

Comments on March 28 MPC agenda items, received through March 22

Item 15: 2019Z-035PR-001 – 1026 N. 7th Street

From: Alex Russell [<mailto:russell.alex.p@gmail.com>]

Sent: Thursday, March 14, 2019 2:56 PM

To: Planning Commissioners

Subject: Rezoning of 1026 N 7th St

Hello planning commissioners,

I am a resident of N 7th St. I live on 1209 N 7th St, and I completely disapprove of rezoning that property to allow two structures where a single house currently stands.

Our street currently has no houses that exist that close together. Rezoning this land to fit two houses is against the character of the current Neighborhood Maintenance community plan designation that stands in our area in order to "preserve the general character" and this change does not "improve pedestrian, bicycle, and vehicular connectivity."

It sets a dangerous precedent to rezone single plots for two structures, and will not fit in with the character of the neighborhood.

Thank you for your time,

Alexandra (Russell) Minor

1209 N 7th St, Nashville, TN 37207

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

From: Robert Connor [mailto:robconr@yahoo.com]
Sent: Friday, January 11, 2019 7:58 AM
To: Planning Commissioners
Subject: N 6th Street Development Zoning Change Request 1/24/19 MPC

Good morning,

I want to write to register my opposition to the proposed zoning change of parcels on N 6th Street across from Cleveland Park, in the Cleveland Park neighborhood of East Nashville. There is no reason to change this zoning, as the sites in question are on a neighborhood street, not fronting any major connecting thoroughfare. Further, the requested zoning change would allow non-owner occupied short term rental properties (STRP) which would create a hotel nestled into a neighborhood. This is not what neighborhoods are for, and would create a potential hotbed for complaints, police activity late into the night, nefarious behavior by criminals and/or tourists in our neighborhood.

Hotels (and that is what this could become) belong in commercial areas, not neighborhoods. In addition this massive increase of vehicular traffic (in particular by tourists not familiar with the location) being directly next to a park could create hazards for children playing nearby as well as attending activities at the Cleveland Park Community Center.

I urge you to consider the wishes of the neighbors that live in Cleveland Park, and vote NO on this zoning request.

I appreciate your time and consideration.

Robert Connor
1304 Pennock Ave
Nashville, TN

From: Mark Lenihan [mailto:mwl325@yahoo.com]
Sent: Friday, January 11, 2019 8:58 AM
To: Planning Commissioners
Subject: Proposed N. 6th Street Development

Hello,

My name is Mark Lenihan and I reside at 1213 B N. 7th St, Nashville, TN 37207. I would like to voice my concerns about a planned rezoning of six lots on the corner of N. 6th St and Cleveland. It has come to our neighborhood's attention that the rezoning would allow for significantly different character of the building and additional STRPs. Our neighborhood is already full of STRPs and we need more full-time neighbors. If a building with truly affordable, full-time rentals is planned, I have less issues with density concerns. But more chaos that flows from STRPs is the last thing our neighborhood needs.

I understand this matter is set to come before the MPC on January 24, 2019. I hope my concerns are taken into account.

Thank you for your time.

Best regards,
Mark Lenihan

From: Brandon Wood [mailto:brndnwood@gmail.com]
Sent: Friday, January 11, 2019 4:27 PM
To: Planning Commissioners
Subject: Cleveland Park N 6th development, across from CP

I am writing to voice opposition for the rezoning request to MU-A of land across the street from Cleveland Park and the Cleveland Street Missionary Baptist Church on N 6th Street.

I am a resident of Cleveland Park. My family and I frequently walk to the park to enjoy the grounds. I am not opposed to development of the lot, but to the rezoning that would allow STRP permits. That functionally would turn the units in to hotels and party houses across the street from the park we love and enjoy. This is exactly the intention of the developer and realtor. The realtor posted on Facebook the following in reference to the properties: "Be on the lookout later this year for this gorgeous project - featuring those highly sought after short term rentals".

My wife often goes to the park with my 3 year old and 7 month old daughters. I doubt she would be comfortable continuing to go knowing the units were filled with large parties. We live next to an AirBnB and have had to deal with public urination (twice), loud parties, etc.

Again, I am not opposed to development on the property, only to rezoning that would allow short-term rentals.

Thank you for your time.
Brandon Wood
Meridian Street, Cleveland Park

From: David Grant [mailto:dgthunder@gmail.com]
Sent: Friday, January 11, 2019 6:51 PM
To: Planning Commissioners
Subject: Proposed zoning change at N. 6th and Cleveland Street in East Nashville

To whom it may concern,

I writing this email to express my disapproval for the proposed zoning change at N. 6th and Cleveland Street in East Nashville, 37207. The recent buyers of this property are proposing 30-40 units that will be used as short term rentals.

I have been a resident of this neighborhood for 11 and a half years and have seen a lot of change happen. I realize the entire city is growing and changing and I understand at time there will be changes that are unpopular to some residents. I have lived through tear downs, 2 houses built on 1 lot, rezones and mass development during my time in this neighborhood, but this proposed development takes this change to a different level. Essentially, this development will bring an unsupervised hotel into the heart of a residential neighborhood. I understand these properties are coming to Nashville but they do not belong tucked into a quiet neighborhood.

My family and I regularly walk through the neighborhood and spend time at Cleveland Park. The last thing I want to do is tell my kids we cannot walk to our favorite park because it is full of rowdy bachelorette parties on vacation, traffic and increased activity.

Please consider the residents of Cleveland Park when reviewing this development, especially related to the proposed short term rents approval.

I plan on attending the zoning meeting on 1/24 but wanted to voice my concerns over email as well.

Respectfully,
Davis Grant
1126 Stockell Street

From: Meagan Jenkins [mailto:mjenkins0928@gmail.com]
Sent: Monday, January 14, 2019 2:34 PM
To: Planning Commissioners
Subject: Concern regarding N 6th St/Cleveland development

Good afternoon,

I am a resident of the Cleveland Park neighborhood (N 7th St) and am writing with a concern regarding case# 2019Z-004PR-001 for the properties along N 6th St at Cleveland. The properties in question are currently zoned RS5, and the request is to rezone as MUN-A. While I would not normally oppose mixed use development at that location, I am VERY concerned that these properties will simply become a mini-hotel, as the developer and realtor have already publicly touted that they will be pushing the future units as "highly sought after STRPs". This is not what our community needs.

What our community needs is more affordable residential properties for people to actually live in. As such, I urge you all to please deny the request for a zoning change to MUN-A and keep our quiet residential neighborhood zoned as such.

Sincerely,

Meagan Jenkins

From: Christopher Moritz [mailto:cbmoritz@gmail.com]
Sent: Monday, January 14, 2019 6:22 PM
To: Planning Staff
Cc: rezoningN6th@gmail.com
Subject: Rezoning N 6th St, Cleveland Park (2019Z-004PR-001)

Planning Commission,

I am writing in support of the rezoning at N. 6th and Cleveland St. I am a homeowner on Joseph Ave and an actively serving member of the US Army. I have no business interests in Cleveland Park and I support responsible growth for my neighborhood. I believe that this rezoning will contribute to the correct type of growth at N 6th and Cleveland and most residents would prefer this type of residential zoning.

As someone that works full time and takes evening classes for my Master's degree, sending an e-mail is about all I can do to voice my opinion. You will most likely see a small, niche group of anti-growth residents protest this zoning change. Please keep in mind; these individuals don't accurately represent the majority of the homeowners in Cleveland park.

Thank you, feel free to reach out if you would like to discuss further.

Christopher Moritz
Homeowner, 1008A Joseph Ave
307-340-1282
cbmoritz@gmail.com

From: Robert Bock [mailto:robertallenbock@gmail.com]

Sent: Tuesday, January 15, 2019 9:52 AM

To: Planning Commissioners

Subject: request #: 2019Z-004PR-001

Dear Planning Commission,

I live in the McFerrin Park neighborhood. I have lived here since 2014. In that time I've seen growth and development come to all of Nashville at an incredible rate, while our neighborhood has laid stagnant with abandoned businesses, houses, restaurants and venues. All while our taxes continue to increase, at some of the highest rates in Davidson County.

We've slowly started to see growth and positive development over the past 1.5 years. With restaurants, retail and entertainment options finally starting to look at our community as a positive place to live and do business. McFerrin Park and Cleveland Park are part of our urban core and they, like other urban core neighborhoods should be a thriving mix of residential, retail and business. Liveable, walkable communities are the future of Nashville and other cities.

When I visit a city like Austin I see developments like this all over. They don't ruin the neighborhood. They create gateways, bring in new neighbors and give the existing community new options for dining, entertainment and business needs. The edge of a community, which this property sits on, is perfect for that type of development. It would create growth and options for neighbors without invading the sanctity of the more single-family residential side streets that exist. There is room for both in our neighborhood.

Given the location and nature of the existing zoning along that corridor, I am for the development at N. 6th and Cleveland Street. This is a development along a major 4-lane corridor of our community that is zoned for growth. Next to a park and a large church, a stone's throw from the interstate.

I see this as a step in the right direction, and fully support this development and a property owners right to help bring more housing, and businesses to a neighborhood that needs it more than many in Nashville.

Thank you for your time and the work you do to help Nashville prosper.

Rob Bock

McFerrin Park resident since 2014

Nashville Resident since 2007

From: Patrick Hamilton [mailto:m.patrick.hamilton@gmail.com]
Sent: Tuesday, January 15, 2019 12:47 PM
To: Planning Commissioners; Davis, Scott (Council Member)
Subject: 2019Z-004PR-001

Planning Commissioners & CM Davis,

I am writing to you to day with concern about the development direction of the lots at N. 6th Street in Cleveland Park.

The main concerns neighbors have about this proposed rezoning request include:

- The zoning requested will be eligible for investor, non-owner occupied STRP permits which will likely turn the entire building into a 'mini hotel.' As evidenced by the realtors' Facebook post, this appears to be the direction the project is headed. STRP units will exacerbate an already dire affordable housing crisis in the neighborhood, as seen all over the city, and also cause many issues related to the nature of short-term rentals.
- The density proposed (30+ units) in a lot that previously housed six single-family homes, along with the parking required, will completely disrupt this residential street.
- The development's proposed height (3 stories) will literally overshadow and alter the park across the street which is widely utilized by neighbors, young and old. (Not to mention the increased traffic from commercial space and 60+ residents.)

