

Comments on September 8, 2016 Planning Commission agenda items, received through Sept. 2

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

From: Wollaeger, Mark A [mailto:mark.wollaeger@vanderbilt.edu]

Sent: Friday, September 02, 2016 12:17 PM

To: Planning Commissioners

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

Subject: Rezoning Hearing Case 2014SP-083-001

To the Metro Planning Commission:

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 1006 Montrose, and I, like every neighbor I've spoken with, strongly oppose this rezoning request. I have a number of reasons for my opposition. I cannot make the planning meeting on Thursday, Sept. 8, 2016 because I teach at that time, so I will spell them out here.

- While I appreciate the value to our neighborhood of the thriving commercial activity on 12S, rezoning properties on Montrose for mixed use will deepen the commercial footprint into residential portions of the 12South Neighborhood. We already have a serious parking problem that we sought to solve through a residential parking sticker plan, but that move was ultimately thwarted on technical grounds by legal maneuvers financed by commercial interests. (We will, however, try again.) A deepened commercial footprint will only exacerbate residential parking problems, especially for the many people without garages.
- Rezoning these properties will set a dangerous precedent that will encourage developers to begin buying up residential properties on Paris, Halcyon, Gilmore, Caruthers, Linden, Elmwood, Beechwood, Sweetbriar and Dallas in order to rezone them as commercial or mixed use properties to increase profits. This should not be dismissed as a slippery slope reflex: we all know how eager developers are to cash in on the commercial activity in our area.
- Commercial and mixed use properties will bring in more traffic to the area, increasing safety concerns and decreasing the quality of life for 12South residents. Already too many people speed through Montrose, and we've had accidents at the corner of Montrose and 10th Ave.

- Unused commercial space, at all events, is currently available on 12S. If it is not being used, that's probably because owners are simply asking too much for it. Making available *more* commercial space, probably at a discount relative to 12S, makes no sense.

Please vote down this request!

Respectfully submitted,

Mark Wollaeger

From: Matthew Bronleewe [mailto:mbronleewe@me.com]
Sent: Friday, September 02, 2016 11:47 AM
To: Planning Commissioners; Sloan, Doug (Planning)
Cc: Sledge, Colby (Council Member)
Subject: Please do not rezone on Montrose Ave

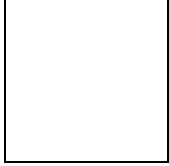
Hello Metro Planning Commission Members,

I am writing to ask that you do not approve the rezoning request to change 1109 and 1111 Montrose Ave. from residential to commercial mixed use. I live on Montrose Ave. We have already seen a great increase in traffic on our street from such quick growth of businesses on 12th Ave. S. But that is acceptable, because it is commercial area. And we enjoy frequenting Bar Taco and other businesses in the neighborhood. However, allowing business to begin to creep onto our residential side streets is very scary to me. Already it is dangerous just trying to see around the parked cars to navigate the streets back to our house. It is often difficult to find parking near the front of our house. Business right on Montrose Ave. would surely multiply all of those challenges. Additionally, we believe that putting business right beside our homes will bring down our property values, and make our neighborhood less attractive to those considering moving here. Approving this rezoning request sets a very dangerous precedent.

Please preserve what makes 12 south a wonderful neighborhood in which to live. Protect the neighborhood streets by preserving the zoning as it is and keeping the businesses where they belong. We ask that you side with the people of the neighborhood and not the business people who are not concerned with preserving the quality of our neighborhood, but only in the opportunity to profit from such a hot destination in Nashville. Please put the people of 12 South first!

Peace.

Matt Bronleewe



MATT BRONLEEWE

m: 615.598.0995

e: mbronleewe@mac.com



From: Karin Bronleewe [mailto:kbronleewe@gmail.com]
Sent: Friday, September 02, 2016 10:36 AM
To: Planning Commissioners; Sloan, Doug (Planning)
Cc: Sledge, Colby (Council Member)
Subject: Please do not rezone on Montrose Ave.

