

Comments on June 8, 2017 Planning Commission agenda items, received June 7-8

Item 1, Sky Nashville SP

From: Shirley Stephens [mailto:shirleymstephens@comcast.net]

Sent: Wednesday, June 07, 2017 9:51 PM

To: Planning Commissioners

Cc: Etkindall@aol.com; Kindall, Ed (Council Member); Murphy, Kathleen (Council Member); 'lilly lewin'

Subject: DISAPPROVE SKYNASHVILLE 2016SP-004-001

Dear Commissioners,

I am Shirley Stephens, a resident of Sylvan Heights neighborhood (3809 Lookout Drive) which is across Charlotte Avenue from the proposed Sky Nashville project.

I am opposed to the Sky Nashville request to rezone from R6 to SP to allow building with nearly triple the density currently allowed. The reasons for this are as follows:

- A. Charlotte Avenue is the primary exit route from Sylvan Heights and Summit Hill and there are 4 new apartment complexes in less than a mile. They are:
1. Station 40 at Sylvan Heights at 4001 Charlotte Avenue
262 Apartments **14-16 townhomes**
 2. 2700 Charlotte Ave. Apartments
156 Apartments
 3. Charlotte at Midtown formerly known as Aspire 2400 Charlotte Pike **210**
apartments
 4. West 46th Apartments at 4510 Charlotte
171 Apartments
- B. Although the total number of apartments is 815 units, the number of cars is likely 1,680 to 2000 more because many are couples and others are doubling up to afford the rent or mortgage.
- C. This type of increase in density and traffic congestion with no parallel infra-structure built is detrimental to the quality of life and mental health of those neighborhoods that are adversely affected.

Sincerely,
Shirley Stephens

Item 2, Boost Commons SP

From: Dan Shilstat [mailto:dan_shil@att.net]
Sent: Wednesday, June 07, 2017 10:49 PM
To: Planning Commissioners; Mina Johnson
Subject: Planning Commission Request

The attached PDF is a request to remove Case 2016SP-027-001 from the consent agenda so that a public hearing can be held at the May 8th Planning Commission Meeting.

Dan Shilstat

(attachment follows)

To: The Metro-Nashville Planning Commission Members

Re: Case 2016SP-027-001- Boost Commons

Notified Public Hearing

Subject: Request to remove this case from The Consent Agenda

Date: 6-7-2017, 11pm

I am Dan Shilstat and I reside and own a condo next door to the proposed project and zoning change.

I plan to be at the Planning Commission Meeting on May 8th and to speak at the public hearing.

I ask that the Case listed above be removed from the consent agenda so that the Planning Staff and the Planning Commission can be heard and a proper hearing take place—even if there are only a few speakers to be heard.

You sent notices to the neighborhood of “A Public Hearing on this Case and then placed the Case on the Consent Agenda so that no Hearing nor any debate could take place. This is a project similar to the one you rejected 10 years ago- except some density has been reduced Why send a notice out of a hearing and debate if your decision has already been made!

I would like to know what protections remain for the neighborhood and adjacent property from the developer increasing the density if you support changing the existing R8 zoning to SP Zoning.

I am submitting this request before 12pm of May 8th as instructed by the Planning Department Staff Member at the Departments information Desk.

Sincerely,

Dan Shilstat

21 Vaughns Gap Rd

From: donotreply@nashville.gov [mailto:donotreply@nashville.gov]
Sent: Wednesday, June 07, 2017 8:17 PM
Subject: Planning Commission - Citizen Email

Name : Stuart Englert
Phone Number : 6153566760
Email Address : senglert@earthlink.net

I urge the Planning Commission not to recommend rezoning of the Boost Commons property. Keep the zoning as is to restrict density of housing development.

