

Comments on October 13, 2016 Planning Commission agenda items, assembled October 7, 2016

Item 2, Proposed USD Expansion of Services

From: Sasha Mullins Lassiter [mailto:chromecowgirl@gmail.com]

Sent: Saturday, September 24, 2016 1:16 PM

To: Council Members

Cc: Planning Commissioners

Subject: Madison USD No way. Keep Madison Affordable.

Thank you for the presentation today. But, NO to USD.

Lets review:

AFFORDABLE HOUSING! Regular working people being priced out of Davidson. Pathetic wages!

Lets raise taxes on Madison, they need sidewalks and garbage pickup? We do not need to pay for the pampering of USD. We already pay plenty relative to our wages and economic conditions. We pay for our own services up here and so it is our choices within our control.

Sidewalks are part of being a transit oriented area. And have been in the NashvilleNext plan without designating our area USD.

People walking to the busline to get to their low paying gig because many of our ridership cannot afford a car and people want to save money on parking and gas must have sidewalks. It is a matter of public health & safety.

Sidewalks are to support MTA too, promote health and walkability and expand the transit system vision. Sidewalks for transit need streetlights. Streetlights in many of these walkable areas are a matter of public health and safety. All this already covered in the taxes we pay now and have been paying?

Plus, these so called community improvements were already in the NashvilleNext plan without having to have an USD!!!

KEEP MADISON AFFORDABLE! AFFORDABILITY is a number one priority in Davidson County!

Metro has no choice and must put in sidewalks and street lights to support the NMotion vision. Why would you have the Madison residents on tight incomes struggle even more to pay additional for that?

Plus, we were told there is only a finite amount of money to pay for sidewalks throughout the county anyway. Hmmm. Madison is always last to eat at the bounty of what is happening "it" wise, so we will pay for all this and get the benefits in Madison many years from now.

Our downtown district is a Tier One priority area according to NashvilleNext, Rivergate area is a Tier Two and Briarville Rd/Due West is District Employment Center. We already have sidewalks in many of these areas however we need sidewalks to get people from the neighborhoods to the existing infrastructure and transit. So...you need USD for that?

And our new Police precinct! Our true blues are stretched super thin and cannot respond to calls timely already. Is that additional tax money to expand the force?

We have Anderson Lane dump and recycling and we use our small businesses' garbage collector services. Why do we need USD, maybe for the developers so they don't have to pay for such services?

Stop screaming for the need for Affordable housing while Metro wants to raise taxes here in AFFORDABLE Madison on us working class people, seniors and our impoverished population. We the people are struggling to make ends meet many of us on super crappy pay with little benefits. \$2.13 subminimum for the tipped workers and \$7.25 minimum wage, or maybe if lucky a \$12.00 per hour average big whopping wage. Seniors are on fixed incomes! Our MHI or AMI is below the county average. So, please respect the people of Madison!!! Start helping us with economic equity. Better jobs.

Madison has struggled with economic inequity. We have asked for maybe even a Redevelopment district to attract better jobs and businesses, but nothing. We have mostly fast food and low wages up here and we need better jobs not more taxes to support services that should already be well within our current tax structure.

Let our economic market analyst Randall Gross conduct a study about this USD in Madison. Perhaps Metro planning can pay for his services to do that. Our little community raised funds for our very own economic analysis and strategic plan conducted by Randall Gross. We still need to raise \$15,000 more, for indepth market assessment studies on office and industrial to attract better jobs and opportunity to Madison which ultimately equals more tax base for Metro from businesses ---not bleeding the citizens here of money they don't have to give.

Thank you for listening,

Sasha Mullins Lassiter

Tirelessly volunteering for Madison's quality of life, affordability preservation and job revitalization.

