017 2:15 PM

To: Planning Commissioners

Subject: Re: 2017NHC-004-001 and 2017Z-079PR-001

Dear Metro Planning Commission,

Attached please find a comment letter regarding the proposed legislation referred to in the subject line scheduled for July 27 and Aug 1 meetings.

Thank you for your consideration.

Yours sincerely,

Kevin Stack

(attachment follows)

219 Carden Ave.
Nashville, TN 37205
Cell: 615-686-0689
kevin.stack@vanderbilt.edu

July 21, 2017

Via email to
planning.commissioners@nashville.gov
Metropolitan Planning Commission
Nashville, TN

RE: Overlay for Carden Ave., 2017NHC-004-001
Downzone for Carden Ave., 2017Z-079PR-001

Dear Commissioners:

We are the homeowners of the property located at 219 Carden Ave., Nashville. We write with two purposes.

First, we want to express our support for the extension of the Whitland Avenue Overlay to Carden Ave. that Council Member Kathleen Murphy has proposed in response to neighborhood concerns. Our neighborhood and house are on the National Register of Historic Places; the neighborhood has many homes from the 1920s and before. In the last few years, developers have been buying homes in our neighborhood, tearing them down, and building properties with enormous square footage that seems only justified as a means of increasing the sale price of their development property. Moreover, in this transactional approach to the neighborhood, developers have been constructing homes that do not fit its historic character. We believe that the Overlay is a way of preserving the overall look and feel of our neighborhood without unduly constraining property owners' interests. Council Member Murphy has done an excellent job educating the neighborhood about these options, including holding multiple, well advertised and well attended public meetings.

Second, we request an opt-out of the proposed downzone of Carden Ave. from R8 to RS7.5 for our home at 219 Carden Ave. We communicated this request to Council Member Murphy; based on a conversation with staff at the Planning Department, we believe that our opt-out request is currently embodied in the staff revision of the legislation. We believe that the character of the neighborhood can be adequately and effectively preserved by the Overlay, and that the proposed downzone is not necessary to achieve this purpose. In our neighborhood, there always been many out buildings in back yards to accommodate students, the elderly, and others seeking more affordable housing in the center of west Nashville. We would like to preserve the options allowed by the R8 zoning classification for our property, and believe that they are part of the value of our property. We understand that the proposed downzone is supported by some others who live on our street. As a result, we are not arguing against the downzone in general; we are just requesting an opt-out for our property at 219 Carden Ave.

Thank you for your work on the Commission and for considering this request.

Yours sincerely,


Kevin M. Stack & Josephine K. Robins

Item 21, Grandview Drive/Granny White Pike/Ackerman Court rezoning

From: Ree Crabtree [mailto:reecrabtree@gmail.com]
Sent: Monday, July 24, 2017 11:12 PM
To: Planning Commissioners
Cc: Pulley, Russ (Council Member); Rickoff, Abbie (Planning)
Subject: Grandview Dr. and Ackerman Ct. RS10 Zoning – 2017Z-063PR-001

Dear Commissioners;

I write to you today in support of the proposed contextual overlay RS10 (**Case 2017Z-063PR-001**) for Grandview Drive and Ackerman Court. My husband and I have lived on Grandview for 10 years and felt fortunate that our street had avoided the 2 houses on 1 lot trend. Our street, between Granny White Pike and Lealand, had retained its original character with charming 1940 cottages until recently when builders began tearing down homes.

Over the last year, this area has changed dramatically. On some streets the number of houses have doubled changing the charm of the area. Congestion is high. Cars are parked on the streets limiting the amount of space kids can ride their bikes and speed limits are not being observed. We have no sidewalks in our neighborhood making it difficult to walk or run. Water pressure is low. The roads are being destroyed by all the construction vehicles.

We love Nashville and welcome our new neighbors but are begging you to limit one house per lot (RS10) and the height of the house. We desperately want to keep the charm, trees, and land that attracted us to this area when we purchased our home.

Thank you for your support in this matter.