Hello Metro Planning Commission Members,

I am writing to ask that you do not approve the rezoning request to change 1109 and 1111 Montrose Ave. from residential to commercial mixed use. I live on Montrose Ave. We have already seen a great increase in traffic on our street from such quick growth of businesses on 12th Ave. S. But that is acceptable, because it is commercial area. And we enjoy frequenting Bar Taco and other businesses in the neighborhood. However, allowing business to begin to creep onto our residential side streets is very scary to me. Already it is dangerous just trying to see around the parked cars to navigate the streets back to our house. It is often difficult to find parking near the front of our house. Business right on Montrose Ave. would surely multiply all of those challenges. Additionally, we believe that putting business right beside our homes will bring down our property values, and make our neighborhood less attractive to those considering moving here. Approving this rezoning request sets a very dangerous precedent.

Please preserve what makes 12 south a wonderful neighborhood in which to live. Protect the neighborhood streets by preserving the zoning as it is and keeping the businesses where they belong. We ask that you side with the people of the neighborhood and not the business people who are not concerned with preserving the quality of our neighborhood, but only in the opportunity to profit from such a hot destination in Nashville. Please put the people of 12 South first!

Thank you for your consideration,

Karin Bronleewe

12 South Resident

From: Sara Fortenberry [mailto:safberry@mac.com]

Sent: Friday, September 02, 2016 8:58 AM

To: Planning Commissioners

Cc: Katherine Pesut Moffat; Claire Armbruster

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

From: Farmer, Mark [mailto:Mark.Farmer@nsc.edu]
Sent: Friday, September 02, 2016 2:34 AM
To: Planning Commissioners
Subject: re-zoning hearing

Dear Metro Council---The zoning hearing on Bill BL2016-364, Case 2016Z-056PR-001, Map 033, Parcel(s) 124 Subarea 04, Madison (2009) Council District 10 (Doug Pardue).....and Council bill no. BL2016-363 Case 67-85P-001, Map 033 Parcel(s) 124, 175, 211 Subarea 04, Madison (2009) Council District 10 (Doug Pardue)..... !!!! ***As an Adult Lifetime** Tax Payer in this-Davidson County... I wish too ask you too Reject, Oppose, Stop this request to re-zone this area of Land as Requested.... Being that the neighborhood effective would be overall Negative.....This is a Residential Area, for Houses with sizeable lots on them... We do not want Duplexes and Apartments brought into our neighborhood. The opposition in the neighborhood i is almost totally against . I ask for a 2nd time for this too be stopped. This is a area over 50 year old neighborhood that's been peaceful and a great place to live... we ask you to leave us alone. If you were going to place something that enhance the neighborhood let say \$200,000 plus homes that would be different, but not apartments and duplexes No!
**** Thank you ! Mark Farmer , 105 Oaklynn Drive, Madison, TN. 37115....
phone 615-485-4665....

From: Jay Fulmer [mailto:jay@fulmereng.com]
Sent: Monday, August 22, 2016 4:12 PM
To: Owensby, Craig (Planning)
Cc: Milligan, Lisa (Planning)
Subject: 2014SP-083-001

Craig,

Thank you for talking earlier. Attached are the letters we have on file. Will you please let me know if you have any that we don't?

Thank you,
Jay

(attachment follows)

July 25, 2016

Mr. Colby Sledge
Metropolitan Council
One Public Square, Suite 204
Nashville, Tennessee 37201

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

Dear Councilmember Sledge,

As a property owner in the 12th South neighborhood, I would like to express my support for the rezoning application for 1109 and 1111 Montr se. The applicant has followed recommendations from neighbors, the Historic Commission and the Planning Staff to preserve the existing structures and provide more parking, both of which are of great concern to the neighborhood.

Preservation of the existing structures has been of great importance to all who are in support and opposed to the project, and approval of this application will secure the scale and architecture of the structures and prevent the potential of future out of context construction on these two lots.