From: JANET.P@comcast.net [mailto:JANET.P@comcast.net]

Sent: Wednesday, August 31, 2016 11:24 AM

To: Planning Commissioners

Subject: Metro Annexation

I was just made aware of the upcoming meeting. I just want to give my input that I am NOT for any change that will once again increase our property taxes. I live in the Cane Ridge area of Antioch. I appreciate fiscal responsibility when making decisions that will affect all of us.

thank you,

Janet Petersen
9233 Thomason Trail
Cane Ridge 37013-3981

From: Rosemarie Davis [mailto:nashrose@comcast.net]

Sent: Thursday, August 25, 2016 6:36 PM

To: Planning Commissioners

Subject: OPPOSED to Urban Services District proposal for Donelson

To Planning Commissioners: We are very much OPPOSED to the Urban Services District proposal for parts of Donelson presently under General Services. We live on New Haven Court in Donelson (off of Timber Valley Drive). We are very much opposed to switching from General Services to the Urban Services District proposal. Please keep us in mind when this issue comes before you. We are very happy paying for our garbage disposal through Hudgens (who will be put out of business if Mayor Barry's proposal goes through) - we bought this house 13 years ago and have always been satisfied being

part of General Services and are satisfied with our particular neighborhood in Donelson just as it is and do NOT want an increase in our taxes, either. The Urban Services proposal is not right for our neighborhood and we thank you in advance for taking our input into your decisions.

Sincerely,

Rosemarie Davis
108 New Haven Court
Nashville, TN 37214

From: Emerald Star [mailto:Bluesky91960@live.com]

Sent: Thursday, August 25, 2016 3:02 PM

To: Planning Commissioners

Subject: Possible expansion to USD

I already pay 40% state property tax on my apartment rental not to mention trash pickup/water which I already pay for at this time. This change will a definite reason I will relocate outside of Davidson Co. if not outside the Middle TN area.

Overall I will not benefit from any improvements such as street lights etc. being near the Corps of Engineers' property.

If Metro Nashville wants to improve my area, they need to work with TDOT on a sound barrier to cut down 24/7 noise on the interstate.

Emerald Star

3960 Bell Road, #

Curtis Cohen

509 N. Gray Cross Ave

Madison TN 37115-2508

No to upgrade to USD

from ASD

No

Curtis Cohen

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

From: Heather Andrews [mailto:heatherandr@gmail.com]
Sent: Tuesday, October 04, 2016 1:03 PM
To: Planning Commissioners; Sloan, Doug (Planning); Sledge, Colby (Council Member); christophercotton@yahoo.com
Subject: Oppose rezoning Montrose Ave 1109/1111

As a property owner in the 12 S neighborhood on Halcyon Avenue, I would like to express my opposition to the rezoning application for 1109 and 1111 Montrose Ave. We want to keep 12 S a family friendly neighborhood by not increasing the commercial land area encroachment into the residential blocks, and with regard to the proposed parking in the back, I'm of the opinion that the loss of all green space counts.

Thanks.
Heather Andrews and Family
1008 Halcyon Ave

From: Jay Fulmer [mailto:jay@fulmereng.com]
Sent: Monday, September 26, 2016 4:34 PM
To: Owensby, Craig (Planning)
Cc: Milligan, Lisa (Planning); Andy Howell (ahowell@cahco.com); Sledge, Colby (Council Member); Pat Howell
Subject: SP Case No.2014SP-083-001

Craig,

Attached is the current assemblage of support letters for the Montrose project. Will you please add these to the case. I have copied Councilman Sledge, but do I need to forward these to Ms. Hayes or anyone else in the Council office also?

Thanks,

Jay

Jay Fulmer, PE

Fulmer Engineering, LLC

2002 Richard Jones Road

Suite C-304

Nashville, Tennessee 37215

(615) 516-8477

jay@fulmereng.com

www.fulmereng.com

(attachment follows)

18

Halcyon

1100

1104

1110

1112

Montrose

1103

1105

1107

1108

1110

1112

12th Ave S

2309

2510

2516

2908

1403 Ashwood Ave

1930 20th Ave S

4700 Chalmers Ave

1505 Harding Place

August 25, 2016

Mr. Colby Sledge
METROPOLITAN COUNCIL
One Public Square, Suite 204
Nashville, Tennessee 37219

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

Dear Councilman Sledge,

As a 12th South resident, I support the rezoning application for 1109 and 1111 Montrose. Approval of the application will contribute to the parking solution. The Howell's through all of their project have demonstrated that they have an ability to development in a socially responsible manor and have set a precedent for adaptive reuse of existing structures. I believe that the proposed use is appropriate for the scale of the project, and it will promote daytime activity, which contributes to neighborhood safety.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew M. Stone". The signature is stylized and somewhat cursive.

