

Comments on September 22, 2016 Planning Commission agenda items, received through September 19

Items 2a/b, Green Hills-Midtown Community Plan Amendment – Howell Corner/Becker Corner Offices SP

From: Melanie Moran [mailto:melanie.s.moran@gmail.com]

Sent: Monday, September 19, 2016 1:18 PM

To: Planning Commissioners; Sloan, Doug (Planning); christophercotton@yahoo.com

Subject: Fwd: 1109 and 1111 Montrose Ave.

Dear members of the Planning Commission, Mr. Sloan, and Mr. Cotton,

I am writing to urge you to oppose the proposed rezoning of 1109 and 1111 Montrose Ave. for commercial purposes. I have lived in the 12South neighborhood for nearly 14 years and have seen the transformational changes that have taken place over that time. It seems as though the very bright line between residential and business zoning is the only thing that has prevented the tremendous growth and change that has occurred from completely undermining our sense of community, and even under that zoning we are facing an onslaught of commercial encroachment in residential areas through VRBO and Air B&B. I strongly believe that we must maintain existing residential property as residential. I am concerned about the rezoning proposed for these properties specifically, as Montrose is already dealing with traffic, noise and parking issues the current commercial district poses and would be negatively impacted by this expansion. More generally, I am very concerned that this will set a precedent for further rezoning of residential property, which I think would completely undermine the very fabric of this neighborhood.

Thank you for listening and for your service to our community.

Melanie Moran

1208 Dallas Ave.

From: Elizabeth Haney [mailto:elihaney@gmail.com]
Sent: Monday, September 19, 2016 12:29 PM
To: Planning Commissioners
Cc: Sloan, Doug (Planning); Sledge, Colby (Council Member); christopherscotton@gmail.com
Subject: OPPOSITION to Rezoning of 1109/1111 Montrose

12South Neighbors in Opposition to Rezoning 1109/1111 Montrose SP

Metro Planning Commission

One Public Square, Suite 204

Nashville, TN 37201

Re: Case 2014SP-083-001

1109/1111 Montrose SP

Dear Metro Planning Department,

As a property owner in the 12South Neighborhood, I would like to express my OPPOSITION to the rezoning application for 1109/1111 Montrose.

I support the MPC staff report which recommends disapproval of this request citing that rezoning properties on Montrose for mixed use will deepen the commercial footprint into residential portions of the 12South Neighborhood.

Preservation of the residential fabric of the 12South neighborhood is very important to me. Please oppose this commercial creep into our neighborhood.

All the best,

Elizabeth M. Haney, DNP, FNP-BC

1515 Dallas Avenue

Nashville, TN 37212

cc: Metro Planning Department, Attn: Doug Sloan

Colby Sledge, Metro Council, District 17

Chris Cotton, 12SNA

From: Michael Shaw [mailto:mshaw@ReliantGC.com]

Sent: Monday, September 19, 2016 9:24 AM

To: Planning Commissioners

Cc: katherinemoffat@yahoo.com; 'Ken Winter'

Subject: Zoning Change Montrose Case 2014SP-083-001 - Vote Against changing to Commercial

Regarding Zoning Change Application for Montrose, Case 2014SP-083-001, please vote against changing to Commercial.

Please see attachment.

Thank you,

ms

Michael Shaw

1012 Paris Avenue

Nashville, TN 37204

(attachment follows)

**12South Neighbors
in Opposition to
Rezoning 1109/1111 Montrose SP**

Metropolitan Nashville/Davidson County Planning Commission
800 Second Avenue South
PO Box 196300
Nashville, TN 37219-6300

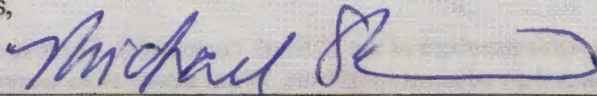
Re: Case 2014SP-083-001
1109/1111 Montrose SP

Dear Commissioners,

As a property owner in the 12South Neighborhood, I would like to express my OPPOSITION to the rezoning application for 1109/1111 Montrose Avenue.

Preservation of the residential fabric of the 12South neighborhood is very important to me. Please oppose this commercial creep into our neighborhood.

Regards,



signature of resident

MICHAEL SHAW

name of resident (printed)

1012 PROUS AVENUE NASHVILLE TN 37204

address of resident

cc: Council Members Colby Sledge and Burkley Allen
Doug Sloan, Executive Director

From: Brandy Bivens [mailto:brandymartinbivens@gmail.com]

Sent: Sunday, September 18, 2016 1:54 PM

To: Planning Commissioners; Sloan, Doug (Planning); Colbysledge@nashville.gov; Christophercotton@yahoo.com

Cc: Mike Gmail

Subject: Support For Rezoning of 1111 and 1109 Montrose

My name is Brandy Bivens and I own a home in the 12th South neighborhood.

I understand that there are a number of residents opposed to the rezoning of two properties on Montrose, none of which live near the rezoning property, as my understanding is that the Howells have the support of their immediate neighbors. I would like to express my support FOR the rezoning. I believe in property rights.

Opponents say that while the owners are good players and very supportive of the neighborhood, they do not wish to set a precedent for business encroaching into the neighborhood. These same people have probably shopped at Halcyon Bikes, which has an entry on a side street. They have probably filled growlers at The Filling Station, which also has a commercial zoning. They have probably walked to Five Daughters Bakery, which not only is zoned commercial but is in a converted home. I could keep going with the commercial property behind Taqueria Del Sol and the businesses behind Burger Up.

If the Howells are not able to use their property as they see fit, there is a chance they might sell and then those homes could be torn down and two more giant homes built in their stead. The same people petitioning against rezoning would also oppose that, most likely.

Again, I am a 12th South residents and we support the rezoning of 1111 and 1109 Montrose because I support property rights. Thank You.

Brandy Bivens

935 Kirkwood Avenue

From: Jimmy Bewley [mailto:jbewley@malhamleveragegroup.com]
Sent: Sunday, September 18, 2016 9:33 AM
To: Planning Commissioners
Cc: Sloan, Doug (Planning); Sledge, Colby (Council Member); christophercotton@yahoo.com
Subject: Melrose Avenue Rezoning

Commissioners,

As a longtime resident of the 12th South community, I would like to express my concern and opposition to the rezoning application for 1109/1111 Melrose Ave. Traffic, parking and overall congestion of our neighborhood has become a safety issue, as well as a significant point of frustration for residents. In addition, with the rapid and continued growth in the area, I fear for the preservation of the residential fabric of our neighborhood.

I ask you to please oppose this rezoning request.

Thank you,

JB

James W. Bewley
Attorney at Law
300 10th Ave. South
Nashville, TN 37203
Phone/Fax: 615.777.9590
Cell: 615.330.3557
Email: jbewley@JamesBewleyLaw.com



Item 6, Inglewood Estates

From: Breda, Carolyn [mailto:carolyn.breda@Vanderbilt.Edu]

Sent: Monday, August 22, 2016 9:47 AM

To: Planning Commissioners

Subject: Item #9: 2016S-152-001, Inglewood Estates. Recommendation to Disapprove

Dear Commission,

Please accept this email as our support of the Commission reviewer's recommendation to DISAPPROVE this request. The number and configuration of the proposed lots are inconsistent with the neighborhood and would add to what already has become a development frenzy in the area. We appreciate the efforts of the Commission and others to help us preserve the quality and character of residential life that is distinctively Inglewood.