Marie (Ree) Crabtree

1113 Grandview Dr

Nashville TN 37204

From: Rickoff, Abbie (Planning)

Sent: Tuesday, July 25, 2017 8:00 AM

To: Planning Commissioners

Subject: FW: remove from consent agenda Zone Change 20167Z-063PR-001 ITEM 21

Please see below (2017Z-063PR-001).

From: Rickoff, Abbie (Planning)

Sent: Tuesday, July 25, 2017 7:59 AM

To: 'Elaine Bright'

Subject: RE: remove from consent agenda Zone Change 20167Z-063PR-001 ITEM 21

Hi Elaine,

Thank you. We will remove this item from the consent agenda. I suggest emailing Councilmember Pulley, emailing planning.commissioners@nashville.gov, and also plan on attending the meeting on Thursday, where you will have an opportunity to speak. All public comments are made part of the public record. In addition, all meetings are available for viewing after the meeting on [YouTube](#).

I will forward this email to planning.commissioners@nashville.gov for your convenience.

From: Elaine Bright [<mailto:elainebright@bellsouth.net>]

Sent: Monday, July 24, 2017 5:22 PM

To: Rickoff, Abbie (Planning)

Subject: remove from consent agenda Zone Change 20167Z-063PR-001 ITEM 21

As we discussed today, I wish that this item be removed from consent agenda so that I might speak to 1001 grandview exemption or otherwise oppose the downzoning.

As you suggested, I have sent an email to Russ Pulley to ask for support. It was my understanding you thought he might be out of town. If he is to not attend this meeting as you indicated, how will I know if he is sending someone or sending correspondence to support my request?

elaine bright, aia LEED AP BD+C

Bright Ventures Architectural Consulting

615.292.3053

elainebright@bellsouth.net

<http://www.linkedin.com/in/brightventures>

From: Mackey Luffman [mailto:mrluffmanusn@gmail.com]

Sent: Sunday, July 23, 2017 1:46 PM

To: Planning Commissioners

Cc: Pulley, Russ (Council Member); Rickoff, Abbie (Planning)

Subject: Support for Grandview and Ackerman Zoning Change to RS10, Case 2017Z-063PR-001

Dear Members of the Planning Commission,

I am writing in support of the proposed change to RS-10 zoning for Grandview Dr. (between Granny White and Leland) and Ackerman Ct. (Case 2017Z-063PR-001.) My family's home is located at 3701 Ackerman Court within the proposed boundary.

I know many of my neighbors have raised the issue of preserving the architectural texture and character of the neighborhood; I would also like to raise the rezoning to RS-10 as an issue of safety on the streets. As new construction increases the population density of the neighborhood, we have not seen corresponding infrastructure development. We have no sidewalks, and our streets have not been widened or otherwise made safer in dealing with the increased traffic (both residential and commercial).

Until Nashville as a community takes action to address its infrastructure needs, the change in zoning to RS-10 is a small, indirect step we can take to 'tap the brakes' and slow the increase in population density in the neighborhood. Over the 14 years I have lived on Ackerman Court, the streets in the neighborhood have become less safe for walking, jogging, bike riding, and children playing, which in turn negatively affects our quality of life.

After attending the second neighborhood meeting with Councilman Pulley, I joined the 84% of owners in favor of the change to RS-10 zoning. That kind of support clearly shows a consensus among the residents in the neighborhood, especially on the heels of Graybar Lane's successful zoning and overlay changes.

I urge you to approve this proposed change to RS-10 I look forward to the upcoming meetings to continue this discussion.

--

Mackey Luffman

3701 Ackerman Ct.
Nashville, TN 37204

From: Jacqueline Mahoney [mailto:admeral723@gmail.com]
Sent: Sunday, July 23, 2017 11:19 AM
To: Planning Commissioners
Cc: Pulley, Russ (Council Member); Rickoff, Abbie (Planning)
Subject: "Support for Grandview and Ackerman Zoning Change to RS10, Case 2017Z-063PR-001"

As a homeowner on Grandview Drive, I strongly support the Grandview and Ackerman Zoning Change to RS10, Case 2017Z-063PR-001

From: Thomas Douglas Wolford [mailto:thomasdouglasswolford@gmail.com]
Sent: Saturday, July 22, 2017 9:58 PM
To: Planning Commissioners; Pulley, Russ (Council Member); Rickoff, Abbie (Planning)
Subject: Grandview Ackerman Zoning Request to RS10

Dear Planning Commission,

I live at 1101 Grandview Drive and would like to request our street rezoned from to R10 to RS10.