Andrew M. Stone,

1403 Ashwood 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

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,



Address

Paul McRedmond 2516 12th Ave S
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

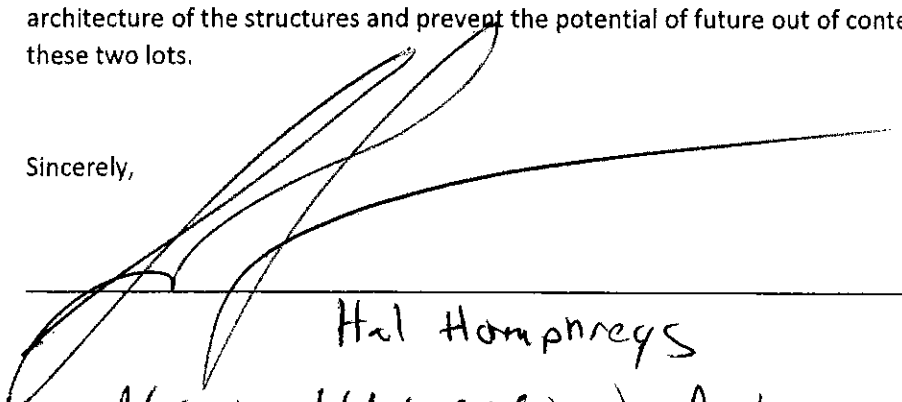
Re: Case 2014SP-083-001
1109/1111 Montrose SP

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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,



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

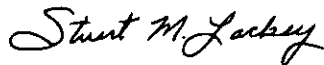
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There have been many discussions of how the residents and business owners can work together to address the parking problem in the area, and this project is a good demonstration of an appropriate step in the right direction.

Sincerely,

A handwritten signature in black ink that reads "Stuart M. Lackey". The signature is written in a cursive, flowing style.

Stuart M Lackey

1110 Halcyon Avenue, Nashville, TN 37204
Address

August9, 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,

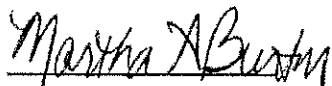
As a property owner in the 12th South neighborhood for several decades, 1221 Partners LLC, would like to express support for the rezoning application for 1109 and 1111 Montrose.

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

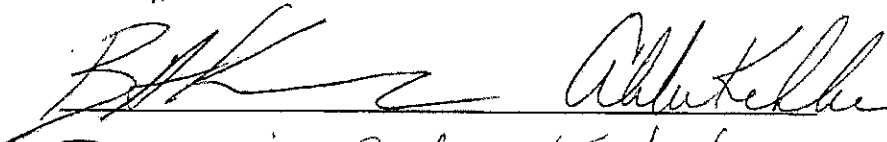
Dear Councilmember Sledge,

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

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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

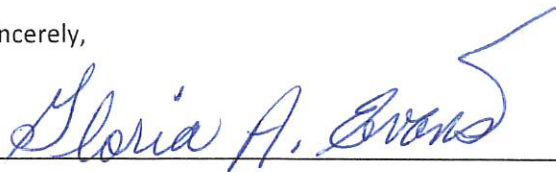
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1109/1111 Montrose SP

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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
One Public Square, Suite 204
Nashville, Tennessee 37201

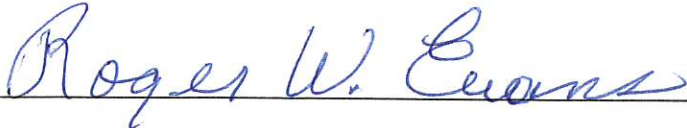
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Sincerely,





Address

July 25, 2016

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Metropolitan Council
One Public Square, Suite 204
Nashville, Tennessee 37201

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Sincerely,

Martha F. Thompson

Mary F. McMullen

4700 Chalmers Drive, Nashville, TN 37215

1505 Harding Place, Nashville, TN 37215

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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Sincerely,



2510 12th Ave. S., 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

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Sincerely,

James D. Alderman 

2309 12th Ave South

Address

July 25, 2016

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

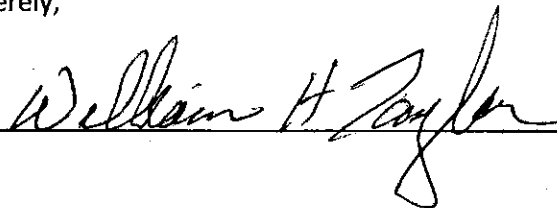
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Sincerely,