-----Original Message-----

From: senglert@earthlink.net [mailto:senglert@earthlink.net]
Sent: Wednesday, June 07, 2017 6:06 PM
To: Planning Commissioners
Cc: Sloan, Doug (Planning)
Subject: Boost Property Zoning Change-Public Comment

Greg Adkins, Burkley Allen, Lillian Blackshear, Brenda Diaz-Flores, Jessica Farr, Ron Gobbell and Doug Sloan,

As a Nashville resident who lives within 100 yards of the Boost Commons property on Vaughns Gap Road, I oppose the recommendation to rezone the property from R8 to SP Zoning. I support retaining the existing medium-density residential zoning designation for the Boost property.

Approving an SP Zoning designation would allow the Boost owner to develop the property beyond single and two-family dwellings at a density above 4.63 units per acre. I oppose this as it would further congest traffic at the intersection of Vaughns Gap Road and Highway 100 where a railroad track restricts traffic flow in and out of the neighborhood.

Residents in the neighborhood met twice last year at the Jewish Community Center with Roy Dell, a civil engineer who introduced a development plan for the Boost property with between 61 and 78 housing units. This housing density is excessive for the available acreage, particularly since the Boost property has a single entrance/exit within 30 yards of the railroad tracks. Even if the existing zoning designation is maintained, the Boost property should have a second entrance/exit if housing units are build, given the risk of an emergency such as a train derailment or flood as occurred in 2010.

People who attended the meetings with Dell also raised other concerns, such as limited parking, storm water runoff and sewage capacity, which weren't addressed by Dell or the Boost owner.

Furthermore, the 2- and 3-bedroom units proposed for the property are estimated to cost between \$250,000 to \$350,000 each, which does nothing to solve the availability of affordable housing in Nashville, an issue championed by Mayor Megan Barry.

Therefore, I urge you to maintain the existing zoning designation at the Boost property and withhold the rezoning recommendation to the Metro Council.

Respectfully,
Stuart Englert
21 Vaughns Gap Road
Nashville, TN 37205

-----Original Message-----

From: Thomas, Ruth (IHS/ABR/RBH) [mailto:Ruth.Thomas@ihs.gov]
Sent: Thursday, June 08, 2017 11:30 AM
To: Planning Staff
Cc: brovo66@gmail.com
Subject: Case 2016SP-027-001 Public Hearing June 8, 2017
Importance: High

Dear Sir:

As the homeowner living closest to the proposed Boost Commons development I have further questions and concerns that were not answered last night at the homeowner's meeting. I have on record a letter dated May 22, 2016 with my initial concerns. Some of these have been addressed. Even though I would prefer no building on this existing greenspace that is directly behind my home, there are several concessions that I feel would make the project more agreeable for the entire neighborhood.

I feel that the problems with stormwater and traffic, though addressed by the developers, will ultimately be decided by mother nature herself and will not be well controlled under precipitating conditions of weather and number of residents and number of cars, etc.

There is a proposal to build six townhome units on the north upslope of the property. I am not in agreement with construction of this entire block of homes. In physically walking the area this morning, I do not think that the buffer/ easement is large enough between my property, my neighbors property and the new building. I also observe that the map of the area seems to have misrepresented the proximity as well as the eventual height of the building. The woods behind the homes will be blocked by the building height. We did discuss that having cars driving behind this building or parking there is unacceptable to the neighborhood.

One other concern of the neighborhood is that the electric grid of West Meade Highlands is overstressed and the breakers somewhat regularly blow and cause disruption of power. Adding utility infrastructure for electric, water, sewer will have to be conscientious for such a large development.

I will have more information by the time of this meeting later today, but wanted to assure that our concerns were included. Thank you.

Respectfully submitted,

Ruth Thomas

6844 Highland Park Drive

Nashville, TN 37205

cell # 605-828-3775

Item 5, The Livery at 5th & Monroe SP

From: Sam Nugent [mailto:snugent@cadprodinc.com]

