

Comments on March 9, 2017 Planning Commission agenda items, received March 3-8

Item 2, The Livery at 5th and Monroe

From: Berchaun Nicholls [mailto:bhnicholls@gmail.com]
Sent: Monday, March 06, 2017 8:34 AM
To: O'Connell, Freddie (Council Member)
Cc: board@historicgermantown.org; Planning Commissioners; terriann.nicholls
Subject: Re: The Livery

Freddie,

The proposed changes by the developer at the Livery are not compelling and seem unenforcible. There is no need to move away from the existing zoning which has already been proven to be a good fit with the success of the Mad Platter. Our position has not changed. I hope the wide interest of the neighborhood will be represented, not the narrow interest of a developer. Please refer to the letter below.

Freddie,

We were recently made aware that The Livery development at the corner of 5th and Monroe is seeking a zoning change from MUN to SP. It is our understanding that this change would allow the developer to build more than twice the amount of the commercial space than is permitted by current zoning.

We attended a Germantown Board meeting where The Livery plan was originally presented to the neighborhood. At no time during that meeting was it made clear to the neighborhood that the building being presented did not conform to the exiting MUN zoning.

We now know that current zoning provides for the development of a building similar to the Mad Platter with retail on the ground floor and residential on the top floor. We fully support a development that would fit within that context.

Our home is located just two parcels away from The Livery and we are opposed to the zoning for that parcel being changed from MUN to SP for several reasons:

- **Incongruent with Urban Fabric** - 9,900 sf of commercial is too much density for this small parcel and will completely change the character of one of Germantown's most beloved blocks
- **Reduced Livability** – taking out the residential component of the building will make it very difficult to address quality of life concerns such as waste disposal, noise, parking and traffic
- **Increased Traffic** – the current parking plan is very poor and staging for deliveries/waste disposal pickup has not been addressed
- **Noise Pollution** – from roof deck or other outdoor area

Germantown is both historic and modern. It is perhaps Nashville's best example of a mixed-use neighborhood. We hope that careful consideration will be given to how new development contributes to the mix.

Sincerely,
Dr. and Mrs. Berchaun Nicholls
1228 6th Ave N

On Tue, Jan 24, 2017 at 7:20 PM Berchaun Nicholls <bhnicholls@gmail.com> wrote:

Freddie,

We were recently made aware that The Livery development at the corner of 5th and Monroe is seeking a zoning change from MUN to SP. It is our understanding that this change would allow the developer to build more than twice the amount of the commercial space than is permitted by current zoning.

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- **Noise Pollution** – from roof deck or other outdoor area

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Sincerely,
Dr. and Mrs. Berchaun Nicholls
1228 6th Ave N

Item 11, Foothill Drive/Hollydale Drive/Deervale Drive/Shady Oak Drive/Giant Oak Drive rezoning

From: Lindsay Bennett [<mailto:lindsay.johns.bennett@gmail.com>]
Sent: Tuesday, March 07, 2017 3:20 PM
To: Planning Staff
Cc: Kirsten Hoff; Nick Bennett
Subject: Attn: Brandon Burnette

Greetings Mr. Burnette,

My name is Lindsay Bennett. I've been a homeowner in the Hill-N-Dale Acres neighborhood for 3 years. I love the neighborhood for the quiet streets, the beautiful ranch houses, and peace and quiet. I will be at the planning meeting this Thursday representing myself and some other neighbors who are unable to attend. Kirsten, copied here, has written a letter that I would like to read either there or at the hearing.

I am writing to you with concern after speaking with council member Mike Freeman. He said the planning committee plans to disapprove of our rezoning due to a several "opted out" duplexes "looking weird". I hope we can speak about this because I strongly believe that leaving the neighborhood vulnerable to multiple family home developments would cause far more damage aesthetically. Please feel free to give me a call. Thank you so much.

Regards,

Lindsay Bennett

615-995-8485

Items 12a/b, Donelson-Hermitage-Old Hickory Community Plan/Hessey-Hoggett Ford

From: Chris Gorsuch [<mailto:chris.gorsuch@gmail.com>]

Sent: Tuesday, March 07, 2017 4:59 PM

To: Planning Commissioners; Planning Staff

Subject: 2016 CP-014-001 and 2016SP-021-001

I hereby request 2016 CP-014-001 and 2016SP-021-001 be removed from the consent agenda items so that they may be properly discussed.

2016 CP-014-001 has not been covered by a traffic study.

2016SP-021-001 was covered by a traffic study which ignored any intersections north of hoggett ford other than the one at Central Pike (yet included all south of Hoggett Ford).

The intersection at Central Pike and Dodson Chapel is already in violation of ordinance BL2004-325 with the city not having complied with the requirement for a southbound left turn lane in 13 years.

The intersection at Bell Road and central pike is already subject to traffic studies under BL2004-325 for every 250 beds in riverwood yet is apparently already being allowed to remain in a failing state based upon the traffic study performed for this expansion.

The, we'll let's just call it graft, included in the prior approval for development at riverwood in exchange for the offering of property at McGavock High School should not be considered precedent for this expansion.

And where is the assisted living facility that was to be on the riverwood property near the river?