Best regards,

Carolyn Breda,

Riverwood Residents Association

Item 8, Glen Echo Subdivision Resub of Lot 26

From: Lisa Jaeger [mailto:ljaeger@hotmail.com]

Sent: Monday, September 19, 2016 11:30 AM

To: Planning Commissioners; Pulley, Russ (Council Member)

Subject: Regarding Case no. 2016S-171-001 Glen Echo Subdivision Resub of Lot 26

Dear Planning Commissioners,

I am writing to formally register my opposition to case #2016S-171-001 Glen Echo Subdivision Resubdivision of Lot 26 at 1732 Glen Echo Rd. The factors that have influenced my decision on the matter are as follows:

1. Granting the resubdivision will allow for buildings that do not fit the character of the community surrounding them (based on the plans presented by the proposed buyer/developer) including buildings with little or no space between them, significantly higher density, front facing garages, etc.
2. A very serious concern over increased water runoff, which is already a big problem in the immediate vicinity.
3. Increased traffic on Glen Echo Rd due to adding 4-6 six residences where there was one.
4. Loss of some of the last remaining old growth trees on Glen Echo Rd.

Thank you for your time and consideration and for registering my opposition to the requested resubdivision.

Lisa Jaeger, M.D.

1726 Glen Echo Rd
Nashville TN, 37215

From: Sahakyan, Zaruhi [mailto:zaruhi.sahakyan@vanderbilt.edu]
Sent: Friday, September 16, 2016 4:01 PM
To: Pulley, Russ (Council Member)
Cc: Napier, Patrick (Planning)
Subject: Case no. 2016S-171-001 Glen Echo Subdivision of Lot 26

Dear Mr. Pulley,

I am a resident of 1773 Hillmont Drive that is adjacent to 1732 Glen Echo lot. I would like you to register my opposition to the split of the lot into three parts.

To squeeze in 6 houses on a $\frac{3}{4}$ acre lot would be a step to fundamentally change the character of the neighborhood.

The south side of Glen Echo Rd. is already in the process of densification with a large number of new houses being constructed. Allowing the same (and more) to happen on the north side where 1732 Glen Echo is located will lead to a traffic nightmare which will impact not only Glen Echo Rd., but also streets in the vicinity. We have already a lot of traffic, and with the congestion on Hillsboro, more and more people are looking for ways through residential streets, and this will only get worse with densification

Also, the type of radical construction proposed would require that most trees on this lot will be cut, and the same would happen on the neighboring lots once they follow. That would negatively impact the micro-climate, as well as the runoff of water during and after rainstorms.

In summary, I ask you to reject the proposal in order to protect the neighborhood.

Also I would like to know when will the hearing on Case no. 2016S-171-001 Glen Echo Subdivision of Lot 26 be held. I was under the impression that it was deferred to October 13 hearing however the communication from Metro Council dated September 16 indicated that it is still on September 22nd. I would appreciate any clarifications on this matter.

Thank you for your attention.

Zaruhi Sahakyan, Ph.D.

1773 Hillmont Drive
Nashville, TN 37215
(615) 920-5245 home
(217) 721-5837 cell

From: Keith Maune [mailto:keith@themaunes.com]
Sent: Sunday, September 18, 2016 12:25 PM
To: Napier, Patrick (Planning)
Cc: Pulley, Russ (Council Member)
Subject: Case no. 2016S-171-001 Glen Echo Subdivision of Lot 26

Patrick,

I am writing to express my opposition to the subdivision of 1732 Glen Echo. I reside at 1781 Hillmont Drive, at the corner of Glen Echo Road, and directly adjacent to the subject property.

I read up on the regulations and I understand that the subdivided lots must be at least 70% of the acreage and frontage of the surrounding lots, regardless of whether the lots have 1 house or 2 houses. Now that "2-family home" has been redefined permitting 2 separate houses, this rule can lead to bad results. For example, the lot next to 1732 Glen Echo was subdivided into 3 lots with 1 house each. If they had instead subdivided into 2 lots with 2 houses each, the average acreage and frontage would actually be *greater* with 4 houses instead of 3.

Now, the developer of 1732 Glen Echo gets to compare his lots against those already-subdivided lots, even though he intends to put 2 houses on each rather than just 1. This leads to the bad result of squeezing 6 houses onto that one lot. The real estate agent for the buyer, John Brittle, stated that the developer intends to build each house with a 2-car front loading garage. He admitted that the houses will be so narrow that they may not have room for a front door next to the garage door, so instead the houses may have side entrances. The fronts of these houses would consist entirely of the garage door.

Ultimately, I understand that the rules are meant to preserve the character of the neighborhood. Although this subdivision technically meets the math behind the 70% rule, turning this lot into a row of six 2-car garages would be a significant detriment to the character of the neighborhood. Therefore, I hope that the planning department will deny this subdivision request, or at a minimum, make it an SP district to prevent the above outcome.

Thank you,

Keith Maune

615-347-2457

From: Jennifer Ottinger [mailto:ottinger.jennifer@gmail.com]

Sent: Saturday, September 17, 2016 6:55 AM

To: Napier, Patrick (Planning)

Subject: Glen Echo

Hi Patrick,

I wanted to voice my opinion on this project. The neighbors are tired of the greedy builders in this area cramming as many houses on small pieces of property as they can. It is ruining Green Hills!

I am a local Nashvillian and our city is losing its beauty to greed. Please look at the houses on the corner of Hillmont and Glen Eco. It is a perfect example of what we don't want. Too many little homes on a lot that would have been better with only two homes. And they have NO parking so they park on the street. Every time I/we come home now I have to stop for the oncoming traffic because someone is parked on the street. This isn't 12 th south! Please refuse this project and help make NASHVILLE Green Hills livable for the future.

Thank you,

Jennifer Ottinger

From: Jana Sinclair [mailto:jana.sinclair@hotmail.com]

Sent: Friday, September 16, 2016 9:56 PM

To: Napier, Patrick (Planning)

Subject: 2016S-171-001 Glen Echo Subdivision of Lot 26

Dear Patrick,
I'm writing to state my opposition to sub-dividing this lot.

I am concerned that the mature trees will be lost, that the runoff will not be properly handled, that there will be more parked cars cluttering the street during and after construction (like the bottom of Glen Echo,) that crooked trees will be hastily planted, that the noise and light pollution will just increase and that any remaining "neighborhood" feel will be lost.

Glen Echo has enough (or really too much) development and increased density already. NO MORE!!!

Please do **NOT** approve this request to subdivide.

Thank you for your consideration,
Jana Sinclair
1724 Glen Echo

From: Jane Sleeva [mailto:janesleeva@bellsouth.net]
Sent: Friday, September 16, 2016 6:07 PM
To: Napier, Patrick (Planning)
Subject: Case 2016S-171-001 Glen Echo Lot 26

As owners of 1716A Glen Echo we would like for it to be on record that my husband and I object to the approval to divide this small lot into three lots so that 6 homes can be built on it. As we stated before the last hearing, this lot is too small to accommodate 6 homes . it will increase potential flooding on the street as well as creating more traffic issues at an already busy intersection.
Please do not allow this case to be approved.

Jim and Jane Sleeva
1716A Glen Echo

From: Anna Clayton [mailto:annaclayton@me.com]
Sent: Friday, September 16, 2016 5:22 PM
To: Napier, Patrick (Planning)
Cc: Brian Clayton
Subject: Case # 2016S-171-001

Dear Mr. Napier,

My husband, Brian, and I have lived on Hillmont Drive for about 7 years now. Over that time we have seen an unGodly amount of construction in our neighborhood. When we moved in we had two houses across the street on lots over an acre each. The same area now has EIGHT houses.