Sent: Thursday, June 08, 2017 12:26 AM

To: Planning Commissioners

Cc: btfitzpat@gmail.com

Subject: Proposed Zoning Change

To: Metro Nashville Planning Commission

From: Samuel D. Nugent, 408 Van Buren St

Date: June 7, 2017

RE: Proposed Zoning Change, 1200 block of 5th Ave N

I have been a resident of Germantown since 2004. I have reviewed the plans and OPPOSE the zoning changes from MUN to SP for the proposed Livery development in the 1200 block of 5th Ave North. The arguments for changing the zoning are based on promises from the developer who is relying on promises of the future tenant that they will be good stewards for the community and hold to self-designed and self-imposed restrictions. And while both the developer and the tenant may have every intention of holding up their end of the bargain, future developers and future tenants may not be so

inclined. That is why in my opinion we have zoning in the first place – so we don't have to rely on promises. We don't have a great city because people in the past promised to do what is right, we have a great city because our leaders have realized the need to regulate development with appropriate zoning restrictions. Please keep the MUN zoning in place for the current and future residents of Germantown.

Thank you for your time and attention.

From: tstutts [mailto:tstutts@cadprodinc.com]
Sent: Wednesday, June 07, 2017 11:16 PM
To: Planning Commissioners
Subject:

I am a resident of Germantown. As a concerned neighbor, who has reviewed what the proposed zoning change will allow and the problems it poses, I OPPOSE changing the zoning from MUN to SP of The Livery development project at 5th & Monroe.

Whatever the current developer promises to do for the neighborhood is not the issue. Should the developer decide to sell with the new SP zoning is in place, our predominately residential neighborhood could suffer dire consequences from the potential commercial development allowed by the SP zoning.

Thank you for your consideration,

Todd Stutts

408 Van Buren St.

From: Teresa Blackburn [mailto:teresablackburn1@mac.com]
Sent: Thursday, June 08, 2017 8:04 AM
To: Planning Commissioners
Subject: The Livery

Teresa Blackburn

<http://www.teresablackburnfoodstyling.com>

<https://foodonfifth.com>

615-429-2069

(attachment follows)

teresa blackburn

teresablackburnfoodstyling.com

1204 5th Avenue North Nashville, TN 37208

email: teresablackburn1@mac.com

615-429-2069

To Whom It May Concern:

In reference to "The Livery" project as proposed and to be considered by the Planning Commission this afternoon, Wouter and I want to state that we really appreciate the various beautiful projects that Jim Creason has built in Historic Germantown and in particular on the 1200 block of 5th Avenue North. We support his endeavors with the exception of "The Livery" as requested.

We do support "The Livery" if, and when, the construction and permissions include residences as well as any proposed businesses. The fabric of our neighborhood reflects other buildings complying with this and "The Livery" should be no different. Residences and businesses in the same building is an asset.

The two other buildings on the 1200 block both at the corner of 5th north and Madison Street, The Germantown Cafe building as we call it. has residences up above, as does the Summer Street building directly across from it. Both of these buildings are a combination of homeowners and business persons living side by side keeping with what makes Historic Germantown what is is today.

Let's please keep our streets and neighborhood a combination of residential and commercial as it has been for years with the check and balances that are naturally in place when folks live next to commercial spaces in a symbiotic way. Homeowners and commercial spaces make good neighbors when they live together as one.

Please hold all proposed builders and building projects responsible in living with us as neighbors and friends to keep the character of Historic Germantown a livable place for young families with children, the elderly alongside the younger, the homeowners along side the renters and small businesses as it currently is.

Best regards and in all sincerity,
Teresa Blackburn and Wouter Feldbusch.

From: Jenny Surratt [mailto:jennysurratt@gmail.com]
Sent: Wednesday, June 07, 2017 8:35 PM
To: Planning Commissioners
Cc: O'Connell, Freddie (Council Member); btfitzpat@gmail.com
Subject: The Livery

Hello,

I am writing this email to give my opinion on the rezoning request for The Livery. I am opposed to the rezoning of The Livery at 5th and Monroe. I am a resident of Germantown. I live on the alley at 4th and Monroe. I am quite concerned with the lack of parking for this venue. We already struggle with street parking in the area with the restaurants that are in the area. I adjust to this and I don't mind because we really like the mix of restaurants, stores and residential living. This is one of the reasons that we moved here.