My wife and I are both in our early thirties and have two small children. Many of the tall skinny houses being built are not attractive, do not fit the character of the neighborhood, and I fear that they are not being built very well and will not hold up 10 years down the road.

I am unable to attend the hearing due to work duties, but I hope that you take my vote into consideration.

Thank you,

Doug Wolford

From: Betty Mansfield [mailto:bmansfield09@live.com]
Sent: Saturday, July 22, 2017 7:02 PM

To: Rickoff, Abbie (Planning)

Subject: Support for Grandview-Avkerman zoning change to RS10, Case 2017z-063PR-0001

Planning Commission,

We live at 1107 Grandview Dr. Several years ago we purchased this house for the purpose of retiring on a quiet street with small yards. We liked the house styles with driveways to the back, age range of the neighbors, etc. Recently several of the single family houses have been torn down and two houses built on these lots, with limited parking in front of the homes. This indicates that we will have a lot of on street parking.

Would you please consider changing the zoning on Grandview and Ackerman to RS10 and help us preserve the character of our neighborhood.

Betty Mansfield

From: stephanie gore [mailto:shg@terrygore.com]

Sent: Saturday, July 22, 2017 6:40 PM

To: Planning Commissioners

Cc: Pulley, Russ (Council Member); Rickoff, Abbie (Planning); Burnette, Brandon (Council Office); Joan Cato

Subject: Re: Grandview Dr. and Ackerman Ct. RS10 Zoning – 2017Z-063PR-001

The letter below is sent for your consideration. The letter was sent to me today by text message at 5:38 p.m. from my neighbor Ae K Son who lives at 1112 Grandview Drive, Nashville, Tennessee 37204. Mr. Son requests my assistance in sending you his position in favor of changing our zoning to RS10. His message follows:

"I live at 1112 Grandview dr. I like to support the plan, changing from R10 to RS10 . Sincerely Ae K Son
1112 Grandview Dr."

Ae K Son may be reached at (615) 491-5099.

Thank you for your careful review and consideration of this matter.

Stephanie H. Gore
1103 Grandview Drive
Nashville, TN 37204
(615) 293-7110

From: Bryn Beauchamp [mailto:brynhbeauchamp@gmail.com]

Sent: Saturday, July 22, 2017 6:13 PM

To: Planning Commissioners

Cc: Pulley, Russ (Council Member); Rickoff, Abbie (Planning)

Subject: Support for Grandview and Ackerman Zoning Change to RS10, Case 2017Z-063PR-001.

Dear Planning Commissioners,

I am writing to you in support of the proposed change to RS10 zoning for Grandview Drive and Ackerman Ct. (Case 2017Z-063PR-001.) I live on Ackerman Ct, across the street from a home that was recently demolished and replaced with two new "tall skinny" houses.

The demolition is really affecting the appearance and charm of the neighborhood. The ranch style home is a staple on my street. There is no way to maintain these homes if developers keep knocking them down and replacing them with two long, tall and skinny homes. Not to mention all the trees that are sacrificed in the process!

Thank you,

Bryn Beauchamp

3703 Ackerman Ct

From: Jenna Colt [mailto:jennacolts@gmail.com]

Sent: Saturday, July 22, 2017 4:48 PM

To: Planning Commissioners

Cc: Pulley, Russ (Council Member); Rickoff, Abbie (Planning)

Subject: Grandview Dr. and Ackerman Ct. RS10 Zoning – 2017Z-063PR-001

Subject: Grandview Dr. and Ackerman Ct. RS10 Zoning – 2017Z-063PR-001

Dear Planning Commissioners,

I am writing in support of the proposed change to RS10 zoning for Grandview Dr. (between Granny White and Leland) and Ackerman Ct. (Case 2017Z-063PR-001.) My family's home is located within the proposed boundary.