Traffic has increased tremendously. Our paths have been blocked by construction vehicle after construction vehicle time and time again. Our mailbox has been mowed down at least twice by construction. Now, this might continue just around the corner on Glen Echo! It's already happened up and down our block. This should not continue.

Please stop this insanity. The character of the neighborhood has changed. Water pressure had decreased. Traffic more than tripled in quantity. Trees have disappeared.

We go on record as strongly against this request. It would be a personal insult to the people of the neighborhood if the Planning Commission allowed this to pass. And, we would make it a point to remember that come election time.

Anna S. Clayton, M.D.

From: Shane Spinner [mailto:music2love@hotmail.com]
Sent: Sunday, September 18, 2016 10:47 PM
To: Planning Commissioners; Pulley, Russ (Council Member)
Subject: Case no. 2016S-171-001 Glen Echo Subdivision Resub of Lot 26

Dear Planning Commissioners,

I am writing to register my opposition to case #2016S-171-001 Glen Echo Subdivision Resubdivision of Lot 26 at 1732 Glen Echo Rd. Several factors have caused this decision on my part:

1. Granting the resubdivision will allow for buildings that do not fit the character of the community surrounding them (based on the plans presented by the proposed buyer/developer) including buildings with little or no space between them, significantly higher density, front facing garages, etc.
2. A serious concern over increased water runoff, which is already a problem in the immediate vicinity
3. Increased traffic on Glen Echo Rd due to adding 4-6 six residences where there was one
4. Loss of some of the last old growth trees on Glen Echo Rd

Thank you for your time and consideration in this matter and for registering my opposition to the requested resubdivision.

Shane Spinner
1726 Glen Echo Rd
Real Estate Affiliate Broker License #336063

From: Chas Sisk [mailto:chassisk@gmail.com]
Sent: Tuesday, September 06, 2016 9:31 AM
To: Planning Commissioners
Cc: Planning Staff
Subject: Comments: Case #2016S-171-001, 1732 Glen Echo Road

Charles Sisk & Catherine Chang
1730 Glen Echo Road
Nashville, Tenn. 37215

Sept. 6, 2016

Dear Commissioners:

We are writing in regard to case **#2016S-171-001**, a request to subdivide the property at 1732 Glen Echo Road. My wife and I are the owners of the neighboring property, 1730 Glen Echo.

Our primary concern about the application is the potential for increased runoff. While storm water is a matter for Codes, we believe the increased density the subdivision would allow makes it appropriate for the Planning Department to consider its impact on the neighbors.

Our home is down gradient from the property, and even now the soil between our home and the neighbor's becomes quite spongy when there's a significant rainfall. When our home was constructed in 2003, the builders placed two storm grates at the edge of our property and 1732 Glen Echo. We can only presume it was to deal with this problem.

The applicant has indicated he intends to build two homes on each of the three lots that would be created by the subdivision — effectively increasing the number of homes on this site from one to six. This is a substantial increase in density, and we would favor the subdivision be conditioned on **limiting the amount of construction** that's allowed on the newly created lots.

We also believe the redevelopment of 1732 Glen Echo must protect us and other neighbors from increased stormwater. We suggest the following:

* Elements such as rain gardens should be built to **handle extraordinary rainfall events**. With climate change, we should expect precipitation in Middle Tennessee to rise, as well as the frequency of major storms. This future should be accounted for in the project's design. What's more, rain gardens are only as good as the homeowners who maintain them; unless there is sufficient capacity, they can easily silt up and increase — rather than decrease — runoff.

* The developer has suggested **a low berm** can be constructed between the ensure runoff is channeled away from neighboring homes and into catchment features. This should be considered as a potential condition for the subdivision.

* Driveways and other non-residential surfaces should be constructed from **pervious materials**, such as paving stones. This too should be considered as a potential condition for the subdivision.

As homeowners, we believe the redevelopment and densification of Glen Echo Road has been a net positive for the city. But it has to be accomplished in ways that protect the significant investments all of us are making in our city by owning homes. Not just us and our neighbors, but all of those who live downstream.

Best regards,

Charles Sisk and Catherine Chang
1730 Glen Echo Road

From: Scott Moore [mailto:dscottmoore@live.com]
Sent: Thursday, September 01, 2016 12:56 PM
To: Planning Staff
Subject: Case 2016S-171-001 Glen Echo Subdivision Resub of Lot 26

Planning Department, Metro Planning Commission:

As residents and owners of property located directly behind the subject lot referenced in this case, we are expressing our concerns regarding the proposed subdivision.

We acknowledge that some subdivision and redevelopment would be consistent with what already has been occurring in the immediate area surrounding the property. However, we are opposed to the current proposal and related request for setback variance. The potential of building six structures on what is now a single residential lot would result in an excessive degree of density, thus leading to several potentially significant problems.

Specifically, our concerns include the following:

- Increased traffic congestion at an intersection that already is busy
- Decreased aesthetic appeal and environmental benefits due to the clearance of trees and other landscaping
- Drainage issues resulting from significant reduction of surface soil
- Inconsistency with other development along that particular end of Glen Echo
- Reduced value of adjacent properties

We appreciate your consideration of our concerns and trust that priority during the planning process will be placed on what is consistent, beneficial, and appropriate for the neighborhood.

Respectfully submitted,

D. Scott and Cheri Moore

1769 Hillmont Drive

Nashville, TN 37215

(615) 915-3582

From: Berrysyrup [mailto:berrysyrup@aol.com]
Sent: Wednesday, August 31, 2016 7:35 AM
To: Planning Staff
Subject: Case 2016S-171-001 1732 Glen Echo

Gentlemen:

As a property owner located directly behind the property at issue in the above noted case, my husband and myself urge you NOT to approve the splitting of subject parcel into 3 lots. Our property is located directly behind the property in question (we are lot 015 per your notification letter of 8-23-16). We acknowledge that due to the changing environment in the Green Hills area and what has already occurred along Glen Echo, some allowance will be made to the structure of the lot in question however the proposed plan is excessive. Such a high density split appears to be inconsistent with the development on that particular end of Glen Echo and on the Hillmont side would have an adverse impact on properties directly adjacent to the property under consideration. Further the requested split is located close to a stop sign which would cause added congestion. It would appear that the goal of the request at hand is to meet a price point for the current owner irrespective of the impact that the possible increased density will have on adjacent properties.

There is also a request for variance as to set back with the Zoning Department on subject lot . I have called and left messages with the Zoning Department with no return response. We would oppose a change in setback as well unless the lot division requested was more reasonable.

Respectfully submitted.

Patricia Runsvold
1755 Hillmont Drive
Nashville, TN 37215

615 585 5599

From: Susan McDonald [mailto:mcdonaldlaw@earthlink.net]

Sent: Tuesday, August 30, 2016 12:40 PM

To: Planning Staff

Subject: Case No. 2016S-171-001

This is Susan McDonald and I object to the proposed resubdivision in the above-referenced case. First, I believe the notice is defective because it refers to both lots 26 and 27. The notice says it is for "Glen Echo Subdivision Resub of Lot 26" and then refers to Parcel 27. Parcel 27 is highlighted on the map on the back of the notice; Lot 026 is not highlighted. The notice also says that there is a request to create three lots on property located at 1732 Glen Echo Road. I think that 1732 is Lot 27, not Lot 26. Because of these discrepancies, I cannot tell what request is before the Commission.

Second, there is pending before the BZA a request to reduce the setback from 75' to 40'. I and others in my neighborhood have objected to this variance. As I understand the plans presented for the variance, there would be six narrow houses on 1732 with the addition of three or more additional driveways onto Glen Echo. 1732 is within about two blocks of the proposed new bus entrance to Hillsboro High School. The driveways and parking for the houses would be within the 40' setback. None of the other houses in the area on Glen Echo have reduced variances with parking in the front of the house. The BZA hearing is September 1 and I attach the opposition that I submitted. It includes pictures that I took walking up and down this area of Glen Echo Road.

