

Comments on September 8, 2016 Planning Commission agenda items, received September 2-6

Items 1a/b, Green Hills-Midtown Community Plan Amendment/Howell Corner-Becker Corner Offices SP

From: Carla Bolles <carlabolles@gmail.com>

Date: September 6, 2016 at 9:35:13 AM CDT

To: <Colby.sledge@nashville.gov>, <Doug.sloan@nashville.gov>, <Burkley.allen@nashville.gov>

Subject: Montrose ave rezone

Dear Sirs,

Im writing in opposition to the request that is being made to rezone 1109 and 1111 Montrose Avenue from R8 (residential) to SP-MU (mixed use).

Our neighborhood and its people and resources are strained as it is. I don't believe additional commercial encroachment on our residential streets will be a positive thing. For traffic, safety, and a way of life that has drawn us to live here. As a 27-year resident of 12South, I oppose this request.

Carla and Tommy Bolles
1012 Gale Lane
37204

From: J Kirkwood [mailto:jdkirkwood@comcast.net]

Sent: Tuesday, September 06, 2016 12:10 PM

To: Planning Commissioners; Sledge, Colby (Council Member); Sloan, Doug (Planning)

Subject: Major Plan Amendment to change 1109 & 1111 Montrose Ave from residential to commercial

Good morning,

We are writing to express opposition to the proposed plan to change 1109 and 1111 Montrose Avenue zoning from R8 to SP-MU. We believe that if these two properties are rezoned from residential to commercial it will irrevocably and disastrously affect not only historic Montrose Avenue but the greater residential neighborhood as well. Rezoning of these two properties sets a dangerous precedent, opening the door for future commercial development on residential side streets along 12th Avenue and elsewhere.

Over many years, residents have lived in and invested time and money to maintain and enhance their homes and residential properties. Unabated commercial creep into residential areas off of the 12th Avenue commercial corridor will negatively affect not only the properties within the existing Conservation Overlays but those that lay outside these overlays. There are numerous reasons why two

properties located hundreds of feet off of 12th Ave. S. and abutting residential properties on all sides save for one westerly boundary should not be rezoned. A few reasons:

Commercial expansion of the 12th Ave South corridor — envisioned as a neighborhood-scaled center — deep into the protected, residentially-zoned single-family neighborhood

Increased traffic on many narrow, historic streets full of residential properties drawn by the proposed addition of two off-street parking areas

Limited control and uncertainty over current or future owner(s) use of these properties

Decreased residential property values in a desirable place to live

Further reduction of available neighborhood housing off of the commercial corridor

The owners of these two properties sought a rezoning roughly two years ago and the request was denied. It is our hope that you will once again disapprove this request as now, more than ever, residential property owners and renters seek to keep their properties desirable places to live. Further expansion of the commercial corridor into the adjacent residential neighborhood will effectively destroy the relative peace and tranquility of an already vibrant area.

Respectfully,

Jeff Kirkwood & Kara Shea
1106 Caruthers Avenue

From: Bonnie Dow [mailto:bonniejdow@gmail.com]
Sent: Tuesday, September 06, 2016 11:15 AM
To: Planning Commissioners
Cc: Sledge, Colby (Council Member)
Subject: Rezoning request for 1109 and 1011 Montrose, AKA Howell's Corner

Dear Members of the Planning Commission:

I am very concerned about the zoning change proposed for 1109 and 1111 Montrose, AKA Howell's Corner, and I write to oppose it.

I was a member of the 12South Neighborhood Association Board of Directors when we opposed this in 2014-2015 and when the planning staff recommended against it. They have recommended against it again, and I share their concerns.

As you know, housing stock is at a premium in 12S, and I see no good coming from rezoning two residential properties to commercial use. Equally as important, it sets a dangerous precedent for future commercial encroachment into the neighborhood.