Many of the homes on our streets were built in the 1940's and have original, charming character. These are [1-1/2](#) story homes between 20' and 25' tall and some have additions that retain the character of the original homes facing the street. We are experiencing demolition and infill construction with two homes on one lot (see attached photos.) Changing the zoning from R10 to RS10 will preserve the streetscape.

This spring we held two community meetings, both with Councilman Pulley, and afterwards conducted a survey of the homeowners on these two streets. We had 84% of owners in favor of the RS10 zoning and they are all homeowners who live on Grandview and Ackerman. The few votes against included 2 developers that have already torn down one home and built two homes on a lot.

We also included in the survey a request for a contextual overlay. The votes did not support this so we listened to the neighbors and did not move forward.

I hope we can accomplish the goal of zoning as RS10 which is what the homeowners living on these streets want. Graybar Lane between Granny White and Leland (one block north of Grandview) passed RS10 zoning earlier in 2017. Please help us preserve our streets as well.

Sincerely,

Jenna Colt

1109 Grandview Dr

The letter below is sent for your consideration. The letter/email was forwarded from our neighbor Mary Smith to our neighbor Joan Cato, requesting Ms. Cato's assistance in getting her letter to the Planning Commission. I am forwarding Ms. Smith's letter to you as Ms. Cato is traveling out of state and cannot easily email all of the necessary recipients from her telephone. Mary Smith and Joan Cato are both copied as recipients to this email.

Thank you for your careful review and consideration of this matter.

Stephanie H. Gore

1103 Grandview Drive

Nashville, TN 37204

(615) 293-7110

From: Mary Smith
To: joan cato
Sent: July 20, 2017 at 12:37 PM
Subject: rezoning of Grandview and Ackerman to RS10

Council Bill No. BL2017-812 Case 2017Z-063PR-001

I live at 1110 Grandview Drive, Nashville, TN 37204 there are being built 2 of the tall long houses on a 75 ft. lot that I call the railroad houses. This company have been building their houses since Feb. 2016. Digging for foundation, tearing down trees between our lots and USING MY DRIVE WAY for over a year and a half. Workers are disrespectful of my land and driveway, the people who are to live there are the Ones that are building these houses, and they think they know everything. They are putting garages in back and need drive way for to get back there and they only have 8 ft and 8 inches to my drive way. (I thought they needed 10 ft.).

I am very concerned about these people. I do not know which is best for the Rezoning. There is now on our street already 13 new houses on lots that only had one house. Seven (7) of these houses are built by the same company (the ones that building and are going to live next door to me). The lot next door is currently zoned as a R10.

If you would want to talk to me about any of this my number is 615 292-6961. Thanks for listening.

From: Abby Luffman [mailto:agluffman@yahoo.com]
Sent: Saturday, July 22, 2017 1:39 PM
To: Planning Commissioners
Cc: Pulley, Russ (Council Member); Rickoff, Abbie (Planning)
Subject: Support for Grandview and Ackerman Zoning Change to RS10, Case 2017Z-063PR-001

To the planning commissioners:

I want to register my support for the proposed zoning change for Grandview/Ackerman (case 2017Z-063PR-001). My home is within the proposed boundary of this zoning change.

Many of the existing homes were built in the 1940s and 1950s and have similar character and height. Although many of us have added on to existing structures, we have done so without fundamentally changing the look and character of the street. More recent construction is out of proportion to these existing homes, nor have any infrastructure changes been made to support a more densely built neighborhood. I hope that by changing the zoning from R10 to RS10 the neighborhood character and the safety of our streets for walking can be better maintained.

The consensus of the attendees of two community meetings this spring supported this change as does the community survey of homeowners that was conducted.