I am not 'anti-development' and am not writing to just stop any development at N. 6th Street; I understand the developers have an investment at stake here. However, this rezoning request and proposed development direction needs to align with the vision and context of our community.

I hope to persuade the developers to change directions and instead request Specific Plan (SP) zoning with lower density and a condition that the properties are not eligible for non-owner occupied short-term rental permits.

I urge you to disapprove this rezoning request.

Thank you.

Michael P. Hamilton
306 Hancock Street
Nashville, TN 37207

From: Omid Yamini [mailto:omid1130@gmail.com]
Sent: Wednesday, January 16, 2019 6:47 AM
To: Council Members
Cc: Briley, David (Mayor); Mayor (Mayor's Office); Planning Commissioners; Board of Zoning Appeals (Codes); Herbert, Bill (Codes); Michael, Jon (Codes)
Subject: Cleveland Park eyed for STR mega-complex

Council Members,

This story broke in Cleveland Park last week after a developer (who happens to be the same one named in an Ethics Complaint that was filed against CM Davis last summer) bought six lots in Cleveland Park and his realtor made an announcement on Facebook (screenshot below) about how these would be: "... featuring those highly sought after short term rentals".

Opposition of this plan by neighbors has been swift and strong, we are working overtime to make sure that this is NOT going to be the case. Very presumptuous of the developer to think they'll be able to get these lots (currently zoned SP) upzoned to do this sort of thing on, and also seems to show how they view things in Nashville right now. Developers feel they're in the driver's seat - but in this case, the neighborhood is rising up in unity to make their voices heard too!

Here is the story that ran on the news last night, the first of many that will likely run on this subject. You'll recognize a long time resident Sam McCullough in this story, along with another neighbor who lives directly behind this proposed development.

<https://fox17.com/news/local/battle-between-nashville-neighbors-short-term-rental-properties-reaches-new-heights>

Also: a web site on the topic has been set up too, to document all of what is happening.

<http://save6thstreet.com/>

Lastly, we have organized a Community Meeting to bring residents up to speed on where this all stands, we extend an open invitation to any of you who might want to attend, information is also on a flyer attached below.

If you have any thoughts or questions, please feel free to reach out - if I can answer them I will.

Sincerely,

Omid Yamini



Community Information Meeting

N. 6th St Development Plans

Please join us for a meeting to discuss the rezoning request for the six lots on the corner of N. 6th St & Cleveland sold to a developer who has expressed plans for 30,000 SF of mixed use development. This is a gathering of community members to learn about what we know so far, and to share information about what the next steps are in this process to make sure your voice and input are heard. This is large development that will have long term effects on the entire neighborhood. We hope you can join us.

Thursday - January 17th, 2019
6:30-7:30pm

Zion House Of Prayer Community Church
1201 Joseph Ave - Nashville, Tennessee 37207

From: DJ [mailto:donaldjamessullivan@gmail.com]
Sent: Wednesday, January 16, 2019 9:49 AM
To: Planning Commissioners
Subject: 2019Z-004PR-001

I think this zoning change should NOT be approved. It is too extreme of a change to go through without community input. It is also too open ended with no publicly available renderings or details. I do think there is a happy medium that adds to the EN housing stock and maybe even some commercial. But to include non-owner occupied STR's is a deal breaker and this developer should have known better than to even try this. Especially because he claims to live in the neighborhood.

I am a homeowner in District 7 but I am lending my support to prevent this neighborhood from getting run over by a developer, as I would expect similar support from them if my district were in the same situation.

Hopefully this can go through a review process that includes residential input and the developer being able to respond.

DJ Sullivan
Homeowner, District 7

From: James Hunsberger [mailto:james@carthagegroup.com]
Sent: Wednesday, January 16, 2019 3:23 PM
To: Planning Commissioners
Cc: Davis, Scott (Council Member)
Subject: Nth 6Th St. Cleveland Park Project

Hi there, I've noticed a lot of negativity going around on this project of the six lots on N. 6th St.

I just want to voice the other side. I live on N. 6th St between Evantson and Richardson, a little over a block from the site and am excited for the possibilities!

Hoping to see some growth in the neighborhood, especially grocery store, restaurants, retail.

Thanks so much!

James Hunsberger
1105 N. 6th St.
Nashville, TN 37207
Jameshunsberger@gmail.com

From: Nancy Wofford [mailto:tomandnancywofford@me.com]
Sent: Wednesday, January 16, 2019 7:46 PM
To: Planning Commissioners
Subject: Rezoning request

I would like to urge the planning commissioners not to approve request # 2019Z-004PR-001. As a Cleveland Park resident I would highly favor those six lots to be developed as single family homes, not mixed-use. I live very close by. We NEED families here, not more short term rentals.

Thank you,
Nancy Wofford
904 N 5th St
Nashville

Please see attachments on the following pages.

From: James Hunsberger [mailto:james@carthagegroup.com]
Sent: Wednesday, January 30, 2019 2:45 PM
To: Planning Commissioners
Subject: SUPPORT Case #: 2019Z-004PR-001

Planning Commissioners,

I am writing you today, asking you to please support case: #2019Z-004PR-001 currently listed on your 2/28/19 agenda.

A plot of property this size and importance to the neighborhood should be a great opportunity to connect the Gallatin and Dickerson corridors, as well as provide much needed retail and restaurants in an area that is extremely low in both of these things.

Thank you for your consideration.

Sincerely,
James Hunsberger
1105 N 6th St
Nashville, TN 37207

From: Mark Govea [mailto:markagovea@gmail.com]
Sent: Thursday, January 31, 2019 11:19 AM
To: Planning Commissioners
Subject: APPROVE - Case# : 2019Z-004PR-001

Planning Commissioners,

I am writing you today, asking you to please **APPROVE** case: #2019Z-004PR-001 currently listed on your 2/28/19 agenda.

This is sound development in the urban core, and in a neighborhood that is desperate for additional housing units. There is a significant amount of support from neighbors in the McFerrin Park neighborhood, where I have a home, and the Cleveland Park neighborhood.

Thank you!

Mark Govea

From: Brittain Brantley [mailto:brittain.brantley@gmail.com]
Sent: Thursday, January 31, 2019 11:36 AM
To: Planning Commissioners
Subject: OPPOSE – Case #: 2019Z-004PR-001

Planning Commissioners,

I am writing you today, asking you to please OPPOSE case: #2019Z-004PR-001 currently listed on your 2/28/19 agenda.

This particular rezoning request is fraught with issues and has been received poorly by our Cleveland Park neighborhood

community as evidenced by over 165+ petition signatures against this development at save6thstreet.com. I believe there are a few major issues at stake that make this request a very negative direction for our neighborhood:

1. This request to rezone these 9 single family lots to Mixed Use Neighborhood Alternative would allow up to 100% of the proposed development to become STRP non-owner occupied units. The developer has been on the record stating he would build up to 30k sq ft of residential 1 & 2 bedroom condos and commercial space. This type of development density combined with non-owner occupied STRP permits would attract many investors and turn this property into a mini-hotel in the middle of a quiet street. One or two non-owner STRP's on a block is one thing, but the potential for up to 30+ STRP units in one contained space would be extremely disruptive.

2. Roughly 1/2 of the current 9 lots on N. 6th St are zoned for "Neighborhood Maintenance"(the ones closer to Cleveland are "Neighborhood Evolving.") I understand that this rezoning request asks to change the neighborhood policy on the 9 existing lots to "Neighborhood Center." This is an extremely large shift from the existing Nashville Next framework. Overall, this seems inappropriate with our policy, and sets a terrible precedent for our neighborhood.

3. In addition to not complying with the existing neighborhood policy, the proposed density and potential commercial space is contextually inappropriate. N. 6th Street is a quiet street occupied mostly by small 1,000 sq foot ranch homes, a park widely utilized by families and children, the Boys & Girls club at the community center, and a long established church. Dropping in 30k of retail/condos at 3+ stories high will literally overshadow the important park across the street and disrupt a street intended to be maintained "as-is" per the Nashville Next plan.

I believe the negative potential here greatly outweighs any proposed benefits. A plot of property this size and importance to the neighborhood should not receive a blanket MUN-A rezoning approval without showing detailed plans that comply with policy and community feedback. I request that you oppose this plan for these reasons and push the developer towards staying within the existing base single family zoning and neighborhood policy.

Thank you for your consideration.

Sincerely,

Brittain

From: Meredith Brantley [mailto:meredith.l.brantley@gmail.com]

Sent: Thursday, January 31, 2019 1:36 PM

To: Planning Commissioners

Subject: OPPOSE – Case #: 2019Z-004PR-001

Planning commissioners:

I am writing you today, asking you to please OPPOSE case: #2019Z-004PR-001 currently listed on your 2/28/19 agenda.

This particular rezoning request is fraught with issues and has been received poorly by our Cleveland Park neighborhood community as evidenced by over 165+ petition signatures against this development at save6thstreet.com. I believe there are a few major issues at stake that make this request a very negative direction for our neighborhood:

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a quiet street. One or two non-owner STRP's on a block is one thing, but the potential for up to 30+ STRP units in one contained space would be extremely disruptive.

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I believe the negative potential here greatly outweighs any proposed benefits. A plot of property this size and importance to the neighborhood should not receive a blanket MUN-A rezoning approval without showing detailed plans that comply with policy and community feedback. I request that you oppose this plan for these reasons and push the developer towards staying within the existing base single family zoning and neighborhood policy.

Thank you for your consideration.

Sincerely,

Meredith Brantley

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Meredith Brantley, PhD

meredith.l.brantley@gmail.com

248.763.1026

From: Frank Hundley [mailto:frankhundley@gmail.com]

Sent: Friday, February 01, 2019 11:39 AM

To: Planning Commissioners

Subject: OPPOSE – Case #: 2019Z-004PR-001

Dear Planning Commissioners,

I am writing you today, asking you to please OPPOSE case: #2019Z-004PR-001 currently listed on your 2/28/19 agenda.

This particular rezoning request is fraught with issues and has been received poorly by our Cleveland Park neighborhood community as evidenced by over 165+ petition signatures against this development at save6thstreet.com. I believe there are a few major issues at stake that make this request a very negative direction for our neighborhood:

1. This request to rezone these 9 single family lots to Mixed Use Neighborhood Alternative would allow up to 100% of the proposed development to become STRP non-owner occupied units. The developer has been on the record stating he would build up to 30k sq ft of residential 1 & 2 bedroom condos and commercial space. This type of development density combined with non-owner occupied STRP permits would attract many investors and turn this property into a mini-hotel in the middle of a quiet street. One or two non-owner STRP's on a block is one thing, but the potential for up to 30+ STRP units in one contained space would be extremely disruptive.