Susan McDonald

Post Office Box 150833

Nashville, Tennessee 37215

(615) 297 1599

(attachment follows)

Objection to setback variance for 1732 Glen Echo

My name is Susan McDonald and I live at 398 Glen West Drive. I am objecting to the request for setback variance filed in connection with 1732 Glen Echo Road. The request for variance was properly denied and has been appealed. It should also be denied on appeal.

The appellant requested the variance because, based on the shape of the lot, the shortened setback will allow the six new houses to be constructed “in a style more similar to the height” of the homes on the street. **I attach pictures that I took walking along Glen Echo between the two Hillmont intersections to show how inconsistent the proposed setback is with the existing houses in the area.**

The appeal should be denied because

- The appellant has not shown any hardship except a self-imposed desire to build six houses on a single lot, perhaps for increased financial gain.
- The proposed houses are inconsistent with the style and placement of houses on lots in the immediate area. The appellant mentions similarity in height, but does not include any information about the height of existing houses or the proposed height of the six new houses. The proposed houses are very narrow and have front-parking, which is a different style from the existing houses.
- The proposed six houses add at least three additional driveways opening onto Glen Echo, within two blocks of the proposed bus access to Hillsboro High School and directly across from the street entrance to Glen Echo development.
- Crowding six different-styled houses with reduced setbacks and front parking will reduce the value and consistency of the immediate area.

The lot in question currently has one house with a 75' setback. The appellant plans to build six narrow houses on that lot. According to the plans, the parking areas and driveways will be in front of the houses. The plan also seems to show four separate driveways opening onto Glen Echo for the six houses. It also appears that at least four of the garages (assuming the houses have garages) will face Glen Echo.

This style and setback are different from all the houses on Glen Echo. There are no houses in this area of Glen Echo that have a reduced setbacks *and* driveways directly on Glen Echo. The only houses with reduced setbacks do not have entries and parking in front.

- The houses to the east of 1732 are less than 20 years old and comply with the established setback. They are not the narrow-style houses proposed by the appellant. (Two duplexes on the opposite side of Hillmont have front parking but seems to have larger setbacks.)
- The houses across the street from 1732 have a reduced setback, but those houses are not narrow like the ones proposed. Additionally, the front doors of those houses face Glen Echo. Those houses do not have separate driveway entrances or parking areas on Glen Echo.
- There are narrow houses near the corner of Glen Echo and Belmont. Those houses have reduced setbacks. But the front entrances of those houses also face Glen Echo and parking areas and garages are at the back and sides of the houses.

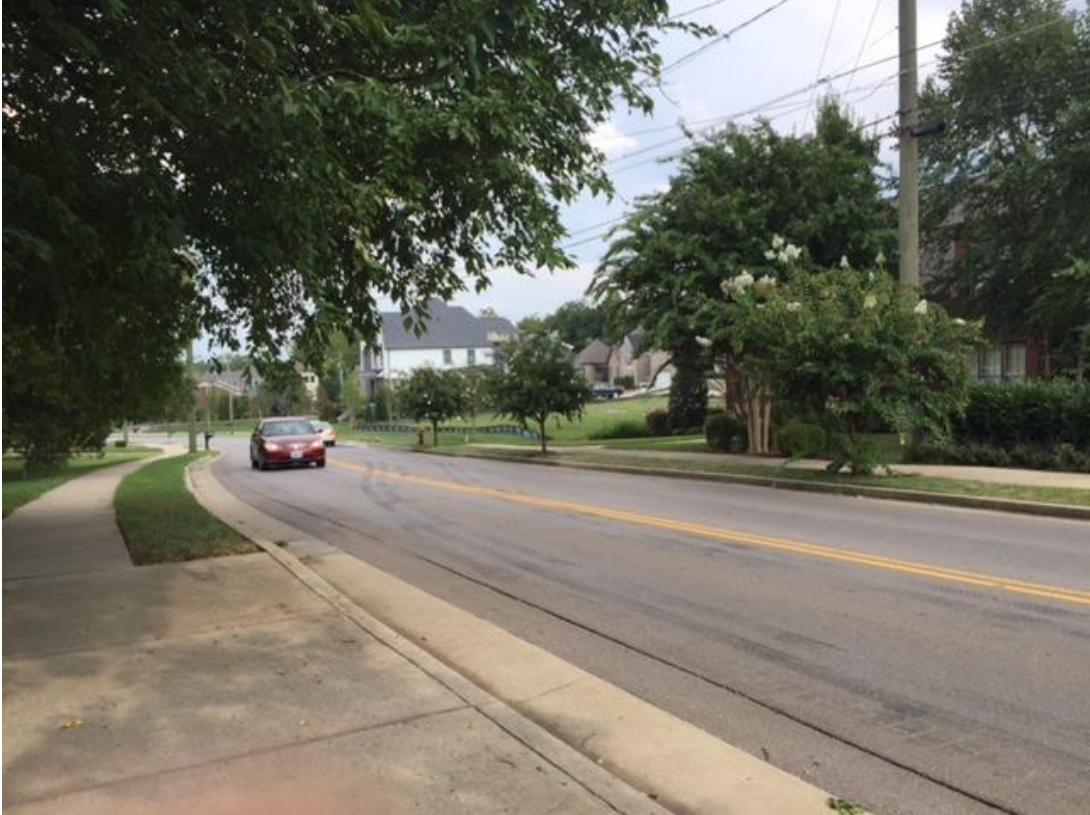
The appellant mentions the houses next to his lot that face Hillmont, not Glen Echo. Those houses share a single entrance drive from Glen Echo. The front entrances of those houses face Hillmont. They are also not as narrow as the proposed houses on 1732. They are setback from Hillmont by at least 75 feet.

Hillsboro High School is less than two blocks from 1732. While bus access to the school is currently on Hillsboro Road, I understand that the bus access for the renovated school will be at Benham and Glen Echo. As a result, Glen Echo will become busier, especially with school traffic. Adding three additional driveways onto Glen Echo will complicate traffic even more.

