

Comments on October 27, 2016 Planning Commission agenda items, received October 21-26

Items 2a/2b, Green Hills-Midtown Community Plan Amendment/Howell Corner-Becker Corner SP

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

Sent: Wednesday, October 26, 2016 10:45 AM

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

Subject: Amendment 2014CP-010-004 to change 1109 & 1111 Montrose Av from residential to commercial: NO

Importance: High

- The Howells' unified landlord support only substantiates Planning's argument that the re-zoning would spur additional zoning changes. These would likely include Bristol Development's amenity-rich apartments at 2206 – 2220 12th Av, and parking at residential properties at 1110 & 1112 Montrose Av and 1106 – 1110 Gilmore Av.
- The rear boundary of the Howell commercial properties exceeds or equals those of all east-side enterprises except 12South Flats. A uniform, best-fit rear boundary for the mixed use district appears to be a north-south line 250' off the center of 12th Av. Well established in past and present, this idea was floated in 2014 discussions of 12th Av development issues.
- Crucially, the Howells have not developed their existing space for optimal parking. The two residences in question are beyond the 250' line. And half-dozen non-historical homes inside the 250' line and more in the 1100 block of Kirkwood corner could be converted to shared parking if commercial, residential and Metro interests could be merged.
- The 12th Av property owners define Avenue deficits as solely parking (letter, 7/12/14). They rejected Council members Allen's and (formerly) Moore's response that parking is only part of overall development problems (letter, 10/13/14). To be sure, individual landlords and and tenants have made remarkable contributions in "urban design." Only a few developers have

generated most of the extraordinary price inflation and resident displacement. This extreme gentrification has causes that are quite discernable at Caruthers and Gilmore intersections with 12th Av: excessive building height, depth, and sprawl; extravagant numbers of customers and discretionary goods and services; over-sidewalk, inadequate and valet parking; and late-night operations and associated nuisance.

- The *NashvilleNext* 25-year plan has the answers. Under the precepts of “new urbanism,” many “complete neighborhoods” could provide close-by food, shelter, work, and cultural and recreational opportunity to residents of all circumstances. Each neighborhood’s “walkable mixed use center” could provide goods and services to both residents and visitors. Our Waverly Belmont streetcar community of the early and mid-20th Century, like hundreds across the nation and in Europe, inspired of new urbanism. We now need housing, commerce, schools, churches and recreation for all citizens – in this neighborhood.

Kenneth C. Winter

1021 Paris

Nashville 37204

615-385-9762

From: David Hooper [mailto:hooperdr@yahoo.com]

Sent: Wednesday, October 26, 2016 9:59 AM

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

Subject: I'm against a zoning change for 1109 & 1111 Montrose Av (2014CP-010-004)

Please do not support this zoning change. It changes two historic residences on Montrose Avenue to commercial office buildings and a 15-space parking lot.

These two properties are outside any reasonable boundary for the 12th Avenue business/mixed-use district and rezoning will encroach on the residential district, reduce scarce housing stock as well as encouraging additional commercial incursions.

David Hooper

1108 Acklen Ave

From: brownjames987 [mailto:brownjames987@comcast.net]

Sent: Wednesday, October 26, 2016 9:23 AM

To: Planning Commissioners

Subject: Rezoning of 1109 & 1111 Montrose Ave

My name is James Brown and I live at 2815 Sherbourne Avenue. I am opposed to this rezoning now as I was a couple of years ago. Mr. Howell is requesting the same commercial encroachment into our neighborhood as before. I was against this encroachment then and I am now.

Neighbors in 12South have worked hard to preserve and protect our neighborhood, even supporting the establishment of a Conservation Overlay recently.

This rezoning is against everything we neighbors have worked for over the past few years and I respectfully ask this board to reject this rezoning

From: Todd McEachern [mailto:ToddMcEachern@mdusi.com]

Sent: Wednesday, October 26, 2016 8:38 AM

To: Sledge, Colby (Council Member)

Cc: Allen, Burkley (Council Member); Sloan, Doug (Planning); Planning Commissioners; Donald Thompson (buddythompson@yahoo.com); Chris Cotton (christophercotton@yahoo.com)

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

Hi Colby,

Thanks for being so diligent on this issue and giving everyone a chance to be informed and voice their opinion. I know it is like herding cats!

As you know, I own the property at 1101 Montrose, which is four houses down from the parcels in question. I lived in my home from 1998 until 2014, and it is my intent to move back and renovate.

I appreciate the efforts that Andy and Pat went to in hopes of winning over the neighbors and do something that also worked for them. In an isolated bubble I would be somewhat “on the fence” about what they have proposed, but the issue for me is the precedence that it sets for all blocks that are adjacent to 12th Avenue South. Our side of 12th is not as lucky as the Belmont side. We do not have an alley, which creates a somewhat uniformed boundary. Instead, we have all the “ 1100 blocks” that will slowly be put at risk by the pressure that encroachment brings.