The Howells have generally been responsible in developing their properties, which we have appreciated, but this is asking too much. Their claim is that the SP protects the houses and that they will not be torn down, but the details of the SP are not the point. They will be rezoned from residential to commercial use, thus extending commercial development onto a residential street. If it happens on Montrose, it will be easier to argue for it elsewhere in 12South.

I am aware that this proposal has support from the immediate neighbors of the affected properties. It seems to me that this is beside the point as well, as property owners come and go, but rezoning lasts forever, and the principle of resisting the encroachment of commercial development into a residential street still applies.

Similarly, the claim that the SP will provide for additional parking for 12South businesses is also beside the point. The failure of 12South businesses to provide for adequate parking for their customers should not be solved by rezoning residential properties to commercial use. This is robbing Peter to pay Paul. We need parking solutions, but this is not the way to find them.

The extensive development of the 12South business corridor has created a variety of growing pains for 12South that business owners and residents are striving to manage. Keeping clear boundaries between commercial and residential properties is essential to maintaining the health of the neighborhood, and this rezoning proposal violates that goal. I urge you to vote against this proposal.

Thank you for your attention.

Bonnie Dow

1501 Dallas, 37212

706-207-1629

From: Jeff Koontz [mailto:hey2goober@yahoo.com]
Sent: Tuesday, September 06, 2016 11:16 AM
To: Planning Commissioners
Cc: Sloan, Doug (Planning); Sledge, Colby (Council Member)
Subject: Rezoning Case - Montrose Avenue - request for denial

I am writing to request denial of the subject rezoning case.

- I feel the Howells have been a benefit to the neighborhood with their development over the years but do not agree with the request for the proposed rezoning.
- The expansion of commercial property on Montrose increases the potential for the same action to occur on Caruthers, Gilmore or Paris, further reducing the residential nature of the neighborhood

Thank you for the opportunity to share my concerns. I live at 1004 Montrose Avenue just a block away from these parcels. I will not be able to attend the public hearing in person, but would like this to be in the public comments against the rezoning.

Regards,

Jeffrey Koontz

1004 Montrose Ave

From: Jim R [mailto:rossije@gmail.com]
Sent: Tuesday, September 06, 2016 11:05 AM
To: Planning Commissioners
Cc: Sledge, Colby (Council Member); Sloan, Doug (Planning)
Subject: Request for SP Zoning for 1109 and 1111 Montrose

Dear Planning Commissioners:

As you know, the owners of 1109 and 1111 Montrose Ave have asked for these properties to be rezoned from R8 (residential) to SP-MU (mixed use).

I live at 853 Glen Ave, a few blocks away from these properties. My temptation is not to meddle into a well-organized and longstanding effort to support a respected neighbor's use of family property. However, as a homeowner who will see ripple effects I am concerned about this request.

I encourage you to reject this request. I support Staff's recommendation that the request be denied for a number of reasons:

1) Granting this request presents a serious slippery slope problem, given the number of side streets that intersect with 12th S. and 10th S. As Staff indicates in recommending denial of this request, the effect of granting the request would be to convert more than half of a block of a side street into commercial use - a poor precedent for a community that it focused on the preservation of threatened residential corridors. Many residential homes, of course, are in protected areas such as conservation overlays districts (and it appears that there two homes were removed from the recently adopted Waverly-Belmont district at the 11th hour). But there remain many side streets off of 12th S., 10th S. and 8th S. where homes do not sit in in an overlay so no limiting principle exists to stop others from requesting SP zoning on an ad hoc basis to extend the commercial edge of these corridors.

2) Allowing commercial parking lots off side street residential alleys like this produces additional commercial spots for apartment tenant and retail stores (albeit at some discount, as is highlighted in point 4 below), but it is also going to increase traffic on neighborhood streets. These streets already suffer congestion and safety problems and these kinds of parking lots will make things worse, further diminishing the quality of life for residents in the community.