Sincerely,

Paul McRedmond

Paul McRedmond 2516 12th Ave S
Address Nashville, TN 37204

Home 1930 20th Ave S. 37212

July 25, 2016

Mr. Colby Sledge
Metropolitan Council
One Public Square, Suite 204
Nashville, Tennessee 37201

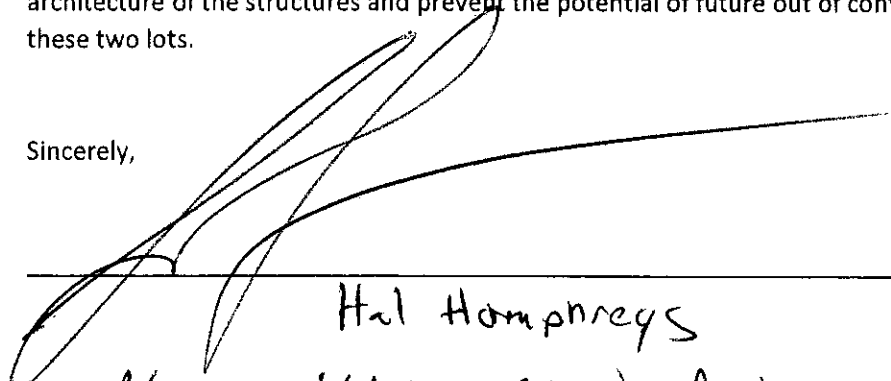
Re: Case 2014SP-083-001
1109/1111 Montrose SP

Dear Councilmember Sledge,

As a property owner in the 12th South neighborhood, I would like to express my support for the rezoning application for 1109 and 1111 Montrose. The applicant has followed recommendations from neighbors, the Historic Commission and the Planning Staff to preserve the existing structures and provide more parking, both of which are of great concern to the neighborhood.

Preservation of the existing structures has been of great importance to all who are in support and opposed to the project, and approval of this application will secure the scale and architecture of the structures and prevent the potential of future out of context construction on these two lots.

Sincerely,



Hal Homphreys
1100 HALCYON AV.
NASHVILLE, TN
37204

Address

July 25, 2016

Mr. Colby Sledge
Metropolitan Council
One Public Square, Suite 204
Nashville, Tennessee 37201

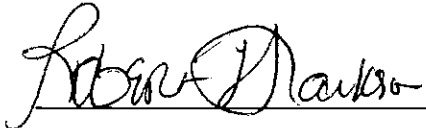
Re: Case 2014SP-083-001
1109/1111 Montrose SP

Dear Councilmember Sledge,

As an adjacent property owner to the 1109 and 1111 Montrose project, I would like to express my support for the rezoning. The project not only preserves the existing structures for adaptive reuse, but it also shows progress in the effort to provide relief to the on street parking in the area.

There have been many discussions of how the residents and business owners can work together to address the parking problem in the area, and this project is a good demonstration of an appropriate step in the right direction.

Sincerely,



1106 Halcyon Ave
Nashville TN 37204

Address

July 25, 2016

Mr. Colby Sledge
Metropolitan Council
One Public Square, Suite 204
Nashville, Tennessee 37201

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

Dear Councilmember Sledge,

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There have been many discussions of how the residents and business owners can work together to address the parking problem in the area, and this project is a good demonstration of an appropriate step in the right direction.

Sincerely,

A handwritten signature in cursive script that reads "Stuart M. Lackey".

Stuart M Lackey

1110 Halcyon Avenue, Nashville, TN 37204
Address

August 9, 2016

Mr. Colby Sledge
Metropolitan Council
One Public Square, Suite 204
Nashville, Tennessee 37201

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

Dear Councilmember Sledge,

As a property owner in the 12th South neighborhood, I would like to express my support for the rezoning application for 1109 and 1111 Montrose. The applicant has followed recommendations from neighbors, the Historic Commission and the Planning Staff to preserve the existing structures and provide more parking, both of which are of great concern to the neighborhood.

Preservation of the existing structures has been of great importance to all who are in support and opposed to the project, and approval of this application will secure the scale and architecture of the structures and prevent the potential of future out of context construction on these two lots.

