

**Additional comments on October 13, 2016 Planning Commission  
agenda items, compiled October 10, 2016**

**Items 3a/b, Green Hills-Midtown Community Plan  
Amendment/Howell Corner-Becker Corner Offices SP**

**From:** David Hooper [mailto:hooperdr@yahoo.com]  
**Sent:** Friday, October 07, 2016 8:07 PM  
**To:** Planning Commissioners  
**Subject:** Rezoning of 1109 and 1111 Montrose

As as resident of this neighborhood, I'm writing to voice my opposition to the proposed rezoning of 1109 and 1111 Montrose Ave. The change from residential to commercial sets a bad precedent that will affect other streets in the area, take away needed housing, and increase traffic on already over-congested streets.

Thank you!

David Hooper  
1108 Acklen Ave

**From:** Sara Fortenberry [mailto:safberry@mac.com]  
**Sent:** Monday, October 10, 2016 7:45 AM  
**To:** Planning Commissioners  
**Subject:** Montrose Avenue rezoning agenda item

Good morning, Mr. Owensby.

Attached is a folder containing the 25 plus scans of the letters submitted in opposition to this rezoning of properties at 1111 and 1109 Montrose Avenue.

The pages were printed directly from the Planning website and scanned. I then prepared a cover sheet which lists each resident and address. If this attachment does not suffice, please let me know and I will bring hard copies to your office.

Thank you for your help in making certain the file given to the Commissioners for the meeting on Thursday is complete.

All the best,

Sara A. Fortenberry  
1001 Halcyon Avenue  
Nashville, TN  
615.727.3823

**(attachments follow)**

RE: Green Hills Midtown Community Plan  
 Amendment/Howell Corner-Becker Corner Offices SP

First	LETTERS IN OPPOSITION		[by street]
	Last	Street #	Street
Mark	Wollaeger	1006	Montrose
Matthew	Bronleewe	1003	Montrose
Karin	Bronleewe	1003	Montrose
Jeff	Koontz	1004	Montrose
Dan	Huffines	884	Montrose
Juliana	Newton	1002	Montrose
Gail	Kopsak	1000	Montrose
Claire	Armbruster	1004	Montrose
Jeff	Kirkwood	1106	Caruthers
Kara	Shea	1106	Caruthers
Bonnie	Dow	1501	Dallas
Melanie	Moran	1208	Dallas
Eli	Haney	1515	Dallas
Elizabeth	Small	924A	South Douglas
Prentice Carl	Marsh	924A	South Douglas
Carla	Bolles	1012	Gale
Jim	Rossi	853	Glen
Duff	Berschback	1002	Gilmore
Bill	Mays	1102	Gilmore
Katherine	Moffat	1100	Gilmore
Gordon	Moffat	1100	Gilmore
Heather	Andrews	1008	Halcyon
Lauren	Clay	1011	Halcyon
Sara	Fortenberry	1001	Halcyon
Jim	Stringer	1101	Halcyon
Leor	Halevi	1011	Halcyon
Lisa	Easterwood	813	Hillview Heights
Dana	Hughes	907	Knox Avenue
Ken	Winter	1021	Paris Avenue
Michael	Shaw	1012	Paris Avenue
Anne	Krueger	2211A	11th Avenue South
Anthony	Corapi	2211A	11th Avenue South
Julia	Coulter	2914	10th Avenue South

**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 10<sup>th</sup> 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

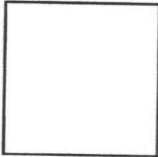
Hello Metro Planning Commission Members,

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](mailto: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!

**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

1002 Gilmore Ave

Duff Berschback

SVP | Legal Affairs & Business Development, Nashville

Sony/ATV Music Publishing | 8 Music Square West | Nashville, TN 37203

615.726.8341 (office)

[duff.berschback@sonyatv.com](mailto:duff.berschback@sonyatv.com)



**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 (DNDP) 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.

**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](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 12<sup>th</sup> 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,



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 12<sup>th</sup> Avenue as commercial properties are being developed along 10<sup>th</sup> Avenue and 8<sup>th</sup> 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.

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

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](mailto:small.elisabeth@gmail.com)>

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

**To:** <[Doug.sloan@nashville.gov](mailto:Doug.sloan@nashville.gov)>, <[colby.sledge@nashville.gov](mailto:colby.sledge@nashville.gov)>, Burkley Allen <[burkley.allen@nashville.gov](mailto:burkley.allen@nashville.gov)>, <[bob.mendes@nashville.gov](mailto: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 <safberr@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](mailto:mlabs@ix.netcom.com)>  
**Date:** September 5, 2016 at 10:04:12 AM CDT  
**To:** <[Doug.sloan@nashville.gov](mailto: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](mailto:clay.lauren.r@gmail.com)>

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

**To:** <[planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov)>, <[doug.sloan@nashville.gov](mailto:doug.sloan@nashville.gov)>, <[colby.sledge@nashville.gov](mailto: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](mailto:akrueger@amgparade.com)>

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

**To:** "<[colby.sledge@nashville.gov](mailto:colby.sledge@nashville.gov)>" <[Colby.Sledge@nashville.gov](mailto:Colby.Sledge@nashville.gov)>, <[doug.sloan@nashville.gov](mailto: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:[dairarmbruster@gmail.com](mailto:dairarmbruster@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](http://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 12<sup>th</sup> Avenue South threatens to encroach on residential streets. The current commercial zoning on 12<sup>th</sup> 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

**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](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

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 10<sup>th</sup> 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

**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

1708 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

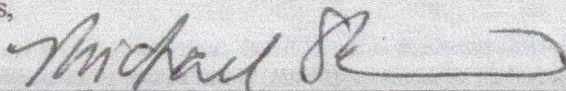
Re: Case 2014SP-083-001  
1109/1111 Montrose SP

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 PLOUS AVENUE NASHVILLE TN 37204

address of resident

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