We need to get the existing situation under control and the impact PROPERLY studied before considering this expansion.

Chris Gorsuch

Items 14a/b, Southeast Community Plan Amendment/Burkitt Ridge

From: tim searcy [mailto:timsearcy56@gmail.com]
Sent: Monday, March 06, 2017 12:11 PM
To: Planning Commissioners
Cc: Fabian Bedne
Subject: Meeting on 03/09/2017

Re: Item #14b - Burkitt Ridge

Dear Planning Commissioners:

Regarding the above-referenced item on the Commission's agenda slated for discussion on 03/09/2017, I respectfully ask that you consider that I am in favor of a traffic light being installed at the entrance to the proposed subdivision (Burkitt Ridge) and entrance to the existing subdivision know as Burkitt Springs (intersects Burkitt Road at Westcott).

I will be unable to attend the meeting Thursday evening, but desire to communicate my support for the proposed traffic signal for public safety reasons. Thank you in advance for considering my opinion. Please note I am a Davidson County resident even though mail is delivered through the Nolensville post office.

Sincerely,

Tim Searcy
808 Branch Side Trl
Nolensville, TN 37135
(Burkitt Springs)

Items 15a/d, Short-Term Rentals

From: Gmail [mailto:jasonjsutter@gmail.com]
Sent: Wednesday, March 08, 2017 8:40 AM
To: Planning Commissioners
Subject: Support deferral of short term rental bills

Hello I am writing as a concerned citizen over the outrageous new potential bills concerning Short Term Rentals in Nashville. I honestly can't believe the idea of limiting or potentially requiring strps be owner occupied only. If I'm not mistaken, Nashville has recently put in place Laws and permits to regulate how many strps are allowed in certain areas and have recently required permitted renters to include their permit numbers in their strp descriptions. The city hasn't even begun to police this or give the system (that we are all participating in by going through the process of becoming permitted) a chance. It's alarming that there is discussion at all when these new permit laws have not even been given a fair chance. If the reason for any uproar is that neighbors are "complaining" then there should be a committee in place to put in the time to check that all listings are legally permitted and weed out those that have not taken the steps (as we have) to become permitted (almost half of the strps in Nashville) and remove them from the equation as these are likely the culprits who have less invested in their rentals, off the grid, wreck less and not playing by the "rules" and ultimately not respectful to their neighbors or surroundings. There is a budget for this and the millions of dollars in revenue earned by the county as a result of these permits and hotel taxes we pay could easily cover the costs and should! This is what we should be discussing not a moratorium!!! It's outrageous and very careless as these Strps have helped breath new life into a new and improved Nashville as far as growth and tourism. I'm afraid that we have lost sight of the importance of these Strps and that jeopardizing their existence would have devastating effects on the city. As there would be a massive lack of revenue collected by the city, there would be a massive glut of homes suddenly forced onto the long term rental market (or worse), real estate sales would become bloated and drastically crush real estate values and cut average citizens off at the knees from legally using their homes as they see fit to earn a steady income and provide a competitive alternative market for visitors and tourists to choose from. This is obviously driven by corporate interests and short sightedness and it's an outrage that we are even discussing these bills when the regulatory system recently put into place by Davidson county to regulate and permit Strps hasn't event been given a fair assessment. As an strp advocate and someone who has invested in Nashville over 10 years ago I vote NO to any moratoriums towards Strps and ask that the city does its job to regulate based on the permit laws put in place and not just sweep Strps under the rug with some foolhardy termination bill. I thank you for your consideration. Sincerely, Jason Sutter

From: Ruben.Estevez@healthtrustpg.com [mailto:Ruben.Estevez@healthtrustpg.com]

Sent: Monday, March 06, 2017 2:19 PM

To: Planning Commissioners

Subject: Support deferral of short term rental bills

Dear Planning Staff –

I just wanted to say I support the recommended deferral for 30 days for the following short term rental bills: BL2017-608, BL2017- 609, BL2017-610, and BL2017-611.

Thanks,

Ruben Estevez

412 Valley Trace Dr.

Nashville, TN 37221

From: Jason [mailto:gullojp2000@yahoo.com]

Sent: Monday, March 06, 2017 1:30 PM

To: Planning Commissioners

Subject: Support deferral of short term rental bills

Good afternoon,

Please deferral for 30 days for the following bills: BL2017-608, BL2017- 609, BL2017-610, and BL2017-611.

Jason P Gullo
(615) 972-7377

From: Allison Jones [mailto:allisonjones30@gmail.com]

Sent: Monday, March 06, 2017 12:19 PM

To: Planning Commissioners

Subject: Support deferral of short term rental bills

I support the staff recommendation for deferral of short term rental bills.

Thanks for your consideration.

Allison Jones

118 Pembroke Avenue

Nashville, TN 37205

From: Sam Cooper - Jericat Music [mailto:jericat@yahoo.com]

Sent: Tuesday, March 07, 2017 4:11 PM

To: Planning Commissioners

Subject: March 9 meeting

To whom it may concern,

Regarding the March 9, 2017 Planning Commission meeting agenda, I encourage you follow the staff recommendation to defer the scheduled consideration for any and all short term rental property moratorium enactments.