Objection to setback variance for 1732 Glen Echo



Objection to setback variance for 1732 Glen Echo



Objection to setback variance for 1732 Glen Echo



Objection to setback variance for 1732 Glen Echo



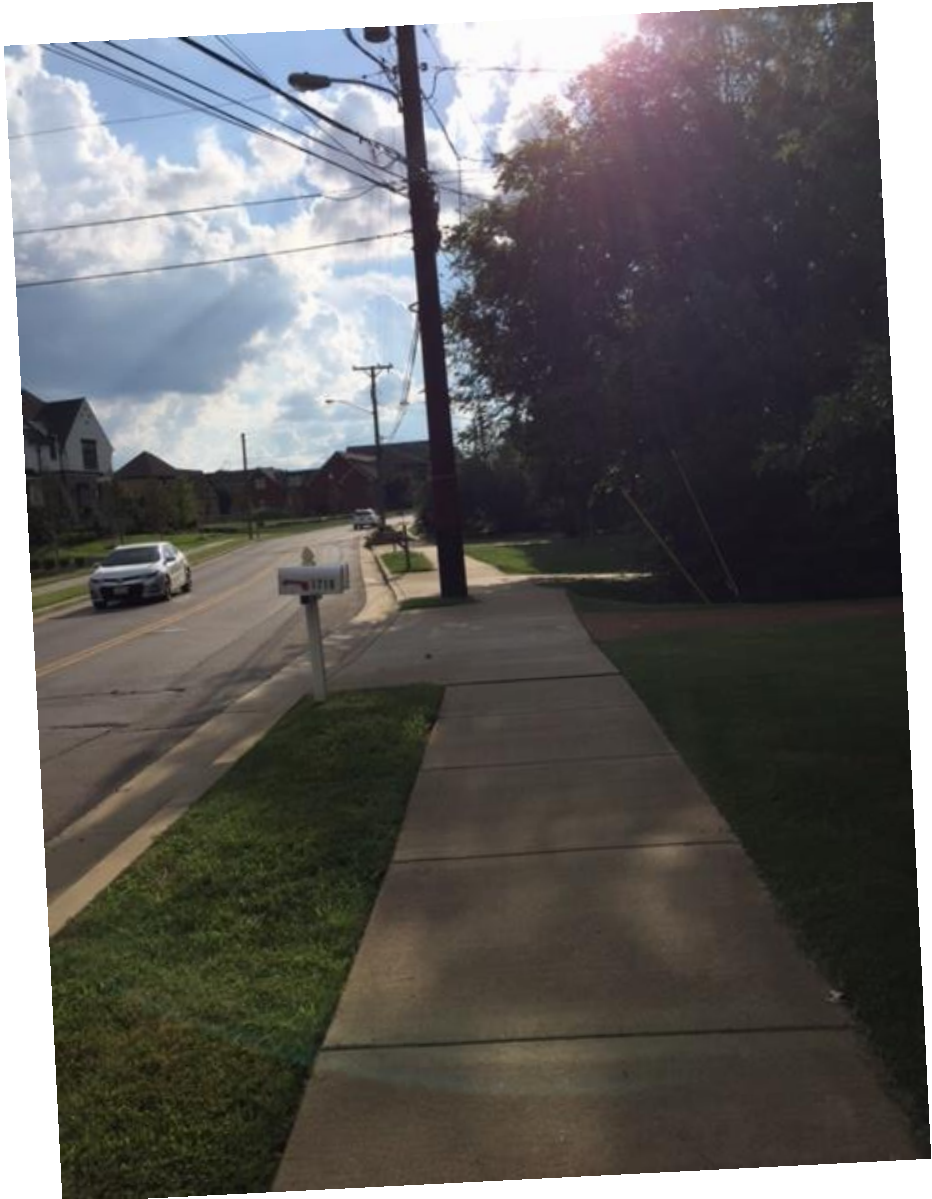
Objection to setback variance for 1732 Glen Echo



Objection to setback variance for 1732 Glen Echo



Objection to setback variance for 1732 Glen Echo



Objection to setback variance for 1732 Glen Echo



Objection to setback variance for 1732 Glen Echo



Objection to setback variance for 1732 Glen Echo



From: Mona Brittingham [mailto:mona.brittingham@gmail.com]
Sent: Wednesday, August 31, 2016 10:16 AM
To: Planning Staff
Subject: 1732 Glen Echo Road, case # 2016S-171-001

Hi.

My husband and I have resided at 1776 Hillmont Drive for twenty-five years. Our lot, a corner lot, is situated along Glen Echo Rd. just a few hundred yards from 1732 Glen Echo.

I am writing to support the efforts of the new owner at 1732 Glen Echo Road to subdivide the lot into three lots. We believe that the requested subdivision is in keeping with the other development along Glen Echo Road and also falls within the scope of the sub-area plan that slated that stretch of road for higher density about a decade ago.

Sincerely,
Mona Brittingham

John Brittingham

From: Carol Holloway [mailto:hollowayplanb@gmail.com]
Sent: Tuesday, August 23, 2016 9:29 AM
To: Board of Zoning Appeals (Codes)
Cc: Planning Commissioners; Pulley, Russ (Council Member)
Subject: 1732 Glen Echo Rd. case # 2016S-171-001

Dear Planning Commission Members,

My name is Carol Holloway, and I am a homeowner at 1728 Glen Echo Rd. I have received notification of a pending variance request as noted in **case 2016S-171-001**, for 1732 Glen Echo Rd. This property currently has one residential property and is .75 acres.

I understand that Nashville is a growing community and we need to make the best use of land available in order to accommodate growth. But growth needs to be in character with the community, so as **not to destroy** the very reasons our beautiful city is a desirable place to live, work and play.

(Nashville Community Character Manual, T3 NE rating.)

This being said, I concur with my neighbors on the following points outlined below:

1- Dividing the existing lot into 3 lots would allow for up to six homes in close proximity to one another and to adjacent properties. Six homes in .75 acres would increase water runoff, worsening an existing problem. No manner of water retention, in my opinion, would correct this issue on an ongoing basis which can be **monitored or enforced** by authorities.

2- Granting the variance will allow for homes that do not “fit” the character of the immediate surrounding community as presented by the proposed developer: Front facing garages with narrow frontage and decreased street setback.

3- This decrease in setback would set a new precedence going forward in lessening the average neighborhood setback for future developments. Further adversely impacting the existing homes and neighborhood.

4- Inevitable loss of beautiful trees on the property currently, and increased traffic to service six new homes.

Thank you for your service to our communities and for your attention to this matter. We all want the **Best** possible Nashville to continue for all our citizens.

Respectfully,

Carol Holloway

1728 Glen Echo Rd.

Nashville, TN 37215

hollowayplanb@gmail.com

(attachment follows)

August 23, 2016

Metro Planning Commission
P.O. Box 196300
Nashville, TN 37219-6300
RE: Case 2016S-171-001

NASHVILLE & DAVIDSON COUNTY

SEP 06 2016

METRO PLANNING COMMISSION

Dear Board Members,

My name is Carol Holloway, and I am a homeowner at 1728 Glen Echo Rd. I have received notification of a subdivision request as noted in Case 2016S-171-001, for 1732 Glen Echo Rd. This property currently has one residential home and is .75 acres. I **oppose** this request.

I understand that Nashville is a growing community and we need to make the best use of land available in order to accommodate growth. But growth needs to be in character with the community, so as **not to destroy** the very reasons our beautiful city is a desirable place to live, work and play. (Nashville Community Character Manual, T3 NE rating.)

This being said, I concur with my neighbors on the following points outlined below:

- 1- Dividing the existing lot into three lots would allow for up to six homes being built in close proximity to one another and the existing adjacent properties. Six homes on .75 acres would increase water runoff, worsening an existing problem. No manner of water retention efforts, in my opinion, would correct this issue on an ongoing basis which can be **monitored or enforced** by authorities.
- 2- Granting the variance will allow for homes that **do not fit the character** of the immediate surrounding community as presented by the proposed developer. Front facing garages with narrow frontage and increased heights, as stated by developer's real estate agent in a recent neighborhood meeting.
- 3- This approval would set a new precedence going forward in the overall character of our neighborhood, thereby **opening the door** for character disruption in future developments.
- 4- Inevitable **loss of beautiful trees**, currently on the property, and increased traffic to service six new homes on Glen Echo Rd.

Thank you for your service to our communities and for your attention to this matter. We all want the Best possible Nashville to continue for all our citizens.