2510 12th Ave So Nashville, TN 37204
Address

Item 7, Glen Echo Subdivision Resub of Lot 26

From: Lewis, Julia B [mailto:julia.b.lewis@Vanderbilt.Edu]
Sent: Thursday, October 06, 2016 7:53 AM
To: Napier, Patrick (Planning)
Subject: Fwd: exception to divide lot at 1732 Glen Echo in to 3 lots

Sent from my iPhone julie

Begin forwarded message:

From: Julia Lewis <Julia.B.Lewis@vanderbilt.edu>
Date: October 5, 2016 at 5:46:18 PM CDT
To: Richard Riebeling <Richard.Riebeling@nashville.gov>, <russ.pulley@nashville.gov>
Cc: <doug.sloan@nashville.gov>, Gina <ginastand@gmail.com>
Subject: exception to divide lot at 1732 Glen Echo in to 3 lots

Dear Mr Riebeling,

Thank you for your support and assistance blocking the exception for the variance setback on 1732 Glen Echo. We were successful in blocking this. However, on October 13th it will come up before Mr Pulley and Mr.Sloan the matter of dividing the lot into 3 lots. A quick drive through Green Hills will convince you that the density of people and cars already exceeds the capacity of the roads. Also the nature of the neighborhood would be drastically changed by building such a high density of houses on a single lot and set a an unfortunate precedent. Any assistance you can give us again in this matter would be greatly appreciated. Dr Harry Jacobson assures me you have our communities best interests at heart which I am sure is true. I am a physician and am on the hospital service at Vanderbilt so will not be able to attend on that date. Thanks in advance for your assistance in this matter. Please do not hesitate to contact me if I can answer any questions or be of assistance to you in another way.

Julie Lewis MD

1733 Hillmont Drive

From: Susan McDonald [mailto:mcdonaldlaw@earthlink.net]
Sent: Saturday, September 24, 2016 11:57 AM
To: Napier, Patrick (Planning)
Subject: RE: Case #2016S-171-001, 1732 Glen Echo Road

Patrick, this is Susan McDonald. We talked on Friday about 1732 Glen Echo Road. I'm attaching the objection that I submitted regarding the variance and the subdivision. The objection includes pictures that I took of Glen Echo Road. I walked up and down the street and took the pictures to give a better understanding of why I oppose any plan that would put six houses at 1732 Glen Echo. Thanks. Susan

(attachment follows)

Objection to setback variance for 1732 Glen Echo

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

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

The appeal should be denied because

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

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

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

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

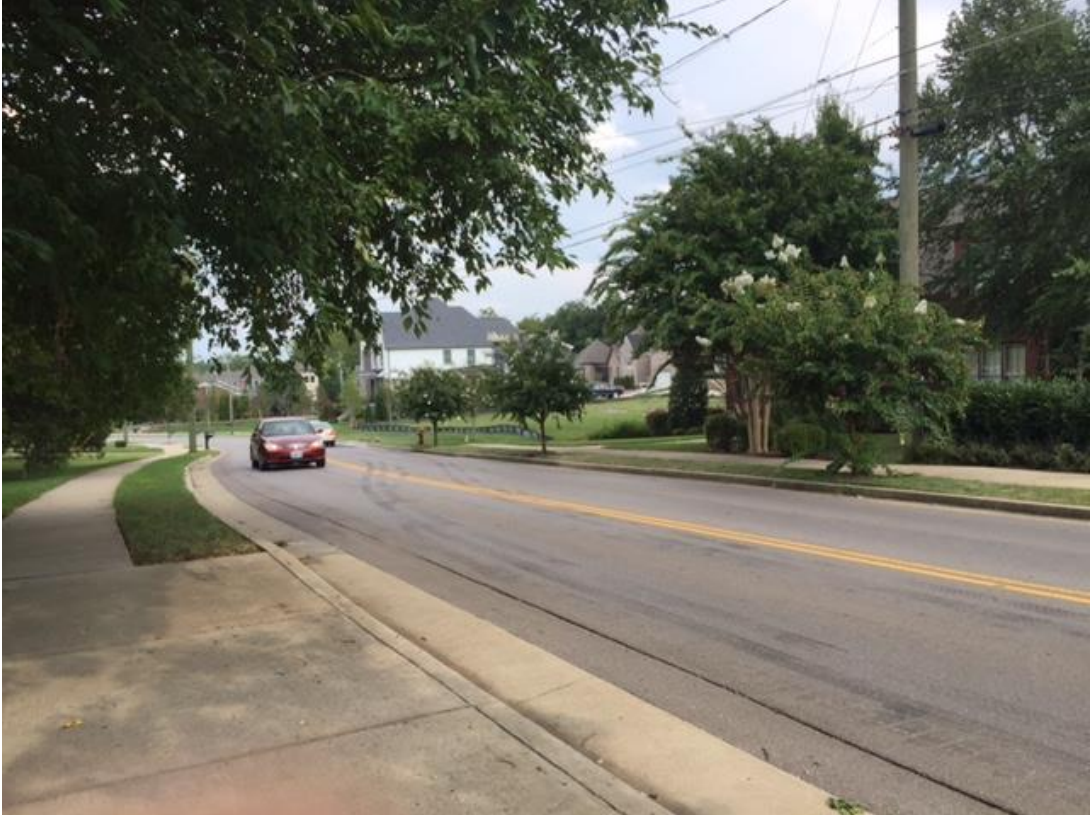
The appellant mentions the houses next to his lot that face Hillmont, not Glen Echo. Those houses share a single entrance drive from Glen Echo. The front entrances of those houses face Hillmont. They are also not as narrow as the proposed houses on 1732. They are setback from Hillmont by at least 75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