2. Roughly 1/2 of the current 9 lots on N. 6th St are zoned for “Neighborhood Maintenance”(the ones closer to Cleveland are “Neighborhood Evolving.”) I understand that this rezoning request asks to change the neighborhood policy on the 9 existing lots to “Neighborhood Center.” This is an extremely large shift from the existing Nashville Next framework. Overall, this seems inappropriate with our policy, and sets a terrible precedent for our neighborhood.

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I believe the negative potential here greatly outweighs any proposed benefits. A plot of property this size and importance to the neighborhood should not receive a blanket MUN-A rezoning approval without showing detailed plans that comply with policy and community feedback. I request that you oppose this plan for these reasons and push the developer towards staying within the existing base single family zoning and neighborhood policy.

Thank you for your consideration.

Sincerely,

Frank Hundley
921A Delmas Ave
Nashville 37216

From: Mark Lenihan [mailto:mwl325@yahoo.com]
Sent: Monday, February 18, 2019 1:22 PM
To: Planning Commissioners
Subject: OPPOSE – Case #: 2019Z-004PR-001/2019CP-005-001

Planning Commissioners,

My name is Mark Lenihan and I reside at 1213 B N. 7th St., Nashville, TN 37207. I am writing you today, asking you to please OPPOSE case: #2019Z-004PR-001/2019CP-005-001 currently listed on your 3/28/19 agenda.

While I appreciate the intended investment in my neighborhood, the possibility for even more STRPs in our neighborhood is something I cannot support. Perhaps unlike some of my neighbors, I'm not against a dense build out in its entirety, but I want those condos / town homes to be occupied by people that live in our neighborhood as opposed to just visiting for a weekend of partying. To be clear, with any building on these lots I believe there will need to be studies on the effects it will have on Cleveland and 6th, but I am okay with full-time residents moving in.

Thank you for your time and consideration.

Best,

Mark Lenihan

From: Hunter Spurgeon [mailto:whspurgeon@gmail.com]

Sent: Tuesday, February 19, 2019 4:57 PM

To: Planning Commissioners

Subject: I oppose the proposed rezoning on N. 6th Street – Case #: 2019Z-004PR-001/2019CP-005-001

Planning Commissioners,

I am asking you to please OPPOSE case: #2019Z-004PR-001/2019CP-005-001 currently listed on your 3/28/19 agenda.

I live in Cleveland Park, on Vaughn Street. I bought my home 4 years ago and I intended to stay for good. I love its proximity to my work and bus routes, the quality of neighborhood infrastructure, the beautiful architecture of many old homes, and the mix of neighbors that live nearby. This area is a good example of an accessible urban neighborhood that has retained much of its valuable structures, its quiet nature, and values its parks and walkability but has slowly added businesses and restaurants that contribute to its quality of life. I hope for more of the same: controlled growth that honors current residents and welcomes new ones, and a business climate that adds to the lives of locals who support it.

I oppose a change to the neighborhood plan on N. 6th Street and Cleveland. There are nearby properties available which are already zoned for the kind of dwelling density and retail suggested along N. 6th street, however these 9 lots are not those properties. To rezone against the Nashville Next plan and against the existing format of the neighborhood doesn't make sense to me. There is growth similar to what is proposed and space for more of it along Dickerson, and there are retail and mixed spaces available on Douglas, at Cleveland and Lischey, and more retail at Meridian and Wilburn. The reason the N. 6th lots were affordable to the developer is for specific reason that they were not intended for commercial uses, but for individuals and families to repurpose and recreate as their own homes. They are, however, quite the steal of a deal if we, the Cleveland Park and McFerrin Park communities, wilt and permit the well-thought-out and human-equitable plans of Nashville Next to be discarded to favor well-funded and well-connected business ventures. I understand how business project margins work and what an effort it takes to make a buck as the real estate boom slows, but we don't have to let them do it here, please vote against this rezoning as currently requested.

That said, I would reconsider my stance if we could see more detail, and specifically a clause or restatement of the prohibition of non-owner-occupied Short Term Rental Properties in this development. STRPs artificially inflate property values in neighborhoods like Cleveland Park, and benefit none but the property owners (NOT required to be neighbors or residents) and the tech firms who run the software (explicitly NOT residents). This destroys ownership and empathy of our neighborhood and creates a more and more anonymous environment which reduces accountability and safety. I can sympathize with my neighbors being priced out and evicted due to rising rents and property taxes, the benefits of which are lost on me. In addition to this concession of STRPs, I would like to see architectural or concept drawings which show how these units would seek fit into the existing architectural style of the neighborhood. Much of the recent development west of Ellington has not done so, and I fear the aesthetic could be lost.

My definition of a neighbor is someone who disadvantages themselves for the benefit of the community. A user is someone who disadvantages the community for their own benefit. To me, it is obvious where this request falls.

W. Hunter Spurgeon

whspurgeon@gmail.com

256.652.3441

From: Joel Rakes [mailto:joelrakes@gmail.com]

Sent: Monday, February 25, 2019 10:43 PM

To: Planning Commissioners

Cc: Birkeland, Latisha (Planning); Davis, Scott (Council Member); Sewell, Marty (Planning); Sullivan, Deborah (Planning); Briley, David (Mayor)

Subject: Petition Results Against N. 6th Street Development

Hello Metro Planning Commission,

My name is Joel Rakes and I have lived on the 900 block of N. 5th Street in Cleveland Park for the past 10 years. I am writing in today to share petition results against the 900 block of N. 6th Street development (*Case #: 2019Z-004PR-001/2019CP-005-001*).

In full disclosure, I am particularly interested in (and affected by) this case as my house backs up directly to the lots included in this case. I personally find this particular policy change extremely inappropriate for the neighborhood and context, not to mention the troubling non-owner STRP potential with the base zoning. (More on that another day though.)

When all of the news of this project came to light in late January, I created a website called 'Save 6th Street' located at <http://save6thstreet.com> where we shared news about the project and collected petition signatures. The engagement with this website has been immense, especially with my other fellow affected neighbors.

Ahead of the N. 6th St community meeting tomorrow night (2/26) hosted by the Planning Dept, I wanted to share our initial petition results with the committee.

Please see the attached PDF document with the petition results, our methodology, and selected quotes from the form. I have also attached the full spreadsheet with all of the petition data for additional transparency.

The short story here is that is **over 115+ local residents near this location (from Cleveland Park/McFerrin Park/Highland Heights) are against this request.** Please take this data into your research phase and enter the attached documents into the case record.

Thank you in advance for your thoughtful consideration around such an important case for our neighborhood's future.

-Joel Rakes

903 N. 5th Street

See attachment on following pages.

From: Tom wofford [mailto:12345tjw@gmail.com]
Sent: Tuesday, February 26, 2019 8:02 PM
To: Planning Commissioners
Subject: Case #: 2019Z-004PR-001/2019CP-005-001

I attended the community meeting tonight at Cleveland Street Missionary Baptist church. I am opposed to the requested zoning and planning changes on N 6th street. I think it is not right to present a mock up of what could be developed there as if that is actually what will happen if the change requests go through. The current owner can quickly re-sell the land and the community will not have any recourse at that time.

I've lived in the neighborhood for three years and hope to be here for the rest of my life. I do not want to see a lot more traffic 100 yards or so from my house. This will effectively turn the alley into another street. I am especially opposed to the possibility of having several buildings with Air-BNB rights in a non-owner occupied setting. We need neighbors - old, young, and diverse. This plan does not support that concept.

Please do not accept the proposal to change the zoning or planning type. I am not opposed to development but I would much prefer to have a specific plan that is tied directly to a rezoning request that can be vetted and influenced by the neighbors.

Sincerely,
Tom Wofford, PhD
904 N 5th Street

From: Ryan Mitchell [mailto:ryanmitchell@me.com]
Sent: Thursday, February 28, 2019 12:19 PM
To: Sewell, Marty (Planning); Planning Commissioners; Davis, Scott (Council Member)
Subject: PLEASE oppose - Case # 2019Z-004PR-001/2019CP-005-001

Planning Commissioners,

I live on n. 5th street just a couple blocks from the 6th street lots where there is a re-zoning request in progress. I am writing to ask that you please OPPOSE Case # 2019Z-004PR-001/2019CP-005-001 currently listed on your 3/28 agenda.

I've lived in this neighborhood (McFerrin Park and Cleveland Park) for a total of 12 years and I love the growth we're experiencing. I am not against development and growing our community, but I am TERRIFIED of what this developer is on the record as saying. The rezoning that he is requesting would make it possible for him to put up 30+ short term rentals in one confined space. Those lots are currently zoned for neighborhood maintenance and neighborhood evolving, but this rezoning request asks to change them to neighborhood CENTER. This is a slap in the face to our policy and sets a very sad precedent in our neighborhood.

This plot is very important to our neighborhood both in location and size. A blanket MUN-A rezoning approval without showing detailed plans that comply with community feedback (we have over 170 petition signatures against this development at save6thstreet.com) would be heartbreaking. Please oppose this plan and push the developer towards staying within the existing base single family zoning and neighborhood policy. Please don't allow a short term rental hotel to go up next to the playground where my children play.

Ryan Mitchell
1023 n. 5th st.
Nashville, TN 37207
615.972.7926

From: Douglas Shaughnessy [mailto:douglasshaughnessy@gmail.com]
Sent: Thursday, February 28, 2019 12:43 PM
To: Planning Commissioners
Subject: OPPOSE – Case #: 2019Z-004PR-001/2019CP-005-001

Planning Commissioners,

I am writing you today, asking you to please OPPOSE case: #2019Z-004PR-001/2019CP-005-001 currently listed on your 3/28/19 agenda.