Where I struggle is that we already have traffic issues on our block of 4th & 5th and Madison & Monroe. It is difficult sometimes, just to get through the maze of street parking, uber and valet. We sit and wait for people getting in and out of vehicles often. We also have valet drivers from the local restaurants that speed up and down our alley with cars that are not theirs. There are always different valet drivers and they are impatient when neighbors are pulling in and out of our driveways on the alley. It is dangerous and there are kids on our alley who ride their bikes and play. Vehicle traffic in the area does not assume there are children around.

I hope you will consider my opinion when you vote. I cannot be at the meeting, but wanted to send my opinion.

Sincerely,

Jenny Surratt

395 Monroe Street

Nashville, TN 37208

615-973-0936

From: Sean Entrekin [mailto:sentrekin@gmail.com]
Sent: Wednesday, June 07, 2017 8:02 PM
To: Planning Commissioners
Subject: OPPOSE the zone change - The Livery at 5th & Monroe

Hi,

I am a resident of Germantown and live not far from the site of the Livery development. I OPPOSE the zone change from MUN to SP due to the additional problems it will cause in my neighborhood.

Thank you,
Sean Entrekin

From: Rob Williams [mailto:rob.williamsthird@gmail.com]
Sent: Wednesday, June 07, 2017 3:19 PM
To: Planning Commissioners
Cc: btfitzpat@gmail.com
Subject: The Livery rezoning

My name is Rob Williams. I live at 1319 4th Avenue North in Historic Germantown. I've lived here since April 2001. I've served as President of the Historic Germantown Neighborhood Association.

I strongly oppose changing the Livery zoning from MUN to SP. Without the mixed use zoning, I'm afraid that the Livery would set a precedent for all-commercial buildings in the heart of our residential neighborhood. The residents of Germantown enjoy living in an urban district with restaurants, coffee shops and stores but the Livery is too far. With no parking to speak of, no apartments above it, I don't think the Livery is beneficial to our neighborhood.

Thank you for your time.

Rob Williams

From: Fitzpatrick, Brian T [mailto:brian.fitzpatrick@Law.Vanderbilt.Edu]
Sent: Wednesday, June 07, 2017 2:48 PM
To: Planning Commissioners
Cc: O'Connell, Freddie (Council Member); Barry, Megan (Mayor); Mendes, Bob (Council Member); Allen,

Burkley (Council Member); Birkeland, Latisha (Planning)
Subject: The Livery Rezoning

Dear Planning Commission,

Please see the attached follow up letter and new traffic and parking study regarding Case 2017SP-005-001 on tomorrow's agenda. Please let me know if you have any trouble opening the attachments.

Thank you,

Brian Fitzpatrick

Professor of Law

Vanderbilt University

615-322-4032

(2 attachments follow)

June 7, 2017

Re: Case 2017SP-005-001

Dear Planning Commission,

I am writing this letter to address three developments regarding the proposed Livery rezoning at 5th Avenue & Monroe Street that have occurred since I wrote my original letter to you on June 2¹:

- 1) The councilperson who represents our neighborhood has now stated his personal position against the rezoning.
- 2) Your staff's report supported the rezoning but did not seriously address any of the issues presented by the application.
- 3) A new traffic and parking study of the proposed rezoning has been issued and it reinforces that the application is flawed.

First, in an email to his constituents yesterday, our councilperson, Freddie O'Connell, made it clear where he stands on this rezoning application. **Like most of the neighborhood, he opposes the application:**

- "No rezoning request has animated discussion in Germantown more than this single-parcel request to move from a base zoning of MUN to SP-MU to facilitate a use as an event space. My personal preference is to keep the base zoning intact, as the building will be the same regardless of zoning."