3) Of course, parking remains a significant problem in the 12th S. area. However, parking needs to be addressed in a comprehensive manner. It is certainly addressed in each new request for commercial development on 12th S. Inviting ad hoc SP zoning requests on residential streets any time anyone can think of a small parking band aid of offer a few new spots is not a serious solution to the parking problem in 12 S.

4) Commercial activity and development continues on the 12 S. corridor, but I am perplexed to see this kind of request given that there remains unused commercial space on 12 S. Properties offered for commercial space demand a substantial purchase and rental premium over residential homes. Allowing the use of SP zoning to convert residential homes to commercial use at the edge

of business corridors encourages further commercial creepage as owners of residential homes (which are often offered as rentals at more affordable rents) seek profits by offering commercial space at a discount that still provides a substantial premium over prices associated with residential property use.

My concerns can be addressed by accepting the recommendation of Staff (which has reviewed requests regarding these homes multiple times) and rejecting this request for commercial SP zoning of these properties. If, however, the Planning Commission does decide to go forward in approving this request, the public should not just be offered plans or renderings but should be afforded an opportunity to see and offer comment on express written conditions that permanently attach to the SP zoning for these properties that are aimed at preserving the character of the neighborhood and minimizing the adverse quality of life impacts on residential neighbors. If the request is granted, please also consider making clear to the public, property owners, and developers what limiting principle, if any, applies to the use of SP zoning to convert residential properties to commercial use on residential streets that adjoin commercial districts such as 12 S., 10th S. and 8th S.

Thank you for your commitment and service to the community.

Sincerely,

Jim Rossi

853 Glen Ave

Nashville, TN 37204

850/264-1391

From: Dan Huffines [mailto:danhuffines@gmail.com]

Sent: Tuesday, September 06, 2016 10:46 AM

To: Planning Commissioners

Cc: Sledge, Colby (Council Member); Sloan, Doug (Planning)

Subject: Opposition to 1109 and 1111 Montrose Rezoning (9/8/2016 Meeting)

Ladies and Gentlemen –

The current proposal to convert more than 80 years of residential use into commercial and parking uses on Montrose Avenue, a residential side street, has been deferred three times since January 2015. Respectfully, I urge you to deny this proposal and any further deferrals.

Historical and existing zoning regulations create a clear line of demarcation between residential and commercial uses within the 12South neighborhood (see, e.g., the DNDP adopted in 2008 after significant public input). To allow such encroachment would degrade the residential integrity of our neighborhood and plant the seed for further loss of residences. In this case, the applicant is requesting that commercial uses be approved more than one-half block off 12th Avenue South. It is difficult, if not impossible, to come up with a rational explanation for this proposal.

It should be noted that the applicant and its related businesses have expanded their adjoining swath of commercial properties since initially making this application in 2014. Those properties include Edley's, The Filling Station, Draper James, 12South Dental Studio and apartments. It requires no stretch of imagination to assume that the applicant seeks to use 1109 and 1111 Montrose to further feed the applicant's commercial real estate success at the expense of our neighborhood's residential integrity.

In sum, I respectfully respectfully urge you to deny this application and any further deferrals.

James Huffines
884 Montrose Avenue

From: Juliana Newton [mailto:solanged13@aol.com]
Sent: Tuesday, September 06, 2016 9:27 AM
To: Planning Commissioners
Subject: Please Vote NO on Montrose Avenue Rezoning

Dear Commissioners,

I have lived at 1002 Montrose for over 10 years, and have watched the neighborhood go through many changes - some good and some not so good. I am firmly opposed to the proposed rezoning change, as I do not wish to see a slow business "seepage" begin on 12 South's residential streets. A decision to rezone would set precedent for further encroachment.

Thank you,

Juliana Newton

From: Bill Mays [mailto:bill_mays@hotmail.com]

Sent: Tuesday, September 06, 2016 8:23 AM

To: Planning Commissioners

Cc: Sledge, Colby (Council Member)

Subject: 1109 and 1111 Montrose Avenue rezoning - Disapprove

I want to start by saying - I disapprove of the rezoning request.