It has been almost 20 years, since a group of new and old neighbors joined together in hopes of unifying around common interests and goals to *become* a whole neighborhood. Now we find ourselves trying to work with government entities and commercial concerns to *preserve* our neighborhood. That neighborhood group began as the Montrose Neighborhood Alliance, which eventually became known as the 12South Neighborhood Association. That makes this issue a full circle Montrose moment for sure!

Please vote against Amendment 2014CP-010-004.

Thanks,

Todd McEachern

1101 Montrose Avenue

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

Sent: Wednesday, October 26, 2016 8:03 AM

To: Planning Commissioners

Cc: Sloan, Doug (Planning)

Subject: Montrose Avenue rezoning agenda item

Please include the attached folder containing the 25 plus scans of the letters submitted in opposition to the rezoning of properties at 1111 and 1109 Montrose Avenue in the packet for Thursday's meeting as this item is on the agenda.

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

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

Regards,

Katherine Moffat

1100 Gilmore Ave.

615-642-8107

(attachments follow)

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

LETTERS IN OPPOSITION [by street]			
First	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 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

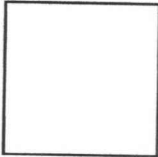
Hello Metro Planning Commission Members,

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!

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 12th are bad enough as it is—and that is with several lots on 12th 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 12th 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



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.

Item 14, 12th Ave. South & Sigler SP

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

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

To: Planning Commissioners

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

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

Dear Planning Commissioners,

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

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

Sincerely,

Rachel Zijlstra

Rachel Tapper Zijlstra
EVNA President
619.806.0119- cell

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

Item 14, 12th Ave. South & Sigler SP

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

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

To: Planning Commissioners

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

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

Dear Planning Commissioners,

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

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

Sincerely,

Rachel Zijlstra

Rachel Tapper Zijlstra
EVNA President
619.806.0119- cell

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

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

From: Carla Bolles <carlabolles@gmail.com>

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

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

Subject: Montrose ave rezone

Dear Sirs,

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

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

Carla and Tommy Bolles
1012 Gale Lane
37204

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

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

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

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

Good morning,

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

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

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

Commercial expansion of the 12th Ave South corridor — envisioned as a neighborhood-scaled center — deep into the protected, residentially-zoned single-family neighborhood
Increased traffic on many narrow, historic streets full of residential properties drawn by the proposed addition of two off-street parking areas
Limited control and uncertainty over current or future owner(s) use of these properties
Decreased residential property values in a desirable place to live
Further reduction of available neighborhood housing off of the commercial corridor

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

Respectfully,

Jeff Kirkwood & Kara Shea
1106 Caruthers Avenue

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

Dear Members of the Planning Commission:

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

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

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

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

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

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

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

Thank you for your attention.

Bonnie Dow

1501 Dallas, 37212

706-207-1629

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

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

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

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

Regards,

Jeffrey Koontz
1004 Montrose Ave

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

Dear Planning Commissioners:

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

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

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

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

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

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

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

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

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

Thank you for your commitment and service to the community.

Sincerely,

Jim Rossi

853 Glen Ave

Nashville, TN 37204

850/264-1391

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

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

To: Planning Commissioners

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

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

Ladies and Gentlemen –

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

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

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

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

James Huffines
884 Montrose Avenue

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

Dear Commissioners,

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

Thank you,

Juliana Newton

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

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

To: Planning Commissioners

Cc: Sledge, Colby (Council Member)

Subject: 1109 and 1111 Montrose Avenue rezoning - Disapprove

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

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

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

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

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

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

Thanks

Bill Mays

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

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

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

Thank you,

Katherine and Gordon Moffat

1100 Gilmore Ave.

Nashville, TN 37204

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

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

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

Subject: Montrose Avenue

Dear Esteemed Councilmembers,

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

Thank you for your consideration.

Respectfully,

Elisabeth Small
924A S Douglas Ave
Nashville 37204

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

Dear Commissioners,

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

Thank you for your consideration.

Respectfully,

Elisabeth Small
924A S Douglas Ave
Nashville 37204

From: Sara Fortenberry <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>
Date: September 5, 2016 at 10:04:12 AM CDT
To: <Doug.sloan@nashville.gov>
Subject: Rezoning proposal for 1109-1111 Montrose Ave

Dear Councilman Sloan,

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

Thank you,

Carl Marsh

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

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

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

Subject: I oppose rezoning Montrose in 12 South

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

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

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

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

From: Anne Krueger <akrueger@amgparade.com>

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

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

Subject: We oppose

Dear Colby and Doug,

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

Thank you,

Anne Krueger

Anthony Corapi

2211A 11th Avenue South, Nashville, TN 37919

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

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

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

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

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

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

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

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

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

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

Thank you.

Jim Stringer

615-512-0918

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

Dear Sir or Madam,

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

Thank you,

Carl Marsh

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

Dear Planning Commission Members:

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

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

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

Sincerely,

Leor Halevi

Resident and home owner of 1011 Halcyon Ave.

From: Claire Armbruster [mailto: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

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

To Whom It May Concern:

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

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

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

Cc: Sloan, Doug (Planning)

Subject: Montrose Avenue Rezoning Request

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

thank you

Gail Kopcsak

1000 Montrose Avenue

Nashville, Tn., 37204

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

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

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

Subject: 1109 and 1111 Montrose Ave.