This particular rezoning request is fraught with issues and has been received poorly by our Cleveland Park neighborhood community as evidenced by over 170+ petition signatures against this development at save6thstreet.com. I believe there are a few major issues at stake that make this request a very negative direction for our neighborhood:

1. This request to rezone these 9 single family lots to Mixed Use Neighborhood Alternative would allow up to 100% of the proposed development to become STRP non-owner occupied units. The developer has been on the record stating he would build up to 30k sq ft of residential 1 & 2 bedroom condos and commercial space. This type of development density combined with non-owner occupied STRP permits would attract many investors and turn this property into a mini-hotel in the middle of a quiet street. One or two non-owner STRP's on a block is one thing, but the potential for up to 30+ STRP units in one contained space would be extremely disruptive.
2. Roughly 1/2 of the current 9 lots on N. 6th St are zoned for "Neighborhood Maintenance"(the ones closer to Cleveland are "Neighborhood Evolving.") I understand that this rezoning request asks to change the neighborhood policy on the 9 existing lots to "Neighborhood Center." This is an extremely large shift from the existing Nashville Next framework. Overall, this seems inappropriate with our policy, and sets a terrible precedent for our neighborhood.
3. In addition to not complying with the existing neighborhood policy, the proposed density and potential commercial space is contextually inappropriate. N. 6th Street is a quiet street occupied mostly by small 1,000 sq foot ranch homes, a park widely utilized by families and children, the Boys & Girls club at the community center, and a long established church. Dropping in 30k of retail/condos at 3+ stories high will literally overshadow the important park across the street and disrupt a street intended to be maintained "as-is" per the Nashville Next plan.

I believe the negative potential here greatly outweighs any proposed benefits. A plot of property this size and importance to the neighborhood should not receive a blanket MUN-A rezoning approval without showing detailed plans that comply with policy and community feedback. I request that you oppose this plan for these reasons and push the developer towards staying within the existing base single family zoning and neighborhood policy.

Thank you for your consideration.

Doug Shaughnessy
329 Grace St
Nashville TN 37207

From: Meagan Jenkins [mailto:starinthemargin@gmail.com]

Sent: Thursday, February 28, 2019 1:45 PM

To: Planning Commissioners; Davis, Scott (Council Member); Sewell, Marty (Planning)

Subject: OPPOSE – Case #: 2019Z-004PR-001/2019CP-005-001

Planning Commissioners,

I am writing you today, asking you to please OPPOSE case: #2019Z-004PR-001/2019CP-005-001 currently listed on your 3/28/19 agenda.

This particular rezoning request is fraught with issues and has been received poorly by our Cleveland Park neighborhood community as evidenced by over 170+ petition signatures against this development at save6thstreet.com. I believe there are a few major issues at stake that make this request a very negative direction for our neighborhood:

1. This request to rezone these 9 single family lots to Mixed Use Neighborhood Alternative would allow up to 100% of the proposed development to become STRP non-owner occupied units. The developer has been on the record stating he would build up to 30k sq ft of residential 1 & 2 bedroom condos and commercial space. This type of development density combined with non-owner occupied STRP permits would attract many investors and turn this property into a mini-hotel in the middle of a quiet street. One or two non-owner STRP's on a block is one thing, but the potential for up to 30+ STRP units in one contained space would be extremely disruptive. *To be clear, I am not against non-owner occupied STRPs in general - just the density of such in an otherwise very quiet neighborhood. The developer's real estate company has ALREADY marketed them as such, leading neighbors to believe that the developer is NOT sincere in his insistence that he is interested in creating more affordable housing options in our neighborhood.*

2. Roughly 1/2 of the current 9 lots on N. 6th St are zoned for "Neighborhood Maintenance"(the ones closer to Cleveland are "Neighborhood Evolving"). I understand that this rezoning request asks to change the neighborhood policy on the 9 existing lots to "Neighborhood Center." This is an extremely large shift from the existing Nashville Next framework. Overall, this seems inappropriate with our policy, and sets a terrible precedent for our neighborhood.

I believe the negative potential here greatly outweighs any proposed benefits. A plot of property this size and importance to the neighborhood should not receive a blanket MUN-A rezoning approval without showing detailed plans that comply with policy and community feedback. *While I'm not necessarily opposed to the idea of walkable retail and restaurant space just down the street, I do think this current request would be detrimental to the neighborhood.* I request that you oppose this plan for these reasons and push the developer towards either staying within the existing base single family zoning and neighborhood policy *or a SP that prohibits the space from potentially becoming the aforementioned "mini-hotel"*.

Thank you for your consideration.

Sincerely,

MeaganJenkins
resident, N. 7th St.

From: Aftyn Behn [mailto:aftynbehn@gmail.com]
Sent: Thursday, February 28, 2019 3:02 PM
Subject: OPPOSE – Case #: 2019Z-004PR-001/2019CP-005-001

Planning Commissioners,

I am writing you today, asking you to please OPPOSE case: #2019Z-004PR-001/2019CP-005-001 currently listed on your 3/28/19 agenda.

This particular rezoning request is fraught with issues and has been received poorly by our Cleveland Park neighborhood community as evidenced by over 170+ petition signatures against this development at save6thstreet.com. I believe there are a few major issues at stake that make this request a very negative direction for our neighborhood:

1. This request to rezone these 9 single family lots to Mixed Use Neighborhood Alternative would allow up to 100% of the proposed development to become STRP non-owner occupied units. The developer has been on the record stating he would build up to 30k sq ft of residential 1 & 2 bedroom condos and commercial space. This type of development density combined with non-owner occupied STRP permits would attract many investors and turn this property into a mini-hotel in the middle of a quiet street. One or two non-owner STRP's on a block is one thing, but the potential for up to 30+ STRP units in one contained space would be extremely disruptive.
2. Roughly 1/2 of the current 9 lots on N. 6th St are zoned for "Neighborhood Maintenance"(the ones closer to Cleveland are "Neighborhood Evolving.") I understand that this rezoning request asks to change the neighborhood policy on the 9 existing lots to "Neighborhood Center." This is an extremely large shift from the existing Nashville Next framework. Overall, this seems inappropriate with our policy, and sets a terrible precedent for our neighborhood.
3. In addition to not complying with the existing neighborhood policy, the proposed density and potential commercial space is contextually inappropriate. N. 6th Street is a quiet street occupied mostly by small 1,000 sq foot ranch homes, a park widely utilized by families and children, the Boys & Girls club at the community center, and a long established church. Dropping in 30k of retail/condos at 3+ stories high will literally overshadow the important park across the street and disrupt a street intended to be maintained "as-is" per the Nashville Next plan.

I believe the negative potential here greatly outweighs any proposed benefits. A plot of property this size and importance to the neighborhood should not receive a blanket MUN-A rezoning approval without showing detailed plans that comply with policy and community feedback. I request that you oppose this plan for these reasons and push the developer towards staying within the existing base single family zoning and neighborhood policy.

Thank you for your consideration.

Aftyn Behn
912 N 2nd St
37207

Indivisible Tennessee: [Facebook](#) | [Twitter](#) | [E-mail List](#)
GRITS podcast: [Itunes](#) | [Android](#)

From: Ann Wells Parrish [mailto:anwels424@gmail.com]

Sent: Wednesday, February 27, 2019 12:59 PM

To: Sewell, Marty (Planning)

Subject: MPC Case #2019CP-005-001

I'm writing to express my support for the plan proposed for N 6th St in Cleveland Park. I live in Cleveland Park on N 5th St - quite close to where the development is planned. In my opinion, the infusion of housing of different sizes, prices, and density, along with a limited amount of commercial space, would be a great addition to the neighborhood. I'd love to be able to walk to a coffee shop, for example. And I like the idea of some more "affordable" housing, as opposed to more \$500K+ single family homes. I realize the actual development plans are not finalized yet. But what has been proposed seems very reasonable to me.

I've lived in Cleveland Park for the last four years - actually right next door to Sean Roberge, the developer proposing this change. I don't know Sean well, but he has been a good neighbor and I trust his intent. I've lived in other areas of East Nashville since 2004, and have seen many changes - both good and bad. I think this would be a good one.

Thank you for the opportunity to share my thoughts.

Respectfully,

Ann Wells Parrish

923 N 5th St, Nashville, TN 37207

anwels424@gmail.com

From: Douglas Shaughnessy [mailto:douglasshaughnessy@gmail.com]

Sent: Thursday, February 28, 2019 12:37 PM

To: Sewell, Marty (Planning)

Subject: OPPOSE – Case #: 2019Z-004PR-001/2019CP-005-001

Mr. Sewell,

I am writing you today, asking you to please OPPOSE case: #2019Z-004PR-001/2019CP-005-001 currently listed on your 3/28/19 agenda.

This particular rezoning request is fraught with issues and has been received poorly by our Cleveland Park neighborhood community as evidenced by over 170+ petition signatures against this development at save6thstreet.com. I believe there are a few major issues at stake that make this request a very negative direction for our neighborhood:

1. This request to rezone these 9 single family lots to Mixed Use Neighborhood Alternative would allow up to 100% of the proposed development to become STRP non-owner occupied units. The developer has been on the record stating he would build up to 30k sq ft of residential 1 & 2 bedroom condos and commercial space. This type of development density combined with non-owner occupied STRP permits would attract many investors and turn this property into a mini-hotel in the middle of a quiet street. One or two non-owner STRP's on a block is one thing, but the potential for up to 30+ STRP units in one contained space would be extremely disruptive.

2. Roughly 1/2 of the current 9 lots on N. 6th St are zoned for "Neighborhood Maintenance"(the ones closer to Cleveland are "Neighborhood Evolving.") I understand that this rezoning request asks to change the neighborhood policy on the 9 existing lots to "Neighborhood Center." This is an extremely large shift from the existing Nashville Next framework. Overall, this seems inappropriate with our policy, and sets a terrible precedent for our neighborhood.

3. In addition to not complying with the existing neighborhood policy, the proposed density and potential commercial space is contextually inappropriate. N. 6th Street is a quiet street occupied mostly by small 1,000 sq foot ranch homes, a park widely utilized by families and children, the Boys & Girls club at the community center, and a long established church. Dropping in 30k of retail/condos at 3+ stories high will literally overshadow the important park across the street and disrupt a street intended to be maintained “as-is” per the Nashville Next plan.

I believe the negative potential here greatly outweighs any proposed benefits. A plot of property this size and importance to the neighborhood should not receive a blanket MUN-A rezoning approval without showing detailed plans that comply with policy and community feedback. I request that you oppose this plan for these reasons and push the developer towards staying within the existing base single family zoning and neighborhood policy.

Thank you for your consideration.

Doug Shaughnessy
329 Grace St
Nashville, TN 37207

From: Alexandra Paige [mailto:alexandrapminor@gmail.com]
Sent: Thursday, March 14, 2019 3:12 PM
To: Sewell, Marty (Planning); Planning Commissioners; Davis, Scott (Council Member)
Subject: OPPOSE – Case #: 2019Z-004PR-001/2019CP-005-001

Planning Commissioners,

I am writing you today, asking you to please **OPPOSE** case: #2019Z-004PR-001/2019CP-005-001 currently listed on your 3/28/19 agenda.