I moved to Gilmore Avenue four years ago and have no problem with the current commercial developments and understand that more will come.

I have no gripes on parking or traffic. I understand that this is what I signed up for in choosing to live in 12 South.

The Howells are good people and I believe they love 12 South, but -

- They may not always own the property.
- It sets a precedent. I have heard the argument repeatedly over the last few years - They got to do it, why can't I?
- If the Howells had needed office space in 12 South, they could have built out office space instead of apartments over their recently completed building.

Again, I have no problem with the commercial growth in the neighborhood, but it should stay in the existing zoned footprint.

Thanks

Bill Mays

1102 Gilmore Avenue

Nashville, TN 37204

From: Katherine Pesut Moffat [mailto:katherinemoffat@yahoo.com]

Sent: Tuesday, September 06, 2016 8:16 AM

To: Planning Commissioners; Sloan, Doug (Planning); Sledge, Colby (Council Member)

Cc: Gordon Moffat

Subject: Rezoning of 1109 and 1111 Montrose Ave.

Dear Metro Planning Commission Members and Council Member Sledge,

We are writing today to express our opposition to the request to rezone 1109 and 1111 Montrose Avenue from R8 to SP-MU.

MPC staff recommended in 2014/2015, and again this year, to disapprove this request on the basis that rezoning these properties will create a dangerous precedent in our neighborhood. We could not agree more.

Rezoning properties on Montrose for mixed use will deepen the commercial footprint into residential portions of the 12South Neighborhood. This concern is not just limited to 12th Avenue as commercial properties are being developed along 10th Avenue and 8th Avenue. Our neighborhood faces commercial encroachment from all sides.

We are also concerned with the negative effect that an expanded commercial footprint will have on traffic and parking in our neighborhood. 12South is already suffering from traffic congestion and insufficient parking for commercial entities. Increasing commercial properties in the area will only bring more traffic to the area - increasing safety concerns and decreasing the quality of life for 12South residents.

Also, Nashville is currently facing a housing shortage. We do not think it is in the best interest of our community to turn residential properties into commercial properties when they could be used for housing purposes.

Finally, this issue is not just about Howell Corner and the residents on Montrose Avenue. The Howells are long-time members of our community, and we have no doubt that they will do what is right for their immediate neighbors. However, there is a bigger issue at play that affects all of us who live in 12South – Do we want to preserve our traditional residential neighborhood? Or will we allow it to be chipped away, parcel by parcel, until it resembles Hillsboro Village or Berry Hill?

Please help us preserve our traditional neighborhood by voting against this rezoning request.

Thank you,

Katherine and Gordon Moffat

1100 Gilmore Ave.

Nashville, TN 37204

From: Elisabeth Small <small.elisabeth@gmail.com>

Date: September 5, 2016 at 9:49:31 PM CDT

To: <Doug.sloan@nashville.gov>, <colby.sledge@nashville.gov>, Burkley Allen <burkley.allen@nashville.gov>, <bob.mendes@nashville.gov>

Subject: Montrose Avenue

Dear Esteemed Councilmembers,

I am writing to express my opposition to rezoning of 1109 and 1111 Montrose Avenue. Placing commercial enterprises in an existing healthy residential setting will have adverse economic ramifications to home values as well as to the overall health of our local businesses.

Thank you for your consideration.

Respectfully,

Elisabeth Small
924A S Douglas Ave
Nashville 37204

From: Elisabeth Small [mailto:small.elisabeth@gmail.com]
Sent: Monday, September 05, 2016 9:46 PM
To: Planning Commissioners
Subject: Montrose Avenue

Dear Commissioners,

I am opposed to rezoning of 1109 and 1111 Montrose Avenue. Placing commercial enterprises in an existing healthy residential setting will have adverse economic ramifications to home values as well as to the overall health of local businesses.

Thank you for your consideration.