Respectfully,
Carol Holloway

hollowayplanb@gmail.com

1728 Glen Echo Rd., Nashville, TN 37215



Item 11, Elvira/Maynor/Keeling Ave. Rezoning

From: Casey Hannah [mailto:caseyhannah@gmail.com]
Sent: Monday, September 19, 2016 8:50 AM
To: Swaggart, Jason (Planning)
Cc: Planning Commissioners; Davis, Scott (Council Member)
Subject: 2016Z-089PR-001 Elvira Ave

To Whom it May Concern:

I wish to state my opposition to this rezoning request (2016Z-089PR-001 Elvira Avenue). This year, I transferred my property at 929 Elvira Avenue to my Dad, Chester Hannah who owns it currently. I owned a house there for two and a half years, and transferred the property to Dad who is a general contractor (Hannah Constructors) in order to demolish the old house, and build 2 homes in its place. Dad and I plan to sell one to help me cover some of the cost of living in the other. When construction is over and one sale complete, I will move back in to the neighborhood.

I am opposed to the rezoning on Elvira due to the drastic increase in traffic I believe it will cause. 929 is at the top of the rise in the hill and it's already difficult to back out into the street safely from the driveway because visibility is low in both directions. The new driveway configuration will be the same situation. I feel the traffic will lower the future sale prices of the 2 homes we are building. I ask that you oppose the rezoning which I feel is disproportionately large for this neighborhood.

Thank you for your time and consideration.

Best,

Casey Hannah, (615)727-3262

607 Derby Trace

Nashville, TN 37211

(This is a temporary apartment residence until I move back to 929 Elvira A or B.)

From: donotreply@nashville.gov [mailto:donotreply@nashville.gov]
Sent: Thursday, September 08, 2016 2:14 PM
Subject: Planning Commission - Citizen Email

Name : Troy Cunningham
Phone Number : 615.975.3323
Email Address : troy.cunningham@hotmail.com

ZONING CHANGE/ELVIRA DEVELOPMENT My name is Troy Cunningham and I live at 3102 Keeling Ave in East Hill. My issue is with the current infrastructure and how it cannot support such an expansive development. Here are some facts for your consideration: 1) The 8 inch sewer main was installed in the late 60's - early 70's and as of today, it is at least 45-50 years old. 2) Access to natural gas was not available until the mid-80's. That's almost 40 years. 3) A storm water run-off plan is non-existent in East Hill. The water just takes the path of least resistance throughout the neighborhood. 4) Elvira Ave. is not marked with lines. In my opinion, it is not wide enough to permit the marking of proper lanes. (Questions) Is that a Metro issue or does TDOT set those guidelines? When you take the "right of way" from our property, do you initiate another "right of way" on our property? 5) The sidewalk on Keeling Ave. stops at the property line of the East Nashville Health Clinic. How does that reflect on Metro's planning of this neighborhood? 6) The only tax-payer funded projects I've personally seen performed by Metro in East Hill in the last 15 years, is a 10' sidewalk repair and a 20' guardrail installation at the end of Thomas Ave. It only took 5-10 auto crashes into the ditch at that location to prompt that particular project and those were the ones that were actually reported. The current infrastructure of East Hill cannot support ANY zoning change. It is imperative to rely on the previous studies and your Metro planning predecessors' recommendations in regards to the zoning of East Hill. Enough tax-payer money has been spent already to analyze the current zoning. No public project in East Hill has reflected an urban renewal initiative. All previous developers have abided by current zoning and evidently made a considerable profit. That is a sufficient rate of growth considering the current infrastructure. How will this development impact Metro's cost to improve the current infrastructure if/when this development overloads the system? If the current zoning is changed, this proposed development could be deemed "off the table" and how do we know they won't just build something else? That's why the current zoning is always being challenged. Do not change the current zoning and ensure no negative impact will befall current property owners. A poll was taken through our EHNA and the consensus was 94% DISAPPROVAL. Will you represent the wishes of the people who actually live in this neighborhood?

From: Warren Bloomberg [mailto:warrenbloomberg@yahoo.com]

Sent: Wednesday, September 07, 2016 8:41 PM

To: Planning Commissioners

Subject: Zoning Amendment Case 2016S-199-001

My name is Warren Bloomberg and I reside at 1110 Glenview, Nashville, TN 37206. I am writing to oppose the proposed sub-division amendment to increase the height and number of stories on the zoning for 1109 Ozark-1117 Ozark ("subject lots"). I have three reason for not being supportive of the amendment.

1.) **Impact to the view from my home.** I live in a two story home and the zoning changes will likely eliminate my view. One of the main reasons that I purchased my home was for the view. The developer who built my home told me that the initial plans for the subject lots were for two story multi-family homes; which would not obstruct my view. Subsequently, the subject lots was subdivided from 4 to 5 lots, which I did not object because I assumed that the height would be the same and not obstruct my view. The proposed zoning changes will block a majority if not all of my view.

2.) **Property value impact.** I purchased my home knowing the view added value to my home. Again, I was told by my home builder that the subject lots to be developed would not impact the value of my home because they were to be developed as two story homes. Not having a view or limiting the view with the proposed zoning changes unfairly reduces the value of my home.

3.) **The developer was not straightforward in their initial contact.** My neighbor contacted me and told me that Aerial Development was canvassing the neighborhood about proposed zoning changes to the subject lots they had purchased the week before. They made an effort to contact impacted neighbors on a mid-week afternoon while most of the residents in the neighborhood were at work. I called and met with Josh from Aerial Development (Head of Acquisitions & Entitlements) at my home. He informed me of the proposed height changes and said their plan was to build five two story homes with slanted egg-shell like covers on the rooftop deck (assuming this would be considered a 3rd story). He did not have formal design plans. He told me that a majority of the neighbors impacted had agreed to their planned changes and they had signed-off the increase to the height and number of stories, which was not true. He said that he did not need my agreement to the changes; but he left me with an agreement letter to sign (the letter had the incorrect case number). He essentially told me there was nothing I could do to protest the impact these changes would have on my view and the value of my home. There has been no follow-up contact by Aerial Development.

I will be in attendance at the public hearing on 9/22/16.

Thank you

Warren Bloomberg

714-608-5548

Item 19, Haynies Central Park Plan Resub of Lots 59-62

From: Michael Bassham [mailto:michaelbassham@yahoo.com]
Sent: Friday, September 02, 2016 7:39 AM
To: Birkeland, Latisha (Planning); Withers, Brett (Council Member)
Subject: 1109 - 1117 Ozark St.

Latisha & Brett,

I live at 1107 Ozark St. A couple of weeks ago, someone from Aerial Development stopped by to get my consent to eliminate the restriction on the lots to the east of me - 1109 through 1117 - that the houses be no more than 2 stories. I signed off on their request. I should not have done so. Aerial did not speak to the homeowners right behind the lots in question. If Aerial builds 3 story houses, or the equivalent of 3 story houses, the impact will fall on the houses that face Glenview and which are behind the lots in question. more than me. The people that bought those houses did so based on the height limitation that was in place at the time and which had recently been put in place by Metro. Building 3 story houses on those lots will block their view to the south. That view was a major selling point for them. Taking that away from them after Metro created the expectation that the view would be preserved would be unfair and would reduce the value of their homes.

As I said, I withdraw my consent to the change in building height on the lots at 1109 through 1117. If I need to appear at a hearing to further establish my objection to that change, please let me know.

Michael K. Bassham
615.491.8194
1107 Ozark St.
Nashville, TN 3720

From: Warren Bloomberg [mailto:warrenbloomberg@yahoo.com]
Sent: Wednesday, September 07, 2016 8:41 PM
To: Planning Commissioners
Subject: Zoning Amendment Case 2016S-199-001

My name is Warren Bloomberg and I reside at 1110 Glenview, Nashville, TN 37206. I am writing to oppose the proposed sub-division amendment to increase the height and number of stories on the zoning for 1109 Ozark-1117 Ozark ("subject lots"). I have three reason for not being supportive of the amendment.