This rezoning request has been received poorly by our Cleveland Park neighborhood community as evidenced by over 170+ petition signatures against this development at save6thstreet.com. I believe there are a few major issues at stake that make this request a very negative direction for our neighborhood:

1. **Potential for STRPs.** This request to rezone these 9 single family lots to Mixed Use Neighborhood Alternative would allow up to 100% of the proposed development to become STRP non-owner occupied units. The developer has been on the record stating he would build up to 30k sq ft of residential 1 & 2 bedroom condos and commercial space. This type of development density combined with non-owner occupied STRP permits would attract many investors and turn this property into a mini-hotel in the middle of a quiet street. One or two non-owner STRP’s on a block is one thing, but the potential for up to 30+ STRP units in one contained space would be extremely disruptive.

3. **It does not fit the character of the neighborhood.** Roughly 1/2 of the current 9 lots on N. 6th St are zoned for “Neighborhood Maintenance”(the ones closer to Cleveland are “Neighborhood Evolving.”) I understand that this rezoning request asks to change the neighborhood policy on the 9 existing lots to “Neighborhood Center.” This is an extremely large shift from the existing Nashville Next framework. Overall, this seems inappropriate with our policy, and sets a terrible precedent for our neighborhood. In addition to not complying with the existing neighborhood policy, the proposed density and potential commercial space is contextually inappropriate. N. 6th Street is a **quiet** street occupied mostly by small 1,000 sq foot ranch homes, a park widely utilized by families and children, the Boys & Girls club at the community center, and a long established church. Dropping in 30k of retail/condos at 3+ stories high will literally overshadow, crowd, and disrupt the peace of the important park across the street and a street intended to be maintained “as-is” per the Nashville Next plan.

4. **Traffic concerns.** The proposed development states that it would add at least 52 parking spaces which would incredibly change the flow of traffic in the neighborhood. Similar mixed use developments with that many parking spaces, like the location of East Nashville's Jeni's have had so much traffic that they needed to install a traffic light at that location.

5. **Rezoning an area for potential mixed, high density, commercial use that is solely residential.** It is inconsistent with the neighborhood's character to have structures that are mixed use, high density, or commercial in our neighborhood which is primarily single family homes. There is an actual development occurring on Douglas near the train tracks that would provide more commercial development nearby on a lot already zoned for commercial activity. It is unnecessary to build even more commerce (and traffic) to an area that is primarily residential and completely walkable.

I am not opposed to the development of new buildings that fit the existing community plan.

I am opposed to changing the community plan and rezoning these lots.

I believe the negative potential here greatly outweighs any proposed benefits.

A plot of property this size and importance to the neighborhood should not receive a blanket MUN-A rezoning approval without showing detailed plans that comply with policy and community feedback. I request that you oppose this plan for these reasons and push the developer towards staying within the existing base single family zoning and neighborhood policy.

Thank you for your consideration.

Sincerely,
Alexandra Minor
1209 N 7th St Nashville, TN 37207

From: Michael.T.Davis@dell.com [mailto:Michael.T.Davis@dell.com]

Sent: Friday, March 15, 2019 9:28 AM

To: Sewell, Marty (Planning)

Subject: North 6th Street - East Nashville

Marty –

I am writing to express my explicated support for the East Nashville Community Plan Amendment – **MPC Case #2018CP-012-004 & 2019z-004PR-001**.

I feel this plan is the correct direction for the neighborhood and will fit perfectly into the growth plans of the neighborhood. I trust Sean Roberge and the Cleveland Street Baptist Church to keep the communities best interest in mind while using these lots in their highest and best use.

Please feel free to reach out for any questions. Thank you.

Michael T. Davis
Networking Specialist
6154001487

From: Chris Scott <chrissct023@gmail.com>
Date: March 17, 2019 at 1:14:07 PM CDT
To: <Marty.Sewell@nashville.gov>, <scott.davis@nashville.gov>
Subject: **OPPOSE – Case #: 2019Z-004PR-001/2019CP-005-001**

To whom it concern,

I am opposing any construction that consists of apartment complexes or condos. There is no room for parking and traffic is already incredibly busy near and around Ellington Pkwy. This construction could cause massive traffic jams and major parking issues for existing home owners on 5th and 6th street. I urge you to vote against any such construction. Thank you for time!

Chris Scott
915 N. 5th St
Nashville, TN 37207

From: Omid Yamini [<mailto:omid1130@gmail.com>]
Sent: Monday, March 18, 2019 9:36 AM
To: Sewell, Marty (Planning)
Cc: Planning Commissioners; Davis, Scott (Council Member)
Subject: Attn: Marty Sewell - DISAPPROVE & OPPOSE – Case #: 2019Z-004PR-001/2019CP-005-001

Marty,

I am writing to ask that you please recommend DISAPPROVAL for the proposed neighborhood plan change and associated zoning change.

This sort of intense rezoning in the middle of a block will set a bad precedent for what is allowed in our neighborhood, it would be more appropriate along the corridors.

And as far as the community plan change is concerned - there is absolutely no reason it's being done except to help the developer get this rezoning passed. It's not a community driven change of OUR community plan, it's a developer driven change for HIS zoning needs.

Thanks,

Omid Yamini
1204 N. 2nd St.
Nashville, TN. 37207

From: Aaron Harris [mailto:aaron.harris@me.com]
Sent: Monday, March 18, 2019 10:33 AM
To: Sewell, Marty (Planning)
Cc: Planning Commissioners; Davis, Scott (Council Member)
Subject: OPPOSE – Case #: 2019Z-004PR-001/2019CP-005-001

Hey Marty, we met at our table at the Dickerson Pike design charette. Just wanted to add a comment on this project as well. I live a few block away in Cleveland Park on Stainback Ave and I think the general feeling of the neighborhood is that we just want the developer to provide an SP since that is the exact tool proper for this situation. Amending the entire neighborhood plan for a single development is excessive, so I definitely OPPOSE – Case #: 2019Z-004PR-001/2019CP-005-001 to re-develop the properties on 6th street.

Thanks,

Aaron Harris
1120 Stainback Ave
731.225.4935

From: Renee Butler [mailto:lisa.renee.butler@gmail.com]
Sent: Monday, March 18, 2019 1:15 PM
To: Sewell, Marty (Planning)
Cc: Planning Commissioners; Davis, Scott (Council Member)
Subject: OPPOSE – Case #: 2019Z-004PR-001/2019CP-005-001

Please oppose Case #2019Z-004PR-001/2019CP-005-001 that is listed on your agenda for your 3/28 meeting.

Here are some of my reasons.

1. The overall policy change should not be changed to benefit a developer. Policy change requests should come from the neighborhood. Allowing a developer to make these changes flies in the face of those of us who live here.
2. The proposed zoning change would unfortunately allow STRPs to exist. We don't need any more of these. Especially across from the park and a church. We need single family homes.

There are plenty of options for this developer without making any of these changes. His reluctance to adjust his zoning request to disallow STRP just proves he is out for the most money he can get and who cares about the rest of the neighborhood.

Thanks for your attention to this.

=====

Renee Butler
1103 Lischey Ave
37207

From: Kathryn Turner [mailto:kturner3@gmail.com]
Sent: Monday, March 18, 2019 1:25 PM
To: Sewell, Marty (Planning)
Cc: Planning Commissioners; Davis, Scott (Council Member)
Subject: OPPOSE – Case #: 2019Z-004PR-001/2019CP-005-001

Planning Commissioners,

I am emailing you today, as an actual resident of Cleveland Park, asking you to OPPOSE case: #2019Z-004PR-001/2019CP-005-001 which is currently on your 3.28.19 agenda.

I am against it because I want neighbors, not a mini hotel for tourist - which is what this rezoning will allow. The developer has not scheduled a neighborhood meeting, like he has promised multiple times. At the planning meeting and CPNA meetings - he has also shown complete unwillingness to compromise or listen to the desires of neighbors. In my opinion, his intentions has been clear multiple times: his post on Facebook about the "highly sought after STRs" and his agent trying to pack the planning meeting because the neighborhood has not been on board with what they want.

I urge you to listen to what the actual residents of this neighborhood want...not the wishes/desires from developers and real estate agents.

Sincerely,

Kathryn Turner
1208 Meridian St, Nashville, TN 37207

From: Stroop, Kenneth [mailto:kenneth.stroop@vumc.org]
Sent: Monday, March 18, 2019 1:55 PM
To: Sewell, Marty (Planning)
Cc: Planning Commissioners; Davis, Scott (Council Member)
Subject: Please oppose case# 2019Z-004PR-001/2019CP-005-001
Importance: High

Planning Commissioners,

I am writing you today, asking you to please **OPPOSE** case: #2019Z-004PR-001/2019CP-005-001 currently listed on your 3/28/19 agenda.

This particular rezoning request is fraught with issues and has been received poorly by our Cleveland Park neighborhood community as evidenced by over 170+ petition signatures against this development at save6thstreet.com. I believe there are a few major issues at stake that make this request a very negative direction for our neighborhood:

1. This request to rezone these 9 single family lots to Mixed Use Neighborhood Alternative would allow up to 100% of the proposed development to become STRP non-owner occupied units. The developer has been on the record stating he would build up to 30k sq ft of residential 1 & 2 bedroom condos and commercial space. This type of development density combined with non-owner occupied STRP permits would attract many investors and turn this property into a mini-hotel in the middle of a quiet street. One or two non-owner STRP's on a block is one thing, but the potential for up to 30+ STRP units in one contained space would be extremely disruptive.
2. Roughly 1/2 of the current 9 lots on N. 6th St are zoned for "Neighborhood Maintenance"(the ones closer to Cleveland are "Neighborhood Evolving.") I understand that this rezoning request asks to change the neighborhood policy on the 9 existing

lots to “Neighborhood Center.” This is an extremely large shift from the existing Nashville Next framework. Overall, this seems inappropriate with our policy, and sets a terrible precedent for our neighborhood.

3. In addition to not complying with the existing neighborhood policy, the proposed density and potential commercial space is contextually inappropriate. N. 6th Street is a quiet street occupied mostly by small 1,000 sq foot ranch homes, a park widely utilized by families and children, the Boys & Girls club at the community center, and a long established church. Dropping in 30k of retail/condos at 3+ stories high will literally overshadow the important park across the street and disrupt a street intended to be maintained “as-is” per the Nashville Next plan.