Good Afternoon,

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

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

Best,

Dana Hughes

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

Thank you for your consideration.

Sincerely,

Julie Coulter

2914 10th Ave South

Nashville, TN 37204

10 year resident of 12South Neighborhood

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

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

To: Sledge, Colby (Council Member)

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

Subject: Montrose Ave rezone

To Whom It May Concern:

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

I ask that you not approve the rezoning.

Thank You,

Lisa Easterwood

813 Hillview Hts

Nashville 37204

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

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

To: Planning Commissioners

Comments on September 22, 2016 Planning Commission agenda items, received through September 19

Items 2a/b, Green Hills-Midtown Community Plan Amendment – Howell Corner/Becker Corner Offices SP

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

1208 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,

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

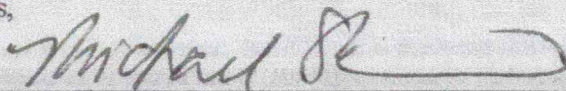
Re: Case 2014SP-083-001
1109/1111 Montrose SP

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

From: Gottfried, Erik [mailto:Erik.Gottfried@Nissan-Usa.com]

Sent: Tuesday, October 25, 2016 10:29 PM

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

Cc: Ken Winter

Subject: Please Vote No: Amendment 2014CP-010-004 (to Change 1109 & 1111 Montrose Ave. from Residential to Commercial)

Dear council members and city planners,

I am writing to urge you to vote **no** to the proposal to switch the above two properties' zoning designation from residential to commercial. As a resident of the 12 South neighborhood, I am happy to see continued, well-managed growth along the main 12th Avenue retail corridor.

This proposal, however, cuts well into the residential portion of the neighborhood, literally half the distance to the next cross-street, 11th Avenue. This is simply too deep of an intrusion into the residential portion of the neighborhood, and a concerning precedent to set. While retail development is welcome in 12 South, it should remain within the well-planned designated areas to avoid changing the balance of the neighborhood.

I appreciate your time.

Best regards,

Erik Gottfried

917 Halcyon Ave.

Nashville, TN 37204

(925) 381-3549

Erik GOTTFRIED

Director, Business Strategy

Nissan North America, Inc.

One Nissan Way

Franklin, TN 37167

+1.615.725.0494 – Office

+1.732.853.7211 – Mobile

+1.615.967.3954 - Fax

From: Jeff Koontz [mailto:hey2goober@yahoo.com]

Sent: Tuesday, October 25, 2016 8:48 PM

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

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

Following up on my previous email in opposition to this proposed change -

Please vote NO on this amendment.

Regards,

Jeff Koontz

1004 Montrose Ave

Nashville TN 37204

From: Jerry Spiegel [mailto:spieg@bellsouth.net]

Sent: Tuesday, October 25, 2016 6:17 PM

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

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

PLEASE VOTE **NO** !

Thank you.

Jerry Spiegel,

1010 Paris Ave

Nashville, TN 37204

v: (615) 460-7676

e: spieg@bellsouth.net

From: Julia Coulter [mailto:coulterjh@bellsouth.net]

Sent: Tuesday, October 25, 2016 6:00 PM

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

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

Please vote no.

Julia Coulter

2914 10th Ave S

37204

615-330-8634

From: Buffy Holton [mailto:buffyholton@earthlink.net]
Sent: Tuesday, October 25, 2016 5:52 PM
To: Sloan, Doug (Planning); Planning Commissioners; Sledge, Colby (Council Member); Allen, Burkley (Council Member)
Subject: Amendment 2014CP-010-004 to change 1109 & 1111 Montrose Av from residential to commercial - vote no!

Please vote "no" on the proposed change from residential to commercial.
Thank you.

Elizabeth Holton
919 Lawrence Avenue
Nashville, TN 37204
615-427-5918

From: Debra Dickey [mailto:debradickey@gmail.com]
Sent: Tuesday, October 25, 2016 3:22 PM
To: Sloan, Doug (Planning); Planning Commissioners; Sledge, Colby (Council Member); Allen, Burkley (Council Member)
Subject: Fw: Amendment 2014CP-010-004 to change 1109 & 1111 Montrose Av from residential to commercial

I vote 'NO'.

I spent approx two years working for the overlay to pass in my 12South Neighborhood. This does not go hand-in-hand with our vision for the neighborhood's future.

Debra Dickey

2813 Sherborne Ave. 37204

615 438-4951

--

Sweetsevenorganicsalon.com

From: barbara.greenfield@gmail.com [mailto:barbara.greenfield@gmail.com] **On Behalf Of** Barbara Logan

Sent: Tuesday, October 25, 2016 3:05 PM

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

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

Please vote NO!

Barbara Logan

2900 Snowden Road

37204

615-479-0429

--

Barbara Logan

615.479.0429

barbara.g.logan@gmail.com

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

Sent: Tuesday, October 25, 2016 2:07 PM

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

Subject: Amendment 2014CP-010-004 to change 1109 & 1111 Montrose Avenue from residential to commercial

Hello,

We previously emailed our opposition to this zoning change. Please vote no.