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

Objection to setback variance for 1732 Glen Echo



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Objection to setback variance for 1732 Glen Echo



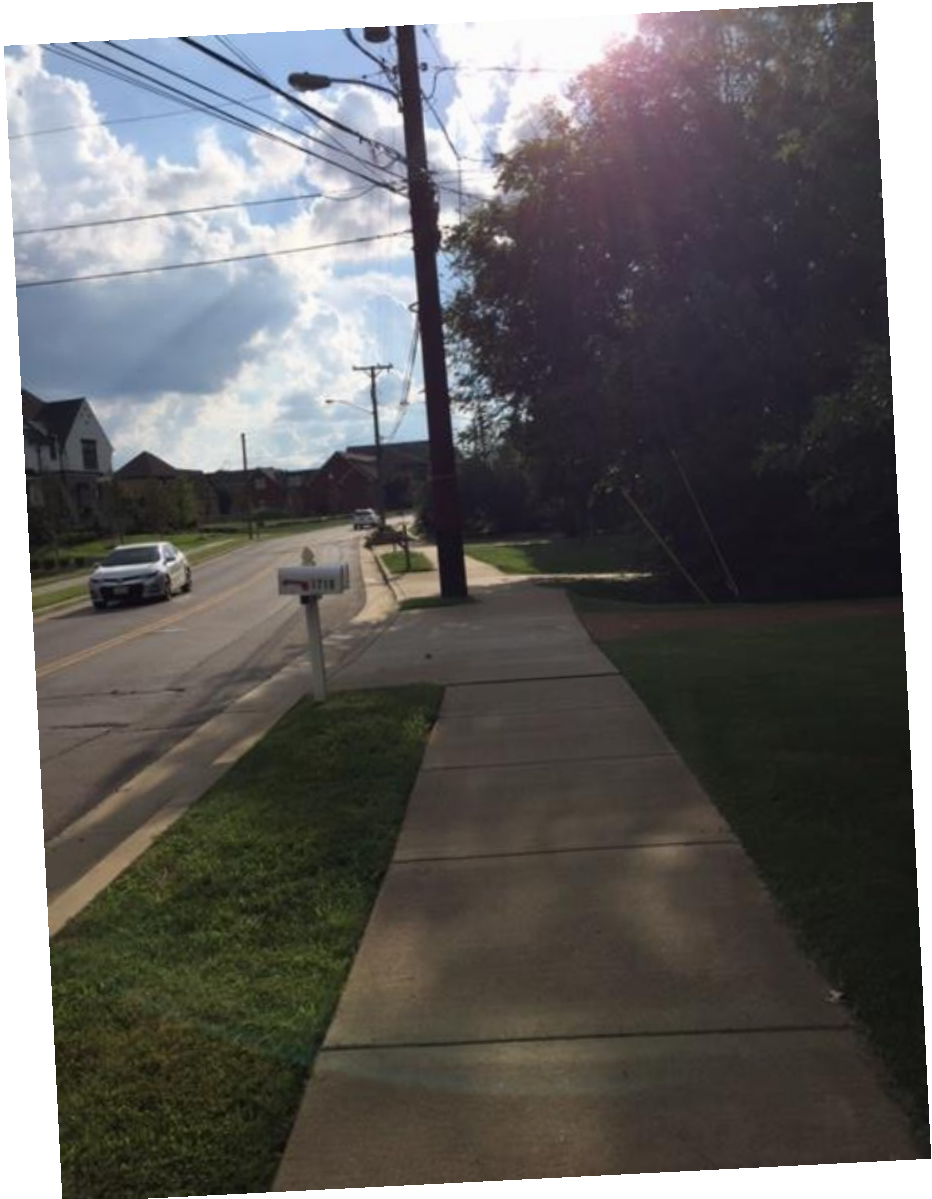
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Objection to setback variance for 1732 Glen Echo