I believe the negative potential here greatly outweighs any proposed benefits. A plot of property this size and importance to the neighborhood should not receive a blanket MUN-A rezoning approval without showing detailed plans that comply with policy and community feedback. I request that you oppose this plan for these reasons and push the developer towards staying within the existing base single family zoning and neighborhood policy.

I have lived in Cleveland Park since 2008 and I have seen many changes but this would negatively impact this quiet neighborhood. Please oppose this suggested plan and keep it single family homes on N 6th St.

Thank you for your consideration.

Sincerely,

Kenneth Stroop, concerned N 6th resident.

From: Carol Norton [mailto:c.norton@comcast.net]
Sent: Monday, March 18, 2019 3:38 PM
To: Sewell, Marty (Planning)
Cc: Planning Commissioners; Davis, Scott (Council Member)
Subject: OPPOSE - Case #: 2019Z-004PR-001/2019CP-005-001

Planning Commissioners,

Please OPPOSE case: #2019Z-004PR-001/2019CP-005-001 on the 3/28/19 agenda.

This rezoning request is fraught with issues will be disastrous for our Cleveland Park neighbors, as evidenced by over 170+ petition signatures against this development at save6thstreet.com. There are several major issues at stake that make this request a very negative direction for this—or any-- neighborhood:

1. The request to rezone these 9 single family lots to Mixed Use Neighborhood Alternative would allow up to 100% of the proposed development to become STRP non-owner occupied units. The developer has gone on record stating he would build up to 30k sq ft of residential 1 & 2 bedroom condos and commercial space. This type of development density combined with non-owner occupied STRP permits would attract many investors and turn this property into a mini-hotel in the middle of a quiet street. One or two non-owner STRP’s on a block is one thing, but the potential for up to 30+ STRP units in one contained space would be extremely disruptive.

2. Roughly 1/2 of the current 9 lots on N. 6th St are zoned for “Neighborhood Maintenance” (the ones closer to Cleveland are “Neighborhood Evolving.”) I understand this rezoning request asks to change the neighborhood policy on the 9 existing lots to “Neighborhood Center.” This seems inappropriate with the existing Nashville Next framework policy, and sets a terrible precedent for this neighborhood, and others as well.

3. In addition to not complying with the existing neighborhood policy, the proposed density and potential commercial space is just not appropriate here. N. 6th Street is a quiet street of small 1,000 sq foot ranch homes, a park widely utilized by families and children, the Boys & Girls club at the community center, and a long established church. Dropping 30k of retail/condos at 3+ stories high will literally overshadow the important park across the street and disrupt a street intended to be maintained “as-is” per the Nashville Next plan.

Having served on the Nashville Next Community Enhancement Committee for three years, I can tell you this was never envisioned to occur in our neighborhoods. In my opinion, the negative outcome greatly outweighs any proposed benefits. A plot of property this size and importance to the neighborhood should not receive a blanket MUN-A rezoning approval without showing detailed plans that comply with policy and community feedback. I request that you **oppose this plan for these reasons and push the developer towards staying within the existing base single family zoning and neighborhood policy.**

Thanks,
Carol Norton
Edgefield, District 6
801 Boscobel St

From: jojaszcz@gmail.com [mailto:jojaszcz@gmail.com]
Sent: Monday, March 18, 2019 4:18 PM
To: Sewell, Marty (Planning)
Cc: Planning Commissioners; Davis, Scott (Council Member)
Subject: Approve Case #: 2019Z-004PR-001/2019CP-005-001

Planning Commissioners,

I am writing you today, asking you to approve case: #2019Z-004PR-001/2019CP-005-001 currently listed on your 3/28/19 agenda.

I agree with more developments in our area. I moved to the city because I wanted to have cool places near my house that were walkable.

I think that the lots being the the park are a good location for the neighborhood and look forward to having a breakfast spot or something similar in walking distance to my house.

I also think any nice developments in general will improve our neighborhood. However, I do value your expertise and if you don't think the site plans are feasible there I would understand your judgement.

Thank you for your consideration.

Very Respectfully,

Jordan Allison
1218 Montgomery Avenue, Nashville, TN 37207

From: Wes Davenport [mailto:davenportwes@gmail.com]
Sent: Monday, March 18, 2019 4:20 PM
To: Sewell, Marty (Planning)
Cc: Planning Commissioners; Davis, Scott (Council Member)
Subject: OPPOSE - Case #: 2019Z-004PR-001/2019CP-005-001

Hi Marty,

I live at 1028 N 6th St in Cleveland Park, and I'm writing to urge you to oppose case #2019Z-004PR-001/2019CP-005-001 that is coming up on the 3/28 meeting agenda.

Changing the zoning to STRP non-owner occupied units would be detrimental to the quality of life in my neighborhood. The street is mostly family homies, ranch houses, and the park that I exercise at every day. Dropping such a high density, 3+ story tall block of retail and condos would negatively affect the neighborhood.

Thanks for your time and consideration.

--

Wes Davenport
1028 N 6th St
Nashville, TN, 30207
931.215.3183

From: Nancy Wofford [mailto:tomandnancywofford@me.com]
Sent: Monday, March 18, 2019 4:23 PM
To: Sewell, Marty (Planning)
Cc: Davis, Scott (Council Member); Planning Commissioners
Subject: 6th St Zoning request

Dear Mr. Sewell,

I want to voice my displeasure at the upcoming zoning request by Sean Roberge. My family lives one block away from this property and we are not in favor of the change. Please vote to keep the zoning as is, SP. We believe the property should be developed into single family dwellings, not condos or businesses. With the nice park nearby it would be good for families to live there. Our neighborhood is changing for the better every year and we want to keep it that way.

Thanks for listening.

Sincerely,
Nancy Wofford
904 N 5th St

From: Chari Pirtle [mailto:chari@charipirtle.com]
Sent: Monday, March 18, 2019 4:49 PM
To: Sewell, Marty (Planning)
Cc: Planning Commissioners; Davis, Scott (Council Member)
Subject: OPPOSE case: #2019Z-004PR-001/2019CP-005-001

Hello,

This is Chari Pirtle and I live at 705 N 5th Ct and I am writing you today, asking you to please *OPPOSE case: #2019Z-004PR-001/2019CP-005-001* currently listed on your 3/28/19 agenda.

This particular rezoning request has many issues and has been received poorly by our Cleveland Park neighborhood community as evidenced by over 170+ petition signatures against this development at save6thstreet.com. Below are a list of my reasons for opposing this particular development.

1. This request to rezone these 9 single family lots to Mixed Use Neighborhood Alternative would allow up to 100% of the proposed development to become STRP non-owner occupied units. The developer has been on the record stating he would build up to 30k sq ft of residential 1 & 2 bedroom condos and commercial space. This type of development density combined with non-owner occupied STRP permits would attract many investors and turn this property into a mini-hotel in the middle of a quiet street. One or two non-owner STRP's on a block is one thing, but the potential for up to 30+ STRP units in one contained space would be extremely disruptive. It's not that I am opposed to development but this is not smart growth in my opinion.

2. Roughly 1/2 of the current 9 lots on N. 6th St are zoned for "Neighborhood Maintenance"(the ones closer to Cleveland are "Neighborhood Evolving.") I understand that this rezoning request asks to change the neighborhood policy on the 9 existing lots to "Neighborhood Center." This is an extremely large shift from the existing Nashville Next framework. Overall, this seems inappropriate with our policy, and sets a terrible precedent for our neighborhood.

I believe the negative potential here greatly outweighs any proposed benefits. A plot of property this size and importance to the neighborhood should not receive a blanket MUN-A rezoning approval without showing detailed plans that comply with policy and community feedback. Again, I am not against developing the area just in allowing Non-owner/occupied STRP in this quantity is not acceptable to me.

I request that you oppose this plan for these reasons and push the developer towards staying within the existing base single family zoning and neighborhood policy.

Thank you very much for your time.

Chari Pirtle
705 N 5th Ct
Nashville, TN 37207

From: DJ Sullivan [mailto:donaldjamessullivan@gmail.com]
Sent: Monday, March 18, 2019 6:03 PM
To: Sewell, Marty (Planning)
Cc: Planning Commissioners; Davis, Scott (Council Member)
Subject: OPPOSE – Case #: 2019Z-004PR-001/2019CP-005-001

I oppose this rezone because the developer has not been respectful to the community, specifically in reference to STR's. I am pro-development but this developer has shown an indifference to the concerns of the community. Let them go through the SP process so the community has a fair say in the design. If this rezone is approved it's just another developer getting bailed out at the expense of the community. It's not our fault these guys keep backing themselves into a corner by paying top dollar for land & have no choice but to try & max out value with ridiculous plans that destroy community fabric.

Thanks,

DJ Sullivan

Homeowner, District 7

From: Neeley, Jordan E. (MU-Student) [mailto:jenfkb@mail.missouri.edu]
Sent: Monday, March 18, 2019 6:32 PM
To: Sewell, Marty (Planning)
Cc: Planning Commissioners; Davis, Scott (Council Member)
Subject: PLEASE APPROVE - Case #: 2019Z-004PR-001/2019CP-005-001

Planning Commissioners,

I am writing you today, asking you to please APPROVE case: #2019Z-004PR-001/2019CP-005-001 currently listed on your 3/28/19 agenda.

My significant other and I are located off Joy Cir. and believe the proposed request will bring much needed energy, diversity, and income to the area.

Thank you for your time.

Jordan

From: Jason Stalcup [mailto:jberrystalcup@gmail.com]
Sent: Monday, March 18, 2019 7:41 PM
To: Sewell, Marty (Planning)
Cc: Planning Commissioners
Subject: OPPOSE - Case #: 2019Z-004PR-001/2019CP-005-001

All,

I live 200 feet from the subject property. I am against the zoning change and the change in policy.

The developer needs to have a proper neighborhood meeting as he has promised many times. He has been offered a compromise but refuses to move from his position. I would support his project if he would simply change it to an SP that prohibits short term rentals.

Thank you,

Jason Stalcup
905 Nth 5th Street
Cleveland Park
615-686-5337

From: Mark Govea [mailto:markagovea@gmail.com]
Sent: Monday, March 18, 2019 6:47 PM
To: Planning Commissioners; Davis, Scott (Council Member); Sewell, Marty (Planning)
Subject: Case #: 2019Z-004PR-001/2019CP-005-001

Good evening Marty,

I want to provide my support for the N 6th project and ask you approve the rezoning/policy change request. There is a significant amount of support from neighbors and neighborhood groups alike in seeing this good, common sense development break ground in District 5, specifically on the border of Cleveland and McFerrin Park.