Respectfully,

Elisabeth Small
924A S Douglas Ave
Nashville 37204

From: Sara Fortenberry <safberry@mac.com>
Date: September 2, 2016 at 8:59:52 AM CDT
To: <doug.sloan@nashville.gov>
Cc: Claire Armbruster <clairearmbruster@gmail.com>, Katherine Pesut Moffat <katherinemoffat@yahoo.com>
Subject: Montrose Avenue Rezoning Request

Good morning.

As a 17-year resident of 12South, I oppose the request to rezone 1109 and [1111 Montrose Avenue](#) from R8 to SP-MU.

If you are a resident of a street that intersects with 12th Avenue South, you already feel--as I do--the negative impact of commercial development along 12th Avenue South.

The increase in traffic along these once-quiet residential streets has brought noise and traffic safety

issues to pedestrians and our school-bound children. In addition, parking for the commercial properties continues to encroach on residents' ability to park near their homes. I sympathize with my friends and neighbors who are wrangling children and groceries from half a block away from their homes.

The commercial creep that would result from rezoning properties on Montrose for mixed use will further encroach on a traditional neighborhood that seeks to maintain its status as a traditional neighborhood with a newly awarded conservation overlay.

If Planning approves this request, it will only encourage more and more loss of residential fabric on Paris, Halcyon, Gilmore, Caruthers, Linden, Elmwood, Beechwood, Sweetbriar and Dallas. It will set a precedent for future such rezoning requests.

An additional fear is that further encroachment by the commercial zone will diminish our property values. For me, my home is the single most important investment I have ever made.

Most importantly--this is a neighborhood of families where front porches and sidewalks and knowing your neighbors harken back to a time that has mostly been lost in this city. Please help us protect it.

Thank you.

All the best,

Sara A. Fortenberry
[1001 Halcyon Avenue](#)
[Nashville, TN](#)
[6157273823](#)

Begin forwarded message:

From: Prentice Carl Marsh <mlabs@ix.netcom.com>

Date: September 5, 2016 at 10:04:12 AM CDT

To: <Doug.sloan@nashville.gov>

Subject: Rezoning proposal for 1109-1111 Montrose Ave

Dear Councilman Sloan,

As a resident at 924A S. Douglas Ave in 12th South, I would like to express my opposition to the rezoning of 1109-1111 Montrose Ave. I feel that approval of this request will lead to further commercial encroachment on our neighborhood.

Thank you,

Carl Marsh

From: Lauren Clay <clay.lauren.r@gmail.com>

Date: September 5, 2016 at 8:55:36 PM CDT

To: <planning.commissioners@nashville.gov>, <doug.sloan@nashville.gov>, <colby.sledge@nashville.gov>

Subject: I oppose rezoning Montrose in 12 South

Dear Mr. Sloan, Colby Sledge, and Nashville Planning Commission:

I write to express my opposition to the rezoning request made by Fulmer Engineering and The Shop Trust. They are seeking to change the Community Character to permit mixed-use development. As a resident in this neighborhood, I am strongly opposed to this initiative. Commercial and mixed-use developments on 12th Ave South have already had a profound impact on the neighborhood. They have greatly affected parking and traffic patterns in surrounding streets. This is more than inconvenient. Such developments have a negative effect on our quality of life. Moreover, with all the cars already rushing at present between 12th Ave. South and 10th, we are increasingly worried about the safety of our children.

These and future rezoning requests in 12th Ave. South neighborhood should be rejected. They do no merit serious consideration.

Thank you,
Lauren R. Clay
Resident at 1011 Halcyon Ave

From: Anne Krueger <akrueger@amgparade.com>

Date: September 5, 2016 at 3:24:48 PM CDT

To: "colby.sledge@nashville.gov" <Colby.Sledge@nashville.gov>, <doug.sloan@nashville.gov>

Subject: We oppose

Dear Colby and Doug,

We oppose the rezoning request to allow commercial mixed use at 1109 and 1111 Montrose Ave.