Best,

Jeff Kirkwood & Kara Shea

1106 Caruthers Avenue
37204

615-473-3398

From: Joan Curry [mailto:curryjoan3@gmail.com]

Sent: Tuesday, October 25, 2016 1:34 PM

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

Subject: Please Vote NO for Amendment 2014CP-010-004 to change 1109 & 1111 Montrose Av from residential to commercial

While these are the first 2 houses on the street, they are located several lots deep. This is not ideal for homeowners who also abut the alley.

Thanks for your serious consideration.

Joan Curry

--

Be Well

From: Jim R [mailto:rossije@gmail.com]

Sent: Tuesday, October 25, 2016 1:33 PM

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

Subject: Request to Rezone 1109 and 1111 Montrose

Dear Commissioners:

I previously emailed my concerns (see below) with a property owner's request to convert 1109 & 1111 Montrose Avenue from to R8 (residential) to SP zoning (mixed use).

My main concern is that, if granted, this request would be a precedent supporting the intrusion of commercial uses onto primarily residential streets with no clear limit. I also do not think that the applicant has demonstrated how granting this proposal would be consistent with any previously adopted and publicly-discussed plans concerning the 12th South commercial corridor or the neighborhood.

Since I submitted my concerns to you a couple of months ago, I have attended a neighborhood meeting that was hosted by Councilman Colby Sledge. None of the concerns I raised were addressed and I heard no one speak in favor of this request other than the owner of these parcels. I therefore continue to support Staff's recommendation that this request be denied and that these properties remain zoned for residential use.

Sincerely,

Jim Rossi

853 Glen Ave

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](tel:8502641391)

From: Kendra and John Allen [mailto:theallenhomes@gmail.com]

Sent: Tuesday, October 25, 2016 12:43 PM

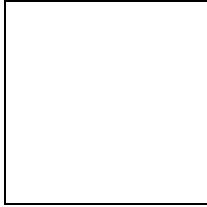
To: Planning Commissioners

Subject: Opposition to Amendment 2014CP-010-004 to change 1109 & 1111 Montrose Av from residential to commercial

Dear Commissioners,

My name is John Allen and I have lived in the Sunnyside community since 1998. As much as I have enjoyed my property increasing in value over the years, (906 Halcyon Avenue) I believe we have reached a tipping point with 12 South development. Please help protect our residential neighborhood by opposing this amendment 2014CP-010-004. Thank you for your service to Nashville,

Sincerely,



Kendra and John Allen

From: James Conner [mailto:james@woodmontcounsel.com]

Sent: Tuesday, October 25, 2016 12:41 PM

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

Subject: I am opposed to Amendment 2014CP-010-004 to change 1109 & 1111 Montrose Av from residential to commercial

Importance: High

The CH Howell Co, owner of all 12th Av business property between Halcyon and Montrose Avenues, has applied to re-zone residences at 1109 and 1111 Montrose to commercial offices and 16 parking spaces. The Metro Planning staff recommends disapproval based on “the need for housing in this area... and the precedent set for additional commercial encroachment into residential areas.”

With little reference to goals of the 1997 12th Av Streetscape Plan, the 2008 neighborhood design plan, or the 2015 *NashvilleNext* plan, the Howells have convinced only 12 residents to support the Code change. They have, however, enlisted eight 12th Av commercial property owners. This unified landlord coalition only substantiates Planning’s argument that the re-zoning would spur additional zoning changes. These would likely include Bristol Development’s amenity-rich apartments at 2206 – 2220 12th Av, and parking at 1110 & 1112 Montrose Av and 1106 – 1110 Gilmore Av.

The rear boundary of the Howell commercial properties exceeds or equals those of all east-side enterprises except 12South Flats. (Five years ago, the “luxury” Flats

were built deep across a former alley and against Waverly Belmont School property.) A uniform, best-fit rear boundary for the mixed use district appears to be a north-south line 250' off the center of 12th Av. Well established in past and present, this idea was floated in 2014 discussions of 12th Av development issues. Examples of this border include the alley north of Caruthers Av; the boundary between Five Daughters Bakery from two of the community's oldest homes at 1106 & 1107 Caruthers; the property line behind the new Bar Taco building; the line separating the 12th & Paris building (12So Yoga, et al) from the 1112 Paris residence; and, most important, the rear line of the Howells' block-long parcels. Crucially, the Howells have not developed their existing space for optimal parking. The two residences in question are beyond the 250' line. And half-dozen non-historical homes inside the 250' line and more in the 1100 block of Kirkwood corner could be converted to shared parking if commercial and residential interests could be merged.

In the larger context, our 2008 plan "vision" is for a "complete neighborhood," consisting of "a well-balanced mix of housing, including affordable housing, neighborhood-scaled businesses, real transportation options, active, easily accessible open space, employment and social services, and civic and cultural opportunity." Under this vision the business/mixed use district "does not compromise the character of existing single-family residential areas." It combines: adaptive reuse of historic buildings; vibrant and safe pedestrian traffic; sidewalk-hugging, history-contextual new construction; rear, side, or underground parking, shared when possible; a balance of good and services between resident necessities and visitor shopping; and diverse housing and cultural opportunities. An explicit goal for the mixed use district is to "discourage auto-oriented land uses near neighborhoods."