Thank you,

Sam Cooper

[Jericat Group, Jerricat Music \(SESAC\), Jericat Music \(BMI\)](#)

615-469-4067 land line or 908-675-6287 cell

jericat@yahoo.com

www.jericat.com (main website includes 100+ songs for listening and downloads)

videos on [YouTube](#)

music, photos, bios, etc...on [Facebook](#), [Reverbnation](#), [Tunesmith](#), [LinkedIn](#)

www.facebook.com/samsjamsweeklyatbobbysidehour,
www.facebook.com/SamCooperperformanceupdates/ and [MySpace](#)

From: Stephanie Sprague [mailto:bryansteph@bellsouth.net]
Sent: Tuesday, March 07, 2017 1:17 PM
To: Planning Commissioners
Subject: March 09 Regular Meeting - 2017Z-004TX-001

Metro Planning Commission,

Thank you for taking a minute to hear my thoughts on the upcoming discussions pertaining to what is referred to as Short Term Rentals in Nashville. First a little background. When we opened our home on Shelby Ave in 2006, we were the first such vacation rental in this part of town. The concept is nice for several reasons. Traveling families get a kitchen and bedrooms for the kids. The dog gets to come along. As a visitor stays within a neighborhood they have an opportunity to connect with the community and this broadens the travel experience. I personally have traveled using VRBO/Airbnb for years and have many fond memories.

I strongly oppose any measure to establish a moratorium on the STRP. While it would certainly be in my best interest to limit the competition, this is simply not the right thing to do. I don't believe it is the council's right to define my tenant. It should be the government's role to maintain and enforce certain standards and codes pertaining to appearances, safety and maintenance, but no where do you get to pick my tenants or your neighbors.

Distinguishing between owner occupied and non-owner occupied homes is probably not going to solve the misuse. I have first hand knowledge of a recently permitted property in the Lockeland Springs census tract who was permitted as an owner-occupied, Type 3, which has no cap per neighborhood. They don't live there.

Nashville has clearly become a leader as a tourist destination. Beyond the bachelor parties - there are families who come for sports competition, families who gather for reunions and multi-generational travelers who really enjoy the opportunity to have a home away from home while traveling. By no means do we want to present the image that these guests are no longer wanted in our town. Please do not feel pressured to punish 1000's who are doing the right thing over a handful of those who disregard their neighbors.

It is my understanding that there are some clearly defined problem homes

operating with or without current permits that are in violation of common decency. Bad public behavior is all around and should not be condoned.

Enforcement is the only real solution. The current “cap” on units within census districts should be more than enough regulation. It is clear that this is not being enforced. I have a feeling the major concerns will work themselves out with more diligent enforcement of some basic STRP regulation. The HOST software is a step towards better enforcement. If non-permitted properties are allowed to continue without paying taxes, this adds significantly to their appeal as an investment. If that factor is enforced, they become substantially less profitable. When compared to a standard, monthly rental, our homes make a decent profit while also providing employment for the support team and tax revenue to the city. The market will decide if this type of investment will continue to be as profitable.

There are plenty of cliches referencing babies and bathwater. I don't feel these proposed changes will have the desired outcome for better neighborhoods and could hurt the Southern Hospitality that is Nashville.

Thank you - Stephanie Sprague

Eighty-nine commenters sent copies of the message below. Their names and addresses follow.

From: Mary Tanksley [mailto:mctanksley@gmail.com]
Sent: Monday, March 06, 2017 6:18 PM
To: Planning Commissioners
Subject: Oppose the moratorium on short-term rentals

Dear Nashville Planning Commission,

I am a Nashville resident, voter, and member of the Airbnb community. I am writing to you today to ask you to oppose the moratorium and support fair home sharing rules that allow me and other residents to support our families and welcome visitors into our community. Please do not support any proposed moratorium on home sharing.

Moratoriums hurt families, as Airbnb helps hosts earn important extra income that supports saving for school or retirement, or making ends meet, while supporting our local economy. In 2016, our home sharing community generated nearly \$246 million in local economic activity in Nashville.

Home sharing also provides many of Nashville's guests with an affordable, comfortable place to stay while they support local businesses, visit popular sites, find live music, and enjoy everything else our great city has to offer.

Home sharing is a win-win for the Nashville community. Please do not make it harder and more expensive for hosts to open their doors to guests from around the world visiting Nashville.

I love using Airbnb when I travel. It makes my trips so much more exciting and personal. I hope I can do the same one day and open up my home to travelers excited to see Nashville.

As someone who works extremely hard for what I have, please allow me the right to share it and prosper from it.