Thank you,

Abigail Luffman

3701 Ackerman Ct

From: Walt Colt [mailto:wcolt@grameenfoundation.org]

Sent: Saturday, July 22, 2017 1:39 PM

To: Planning Commissioners

Cc: Pulley, Russ (Council Member); Rickoff, Abbie (Planning)

Subject: Support for Grandview and Ackerman Zoning Change to RS10, Case 2017Z-063PR-001

Commissioners,

As a registered voter and tax-paying resident of Grandview Drive, I support Case 2017Z-063PR-001, the request for a zoning change to RS10 for Grandview and Ackerman.

I ask that you please do the same.

I will also be joining my neighbors on Thursday, July 27th to add my voice to theirs. I look forward to seeing you there.

Thanks and regards,

Walt Colt

1109 Grandview Drive | Nashville | TN | USA | 37204

From: Garrett Story [mailto:garrettstory@bellsouth.net]
Sent: Saturday, July 22, 2017 1:09 PM
To: Planning Commissioners
Cc: Pulley, Russ (Council Member); Rickoff, Abbie (Planning)
Subject: Grandview Dr. and Ackerman Ct. RS10 Zoning – 2017Z-063PR-001; support for

Dear Planning Commissioners,

I am writing in support of the proposed change to RS10 zoning for Grandview Dr. (between Granny White and Leland) and Ackerman Ct. (Case 2017Z-063PR-001). My family's home is located within the proposed boundary.

Many of the homes on our streets were built in the 1940's and have original, charming character. These are 1 -1/2 story homes between 20' and 25' tall and some have additions that retain the character of the original homes facing the street. We are experiencing demolition and infill construction with two homes on one lot (see attached photos.) Changing the zoning from R10 to RS10 will preserve the streetscape.

This spring there were two community meetings, both with Councilman Pulley, and afterwards conducted a survey of the homeowners on these two streets. 84% of owners favored the RS10 zoning and the few votes against included 2 developers that have already torn down one home and built two homes on a lot.

We also included in the survey a request for a contextual overlay. The votes did not support this so we listened to the neighbors and did not move forward.

I hope we can accomplish the goal of zoning as RS10 which is what the homeowners living on these streets want. Graybar Lane between Granny White and Leland (one block north of Grandview) passed RS10 zoning earlier in 2017. Please help us preserve our streets as well.

Sincerely,

Garrett Story

1118 Grandview Drive

615-297-0384



From: Carolyn Wilson [mailto:carolyn.wilson@lipscomb.edu]

Sent: Monday, July 24, 2017 2:59 PM

To: Planning Commissioners

Subject: Support for Grandview and Ackerman Zoning Change to RS10, Case 2017Z-063PR-001

cc: Russ Pulley@nashville.gov ; Abbie Rickoff@nashville.gov

Dear Planning Commissioners,

My husband and I bought our property at 1115 Grandview Drive in 1965. We chose the location because we wanted our children to go to Lipscomb and my husband was conveniently located on the faculty at Vanderbilt. After our daughters were older, I completed a MLS Degree at Peabody and worked as a university librarian at Lipscomb, ending my career two years ago as Director of Library Services there. This neighborhood has been very important to my family. My husband died in 1983, one of our daughters was married, and my younger daughter lived with me until her marriage about 15 years ago.

Since then I have lived in this house alone. After we purchased the property, we did major remodeling three times and made it a home suitable for our needs and for raising our family here. It has been a wonderfully supportive and kind neighborhood environment and I am deeply attached to this neighborhood concept and have continued to live here. I have about three offers a week to buy my property, and I have consistently turned them down. I do so because I want to keep the kind of neighborhood that is inviting to young families and to insure a caring and sharing environment we have maintained. I also do not want to have to look into anyone's house from my windows.

I abhor the box houses that are going up in this city. They are cheaply built but they are not cheap to purchase. They will not be good lasting structures as the houses around me have been. I am of course interested in

keeping the value of my house as the location dictates and it is a part of my security in my retirement years. I urge you to hear the appeal of those of us who have lived long in this neighborhood and who desire to keep the intrinsic values we hold dear so we may continue to stay here.

Thank you for considering this request, and thank you, Mr. Pulley, for your service to your constituents.

Sincerely,

Carolyn T. Wilson

1115 Grandview Drive

Nashville, TN 37204