The 12th Av property owners, neither individually nor collectively, have ever endorsed the above vision. They define Avenue deficits as solely parking (letter, 7/12/14). They reject Council members Allen's and Moore's response that parking

is only part of overall development problems (letter, 10/13/14). To be sure, individual landlords and tenants have made remarkable contributions in “urban design,” which is the community plan’s concept for human-scaled structures, goods, services, and transit. Only a few developers have generated most of the extraordinary price inflation and resident displacement. This extreme gentrification has quite discernable causes: excessive building height, depth, and sprawl; extravagant numbers of customers and discretionary goods and services; over-sidewalk, inadequate and valet parking; and late-night operations and associated nuisance.

The *NashvilleNext* 25-year plan has the answers. Under the precepts of “new urbanism,” many “complete neighborhoods” could provide close-by food, shelter, work, and cultural and recreational opportunity to residents of all circumstances. Each neighborhood’s “walkable mixed use center” could provide goods and services to both residents and visitors. Our Waverly Belmont streetcar community of the early and mid-20th Century, like hundreds across the nation and in Europe, inspired this 21st Century model of new urbanism. We now need housing, commerce, schools, churches and recreation for all citizens – in this neighborhood.

Thank you for your service!

James Conner

1012 Gilmore Ave

Nashville, TN 37204

From: Fielding Logan [mailto:fielding@qprime.com]
Sent: Tuesday, October 25, 2016 12:39 PM
To: Planning Commissioners; Allen, Burkley (Council Member); Sledge, Colby (Council Member)
Cc: Sloan, Doug (Planning)
Subject: Amendment 2014CP-010-004 to change 1109 & 1111 Montrose Av from residential to commercial
Importance: High

Please vote no on this rezoning. Thank you!

Fielding Logan
2900 Snowden Road
Nashville, TN 37204
(615) 504-4546

From: Diana Giles [mailto:dianagiles1@gmail.com]
Sent: Tuesday, October 25, 2016 12:32 PM
To: Sledge, Colby (Council Member); Allen, Burkley (Council Member); Sloan, Doug (Planning); Planning Commissioners
Subject: Amendment 2014CP-010-004 to change 1109 & 1111 Montrose Av from residential to commercial

vote no

Diana Giles & Scott Giles
1007 Caruthers Ave
Nashville TN 37204
615-428-7627

Diana Giles, Realtor[®], RCS-DTM Trained by Vanderbilt Law

Mobile: (615) 428-7627

Chamberlain Realty, LLC

113 Shivel Drive (please note, this is a new address as of 6-1-16)

Hendersonville, TN 37075

Office: (615) 757-3627

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

Sent: Monday, October 24, 2016 10:13 AM

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 and live in the single-family home at 1101 Halcyon Avenue which is located between 12th Avenue and 11th Avenue.

I emailed you on September 5th stating my opposition to the proposed change in zoning from R8 to SP-MU for the properties located at 1109 and 1111 Montrose Avenue. As consideration of the rezoning request has been deferred by the Planning Commission numerous times at the request of the owners, I feel it is important to reiterate my opposition to the proposed zoning change.

My opposition is based on several factors:

- The Planning Commission staff has recommended disapproval of the requested zoning change;
- The preponderance of emails and letters supporting the proposed rezoning are from people not living in the neighborhood but who have only commercial interest in 12South or own rental houses in 12South;
- Nothing is being taken from the Howell's if this request is denied. Both lots are zoned R8. The Howells can renovate or replace the existing houses as allowed by R8 zoning and rent or sell them to residential users;
- Residents will certainly lose something. The neighborhood will be diminished if the rezoning is approved thereby allowing further commercial encroachment into a residential area contrary to your staff's previous recommendation.
- Renovation of existing residences and construction of new residences drove the creation of what is now referred to as 12South. The explosion of commercial development and

redevelopment, as it now exist, followed the residential renewal, not the other way around. Creeping commercialization will retard residential development and the value of existing residential properties reducing property tax assessment values;

- Office buildings are not an enhancement to any residential neighborhood. Rather they are an anathema. At the end of the workday they are simply dead space. They do not contribute to the neighborhood's pulse;
- Such a zoning change would be contrary to all claims by public officials and city promotional materials that Nashville is a neighborhood friendly city; and,
- Other requests to rezone 12South residential property to allow commercial uses will follow and you will have no basis to deny such changes.

Please do not approve this request. Our city does not need and has no obligation to denigrate the quality of residential neighborhoods as a normal course of business.

Thank you.