My address is 612 B N 2nd St. Nashville, TN 37207.

Thank you!

Mark A Govea
512-632-6001

From: Eric Brasher [mailto:eric.brasher@gmail.com]
Sent: Monday, March 18, 2019 8:26 PM
To: Sewell, Marty (Planning)
Cc: Planning Commissioners
Subject: Case# 2019Z-004PR-001/2019CP-005-001

I am writing in to share my support for the policy change and zoning change on N 6th St here in Cleveland Park.

I live at 318 Vaughn St, and visit the park often with my young family. It's a great huge park that doesn't get the traffic it should due to no amenities being anywhere close. While this neighborhood is Cleveland Park, I feel that the park named Cleveland Park should represent it well by creating a walkable area to amenities and the park that would result in a gathering spot for the entire neighborhood.

My vote is FOR this change and I look forward to actually seeing our walking district neighborhood actually be used to walk somewhere.

Thank you.

Eric Brasher
318 Vaughn St
707-235-8314

From: Amanda Herzog [mailto:amandajherzog@gmail.com]
Sent: Monday, March 18, 2019 9:03 PM
To: Sewell, Marty (Planning)
Cc: Planning Commissioners; Davis, Scott (Council Member)
Subject: OPPOSE – Case #: 2019Z-004PR-001/2019CP-005-001

Hello,

I am writing in today to oppose the current plan for development on N. 6th St. in Cleveland Park. We bought our home in the area in Fall 2015 and specifically chose Cleveland Park for its historic charm- many neighborhood streets with older, well-kept homes book ended by Cleveland St. and Douglas Ave.

The current proposed development for N. 6th St. does not fit the neighborhood and would be a disruption to the feel of single family homes on neighborhood streets. Additionally, this project is across the street from a church and a park (where the Boys and Girls Club meets) and I do not think the increased traffic to this neighborhood street makes sense for this residential area. I think in addition to looking very out of place, this development would bring traffic into the neighborhood instead of maintaining it on the major throughways that exist (Cleveland and Douglass).

Overall, I think the current plan, with possibility of many short-term guests at the development is a disruption to the neighborhood.

Thank you for your consideration,

Amanda Allen
1011 Meridian St.
Nashville, TN 37207

From: Mary Rakes [mailto:mtwrakes@gmail.com]
Sent: Monday, March 18, 2019 9:12 PM
To: Sewell, Marty (Planning); Planning Commissioners; Davis, Scott (Council Member)
Subject: OPPOSE – Case #: 2019Z-004PR-001/2019CP-005-001

Planning Commissioners,

I am writing to you to ask that you please OPPOSE the case #: 2019Z-004PR-001/2019CP-005-001 that is listed on your agenda this Thursday 3/28.

My reasons for asking this are, as an 8-year resident whose lot backs directly to the proposed development are as follows:

- *Safety:* I am a young mother, hoping to raise my children here. The new plan includes turning the alley behind my house into the only entrance and exit for 40+ additional cars, not to mention retail/commercial traffic. The alley was not designed for such a high volume of cars coming in and out, day after day. Even if this alley is widened, it will still be significantly less safe than an alley for residents of 9 houses to use, as it was originally designed for.
- *Loss of Privacy:* Changing the zoning allows for more, and taller, buildings, some that could look directly into my backyard. Having structures towering over our yard definitely can alter the quality of life in our home, and also lower our property value. In no way is it ethical to change the zoning here in a way that will allow the owner of the development to gain at my own personal expense.
- *Short Term Rentals:* The proposed changes allow for the property to have no cap on non-owner occupied short term rental properties, meaning we could end up with 30 or more units that are constantly being turned over in our backyard (coming and going ONLY through our alley). As someone who is invested in the life of this neighborhood, I am deeply concerned by this. We want and need **neighbors**; we need people who are invested in this neighborhood,

dedicated to continual improvement, looking to improve our school, interested in attending our meetings. These type of STRPs opens us up to a continual stream of unvetted, unknown people coming in and out, who will give literally nothing of value back to Cleveland Park.

Please oppose this change, and push the developer to instead work more within the current zoning, giving Cleveland Park more beautiful homes and therefore more neighbors.

Sincerely,

Mary Rakes
903 N. 5th Street

From: Thomas Gingerich [mailto:thomasgingerich@gmail.com]
Sent: Monday, March 18, 2019 9:53 PM
To: Sewell, Marty (Planning)
Cc: Davis, Scott (Council Member); Planning Commissioners
Subject: Opposition to case #2019Z-004PR-001/2019CP-005-001

Planning Commissioners,

I am writing you today, asking you to please OPPOSE case: #2019Z-004PR-001/2019CP-005-001 currently listed on your 3/28/19 agenda.

Simply put, I want a vibrant neighborhood that is strong and full of neighbors that have an investment in making the place that they call home a strong and vibrant one as well. This can ONLY happen when people are long term residents in that neighborhood and have an investment in a quality of life that is shared with their neighbors. This rezoning proposal jeopardizes that opportunity in a major way.

With no plan being put forth or even so much as a formal meeting (that wasn't set up via word of mouth or at a bar) from the developer that is making this request the neighborhood is having to go with a worst case scenario for what would go in place if this rezoning were to pass. We are looking at the real possibility for up to 30 "Highly sought after STR's" which anyway you slice is a hotel. In fact it is worse than a hotel as a hotel at least has people beyond the occupants on sight should incidence arise among other things. That alone is too much for this PROUD neighborhood to have to deal with much less an increased demand on resources from police or EMT's. As I said before, we have to go with worst case scenario here.

Furthermore, by allowing this rezoning to pass you are allowing one developer to benefit greatly. Meanwhile the rest of us will be forced to deal with nothing but the ill effects of increased traffic, greater strains on parking, temporary revolving residence, the potential of greater incidence of crime, and the increased cost of handling and prevention of said incidence of crime. This all comes with ZERO upside to the neighborhood that we have been privy to up to this point.

Thank you for your consideration.

Sincerely,

Thomas Gingerich
1208 Meridian St.
Nashville, TN 37207

From: Joel Rakes [mailto:joelrakes@gmail.com]

Sent: Monday, March 18, 2019 10:00 PM

To: Sewell, Marty (Planning)

Cc: Planning Commissioners; Davis, Scott (Council Member)

Subject: 182+ Signed Petitions Opposing N. 6th Street Project #: 2019Z-004PR-001/2019CP-005-001

Hello Marty,

I am writing to share the latest petition data below in opposition to the N. 6th Street project (2019Z-004PR-001/2019CP-005-001). The community is very opposed to this development and the data below will quantify that sentiment. Thank you in advance for reviewing this information, please don't hesitate to reach out if you have any questions.

-Joel Rakes

903 N. 5th Street

Methodology:

Petition signatures were collected at save6thstreet.com/petition and in-person by visiting neighbors or at local community meetings. Addresses were requested and our team has filtered the results by direct neighbors and signatures outside the core area.

Petition Results:

182 total signatures (as of 3/18):

- **121 (66%)** are located in Cleveland Park/McFerrin Park/Highland Heights area.
 - The vast majority of these were residents in Cleveland Park.
 - Of these residents 27 signatures were located on N. 5th or N. 6th street.
 - Including opposition signatures from homes that back up directly to this project at 901, 903, 911, 915 N. 5th
- 33 (18%) are located nearby in East Nashville (37206 and 37216)
- 16 (9%) are located outside of East Nashville.
- 9 (5%) did not provide an address.

Comments from Participants:

- “This neighborhood is full of seniors and teachers and others who want to live in an affordable neighborhood. This plan completely disregards the wishes of the neighbors (including my best friend). They shouldn't have to put up with all the negatives that come from a high concentration of mini hotels. “
- “A policy/rezone request of a lot this absolutely should require detailed site plans. We have no insight into what is going to be built here beyond the developer's word which is non-binding. What happens if the rezone/policy request is approved and then the developer flip the property immediately or changes course on what he sold the public on plans-wise? Bottom line: this request's scale needs a SP with plans and a non-owner occupied STRP ban as a starting point for this to be even remotely digestible for the neighborhood.”
- “Short term rentals are destroying our neighborhoods. I want people living here that are invested in the community, will raise their kids here, will not leave empty structures 4 or 5 days a week. “
- “This development does not make sense in the location it is planned. This area should accommodate less dense and preferably homes. Especially across the street from a park.“
- “I've lived in the neighborhood for almost 12 years. I love the community and neighborly feel of the area. I am strongly against non-owner occupied short-term rentals in this area.”
- “This is an abuse of zoning laws. Neighbors want to live by neighbors, not customers. Keep hotels out of residential neighborhoods. “
- “Please no short term housing! This does not feel safe for a family neighborhood. We have small children and like to know who our neighbors are and be able to screen for sex offenders.”

- “We already have a few AirBnbs on our block and it has been frustrating when people are coming in and out of our neighborhood. In addition, I am concerned about it being across from the park and community center where we will bring our kids. “
- “As a resident of Cleveland Park for almost a decade, I am upset at the plan to create such a massive change to our neighborhood without input and consideration of the residents and community around the properties.”
- “We have developed a plan for the neighborhood. Why would we want to change that on a lot by lot basis?”

-

Attached to this email for your reference:

1. A document with the petition content from this email.
2. A spreadsheet of the digital petition signatures and contact info.
3. Scans of the paper petition signatures

Please see attachments on the following pages.

From: Joel Rakes [mailto:joelrakes@gmail.com]
Sent: Monday, March 18, 2019 10:18 PM
To: Sewell, Marty (Planning)
Cc: Planning Commissioners; Davis, Scott (Council Member)
Subject: OPPOSE – N. 6th Street Project (2019Z-004PR-001/2019CP-005-001)

Hi Marty,
My name is Joel Rakes and I've lived at 903 N. 5th Street for almost 10 years. My family and I really love the Cleveland Park neighborhood and our neighbors on the 900 block of N. 5th Street, some of which have lived on the block over 40+ years!

I am writing today in opposition of the N. 6th Street rezoning/policy change project (2019Z-004PR-001/2019CP-005-001). **My family, along with over 120+ of my nearby neighbors are very alarmed about the direction and scope of this project.** (See the separate email I sent earlier tonight for more info on the 120+ people in opposition of this project).