1.) **Impact to the view from my home.** I live in a two story home and the zoning changes will likely eliminate my view. One of the main reasons that I purchased my home was for the view. The developer who built my home told me that the initial plans for the subject lots were for two story multi-family homes; which would not obstruct my view. Subsequently, the subject lots was subdivided from 4 to 5 lots, which I did not object because I assumed that the height would be the same and not obstruct my view. The proposed zoning changes will block a majority if not all of my view.

2.) **Property value impact.** I purchased my home knowing the view added value to my home. Again, I was told by my home builder that the subject lots to be developed would not impact the value of my home because they were to be developed as two story homes. Not having a view or limiting the view with the proposed zoning changes unfairly reduces the value of my home.

3.) **The developer was not straightforward in their initial contact.** My neighbor contacted me and told me that Aerial Development was canvassing the neighborhood about proposed zoning changes to the subject lots they had purchased the week before. They made an effort to contact impacted neighbors on a mid-week afternoon while most of the residents in the neighborhood were at work. I called and met with Josh from Aerial Development (Head of Acquisitions & Entitlements) at my home. He informed me of the proposed height changes and said their plan was to build five two story homes with slanted egg-shell like covers on the rooftop deck (assuming this would be considered a 3rd story). He did not have formal design plans. He told me that a majority of the neighbors impacted had agreed to their planned changes and they had signed-off the increase to the height and number of stories, which was not true. He said that he did not need my agreement to the changes; but he left me with an agreement letter to sign (the letter had the incorrect case number). He essentially told me there was nothing I could do to protest the impact these changes would have on my view and the value of my home. There has been no follow-up contact by Aerial Development.

I will be in attendance at the public hearing on 9/22/16.

Thank you

Warren Bloomberg

714-608-5548

Item 25, Linmar/Marlin Ave. Rezoning

From: t cannon [mailto:tgscannon@hotmail.com]
Sent: Monday, September 19, 2016 11:34 AM
To: Sloan, Doug (Planning); Planning Staff; Planning Commissioners
Cc: Murphy, Kathleen (Council Member); Martha Stinson; Brandon Ross; jayp.bryant@gmail.com
Subject: In Support: Case 2016Z-107PR-001

Attached please find signed petitions in support of the above case to rezone Marlin and Linmar Avenues. Per her request, I am also attaching a letter supporting this case from my neighbor Mrs. H.O. Cheek at 2802 Marlin Ave.; she does not use a computer.

We appreciate your consideration of residents in this small neighborhood to rezone as per Case 2016Z-107PR-001.

Thank you,

Toby Cannon

Toby Cannon

2812 Marlin Ave.

Nashville, TN 37215

tgscannon@hotmail.com

(3 attachments follow)

Planning Case Number 2016Z-107PR-001

This zoning case will change the base zoning of RM20 to R10 for the following properties:

Linmar: 2700, 2702, 2704, and 2706

Marlin: 2800, 2802, and 2806

Why this is important: Allowing more than one or two homes per lot will put too much stress on the limited street network on these streets. We are not against redevelopment. We want to support reasonable development and that can happen under this rezone.

Name:

Address:

Email:

Brandon M. Ross	2721 LINMAR	brandon.ross@smartstartinc.com
Jennifer Neat	2721 LINMAR	jennifer.neat@comcast.net
Dr. Hill	2716 LINMAR	K5UN615@Gmail.com
Charles Tate	2728 Linmar Ave	charles.tate@parallon.com
Q	2729 Linmar Ave	Schickedorffstara@gmail.com
Sachin Paranjape	2725 Linmar Ave	sachin.paranjape@gmail.com
Kellie Felt	2717 Linmar Ave	kellie.felt@STH.org
Harris V	2741 Linmar Ave	harrisv@gmail.com
Jessica Levine	2719 Linmar Avenue	jessicanicotelevine@gmail.com
Kendall Calvert	2715 Linmar Ave	kwakekwcalv@gmail.com

Planning Case Number 2016Z-107PR-001

This zoning case will change the base zoning of RM20 to R10 for the following properties:
Linmar: 2700, 2702, 2704, and 2706 **Marlin:** 2800, 2802, 2806

Why is this important: Allowing more than one or two homes per lot will put too much stress on the limited street network on these streets. We are not against redevelopment. We want to support reasonable development, and that can happen under this rezone.

Please email the planning commission (planningstaff@nashville.gov) and fill out the survey: <https://goo.gl/forms/WGhvEGz4VCPoh1NR2>

Name	Address	Email
Lee Ann Bryant	2810 Marlin Ave	leeann.y.bryant@gmail.com
Jay Bryant	2810 Marlin Ave	jayp.bryant@gmail.com
Beth Cranapple	2514 Sharondale Dr.	bethcranapple@gmail.com
Joyce Ratsien	2521 Sharondale Dr.	jratsien@comcast.net
Laura P. Hayes	2518 Sharondale Dr.	ldapate@gmail.com
Jerry G. Cheek	2802 Marlin Ave.	None
Ben Aplin	2514 Sharondale Dr	benjaminaplin@gmail.com

Name	Address	Email
Tony Cannon	2812 Marlin Ave, Nashville, TN 37215	tgscannon@hotmail.com
David Cannon	2812 MARLIN AVE NASHVILLE, TN 37215	dcannon@davidcannon.net
Brett Benenburg	2804 Marlin Ave Nashville, TN 37215	bberneburg@gmail.com
Kevin Martin	2830 WOODLAWN DR. NASHVILLE, TN 37215	kmm007@hotmail.com
Lee Ann Bryant	2810 Marlin Ave	leeanne.bryant@gmail.com
Lee Ann Bryant	2810 Marlin Ave	leeanne.bryant@gmail.com
Beth Ann Apple	2514 Shawondale Dr.	bethcranapple@gmail.com
Joyce Rapsian	2521 Shawondale Dr.	jraprasi@comcast.net
Laura P. Hayes	2518 Shawondale Dr.	lphayes@gmail.com
Tony Cannon	2802 Marlin Ave	tonyc
Ben Apple	2514 Shawondale Dr.	benjapple@gmail.com

Planning Dept. Metro Office Bldg.
800 Second Avenue South
P. O. Box 196300
Nashville, Tennessee 37219-6300

Sept 18, 2016

Re: Council Bill No. BL2016-412
Case 2016Z-107PR-001
Map 104-14, Parcels 027-028, 032-035
Map 104-14-0-P, Parcel 900
Subarea 10, Green Hills-Midtown (2005)
Council District 24 (Kathleen Murphy)

My name is Mrs. H. O. (Terry) Cheek and I reside at 2802 Marlin Ave. I support the application to rezone from RM20 to R10 zoning the properties located at 2700, 2702, 2704 and 2706 Linmar Ave., 2800 and 2802 Marlin Ave. requested by Councilmember Kathleen Murphy, applicant, various property owners.

Thank you for your consideration.

Terry J. Cheek
Terry J. Cheek
2802 Marlin Ave.
Nashville, Tn. 37215-1132

From: kevin higdon [mailto:ksun615@gmail.com]
Sent: Monday, September 19, 2016 10:15 AM
To: Planning Commissioners
Subject: Linmar Ave - Support Case 2016Z-107PR-001

Dear Planning Commissioners:

I would like to go on record, as resident/homeowner on Linmar Avenue, that I fully support Case 2016Z-107PR-001 to rezone Linmar and Marlin Avenues. This is a step in the right direction to keep traffic, parking, and density at levels that can be supported by the current infrastructure.