Sincerely,
Mary Tanksley
516 Foundry Dr
Nashville, TN 37209

Vicki kivett
7305 River Park Dr
Nashville, TN 37221

COLBY WRIGHT
503 Timmons St
Nashville, TN 37211

Jenna Dillier
1901 18th Ave S
Nashville, TN 37212

molly parden
112 Rains Ave
Nashville, TN 37203

Konrad Norris
1345 Bell Rd
Nashville, TN 37013

Antoine-Marie
Nsekambabaye
4129 Alicia Ln
Nashville, TN 37013

Michael Tant
501 Promenade Ct
Franklin, TN 37064

Lynn. Crawford
2321 Forest Lake Dr
Nashville, TN 37211

Julia baldridge
1101 Graybar Ln
Nashville, TN 37204

Jamie bayer
1200 Greenland Ave
Nashville, TN 37216

Clement Lehman
305 Rose St
Nashville, TN 37210

Brooke Bailey
5312B Indiana Ave
Nashville, TN 37209

Alphonso woodland
1707 Ridley Blvd
Nashville, TN 37203

Matthew Holt
6526 Premier Dr
Nashville, TN 37209

Liz Rogers
1350 Rosa L Parks Blvd
Nashville, TN 37208

Joy Fleisher
611 S 14th St
Nashville, TN 37206

Jon Waltz
4262 Andrew Jackson Pkwy
Nashville, TN 37076

Marianne Mashburn
1411 Winthorne Dr
Nashville, TN 37217

Larissia Murphy
429 E Thompson Ln
Nashville, TN 37211

Heather Ahonen
4905 Stillwood Dr
Nashville, TN 37220

Gina Mendello
PO Box 121983
Nashville, TN 37212

Kenneth Kisinger
2005 Cahal Ave
Nashville, TN 37206

Lori Rahko
719 Douglas Ave
Nashville, TN 37207

Timothy Swierzewski
702 Wedgewood Park
Nashville, TN 37203

Skip Matheny
1406 McAlpine Ave
Nashville, TN 37216

Branden Harvey
2020 Beech Ave
Nashville, TN 37204

Diane Weinerq
6666 Brookmont Terrace
Nashville, TN 37205

Elise Joseph
2201 Stratford Ave
Nashville, TN 37216

janelle costello
902 Curdwood Blvd
Nashville, TN 37216

Matt Nash
415 Church St
Nashville, TN 37219

Jessica DiNisco
1322 Ardee Ave
Nashville, TN 37216

Marcia Eden
722 Tobyllynn Dr
Nashville, TN 37211

Kalista Bradshaw
1994 Newark Ln
Thompson's Station, TN
37179

Chad Cannon
4929 Stillwood Dr
Nashville, TN 37220

Sam Kellen
2512 Natchez Trace
Nashville, TN 37212

Gene Ezell
901 Kenwick Ct W
Nashville, TN 37221

Kathryn Pflueger
516 Mcdonald Ct
Nashville, TN 37217

Nicholas Williams
1420 Rice Hill Cir
Nashville, TN 37013

Kris Schonewill
442 Monticello St
Nashville, TN 37207

Taylor Perkins
1311 Woodland St
Nashville, TN 37206

mark bilezikjian
4015 Colorado Ave
Nashville, TN 37209

Daniel Page
3125 Goodwin Dr
Nashville, TN 37217

Mike ONeil
2601 Pulley Rd
Nashville, TN 37214

Brad Norris
509 32nd Ave S
Nashville, TN 37212

Alisa Ulven
526 Avondale Park Boulevard
Nashville, TN 37221

Cara Berkeley
1918 Valley Park Dr
Nashville, TN 37216

Sincerely,
Lauren Moore
170 Haverford Ave
Nashville, TN 37205

Kate McGrath
1323 Venus Dr
Nashville, TN 37217

Mobolaji Akinsanya
1702 University Dr
Columbia, TN 38401

John Wright
248 Westchase Dr
Nashville, TN 37205

Mary Kowalski
6510 Rolling Fork Dr
Nashville, TN 37205

Jaclyn Oler
301 Rosa L Parks Ave
Nashville, TN 37203

Hannah Lawson
163 Heritage Trace Dr
Nashville, TN 37115

Parker Bradway
4425 Westlawn Dr
Nashville, TN 37209

David Shearon
314 Pioneer Ln
Nashville, TN 37206

Marta Eden
740 Dover Glen Dr
Nashville, TN 37013

Zachary Grace
221 Wallace Rd
Nashville, TN 37211

Amanda Trout
21 Vaughns Gap Rd
Nashville, TN 37205

Jennifer ives
3905 Park Ave
Nashville, TN 37209

Jennifer Colburn
3801 Nevada Ave
Nashville, TN 37209

Lori Parker
601 Poplar Valley Ct
Nashville, TN 37221

Vanessa saenz
2874 Elm Hill Pike
Nashville, TN 37214

Marianne King
810 Potter Ln
Nashville, TN 37206

Cindy Hundley
447 Tampa Dr
Nashville, TN 37211

Teri Everett
8011 Regency Dr
Nashville, TN 37221

caitlin weeks
219 Fairway Dr
Nashville, TN 37214

Kit Bradley
1103 17th Ave S
Nashville, TN 37212

David Copeland
122 Vandiver Dr
Nashville, TN 37115

LAURA THOMAS
1306 7th Ave N
Nashville, TN 37208

Adam Parker
601 Poplar Valley Ct
Nashville, TN 37221

Tanya Radic
2701 Tyne Blvd
Nashville, TN 37215

Vikki Vaughan
929 Deervale Dr
Nashville, TN 37217

Carolyn Helton
503 Wilson Run
Brentwood, TN 37027

Allison Stroud
1219 Greenland Ave
Nashville, TN 37216

Tracy Fisher
1055 Pine St
Nashville, TN 37203

Mohammed khurram
1369 Holly Tree Gap Rd
Brentwood, TN 37027

John Wright
248 Westchase Dr
Nashville, TN 37205

Anna flautt
704 Groves Park Rd
Nashville, TN 37206

Daniel Dorris
853 Glen Ave
Nashville, TN 37204

Rebekah Lowrance
5605 Fairhaven Dr
Nashville, TN 37211

hoffman brown
915a Spain Ave
Nashville, TN 37216

Tim Martin
478 Chandler Rd
Doyle, TN 38559

Andree Smyth
1505 Demonbreun St
Nashville, TN 37203

Susan Knox
1931 Cliffview Ct
Murfreesboro, TN 37128

Angie Helton