I'd like to share a little context on how we got here, and why I think these requested changes will set a dangerous precedent for thoughtful, contextual, urban planning in District 5. Please bear with me here, I have a lot to say!

How We Got Here

On 1/8/2019, a developer group closed on six single-family lots located at the corner of N. 6th Street and Cleveland St. in the Cleveland Park neighborhood for \$1.2m.

Just two days later, the buyer's real estate agents posted this Facebook post (now since deleted). That last sentence, ***“featuring those highly sought after short term rentals”*** phrase sent reverberations throughout our neighborhood.



This was an ominous start for a project to be built right in the core of our neighborhood by the beloved Cleveland Park. Neighbors were up in arms and that led me to create a website at Save6thStreet.com to garner community feedback, share news, and collect petition signatures as the project rolled out.

In addition to catching our neighbors attention, the local media proceeded to cover the situation 9 times as this project's non-owner occupied STRP permit inclusion echos many problematic projects in motion across Nashville.

Why I'm Opposed

On a personal level, I believe this project will negatively impact my family's home property values as well as quality of life.

1. The affected portion of the alley behind our house that will share access with the N. 6th Street property was designed originally to have access for 6 single family homes on each side. The proposed project will drop 30+ condo units and commercial space in the place of 6 single family homes. The parking lot (40+ spots) will lead to in/out traffic that will be greatly higher than the current baseline.

Even if the alley is improved/widened, it won't help lessen the constant vehicle traffic of residents and shoppers at the commercial space. Our family has a rear driveway and believe it will very difficult for us to safely back out our driveway in this proposed scenario. We have a small child and are also concerned about his proximity to this traffic volume while he is playing in the backyard.

2. The proposed height (3 stories) and depth of the properties (some of the units may be closer to the alley in the rear) will greatly affect our backyard privacy. A 3 story condo building with potential balconies looming over our houses is very different than a standard single family home or even DADU garage.

3. The fact that this project's requested zoning (MUN-A) allows non-owner occupied STRP units *will* attract investors who will purchase these units intentionally for STRP purposes. Just take a look at the developer's real estate agent's Facebook post above if there was any doubt on their intent for marketing these properties.

The STRP Problem

1. I am sure the MPC is aware, and probably exhausted by, the push back against non-owner STRP (aka 'NOO STRP') inclusion in these mixed use zonings. But that pushback comes from real-life experience of our neighbors who live next to many problematic NOO STRP units already. And many of these issues have come from just having *one* such unit nearby, but with the volume of this project - it'll be much worse.

We do not want to live next to a "mini-hotel" with a revolving door of out-of-town guests *taking* from our neighborhood and not putting anything back in.

2. We want *neighbors, not tourists*. If these units are truly going to be 'affordable' as the developer has said, we would love to see the units be occupied with new neighbors who are here to connect and look out for each other and make Cleveland Park an even better and safer place to live. That vision won't be possible if the units are snatched up by developers looking for a NOO STRP property close to downtown.

A Dangerous Precedent

In closing, I want to share a few thoughts about the dangers of the precedent that can be set here if these requests are approved.

At the end of the day, changing the neighborhood policy is (and should be) a very big deal. This project's request to change the NM/NE lots to NC objectively is a very large leap. A leap that is only happening because the developer's rezoning request was not feasible otherwise.

Why are we changing the thoughtfully created, consensus-built neighborhood policy because a developer bought 6 single-family lots and found a way to make a bigger profit? Why are one development group's needs more important than the neighborhood's wishes and established policy?

Another way to say it: what is the point of the neighborhood policy if it can be so easily amended to help a developer's project vision become a reality?

My neighbors and I implore you and the rest of MPC to think about the precedent this particular case will set in Cleveland Park. Our neighborhood was already under a deluge of rezoning requests, and a huge policy change like this won't help ease neighbor displacements, an affordable housing crisis, and the quality of life degradation.

Going forward, myself and 120+ of my neighbors are asking you to flat out disapprove this project and push for the developers, at a minimum, to pursue a SP zoning with firm, binding site plans and a 100% non-owner occupied STRP exclusion at the zoning level.

I'm really sorry for how long this was, I told you I had a lot to say! I truly appreciate your time and consideration in this very important case.

-Joel Rakes
903 N. 5th St

From: Joey [mailto:tomatopic34@hotmail.com]
Sent: Monday, March 18, 2019 10:35 PM
To: Sewell, Marty (Planning)
Cc: Planning Commissioners; Davis, Scott (Council Member)
Subject: PLEASE OPPOSE – Case #: 2019Z-004PR-001/2019CP-005-001

Planning Commissioners,
I am writing you today, asking you to please OPPOSE case: #2019Z-004PR-001/2019CP-005-001 currently listed on your 3/28/19 agenda.

The rezoning request for the parcel of land on N 6th St has been uniformly disapproved by Cleveland Park residents and the neighborhood association. The developer has stated that the 9 lots could yield as many as 30 units; the change in zoning he seeks would open the door for each of those units to become a non-owner-occupied STR -- essentially, a hotel in the middle of a quiet residential neighborhood -- and his business partner has already advertised that intent on social media, which is how many of us first learned of the development. While we live several blocks away, we are concerned for our neighbors who would have to live in the vicinity of this monstrosity and for the negative effect it would have on our neighborhood as a whole. Encouragement for the developer to consider creating long-term rentals or condos instead was met with insistence that "it makes no business sense for me not to maximize my profit." No consideration for the neighborhood, just pure profit motive.

Cleveland Park is already suffering from neighbor participation as more and more rental properties emerge here, and fewer and fewer permanent residents remain to help with clean-ups or other vital activities. A structure this size is not ideal in any sense, but 30 actual neighbors would be more welcome than what would amount to hundreds of transient visitors every year contributing nothing to our community.

The negative potential here greatly outweighs any proposed benefits, and any benefits would solely be for the developer and anyone investing in the property. For the neighborhood, nothing good comes of this. A plot of property this size and importance to the neighborhood should not receive a blanket MUN-A rezoning approval without showing detailed plans that comply with policy and community feedback.

I request that you oppose this plan for these reasons and push the developer towards staying within the existing base single family zoning and neighborhood policy.

Thank you for your consideration.

Joey Butler
1103 Lischey Ave

From: Jeff Kendig [mailto:jkendig@outlook.com]
Sent: Tuesday, March 19, 2019 12:25 AM
To: Sewell, Marty (Planning); Planning Commissioners; Davis, Scott (Council Member)
Subject: 2019Z-004Pr-001/2019CP-005-001

Marty and Esteemed Commissioners,

The Highland Heights project took a large area with close proximity to several ingresses to downtown and easy access to interstates and changed the policy from evolving to maintenance on many of the streets. While not everyone agreed with all the outcomes the bill was born of compromise between individuals wanting to slow development and those wanting more density. While many demonize Scott Davis for being pro development, I fully support Councilman Davis as I have lived East Nashville and been familiar with the Dickerson Pike corridor for more than twenty years. Many constituents contend that development would have occurred regardless of the council person due to the areas proximity to downtown. I think one only need look at the Robertson road area, which is just now starting to attract some development dollars to see an example where lack of development support has hindered growth. I remember Dickerson Road between Trinity Lane and Downtown being a haven for prostitution, drug activity, and other crime. The area has literally exploded with an influx of development dollars attracted by providing density that has allowed this once down trodden area to revitalize, thrive and attract people that actually want to have a neighborhood. While you will hear from neighborhood associations and developers, please keep in mind that these are a handful of individuals. The majority of people in these neighborhoods appreciate the changes that are occurring and that is the reason you don't see massive turn outs against development. I actually believe that the neighborhood associations, even if not well attended, are a testament to the changes brought about by the development that many of them rail against. So I am writing you to let you know that I support Councilman Davis and his efforts. Additionally, higher density was provided for on connector streets in the Highland Heights plan and targeting specific areas appears to be spot zoning.

Thank you for you hard work and consideration.

Jeff Kendig
(615) 474-1631
jkendig@hotmail.com

From: Mike Kershaw [mailto:mikekershaw78@gmail.com]

Sent: Tuesday, March 19, 2019 4:30 PM

To: Sarah Olson; Sewell, Marty (Planning)

Subject: Case 2019Z-004PR-001 and 2019CP-005-001

Marty,

Attached is a letter with our feedback on the zoning change requests referenced in the email subject.

Feel free to contact me if you have any questions

Thanks,

Mike Kershaw

Please see attachment on following page.

From: Sara Cox [mailto:saramaycox@gmail.com]
Sent: Tuesday, March 19, 2019 8:07 PM
To: Sewell, Marty (Planning)
Cc: Planning Commissioners; Davis, Scott (Council Member)
Subject: In support of Case #: 2019Z-004PR-001/2018CP-012-004

Mr. Sewell,

I live at 216 Cleveland Street, Nashville, TN 37207 and I am writing to you this evening in support of the community plan amendment and rezoning for the six lots on N 6th Street in the Cleveland Park neighborhood.

This development will create a more compact, dense development that will by the nature of its design encourage walkability and bikability within the neighborhood. Providing more opportunities for active transportation options allows residents to get recommended daily physical activity while also making broader connections within the community. As Davidson County has a current adult obesity rate of 30% and Tennessee has the most obese children in the country, we should be making community design decisions that make the healthy choice the easiest one.

A recent housing study (<https://appam.confex.com/appam/2018/webprogram/Paper25811.html>) suggests that any induced demand effects of new housing developments are balanced out by the effect of the increased supply of those units. I believe that the only way to create more affordable housing in Nashville is to build more housing—regardless of the price point. We have a housing shortage and thus should be building more densely, especially within the Urban Services District. Additionally, the current vacant lots are providing very little tax revenue to a city in a major budget crisis.

I think this development would be very beneficial for Cleveland Park, McFerrin Park, and East Nashville as a whole. On a side note, the multi-family development on Woodland Street across from East Park does not deter use or enjoyment of that park, nor do I think the N 6th Street development would alter the use or enjoyment of Cleveland Park.

Ultimately, I think this development will create a healthy built environment, allowing for a mix of uses and incomes, that is pedestrian-oriented and increases the types of housing available in a popular neighborhood. I hope you and your staff, as well as the Metro Planning Commission and Metro Council will vote to approve the community plan amendment and the rezoning request.

Best,

Sara Cox
216 Cleveland Street
Nashville, TN 37207
615-397-3268