Further, in the many years I have worked with Pat and Andy Howell, I have found that they have a genuine interest in promoting smart and sustainable development in the 12th South neighborhood. The Howells have consistently demonstrated that they are willing to work in good faith with the city, property owners and neighbors to find smart solutions for maintaining the quality and character which makes our neighborhood so special.

Sincerely,

Benjamin Sohr

Owner: 2908 12th Ave South, Nashville, TN 37204
Phone: 415-505-6248

**1221 Partners LLC
2814 12th Avenue, South
Nashville, TN 37204**

August 10, 2016

Mr. Colby Sledge
Metropolitan Council
One Public Square, Suite 204
Nashville, Tennessee 37201

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

Dear Councilmember Sledge,

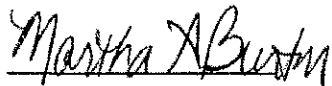
As a property owner in the 12th South neighborhood for several decades, 1221 Partners LLC, would like to express support for the rezoning application for 1109 and 1111 Montrose.

The applicant has followed recommendations from neighbors, the Historic Commission and the Planning Staff to preserve the existing structures while providing more parking for the vibrant commercial district. Parking and preservation are both of great concern to the residential and commercial owners and tenants in the 12 South neighborhood.

Preservation of the existing structures has been of great importance to all who are in support and/or opposed to the project, and approval of this application will secure the scale and architecture of the structures and prevent the potential of future out of context construction on these two lots.

Sincerely,

1221 Partners, LLC.
By: Martha A. Burton



cc: Mark Deutschmann

August 11, 2016

Mr. Colby Sledge
Metropolitan Council
One Public Square, Suite 204
Nashville, Tennessee 37201

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

Dear Councilmember Sledge,

As an adjacent property owner to the 1109 and 1111 Montrose project, we would like to express our support for the proposed rezoning. The project preserves the existing structures to the extent possible, will help to provide relief to the on street parking issues in the area and will improve the character of Montrose Avenue and the 12 South area as a whole.

During their planning process, the owners of 1109/1111 Montrose have reached out to us as the owners of the property immediately adjacent to their properties, and have addressed our questions and concerns. We believe they will continue to be good neighbors to us and to the rest of the community.

Sincerely,

Lauren Dell and Joseph Dell
Owners, 1103 Montrose Avenue & 1107 Montrose Avenue

Address

August 11, 2016

Mr. Colby Sledge
Metropolitan Council
One Public Square, Suite 204
Nashville, Tennessee 37201

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

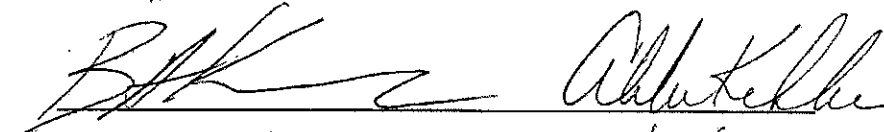
Dear Councilmember Sledge,

As an adjacent property owner to the 1109 and 1111 Montrose project, I would like to express my support for the rezoning. The project not only preserves the existing structures for adaptive reuse, but it also shows progress in the effort to provide relief to the on-street parking in the area.

There have been many discussions of how the residents and business owners can work together to address the parking problem in the area, and this project is a good demonstration of an appropriate step in the right direction.

In addition, the upgrade in the proposed landscaping plan will also help with aesthetics to the current properties. As a member of 12South Patrons At Play, we work hard toward beautification efforts in 12South and support any business owner that works to improve the appearance of their properties with trees, landscaping, hardscaping and general clean-up efforts.

Sincerely,


Bart & Abbe Keleher

1105 Montrose Ave. 37204
Address

July 25, 2016

Mr. Colby Sledge
Metropolitan Council
One Public Square, Suite 204
Nashville, Tennessee 37201

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

Dear Councilmember Sledge,

As an adjacent property owner to the 1109 and 1111 Montrose project, I would like to express my support for the rezoning. The project not only preserves the existing structures for adaptive reuse, but it also shows progress in the effort to provide relief to the on street parking in the area.

