

## Comments on September 8, 2016 Planning Commission agenda items, received September 7-8

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

**From:** Berschback, Duff [mailto:Duff.Berschback@sonyatv.com]  
**Sent:** Thursday, September 08, 2016 8:58 AM  
**To:** Planning Commissioners  
**Cc:** Sloan, Doug (Planning); Sledge, Colby (Council Member)  
**Subject:** Montrose Ave Rezoning Request: OPPOSED

Dear Planning Commission, Mr. Sloan, and Mr. Sledge.

I live at 1002 Gilmore, around the corner from the proposed rezoning, with my wife and two children. Please put us down as firmly OPPOSED to the rezoning request for 1109 and 1111 Montrose from R8 to SP-MU. The traffic, congestion, noise, and often dangerous situations that result from so much commercial growth on 12<sup>th</sup> are bad enough as it is—and that is with several lots on 12<sup>th</sup> itself yet to be (re)developed (i.e. E&S motors, Minor Jewelry, house next to Frothy, etc.) Allowing commercial interests to intrude into the surrounding neighborhood streets is a BAD idea. Let the developers bid on one of the empty or underused lots already on 12<sup>th</sup> that already have proper zoning. Please keep them from using the surrounding residential streets.

Best,

Duff Berschback and Family

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**From:** Ken Winter [mailto:kcwinter41@gmail.com]

**Sent:** Wednesday, September 07, 2016 10:53 AM

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

**Subject:** Re: Major Plan Amendment 2014CP-010-004 to change 1109 & 1111 Montrose Av from residential to commercial

Applicant's current commercial parking between Halcyon and Montrose Aves extends 250 feet east of 12th Av. This ample space matches those of the Paris Building (12South Yoga), the 12 South Center (Bar Taco), Five Daughters' Bakery, and the alley north of Caruthers. The 250' line is under "uniform design" discussion as a common division between east-side business and residential sectors. On the 12th Av side are a half dozen residential properties that could reasonably be converted to commercial.

Applicant's two historic residential properties in question are beyond that line. The 2008 neighborhood plan (DNBP) was clear about 12th Av mixed use development: "Discourage auto-oriented development and land uses near neighborhoods." "Create neighborhood- scaled commercial and mixed used development that does not compromise the character of existing single family residential areas ...." "Provide on-site and shared parking to reduce parking on side streets." The 2015

*NashvilleNext* extended this discussion to call for inclusive housing and mixed use opportunity for all citizens. Applicant's proposal does nothing to achieve these DNDP and *nashvillenext* goals.

## **Item 14, 12<sup>th</sup> Ave. South & Sigler SP**

**From:** Rachel Zijlstra [mailto:rachelz@me.com]

**Sent:** Wednesday, September 07, 2016 12:32 PM

**To:** Planning Commissioners

**Cc:** O'Connell, Freddie (Council Member); Lee Schaefer; Scott Morton; Sharp, Karimeh (Planning)

**Subject:** Please support Specific Plan 2016SP-068-001

Dear Planning Commissioners,

On behalf of the Edgehill Village Neighborhood association, I am writing in support of the Specific Plan at 1116 & 1118 Sigler. The development team addressed all the concerns of our community. We appreciate their willingness to modify the S/P to include prominent front porches and tree replacements to protect and encourage our tree canopy.

Please support S/P 2016SP-068-001.

Sincerely,

Rachel Zijlstra

Rachel Tapper Zijlstra  
EVNA President  
619.806.0119- cell

Edgehill Village Neighborhood Association (EVNA)

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