Second, with great respect to your staff, their report is not a serious analysis of the issues that are posed by this rezoning application:

- In my original letter to you, I noted that there is no public interest in approving this rezoning; there is only the private benefit to the developer of enabling him to put 10,000 square feet of commercial space where he is now only allowed 5,000. The report purports to identify one public interest in approving this rezoning—"supports infill development"—but the report does not explain how the rezoning furthers this goal. In fact, the rezoning not only does *not* further this goal but actually *undermines* it:
 - This plot of land will be "infilled" with the same 10,000 square foot building regardless of whether or not the commission changes the zoning. As the report itself notes, the building itself has been

¹ Please forgive the typos in my original letter and please do not show it to my students at Vanderbilt!

approved since 2014. The only question is what is inside: whether the building will have 5000 square feet of residential space and 5000 square feet of commercial space (current zoning) or whether it will have zero square feet of residential space and 10,000 square feet of commercial space (proposed zoning). The effect on general infill is zero.

- What the rezoning *does* affect, however, is *residential* infill. If the rezoning is approved—and the developer need not put 5000 square feet of residential space in the building—then residential density will *decrease*. This is *inconsistent* with the city’s goals for residential infill to prevent suburban sprawl and it is *inconsistent* with the city’s concerns over affordable housing: **it worsens not improves our affordable housing crisis to permit a developer to remove 5000 square feet of housing stock!**
- The rezoning is also flatly inconsistent with the infill envisioned by our North Nashville Community Plan adopted in June of 2015 as part of the NextNashville project. The Plan lists as one of its goals “protecting neighborhoods from the intrusion of *nonresidential* land uses.” (emphasis added). This application is the very definition of a nonresidential land use.
- Your staff’s report also fails to address *any* of the costs to the neighborhood this rezoning will entail. In particular, the staff did not respond to any of these points:
 - The report assumes that the developer needs only 135 parking spaces. That number comes from the developer’s consultant. But the developer’s consultant assumed that only 225 people would be inside the building’s event space at any one time. The SP application, however, permits up to 325 people in the event space many times throughout the year. According to his consultant’s own formula, this means the developer *will need 180 parking spaces not 135 parking spaces*.
 - The report repeated without any analysis the developer’s assertion that he will be able to use “approximately 50” parking spaces at St. Mark’s Church on 6th Avenue. But the developer has never produced any document showing that he can acquire exclusive use of the St. Mark’s lot for three years as required by the zoning code. Indeed, the lot is currently used for other purposes. Moreover, the St. Mark’s lot is actually *for sale* right now. Thus, even if the developer did have a lease, it may become null and void at any time. The staff’s report did not address any of these points.

- But even if the St. Mark’s lot is credited to the developer, he is still far short of the 180 parking spots he needs. The report deals with this only by saying that additional parking spaces “shall be identified within the immediate vicinity of the project site . . .” But wishing that something will be identified is not the same as *actually* identifying it, let alone actually *securing* it. There is almost no parking available in the neighborhood anywhere near this building. The developer has only “identified” one other lot—the one at 1120 5th Avenue—but, according to the new parking analysis (see below), that lot can only hold 46 vehicles. This is still far short of the parking spaces the developer needs. Moreover, even if all the spaces he needed existed there, the developer, again, has not produced any document showing that he can actually secure exclusive access to those spaces for three years as required by the zoning code. As the new parking analysis concluded: “[I]t is not clear whether or not this lot will be used exclusively for valet parking from the project, or if public parking will still be allowed at this location.”
- The report did not address any of the major traffic jams the rezoning will cause. As I noted in my initial letter, the developer’s own consultant found that his proposal would cause “extreme delay” at the corner of 5th Avenue and Jefferson Street, with nearly 30 minutes required to clear all of the cars trying to turn left. In addition, there will be massive traffic jams on Monroe Street and 5th Avenue as valets try to park 135 cars arriving at the same time for events. The developer’s proposal to route the cars through the alley between 5th and 6th Avenues will only trap the people who live on the alley in their driveways for long periods of time and expose them to dangerous vehicular traffic. As the new traffic analysis concludes, the width of the alley is not adequate for “two-way traffic nor for truck access.”
- I wish to close on one final point about the staff’s report. It assumes that this SP application is tied to an event space, but it is not. The initial planned use for this building is an event space on the top two floors. But the event space may never materialize (the proprietors of the event space had planned to open elsewhere once already) or it may close down at any time. If you approve this SP application, you are permitting 10,000 square feet of *any* commercial use to go into this building (except alternative financial services or a beer and cigarette market). That means this space could be filled at some point down the line by a *nightclub*—a *nightclub with a rooftop* unlimited by hours of operation or any restriction on amplified music. If stating the consequences that could come to pass if this rezoning is approved is not sufficient to demonstrate how absurd this application is, I do not know what would be sufficient.