491 Sunnybrook Dr
Brentwood, TN 37027

Jose Nunez
6345 Torrington Rd
Nashville, TN 37205

Jessica Thomas
2515 Blair Blvd
Nashville, TN 37212

Andrew Laparra
201 Maplewood Trace
Nashville, TN 37207

Item 16, Evergreen Hills

Scott Goldberg, who identified himself as a neighbor, called on March 7 to say that “most of the residents of Old Hickory Hills do not want this at all,” citing increased crowding & traffic.

Item 18, Fairfield Inn & Suites

The photos below were received in connection with an earlier comment, posted last week and repeated here:

From: raekeo [<mailto:raekeo@aol.com>]
Sent: Tuesday, February 21, 2017 9:36 AM
To: Mayor (Mayor's Office); Planning Staff; Kindall, Ed (Council Member)
Subject: Fwd: RE CASE #2017SP-020-001

Attention Planning Department , Mr Kindall, and Mayor Barry

I have many **objections** and I ask this request be denied please see my points questions and suggestions below:

Have any impact studies been done? The studies should include weekdays at both rush hours and a weekend during good weather when Centennial Park and Vandy are having events.

There needs to be consultation with emergency responders on how they will be impacted if there is fire or medical emergency. How is the size of the streets going effect their work?

impact on Centennial Park:

- This will have a significant impact on the safety of park users (increased traffic), bicyclists (think about the girl in April 2016 who was nearly killed) by a hit and run driver. The 4 way stop signs are not going to be adequate on that corner if the hotel is there.

- The visual impact on the Park may also be something to think about, although this is still a couple of blocks away from the Park's entrance....

Impact on the surrounding neighborhood:

- You cannot safely turn left from 30th onto West End or onto 31st from Poston most of the time – and it's impossible during morning and evening rush hours.
- When people park illegally in front of the Avenue Bank/ Pinnacle ATM, and or Bricktops it can also be impossible to turn ONTO 30th from West End. They should put a sign there to clarify that it is illegal to park in the spot to the corner not a parking space for Bricktops.
- As currently configured, access to the light at 29th is essential to the safe ingress and egress to/from our building, when heading downtown.
- Alternatively, a light at Poston and 30th, would be needed to permit a safe left-turn. To accommodate the increased traffic on Poston occasioned by the addition of a hotel on that side of the street may require that one parking lane be removed to permit safe usage of the street.
- There were times our building has been “cordoned off” as part of the construction of the Poston Place condo, and the need to consider the impact on residents while construction is occurring – and not just do what the construction companies request.
- In addition if blasting is going to be necessary the builder must be insured and bonded for any damage caused to our building
- The neighborhood already has 2 large hotels the Holiday Inn and the Marriott on the South side of West End at 28th and 27th respectively well as the Econo Lodge on West End and 31st. As pointed out in the article on Biz Journal this neighborhood is very densely populated and this large hotel will impact the density.
- We have a new condo complex at Poston and 30th Ave N which will bring more traffic and deliveries and people to this neighborhood.

The Duet apartment complex at 301 30th Ave N is another large complex adding traffic and people to this neighborhood.

. This neighborhood is inundated with traffic and people all summer when there are events at Centennial park . The popularity and the rising attendance to the events and the inadequate parking at the park is causing the local streets to be the overflow parking lot for the park.

. This neighborhood is inundated with traffic and people when there are events at Vanderbilt . During games at Vandy we have people tailgating on the street. This brings all the things you can imagine that goes along with that including trash.

For these reasons and many others this location is a poor choice for a hotel. Nashville is a growing city and the proposed hotel might be better placed on a main Pike like Charlotte to encourage growth to the up and coming businesses on that street West End is already developed and barely has the infrastructure needed to handle the population and traffic already in place.