Thank you,

Anne Krueger

Anthony Corapi

2211A 11th Avenue South, Nashville, TN 37919

From: Jim Stringer [mailto:jstri3017@comcast.net]

Sent: Monday, September 05, 2016 7:45 PM

To: Planning Commissioners; Sloan, Doug (Planning); Sledge, Colby (Council Member)

Subject: Case 2014SP-083-001 and Case 2014CP-010-004

My name is James W. Stringer. My wife and I own the single-family home at 1101 Halcyon Avenue which is located between 12th Avenue and 11th Avenue. I am adamantly opposed to the proposed change in zoning from R8 to SP-MU for the properties located at 1109 and 1111 Montrose Avenue.

We are not just owners of the house at 1101 Halcyon Avenue - we live there. Therefore maintaining our neighborhood's integrity is a very personal matter for us.

We purchased an existing single-family house and the lot at 1101 Halcyon in 2007. In order to expand the house and meet existing building codes our renovation project became a rebuilding project. In doing so we were able to retain the layout, look and feel of the original house. We did this without changing the zoning of the property in place when we purchased it. We moved into the house at 1101 Halcyon in 2008.

We made the investment with the knowledge that additional commercial development would probably occur on 12th Avenue South. We felt comfortable however knowing that the existing residential zoning of properties off of 12th Avenue would insure the residential integrity of the entire neighborhood. Approval of the requested change in zoning for 1109 and 1111 Montrose Avenue will begin eroding that integrity,

The encroachment of mixed-use zoning into the residential neighborhood will result in an attendant decrease in residential property values. This erosion will be accelerated as other similar rezoning request are made and approved using the Montrose rezoning request if approved as a precedent.

Please do not approve this rezoning request. Help us retain the integrity of our neighborhood. Constructing a single-family residence on each of these lots as the current zoning provides will strengthen our neighborhood. Please help us protect our property by denying this rezoning request.

Thank you.

Jim Stringer

615-512-0918

From: Prentice Carl Marsh [mailto:mlabs@ix.netcom.com]
Sent: Monday, September 05, 2016 10:03 AM
To: Planning Commissioners
Subject: Rezoning of 1109-111 Montrose Ave

Dear Sir or Madam,

As a resident at 924A S. Douglas Ave in 12th South, I would like to express my opposition to the rezoning of 1109-1111 Montrose Ave. I feel that approval of this request will lead to further commercial encroachment on our neighborhood.

Thank you,

Carl Marsh

From: Leor Halevi [mailto:leorhalevi@hotmail.com]
Sent: Sunday, September 04, 2016 2:39 PM
To: Planning Commissioners
Subject: Montrose Ave. Rezoning Request

Dear Planning Commission Members:

I write to express my opposition to the rezoning request made by Fulmer Engineering and The Shop Trust. They are seeking to change the Community Character to permit mixed-use

development. As a resident in this neighborhood, I am strongly opposed to this initiative. Commercial and mixed-use developments on 12th Ave South have already had a profound impact on the neighborhood. They have greatly affected parking and traffic patterns in surrounding streets. This is more than inconvenient. Such developments have a negative effect on our quality of life. Moreover, with all the cars already rushing at present between 12th Ave. South and 10th, we are increasingly worried about the safety of our children.

These and future rezoning requests in 12th Ave. South neighborhood should be rejected. They do not merit serious consideration.

Sincerely,

Leor Halevi

Resident and home owner of 1011 Halcyon Ave.

From: Claire Armbruster [mailto:clairearmbruster@gmail.com]

Sent: Friday, September 02, 2016 4:41 PM

To: Planning Commissioners

Subject: Rezoning request for Montrose Avenue

Dear Commissioners,

I am very concerned about the request being made to change the zoning at 1109 and 1111 Montrose Ave from R8 to SP-MU. As much as I enjoy the convenience of our commercial zoning on 12th Ave S, rezoning in the middle of the 1100 block of Montrose is not a good idea and may set a precedent for future rezoning down all of the streets that border 12th. I plan to be at the Planning Commission meeting on Thursday 9/8 because I am not in favor of jeopardizing the quality of life on my street or on any of our residential streets.