Finally, I am attaching a new traffic and parking study of the rezoning application performed by a well-known local expert named Robert Murphy. Mr. Murphy was asked to take as a given the developer's assumption that only 225 people could be inside the event space at any one time (despite the fact that the SP application permits 325 people) to determine whether the rezoning application could withstand scrutiny even under the developer's own misleading assumptions. The new study speaks for itself, but I highlight here the major findings:

- *The parking lots identified by the developer do not add up to enough spaces.* In particular, even if we assume that 50 spaces can be squeezed into the St. Mark's lot (a dubious assumption, as I noted in my initial letter), the developer still needs 85 more spaces. Yet, the parking lot identified by the developer 1120 5th Avenue "is currently used for public parking and has a total of 46 marked spaces." "It is not clear how an additional 39 spaces (total 85) can be parked in this parking lot. Also, it is not clear whether or not this lot will be used exclusively for valet parking from the project, or if public parking will still be allowed at this location."
- *The developer's traffic consultant did "not address the width of the alley that runs along the west side of the site."* In particular, the alley "is not adequate for two-way traffic nor for adequate truck access." Although the site plan appears to call for widening the alley by 4 feet, the new study finds that insufficient.
- *The developer's traffic consultant did not address Public Works's proposed valet routing through Madison Street rather than Jefferson Street.* As a result, although we know "there will be a large increase in vehicle delay and stacking at the intersection of 5th Avenue and Madison Street" under Public Work's routing, we do not know how big of an increase. The fact that we have no data on how bad the traffic jams caused by the rezoning will be is reason enough to deny the application.

My neighbors and I—as well as our councilperson—have spent a great deal of time thinking about this SP application. We did not reach our opposition lightly. But we did reach it. Please deny the application.

Sincerely,

Brian Fitzpatrick
1222 5th Avenue N
Nashville, TN 37208

June 7, 2017

Jim Murphy
Partner
Bradley Arant Boult Cummings LLP
Roundabout Plaza, 1600 Division Street, Suite 700
Nashville, TN 37203

RE: The Livery at 5th & Monroe – Traffic Impact Study & Parking Analysis

Jim:

As you requested, I have reviewed the following information regarding the above referenced project, proposed to be located at the southwest corner of 5th Avenue N. and Monroe Street in Nashville, TN.

- Site plan, prepared by Civil Site Design, Inc., (latest update dated 5/12/17)
- Traffic Impact Study, prepared by Fischbach Transportation Group, (dated April, 2017)
- Letter from Sean Decoster, Civil Site Design, Inc. to Latisha Birkeland, Metro Planning Commission (dated 5/16/17)

Based on my review of this information I have the following comments related to this project:

Parking

The site plan identifies the required parking for the site to be 44 spaces, based on the designation of the proposed development as 3,300 square feet of restaurant space and 6,600 square feet of banquet/meeting space and accounting for transit and pedestrian reductions, as allowed by the Metro Zoning Code. However, the Traffic Impact Study projects the PM peak hour entering traffic to equal 135 vehicles. Therefore, the developer should provide adequate parking for this demand as identified in the Traffic Impact Study. This is consistent with Metro Public Works' recommendation (See #3 from the above referenced letter from Sean Decoster to Latisha Birkeland).