James W. Stringer

615-512-0918

From: Ellen Wolfe [mailto:emwolfe84@att.net]
Sent: Friday, October 21, 2016 3:05 PM
To: Planning Commissioners
Cc: Sledge, Colby (Council Member)
Subject: Zoning Public Hearing - Case 2014SP-083-001

Dear Planning Commissioners,

I am unable to attend the meeting Thursday October 27th, where you will be discussing the re-zoning of the properties at 1109 and 1111 Montrose Ave. The issue of rezoning these two properties has come up several times. As a resident who lives on Montrose Ave., I am extremely concerned that rezoning 1109 and 1111 Montrose Ave. from R8 to SP-MU will set a precedence for allowing commercial property to encroach into residential areas. There is a natural divide between the commercial properties on 12th Ave. South and the residences off 12th Ave. That divide is a number of parking lots running behind the commercial properties. 1109 and 1111 Montrose are on the residential side of that divide and should be used as such, not as office space or any other commercial adventure.

Thank you for taking my thoughts into consideration.

Sincerely,

Ellen M. Wolfe

915 Montrose Ave.

Items 6a/b, Chadwell Drive rezoning/Chadwell Retreat

From: Robby Kitterman [mailto:simplestrings@gmail.com]

Sent: Tuesday, October 25, 2016 3:40 PM

To: Planning Commissioners; Sharp, Karimeh (Planning); VanReece, Nancy (Council Member)

Cc: Jim Milliman; Kpw2@cox.net; ljsmith509; Paula Gibbs; rolinda.eddings@tn.gov; carrie.wiley@comcast.net; Burns, Katherine; Robby Kitterman

Subject: RE: Chadwell Retreat, . Madison, TN 37115 Case # 2016Z-131PR-001 Case # 2004P-032-001

Case # 2016Z-131PR-001

Case # 2004P-032-001

RE: Chadwell Retreat -. Madison, TN 37115

The current residents of Chadwell Retreat have concerns over the proposed application to rezone and add 13 additional units. The following residents that have expressed concern are copied in on this email, and I'm forward the concerns to the planning commissioners on the community's behalf. There may additional concerns that may be addressed at the upcoming meeting, not

included in the outline below. I have also copied in Karimeh Sharp who I spoke with regarding our concerns, and I have also copied in Nancy VanReece who represents our district #8.

Warmest Regards,

Robby L Kitterman

Our concerns include the below listed items:

- The above will affect our home values and resale opportunity.
- Traffic in our neighborhood will increase and be a nuisance, first responders for emergency access will be limited with additional parking
- Traffic concerns with the close proximity to Chadwell Elementary School, there is only one way in and out of the Chadwell development, and empties into the school zone traffic lanes
- Parking for the extra cars as it will impact fire safety and create a crowded look on the street
- Sewer capacity...is it adequate to handle the increased population
- The style and quality of the neighborhood will change by adding smaller units and increasing the number of dwellings
- Limited Green space with additional housing and cement driveways

Item 8, Woodlawn/Lynnbrook/Bowling Rezoning

From: Ellen Wolfe [mailto:emwolfe84@att.net]
Sent: Friday, October 21, 2016 3:05 PM
To: Planning Commissioners
Cc: Sledge, Colby (Council Member)
Subject: Zoning Public Hearing - Case 2014SP-083-001

Dear Planning Commissioners,

I am unable to attend the meeting Thursday October 27th, where you will be discussing the re-zoning of the properties at 1109 and 1111 Montrose Ave. The issue of rezoning these two properties has come up several times. As a resident who lives on Montrose Ave., I am extremely concerned that rezoning 1109 and 1111 Montrose Ave. from R8 to SP-MU will set a precedence for allowing commercial property to encroach into residential areas. There is a natural divide between the commercial properties on 12th Ave. South and the residences off 12th Ave. That divide is a number of parking lots running behind the commercial properties. 1109 and 1111 Montrose are on the residential side of that divide and should be used as such, not as office space or any other commercial adventure.

Thank you for taking my thoughts into consideration.

Sincerely,

Ellen M. Wolfe

915 Montrose Ave.

From: David Kleinfelter <DKleinfelter@renocavanaugh.com>

Date: October 26, 2016 at 11:13:06 AM CDT

To: ""planning.commissioners@nashville.gov"" <planning.commissioners@nashville.gov>

Cc: ""Murphy, Kathleen (Council Member)"" <Kathleen.Murphy@nashville.gov>, "doug.sloan@nashville.gov" <doug.sloan@nashville.gov>, "Leeman, Bob (Planning)" <Bob.Leeman@nashville.gov>, "carrie.logan@nashville.gov" <carrie.logan@nashville.gov>, ""Kempf, Lucy (Planning)"" <Lucy.Kempf@nashville.gov>

Subject: Woodlawn Downzoning from R20 to RS20 - MPC Case #2016-106PR-001

Please see the attached letter re: your case # 2016-106PR-001.

Thank you.

DLK

(attachment follows)

October 26, 2016

David L. Kleinfelter
(615) 866-2320
(615) 866-2321 fax
dkleinfelter@renocavanaugh.com

VIA E-MAIL

Members of the Metropolitan Planning Commission
800 Second Avenue South
Nashville, TN 37219-6300

RE: Woodlawn Downzoning from R20 to RS20
MPC Case #2016-106PR-001
Council Bill No. BL2016-411

Dear Members of the Planning Commission:

My firm and I represent the Estate of Phyllis Pennington, who passed away in February of this year and was the owner of 3700 Woodlawn Drive (the “Property”), which is included in the above-identified zoning request. Thank you for deferring this matter at your September 22 meeting per our request.