Objection to setback variance for 1732 Glen Echo



Objection to setback variance for 1732 Glen Echo



Objection to setback variance for 1732 Glen Echo



Item 13, 46th & Utah

From: Shauna Burns [mailto:sburns0211@yahoo.com]

Sent: Thursday, September 08, 2016 11:24 AM

To: Logan, Carrie (Planning)

Subject: SP 2013-469 (46th & Utah)

Dear Ms. Logan,

My name is Shauna Graham. My husband Steven and I live at the corner of 46th and Nebraska Avenues with our two young daughters (ages 3 and 6). I'm writing to express my strong opposition to changing SP 2013-469 (46th & Utah). Although our home is immediately adjacent to this commercial space, we've largely stayed out of the neighborhood dispute and watched this unfold from a distance during the past few years. We didn't want to cause a stir or fight with neighbors. However, I can't in good conscience remain silent as our quality of life is destroyed by a greedy developer. It's frustrating that the new property owner, Mr. Jacobs, is now trying to undermine the protections promised to those of us directly impacted. I believe extending the operating hours of this potential restaurant/bar will cause tremendous harm to my young daughters who sleep approximately 50 feet from the proposed restaurant patio (see attached photos that demonstrate how close this commercial building is to our property). It's unfathomable that any reasonable person could justify allowing a restaurant/bar completely surrounded by single-family homes to operate at such late hours (particularly on school nights). This is entirely inconsistent with the family atmosphere of our neighborhood. All restaurants in Sylvan Park (even the ones that operate within the commercial district of Sylvan Park, which this one will not) close at 10pm or earlier.

Please encourage Mr. Jacobs to find a more suitable tenant for this space, one that will respect the neighbors and abide by the very generous Specific Plan already in place. I'm not sure why other types of retail (e.g. bakery, coffee/tea shop, ice cream parlor, espresso bar/newsstand, etc.) are not being considered. I'm certain there are plenty of options that could easily comply with the current SP. Furthermore, the proposed restaurant/bar does not even qualify for a beer permit because the building is within 100 feet of a single-family dwelling (my single-family

dwelling). There's absolutely no reason to reopen this debate. The language in the new proposal to extend the hours is completely unenforceable and would set an absurd precedent. The compromises were already made in 2013 and Mr. Jacobs was fully aware of the rules in place when he purchased the property last year (and readily agreed to them at that time). Allowing Mr. Jacobs to change the zoning of this property for all future tenants erodes the entire purpose of Specific Plan zoning. Future SP proposals will be meaningless if they can be changed at a developer's discretion.

I ask you to please consider those of us who will suffer greatly due to increased late night noise, traffic, and parking issues caused by this new establishment. I understand some neighborhood residents (those who live blocks away and won't sacrifice anything for this restaurant) enjoy the idea of late-night cocktails on a patio and increased home values as a result of new businesses. However, what is the cost? I know some may consider my family collateral damage in the pursuit of "progress", but that is precisely why zoning laws exist – to protect families like mine.

I greatly appreciate the work you and the Planning Commission do for Nashville. Thank you for the opportunity to speak out against a damaging proposal. Please feel free to contact me if you have any questions.