Raphaella Keohane

117 30th Ave N Apt 402

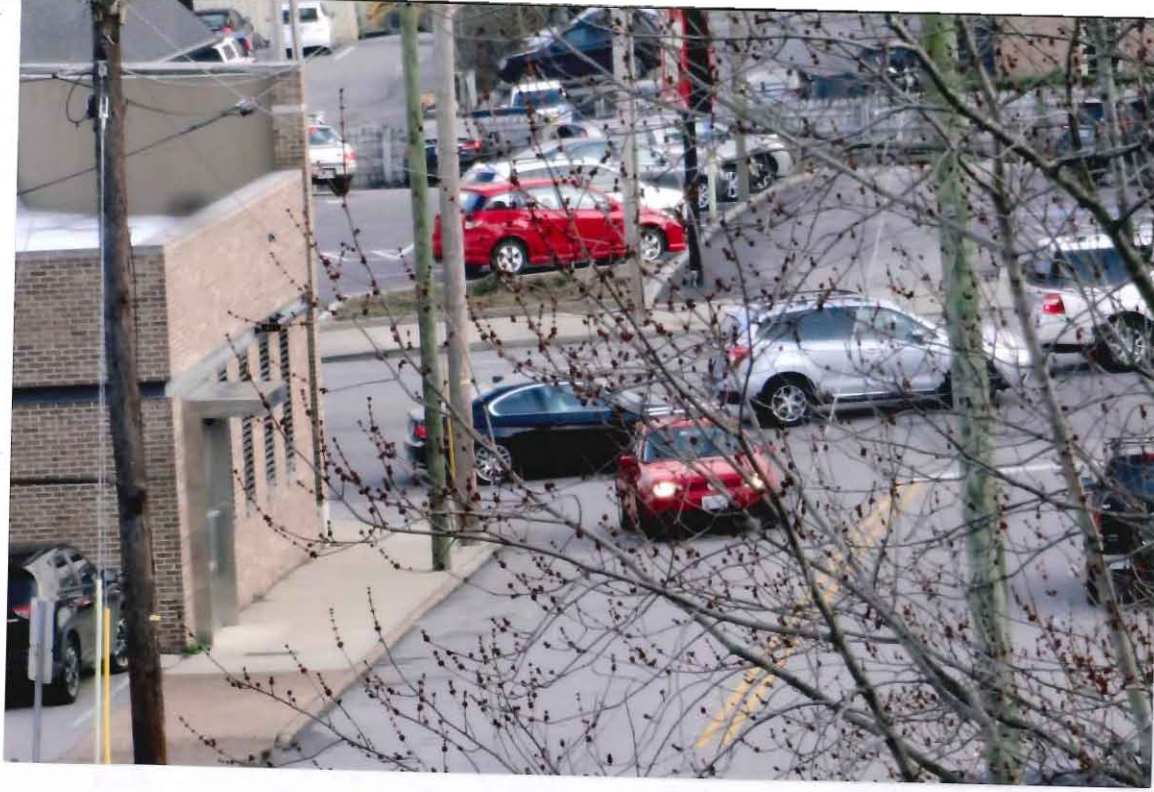
Nashville 37203

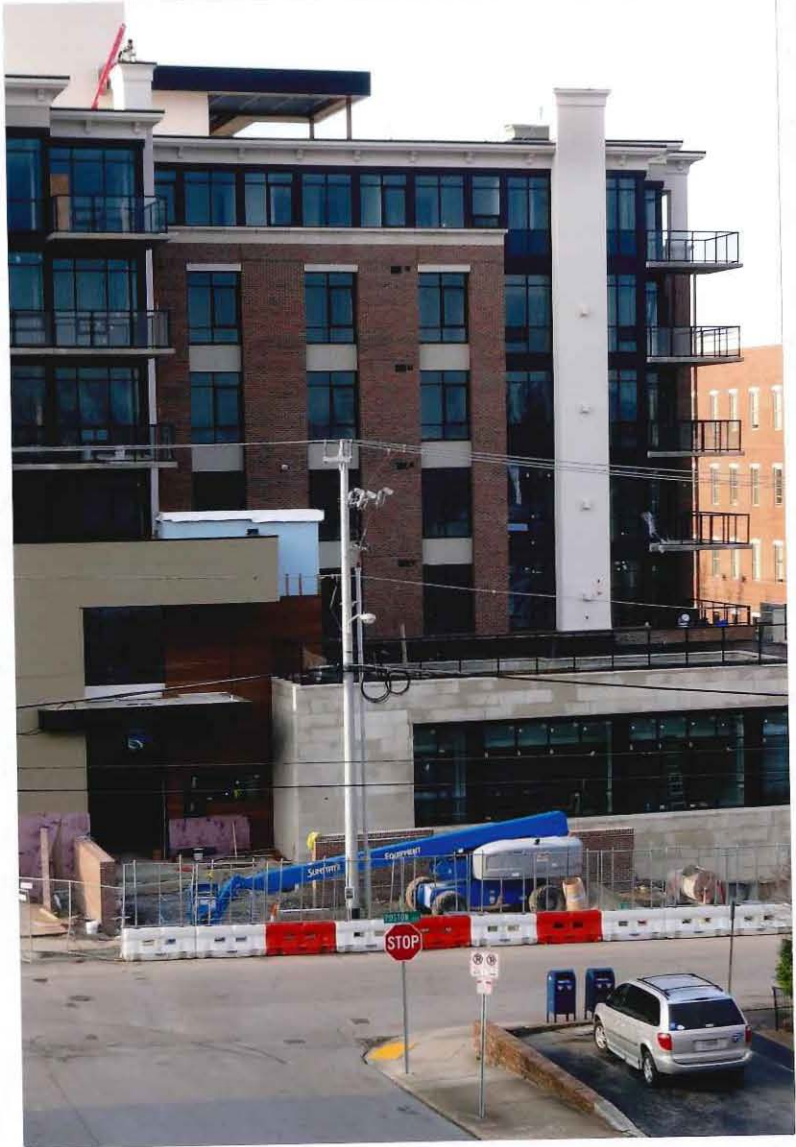
615 964 7804

(attachments follow)