After your September 22 meeting, the Estate hired Smith Gee Studio to design a possible site plan for the Property that would preserve the character of the Woodlawn neighborhood while allowing for reasonable development. We also met with Councilmember Murphy to discuss a very preliminary plan that was prepared by Smith Gee that includes preservation of the existing stone house. I do not want to speak for her, of course, but Councilmember Murphy expressed tentative agreement with the plan and suggested that the Estate should pursue SP zoning for the Property. On October 16, we presented the preliminary plan to at a community meeting organized by Councilmember Murphy and assured the residents that we would bring it back to them again early in the SP process.

In light of the Councilmember’s tentative agreement to possible SP zoning for the Property, the Estate is cautiously withdrawing its opposition to the R20 to RS20 downzoning proposal. In addition to letting you know that we are withdrawing our opposition, I wanted to give you “fair warning” that even though the Property is being included in a current zoning proposal, we very likely will be back before you in the very near future with a new SP plan that would again change the zoning. Our concern, of course, is that acquiescence to the downzoning not be seen as agreement to leaving the property as it is today, with one home on 3.6 acres.

I will be present at your October 27 meeting and available to answer any questions you have about this matter.

Members of the Metropolitan Planning Commission
October 26, 2016
Page 2 of 2

Thank you very much.

Sincerely,

David L. Kleinfelter
Reno & Cavanaugh, PLLC

Copy: Doug Sloan, Executive Director, Metro Planning Commission
Lucy Kempf, Manager, Land Development
Jason Swaggart, Planner 3
Jon Pennington, Executor, Estate of Phyllis Pennington

From: Beth Cranwell Aplin [mailto:bethcranapple@gmail.com]
Sent: Tuesday, October 25, 2016 9:53 PM
To: Planning Staff
Cc: Murphy, Kathleen (Council Member); Benjamin Aplin
Subject: I Support Case 2016Z-130PR-001 (the Marlin/Linmar rezone)

Dear Planning Commission members,

I am a homeowner at 2514 Sharondale Drive, which is on the corner of Marlin Ave and Sharondale. My husband and I are raising two small children here. We urge you to support case 2016Z-130PR-001 which, as our Councilmember Kathleen Murphy has explained to us, will change the zoning of this area to allow for the building of one or two single family homes on each lot.

Marlin and Linmar are very small streets where parking is limited and it is a challenge to drive down either road without pulling over to the side to make room for a car coming the other way. I do not see how our limited street network can support the density that the current zoning allows. Furthermore, I have been dismayed by the developers' attempts to create multi-unit housing on these small lots; they have yet to come up with a site plan that has multiple units AND still meets the requirements of the current zoning law. It is exhausting to be constantly on the defensive, writing letters and attending meetings to prove that they do not have the hardship that would allow them to shortcut the landscape buffers, side setbacks, and so on.

Rezoning this area to R8 on Marlin and R6 on Linmar is a good compromise; it gives developers and property owners flexibility without drastically changing the density and character of our little neighborhood. And it would give homeowners like me, who are raising children here, who walk these quiet streets daily and enjoy the mature trees and slow nature of this small community, a little peace of mind.

Again, I urge you to support case number 2016Z-130PR-001.

Sincerely,

Beth Aplin

Item 21, Marlin/Linmar Rezoning

From: Brett Berneburg [<mailto:bberneburg@gmail.com>]

Sent: Monday, October 24, 2016 8:14 PM

To: Planning Staff

Subject: support for case 2016Z-130PR-001

Please accept the attached letter as support for case 2016Z-130PR-001.

Thank you for your consideration in this matter.

Brett Berneburg

(attachment follows)

October 24, 2016

Brett Berneburg
2804 Marlin Avenue
Nashville, TN 37215

Metropolitan Planning Commission
Nashville Planning Department
800 2nd Ave S
P.O. Box 196300
Nashville, TN 37219-6300

Dear Planning Commission,

I am writing to support case number 2016Z-130PR-001.

I have lived on my lot for over 20 years and unfortunately have seen the neighborhood character regress in curb appeal and community spirit with multi-unit residences being built on small lots throughout the neighborhood. This rezoning request will prevent any further deterioration of the neighborhood.

Our neighborhood has "dead end" access and the increased number of residences has caused it to reach overflow capacity. The lack of parking has caused an increase in residents parking on the side of streets. Unfortunately, the streets in this area are narrow (averaging 17' in width) causing dangerous and often unpassable situations for two way traffic. The streets have none to very limited shoulder space for parking. In some cases, emergency vehicles may not be able to access residences.

I am writing to fully support the rezoning proposed in the case 2016Z-130PR-001.

Thank you for your consideration in this matter. I will be attending the Metropolitan Planning Commission meeting on October 27 and I look forward to the discussion.

Sincerely,

Brett Berneburg

Brett Berneburg

Please support BILL NO. BL2016-412 (Murphy). I have lived on my lot for over 20 years and unfortunately have seen the neighborhood character regress in curb appeal and community spirit with multi-unit residences being built on small lots throughout the neighborhood.