There have been many discussions of how the residents and business owners can work together to address the parking problem in the area, and this project is a good demonstration of an appropriate step in the right direction.

Sincerely,

Clive Anderson & Mary Anderson

1110 & 1112 Montrose Ave
Address

July 25, 2016

Mr. Colby Sledge
Metropolitan Council
One Public Square, Suite 204
Nashville, Tennessee 37201

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

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There have been many discussions of how the residents and business owners can work together to address the parking problem in the area, and this project is a good demonstration of an appropriate step in the right direction.

Sincerely,

Susan A. Buras

1108 Montrose Ave / Susan A. Buras
Address
419 Sunnyside Dr. } Mailing Address
Nashville, TN 37205



July 25, 2016

Mr. Colby Sledge
Metropolitan Council
One Public Square, Suite 204
Nashville, Tennessee 37201

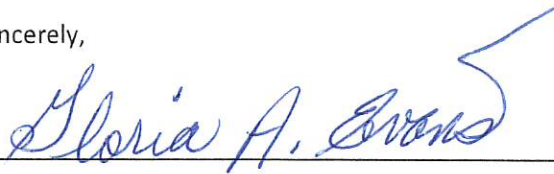
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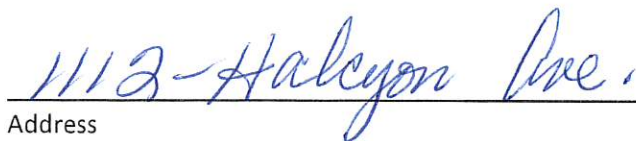
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Preservation of the existing structures has been of great importance to all who are in support and opposed to the project, and approval of this application will secure the scale and architecture of the structures and prevent the potential of future out of context construction on these two lots.

Sincerely,





Address

July 25, 2016

Mr. Colby Sledge
Metropolitan Council
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Nashville, Tennessee 37201

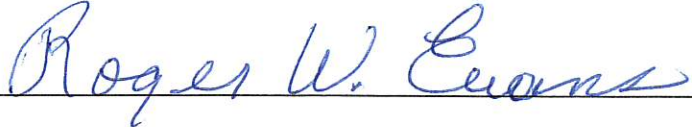
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There have been many discussions of how the residents and business owners can work together to address the parking problem in the area, and this project is a good demonstration of an appropriate step in the right direction.

Sincerely,





Address

Item 9, Elvira Ave/Maynor Ave/Keeling Ave Rezoning

From: Chester Hannah [<mailto:ChesterH@hannahconstructors.com>]

Sent: Tuesday, August 30, 2016 4:38 PM

To: Planning Commissioners; Davis, Scott (Council Member); Swaggart, Jason (Planning)

Cc: Casey Hannah (caseyhannah@gmail.com)

Subject: 2016Z-089PR-001 Elvira Ave

I wish to convey my opposition to this rezoning request. I presently own property at 929 Elvira which was transferred to me by my daughter, Casey L. Hannah. Casey was the owner until deciding to demolish her old home and construct 2 residences in its place. I am helping her do the construction and she intends to move back into one of the homes and sell the other to help pay for it. I own the property only until the sales are complete and Casey moves back in. I am opposed to the rezoning as I believe it will drastically increase the traffic on Elvira and thereby lower the future sale prices of the 2 units we are constructing. My daughter is recently divorced and this project is a big step for her and one that was intended to help her get back on her feet. I ask that you oppose the rezoning, it is not consistent with the neighborhood. Elvira is not even a street big enough to have a stripe down the middle. This proposed development is way too big.

Thank you for your consideration. My daughter will follow with a request for opposition as well.

I am,

Chester Hannah, (615)662-5682

678 Thompson Road

Pegram, TN 37143

My wife and I own Hannah Constructors, 7516 Hwy 70S, Suite 100, Nashville, TN 37221 and have been in business in Nashville since 1998.