Sincerely,

Kevin Higdon

2716 Linmar Ave

Property Owner

HOA Board Member - Linmar Place II

From: Victoria Harris [mailto:harrisvl@gmail.com]
Sent: Saturday, September 17, 2016 10:41 AM
To: Sloan, Doug (Planning); Planning Staff; Planning Commissioners
Subject: PLEASE Support Case 2016Z-107PR-001

Case 2016Z-107PR-001 I am writing to fully support the rezoning proposed in the case 2016Z-107PR-001

I live at 2741 Linmar Ave. Parking is already a zoo in this area. For instance, in our HOA, we have 20 units and only 27 parking places. As most units have more than one driving resident, you can only imagine how we fill up street parking as well. Allowing more than one or two homes per lot will put too much stress on the limited street network on these streets. I am not

against redevelopment. I want to support reasonable development which can happen under this rezone.

Thanks you for your attention.

V*

Victoria L. Harris, Ed.D.

harrisvl@gmail.com

615-202-6316 cell

From: Brandon Ross <Brandon.Ross@smartstartinc.com>

Date: September 15, 2016 at 6:00:46 PM CDT

To: "doug.sloan@nashville.gov" <doug.sloan@nashville.gov>

Subject: Support Case 2016Z-107PR-001

Dear Sir,

I am writing to fully support the rezoning proposed in the case 2016Z-107PR-001. I currently reside at 2721 Linmar Ave. I'm not sure how familiar you are, personally, with our little community, but want to share a few things with you. We already deal with the joys of a very dense area that has very narrow roads with grades on some sides that make it impossible to park partly on and off the street. This past winter my neighbors and I watched folks slide down a rather steep hill that enters Woodlawn and into yards. Most of the residents were forced to utilize Marlin as an entry and exit street as the grade is better equipped in an icy situation. I spoke with a new mother that was worried of an oncoming car sliding toward her and her stroller on an icy Marlin. It is important to understand that with vehicles parked on either side of these streets, 2-way traffic is impossible.

I own a business in Nashville and my office is from my home. I have been in business for almost six years and employ five wonderful residents- four of which are Davidson County residents. I have literally been told by UPS that with vehicles parked on the street, they simply could not gain access for delivery. I rely on UPS deliveries to operate my business.

While non of this issue is about me, the issues I am respectfully trying to bring to your attention affect all of the community. I kindly ask for you to view my support as a public safety concern. As my new wife and I are beginning a family, this becomes more and more important each day. As a businessman, I

am in full support of new and redevelopment all across Nashville, but I believe this can be accomplished with the proposed zoning request herein.

Please feel free to contact me with any questions or if I can help in any way.

Respectfully,

Brandon M. Ross, COO
Smart Start of TN
Smart Start of SC
880-A Green Lea Blvd
Gallatin, TN 37066
615.206.7800 office
928.274.4200 mobile
615.452.4550 facsimile
brandon.ross@smartstartinc.com

From: t cannon [mailto:tgscannon@hotmail.com]
Sent: Thursday, September 15, 2016 8:56 PM
To: Sloan, Doug (Planning); Planning Staff; Planning Commissioners
Cc: Murphy, Kathleen (Council Member); Brett Berneburg
Subject: Support Case 2016Z-107PR-001

Please accept the attached letter regarding Case# 2016Z-107PR-001.

Thank you for your consideration in this matter,

Toby Cannon
2812 Marlin Ave.
Nashville, TN 37215

(attachment follows)

David and Toby Cannon
2812 Marlin Avenue
Nashville, TN 37215

September 15, 2016

Metropolitan Planning Commission
Nashville Planning Department
800 2nd Ave S
P.O. Box 196300
Nashville, TN 37219-6300

Dear Planning Commission,

We are the owners of the residence at 2812 Marlin Avenue. I am writing to support the rezoning proposed in the case 2016Z-107PR-001.

Proposals from two developers that would double the number of residences from 5 to 10 on Marlin Avenue are the catalyst for this rezoning request by neighbors on Marlin and Linmar Avenues. Both developers had previously asked for a number of variances, all of which were denied by the Board of Zoning Appeals.

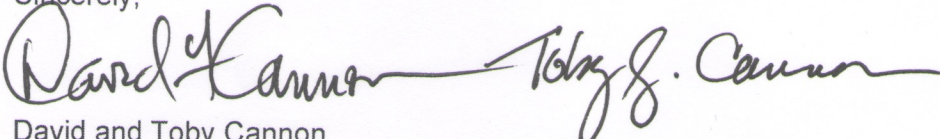
Allowing more than one or two residences per lot will put too much stress on the limited street network for both Marlin and Linmar avenues. Both Linmar and Marlin are narrow streets without appropriate shoulders for the current level of street parking, likely spill-over from townhomes on Linmar. This is already causing dangerous situations for two-way traffic. We are concerned about emergency vehicles having access to residences. It would only become a more dangerous situation with the addition of multi-unit residences.

We are not anti-development. However, we see no reason to change the character of our small neighborhood merely for profit. Having bought a newly- built home on Marlin from a builder who put two homes on one lot, we feel strongly that a developer can profit from reasonable development under this rezone.

For these reasons, we fully support Case 2016Z-107PR-001 to rezone Linmar and Marlin Avenues. This is a step in the right direction to keep traffic, parking, and density at levels that can be supported by the current infrastructure and create better neighborhoods.

We plan on attending the September 22 public meeting and look forward to the discussion.

Sincerely,


David and Toby Cannon

From: Brett Berneburg [mailto:bberneburg@gmail.com]
Sent: Monday, September 12, 2016 9:48 PM
To: Planning Staff; Sloan, Doug (Planning)
Cc: tgscannon@hotmail.com
Subject: Case #: 2016Z-107PR-001

Please accept the attached letter in reference to Case# 2016Z-107PR-001.

Thank you for your consideration in this matter,

Brett Berneburg

(attachment follows)

September 12, 2016

Brett Berneburg
2804 Marlin Avenue
Nashville, TN 37215

Metropolitan Planning Commission
Nashville Planning Department
800 2nd Ave S
P.O. Box 196300
Nashville, TN 37219-6300

Dear Planning Commission,

I am writing to support case number 2016Z-107PR-001.

I have lived on my lot for over 20 years and unfortunately have seen the neighborhood character regress in curb appeal and community spirit with multi-unit residences being built on small lots throughout the neighborhood. This rezoning request will prevent any further deterioration of the neighborhood.

In addition, the lack of parking has caused an increase in residents parking on the side of streets. Unfortunately, the streets in this area are narrow causing dangerous and often unpassable situations for two way traffic. The streets do not have an appropriate shoulder for parking. In some cases, emergency vehicles may not be able to access residences. We have also seen an increase in "abandoned" cars in the neighborhood that have been report to police.

I am writing to fully support the rezoning proposed in the case 2016Z-107PR-001.

Thank you for your consideration in this matter. I will be attending the Metropolitan Planning Commission meeting on September 22 and I look forward to the discussion.

Sincerely,

Brett Berneburg

From: Jessica Levine [mailto:jessicanicolelevine@gmail.com]

Sent: Monday, September 19, 2016 3:12 PM

To: Planning Commissioners

Subject: Support Case 2016Z-107PR-001

Hi Doug,

I am writing to fully support the rezoning proposed in the case 2016Z-107PR-001. I live at 2719 Linmar Avenue, Nashville, TN 37215.

Allowing more than one or two homes per lot will put too much stress on the limited street network on these streets.

There is not enough space for 2 cars to pass, much less if people are parking on the sides of the street.

We are not against redevelopment. We want to support reasonable development which can happen under this rezone.

Thank you,

Jessica Levine

615-812-3105