Kind regards,

Shauna

Shauna B. Graham, PharmD, BCOP

4510 Nebraska Ave.

615.584.8026  
 

(attachments follow)





From: Bernard Pickney [mailto:bpickney@comcast.net]

Sent: Wednesday, September 07, 2016 8:53 PM

To: Logan, Carrie (Planning)

Subject: SP 2013-469 (46th & Utah)

Dear Carrie,

I'm writing in opposition to changing the Specific Plan referenced above. Having followed this SP from its

beginning, it is hard to believe that one of the owners of the property would ask to change the key restriction

negotiated with the neighbors. This property was previously Three lots, Two residential RS7.5 and One CN.

This property is in the middle of our residential neighborhood. The SP expanded the commercial property by 3,750 Square feet.

Since this property is within the Urban Zoning Overlay, the impact on neighboring residents is significantly magnified by ANY

zoning change involving commercial uses.

I have been opposed to this re-zoning from day One, and continue to believe it was a serious error.

I find it interesting that this SP applies to four different property owners, but only one, Mr. Jacobs, is requesting

the change and the Three residential properties owners within the SP have not requested the change.

The SP designation can serve as a valuable tool in the planning process, especially in establishes neighborhoods, but to recommend fundamental

changes to a SP simply based on an investors greed would undermine future SP requests and give neighbors



of those future requests legitimate reason to distrust the process.

Thank you for all you do for our community,

Best Regards,

Bernard Pickney,

4604 Dakota Ave.

615-4891-8709

From: mi37209615 [mailto:mikeirwin0201@gmail.com]

Sent: Wednesday, September 07, 2016 6:05 PM

To: Logan, Carrie (Planning)

Subject: Proposed changes to SP 2013-469

Hello Carrie,

I hope this finds you well. Congratulations on your promotion, by the way! I am writing this to express my strong opposition to the proposed changes to Metro Ordinance #BL2013-469. As you know I live nearby and have been involved in this process since the beginning. The proposed change of the closing hours to 11:00 PM during the week and 11:30 PM on Friday and Saturday is, to put it frankly, preposterous. It's absurd that we have to fight this battle again after spending so many months negotiating the original SP.

Specifically, I am opposed to this change of operating hours for the following reasons:

- Changing an SP simply to attract one specific business severely degrades the integrity of the SP process. Approving this change for a new owner and a specific business will open a virtual Pandora's Box of trouble for you, the Planning Department and the Planning Commission. Neither citizens nor developers would then trust the SP process.
- The current owner, Jim Jacobs, bought this property with full knowledge of the restrictions on operating hours. He is now trying to alter the terms of these hard won protections for the neighbors who have to live next to this out-of-place commercial development.
- In the negotiations for the initial SP the residents who live nearby essentially granted the developer an additional 30% increase in commercial space and one additional residential house. This was a significant compromise on our part and in return we received the restrictions on the operating hours. To reiterate, to throw such a hard fought compromise out the window would degrade the integrity of the SP process.
- The proposed restaurant bills itself as a "small plate" establishment that wants to serve cocktails and beer. I understand this to be their euphemistic term for a bar or a cocktail lounge right in the middle of a heavily residential area. There are plenty of available spots not located smack in the middle of a neighborhood available for such establishments.
- Late opening hours for a bar, cocktail lounge or restaurant in a heavily residential area negatively affects the quality of life for nearby neighbors. Many nearby residents have small children and/or children who attend school. Extending the hours would entail loud, inebriated customers exiting the restaurant to disturb all nearby residents late into the evening.
- Other closing restaurants in Sylvan Park ALL close earlier than the proposed new hours. To add emphasis to this, all but one of these restaurants are in commercial strips. By comparison, the sole restaurant in Sylvan Park located in a residential area closes at 9:00 PM. We can provide an exhaustive list of these restaurants if requested.
- The tortured language used in the proposed change (Exhibit C) to the SP is wholly unenforceable. It is comical to think of any Metro or private entity monitoring when the last patron orders dinner and/or when the kitchen closes. This alone should disqualify the proposed changes for further consideration.

- One final point is that the last thing Metro or our Sylvan Park neighbors want is a messy situation similar to the current challenges in 12th South.

Carrie, I urge the Planning Department and the Planning Commission to reject the proposed changes and leave our hard won protections for the neighborhood in place. Thank you very much for your consideration and please feel free to call me with any questions. Have a great day!

Best regards,

Mike Irwin

615-289-7015

mikeirwin0201@gmail.com