Item 20, Hill Center Greenwood SP

From: J Garr [mailto:jgarrett244@gmail.com]

Sent: Wednesday, March 08, 2017 1:56 AM

To: Planning Commissioners

Cc: Withers, Brett (Council Member)

Subject: Please support 2017SP-022-001 // HILL CENTER GREENWOOD SP, Item #20

Dear Planning Commissioners,

Please support this project for the Hill Center / Sprouts development.

There are several components of this I appreciate, and learned a lot about this through their packed community meeting several weeks ago:

1 - as a district 6 east nashvillian, the **Gallatin Pike corridor is incredibly underserved** in its offering. We're reminded of how little such a large street has to offer in terms of shopping for our daily or weekly needs. Walmart's nearby grocery closing has left another void. Understanding grocery store leases are multiple decades long commitments means that this is a large investment risk/project for any developer.

2 - **increasing housing space in this area** - on a proper corridor capable of handling its density.

3 - **infrastructure improvements** for the stop light signalization in this area, as I understand there will be another safe crossing point across Gallatin at this point. Gallatin Road is in need of more safe areas to cross.

4 - election of **walk/bike friendly designers** for the project- Hawkins / Gee are working on many long term projects in the east nashville community, and I trust their investment will mean they'll go the extra mile to ensure that needs of our very critical district 6 persons will be served, lest they be reminded of those shortcomings for quite some time.

If it may be requested that the most careful attention be made to **coexisting as best as possible with the rear residential neighbors** (eg, parcel xxx31000) to this property : in regards to loading, parking, traffic, and best practices for long term cohabitation for the neighbors on this street, and specific needs that they may request along the way, or their understanding of local traffic patterns. For instance - a mini-dog park or localized request made at the meeting that would help create a win::win for existing, ad-hoc uses.

This may set the long term precedent for friendly coexistence as more and more commercial properties redevelop along Gallatin Road.

Sincerely,

Jason Garrett

1508 Sevier Ct, 37206,

district 6, Shelby Hills neighborhood, 1.5 miles away.

From: Emily Audette [mailto:etaudette@gmail.com]
Sent: Monday, March 06, 2017 4:42 PM
To: Planning Commissioners
Cc: Withers, Brett (Council Member)
Subject: APPROVE Agenda Item 20: 2017SP-022-001

Hello,

I am writing to express my opinion that the Hill Center Greenwood development requested re-zoning should be approved! As an East Nashville homeowner I would LOVE to see a Sprouts Market built. This is a great retailer with a history of providing Natural & Healthy food at low prices--a perfect fit for the growing East Nashville community. The opportunity for additional restaurants and retail is also a plus.

I know first hand that many new East Nashville residents still continue to trek to Green Hills for Trader Joe's, Publix, and Whole Foods for their grocery shopping as the over-priced and in disrepair Kroger's on our side of town do not fit their needs. Adding a Natural grocer with great prices will be a major attractant for future home buyers as well as reduce emissions from our residents driving to the other side of town for their weekly grocery needs.

Thanks for your consideration. Please approve the re-zoning so the project can move forward swiftly.

Emily Audette

715 Groves Park Rd

Nashville, TN 37206

From: Planning Staff

Sent: Monday, March 06, 2017 7:28 AM

To: Shepard, Shawn (Planning); Owensby, Craig (Planning)

Subject: FW: Comments on Hill Center Greenwood SP 2017SP-022-001

From: Robert Johnson [mailto:railrobert@gmail.com]

Sent: Saturday, March 04, 2017 8:33 PM

To: Planning Staff

Subject: Fwd: Comments on Hill Center Greenwood SP 2017SP-022-001

Dear Sir/Madam,

I note that Mr. Shepard is away until 8th Mar. I hope that someone in his department can consider my concerns below, and apply conditions as necessary, before the Public Hearing on 9th Mar.

Regards,

Robert Johnson

1112 Greenwood Ave

Nashville, 37206

[615 943 9358](tel:6159439358)

----- Forwarded message -----

From: **Robert Johnson** <railrobert@gmail.com>

Date: Sat, Mar 4, 2017 at 8:29 PM

Subject: Comments on Hill Center Greenwood SP 2017SP-022-001

To: Shawn.Shepard@nashville.gov

Cc: "Brett A. Withers" <Brett.Withers@nashville.gov>, Leanne Cox <coxleanne@comcast.net>, Katherine Stuart <katstu@gmail.com>

Dear Mr. Shepard,

Here are my preliminary comments on the above SP. I live at 1112 Greenwood Avenue and I am therefore the most affected neighbor.