The increased density has caused overflow of residents and guests parking on Marlin, which is only 17' wide, creating only room for one car to pass. The very limited shoulder space (1/3 of one side of the street) is consistently "full" with cars.

In addition, residents of Marlin and adjoining street Linmar have appealed multiple developer requests for Marlin multi-units to the Board of Zoning Appeals this year. Variances were denied for these proposals as builders are trying to develop the maximum units currently allowed. Developers have never consulted residents and are clearly trying to maximize profit while disregarding the current family oriented nature of the street.

Please help keep what little "charm" is left on Marlin and support this bill.

Thank you for your support in this matter.

From: t cannon [<mailto:tgscannon@hotmail.com>]
Sent: Wednesday, October 26, 2016 11:28 AM
To: Planning Staff
Cc: David Cannon; Murphy, Kathleen (Council Member); Martha Stinson
Subject: For Rehearing - Case 2016Z-130PR-001

To Planning Commission Staff and Members,

We are homeowners at 2812 Marlin Ave. and respectfully ask that you support **Case 2016Z-130PR-001** to rezone this area to R8 on Marlin and R6 on Linmar. Please see attached sheet with photos in support of our rationale.

1. This is a confined area and not served by a street network that provides good service for additional multi-family development. Due to the "dead end" nature of Linmar, overflow traffic has nowhere to go and is backing up on the sides of both streets. Additional multi-family units will create additional traffic hazards.
2. Residents of Marlin and Linmar have appealed developer requests for multi-units at 2800 and 2806 Marlin Ave. to the Board of Zoning Appeals this year. The BZA denied all variance requests at both addresses. These decisions highlight the properties' lack of suitability for multiple units and the area's inability to effectively support increased density. As a result, developers at 2806 Marlin have revised their multi-unit plan and are now putting in 2 single-family homes. This is development suitable to the neighborhood.
3. Marlin Ave. is a short, narrow street with landscaped single family-friendly homes that mirror nearby Green Hills neighborhoods. We have seen a resurgence of families who wish to raise their infants and children in a midtown setting. We cannot change what has been built in the past, but seek to "retain the existing characteristics of the neighborhood," as per the T3 Suburban Neighborhood Maintenance of the Midtown community plan covering our small enclave neighborhood.

Nashville has done a great job of attracting and building living spaces for young professionals. At some point they will be raising families and will look for suitable housing. We ask that single-family homes continue to be built in midtown alongside high-rises and hotels for a better future, a better Nashville. We need zoning room to do this and respectfully ask you to approve **Case 2016Z-130PR-001**.

Thank you,

David and Toby Cannon

2812 Marlin Ave.

Nashville, TN 37215

(attachment follows)

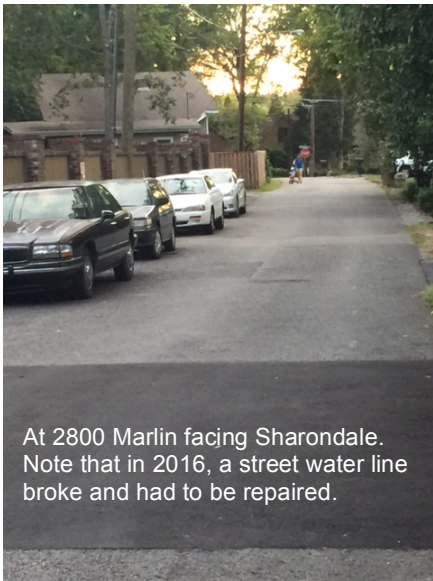
In support of Case 2016Z-130PR-001
Marlin/Linmar rezoning



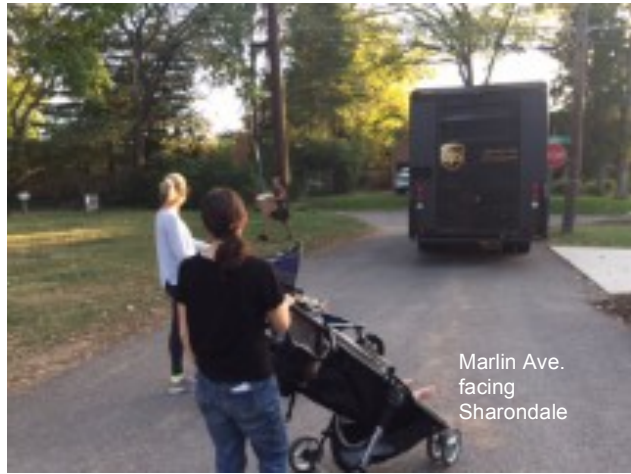
Standing at 2800 Marlin Avenue looking down Linmar. Single family style homes out of camera range, to right and left.



Looking down Marlin Ave. from 2800 Marlin, corner Linmar. Car parked. 10/19/16



At 2800 Marlin facing Sharondale. Note that in 2016, a street water line broke and had to be repaired.



Marlin Ave. facing Sharondale



Marlin Ave. single-family built 2015



Marlin Ave. typical original existing home.