As always, thank you for your support of the Waverly Belmont neighborhood.

Claire

Claire Armbruster

Planning Stages

Plan > Prepare > Present

PO Box 41182

Nashville, TN 37204

615.509.9797

planningstages.net

From: Julia Coulter [mailto:coulterjh@bellsouth.net]
Sent: Friday, September 02, 2016 8:18 PM
To: Planning Commissioners
Cc: Sledge, Colby (Council Member); Mendes, Bob (Council Member)
Subject: 1109 and 1111 Montrose Avenue

To Whom It May Concern:

Two years ago there was a request to change the zoning of 1109 and 1111 Montrose Avenue from residential (R8) to mixed use (SP-MU). This request was denied and I hope it will be denied again this year.

Our neighborhood is not only losing its charm due to large, expensive homes on small parcels, but the commerce of 12th Avenue South threatens to encroach on residential streets. The current commercial zoning on 12th Avenue South is ample and need not extend into neighborhoods where the streets are already crowded with cars for which there is not suitable parking in the commercial district.

Please respect the need for residential streets to remain as such. Before 12South became an "it" destination, it was a diverse neighborhood where people from all walks of life could reside happily

together. While gentrification is alive and well, I have to believe that many of those new to the neighborhood do not want commercial property on their streets any more than I.

Thank you for your consideration.

Sincerely,

Julie Coulter

2914 10th Ave South

Nashville, TN 37204

10 year resident of 12South Neighborhood

From: Lisa Gmail [mailto:lleasterwood2911@gmail.com]

Sent: Friday, September 02, 2016 4:22 PM

To: Sledge, Colby (Council Member)

Cc: Planning Commissioners; Sloan, Doug (Planning); Mendes, Bob (Council Member); Allen, Burkley (Council Member)

Subject: Montrose Ave rezone

To Whom It May Concern:

I understand application for rezoning property at 1109 and 1111 Montrose Ave. from residential to mixed use has been re-requested. I oppose the expansion of commercial and mixed use space further into the residential properties of Montrose.

I ask that you not approve the rezoning.

Thank You,

Lisa Easterwood

813 Hillview Hts

Nashville 37204

From: .antiquesbygail@aol.com [mailto:antiquesbygail@aol.com]

Sent: Friday, September 02, 2016 2:40 PM

To: Planning Commissioners

Cc: Sloan, Doug (Planning)

Subject: Montrose Avenue Rezoning Request

I respect the right of those who have this request, but it does not deserve the attention of the planning commission or the metro council. There is no more room for this type of development. The traffic can not be controlled. I have been a resident for over twenty eight years and I have watched the changes and I have kept my peace, but please stop this encroachment on private family homes. Please.

thank you

Gail Kopcsak

1000 Montrose Avenue

Nashville, Tn., 37204

From: Dana Hughes [mailto:dana.n.hughes@gmail.com]

Sent: Friday, September 02, 2016 1:36 PM

To: Planning Commissioners; Sloan, Doug (Planning); Sledge, Colby (Council Member)

Subject: 1109 and 1111 Montrose Ave.

Good Afternoon,

I am writing regarding the rezoning requests on Montrose Ave. near 12th Ave. South. As a resident of this neighborhood (907 Knox Ave.), I oppose rezoning that would allow more commercial construction and more dense residential construction. In short, we have a street full of "mixed use," and I'm in no way interested in more of it at this time. Our current infrastructure does not support this type of development, and it is not in the character of this neighborhood.

Thanks for your consideration. If you'd like to discuss this further I'm happy to speak with any of you.

Best,

Dana Hughes