I fully support the requirement of the Gallatin Ave overlay, requiring developments on Gallatin Ave to properly address the street to create a more human scale environment than the existing, car-centric and unfriendly one. However, I am conflicted because in this instance I benefit from the building placement requested by HG Hill in their SP which means I get the rear of the proposed store-building up against my new zone boundary with HG Hill, which will hopefully mean I get a quiet and dark building adjacent to my property rather than the rear of a store with unloading dock and utilities facing my property.

Although my neighborhood would benefit from the proper design, with the store building built up against Gallatin Ave, I believe I will personally benefit most from the proposed layout, with the layout up against our zone boundary.

Given their desire to break the requirements of the Gallatin Ave overlay, and their desire to move the residential/commercial zone boundary 100 ft closer to my property, can I please request these mitigating conditions?

Can you condition a requirement for the loading dock to be enclosed on 3 sides and the top, to the full height, to minimize noise pollution from its operation?

Can you condition a requirement for mechanical plant to be placed as far as practicable from my property, including on the roofs of the store and apartments, to minimize noise?

Can you condition for unloading operations and vehicle reversing alarms to not be sounded during the night, to minimize noise and light?

Can you condition a requirement for no light spill onto my property, particularly that there is no lighting on the store building face adjacent to my property, or floodlighting on the end exterior of the apartment building facing my property, to minimize light pollution?

Can you condition that there is no overlooking from the store building or apartment building adjacent to my home?

I note that the SP indicates some sort of staircase on the end of the apartment building adjacent to my house. Can you condition that there is no overlooking from that staircase onto my house?

There are many mature trees along my boundary with HG Hill. Given the current loss of tree canopy in Nashville, and particularly as proposed in the SP, can you condition that a tree preservation plan be agreed with me before work starts?

At their public consultation meeting, HG Hill described their project as Transit Oriented Development, and said they would provide a quality bus stop on their main site. However, they also refused to commit to providing a high quality bus stop on the inbound side of Gallatin Ave, which is the one their residents will actually have to wait at to go to work. The bus stop on their property will be in the outbound direction, where none of their residents will need to wait, since they will be getting off the bus from downtown and going home, thus having no need of a shelter. Can you condition that HG Hill provide MTA with a high quality facility on the inbound direction, where it will be of much more use to their residents waiting to go to work downtown in the mornings? This would be a genuine community benefit.

I note that HG Hill propose a B-Cycle station on the site. Can you condition that they also provide a car-share car on site? ZipCar already operates in Nashville. This would be a genuine community benefit.

The development will result in increased traffic on Sharpe and Greenwood Ave. Can you condition that HG Hill must provide a speed table across the end of those two streets to provide a higher quality pedestrian crossing and to slow down traffic leaving Gallatin Ave? This is in line with other traffic calming plans that Public Works are developing, and again provide a genuine community benefit given the current number of families with children living at our end of Greenwood Ave.

At the public meeting HG Hill stated that they will require staff driving to the site to use the proposed parking structure on the other side of Gallatin Ave, thus forcing them to cross Gallatin Ave at least twice a day. Can you condition that HG Hill must provide secured, covered bicycle parking, with showers and

lockers adjacent, within the store building? This will encourage staff to walk, run or cycle to work, reduce the need for the parking structure on the opposite side of the road and reduce the overall congestion caused by the proposal. This will be safer than making staff cross the Gallatin Ave at a signal that will probably have a very long pedestrian wait time, given the likely need to coordinate the timing with the very nearby McKennie St signal.

The four conditions above would go a long way towards making the development genuinely TOD.

In particular, the proposed design of the parking structure, with two unconnected levels, appears to require 50% of the users (everyone using the lower level) to make left turns to and from Gallatin Ave and the alley between West Greenwood Ave and Sharpe Ave. Given the proximity to a new traffic signal, this does not appear to be a particularly safe or efficient traffic flow. Perhaps HG Hill should be required to provide a link between the two levels of the proposed parking structure, so that all traffic uses the new traffic signal at West Greenwood Ave? If they offered to provide the above TOD facilities, this might compensate for the loss of parking involved in providing a ramp in the structure.

Thank you for your consideration.

Regards,

Robert Johnson

1112 Greenwood Ave

Nashville, 37206

[615 943 9358](tel:6159439358)

Item 28, 107-109 Queen Avenue rezoning

From: Crystal Hubbard [mailto:cnhubbard@gmail.com]

Sent: Tuesday, March 07, 2017 7:49 AM

To: Planning Staff

Subject: Support of Re-zoning (Case 2017Z-025PR-001)

Members of the Planning Commission,

I will not be able to make the scheduled zoning hearing on March 9, but I wanted to write in support of the proposal to rezone parcels 128 and 129 on Queen Ave. Something beautiful on that corner would go a long way towards bolstering this neighborhood (quiet and safe, but in need of some TLC)--one that I believe has a lot of potential to develop into something special in Nashville.

So long as the developers aren't going to slap together something cheap and shoddy, with poor structure, it gets my Yes-vote.

Thank you,

Crystal Hubbard

214 Queen

37207