In his response to Ms. Birkeland regarding the parking demand, Mr. Decoster, in essence, states that the 135 spaces will be provided through agreements with owners of off-site parking lots in the area. This would include 50 spaces at the lot for St. Mark's Church, with the remaining 85 spaces to be provided by a parking lot in the vicinity (Parcels 08209039800, 08209039900, 8213025400, and 08213025500). This parking lot is located at the southeast corner of 5th Avenue N. and Madison Street. It should be noted that this parking lot is currently used for public parking and has a total of 46 marked spaces. It is not clear how an additional 39 spaces (total 85) can be parked in this parking lot. Also, it is not clear whether or not this lot will be used exclusively for valet parking from the project, or if public parking will still be allowed at this location.

It should be noted that the valet stand, as proposed, would require the elimination of public parking along the south side of Monroe Street along the site frontage.

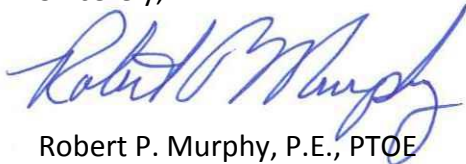
Traffic Flow & Circulation

The traffic study appropriately addresses the impact of the proposed development, although it does not address the width of the alley that runs along the west side of the site. From reviewing Google Earth, it appears that the alley is only about 10 feet wide, which is not adequate for two-way traffic nor for adequate truck access. Therefore, the alley needs to be widened to 16-18 feet to provide adequate access. From reviewing the site plan, it appears the alley will be widened to the east by about 4 feet. Consideration should be given to widening the alley to the west as well to achieve the 16-18 feet of width needed.

Finally, it should be noted that the traffic study shows that the development of this project will result in a significant increase in delay and vehicle stacking for the southbound approach of 5th Avenue at Jefferson Street, if the valet traffic is routed down to Jefferson Street. To minimize the impacts of the valet traffic at this intersection, Metro Public Works has recommended that the valet traffic travel from southbound 5th Avenue N. to westbound Madison Street instead of using Jefferson Street. While this will help reduce traffic impacts at the Jefferson Street intersection, it is expected that there will be a large increase in vehicle delay and stacking at the intersection of 5th Avenue N. and Madison Street.

Please contact me if you have any questions or if you need any additional information regarding this matter.

Sincerely,



Robert P. Murphy, P.E., PTOE

From: Amy Delk [mailto:adelk@landmarkbanktn.com]

Sent: Thursday, June 08, 2017 11:59 AM

To: Planning Commissioners

Subject: I Support the Livery

I am a local resident at 934 Ireland St, Nashville TN 37208, soon to be a resident at 1625 5th Ave N, 37208 and I support the Livery.

Thank you,

Amy

Amy Delk

Amydelk67@yahoo.com

615-509-4092

Item 15, Rezoning S of E Trinity Lane

From: tjtaylor1 [mailto:tjtaylor1@comcast.net]

Sent: Wednesday, June 07, 2017 10:12 PM

To: Planning Commissioners

Subject: 2017Z-037PR-001 Case #

I own a home on Luton St and I am for rezoning to RM20.

Thanks,

TTaylor

From: Noelle Oliver [mailto:nd_oliver@yahoo.com]

Sent: Wednesday, June 07, 2017 10:09 PM

To: Planning Commissioners

Subject: Case # 2017Z-037PR-001

I own a home on Luton St and I am for changing the zoning on that street to RM20.

Thank you,

ND Oliver

Item 18, The Somerset SP

(letter from CM Jeff Syracuse follows)



METROPOLITAN COUNCIL

Member of Council

June 7, 2017

Mr. Greg Adkins, Chair and Members of the Commission
Howard Office Building
700 Second Ave. South
Sonny West Conference Center
Nashville, TN 37210

RE: Proposal No. 2017SP-048-001 – The Somerset SP

Dear Mr. Adkins and Members of the Commission:

I am unable to attend this meeting and I am writing in support of the above referenced proposal 2017-SP-048-001, which is on the Planning Commission's Agenda for Thursday, June 8, 2017, to rezone 2.28 acres from CS, IWD and R10 to SP-R zoning to permit 25 multi-family residential units on properties located at 1600, 1602 and 1604 Lebanon Pike.

I have not received any opposition to this proposal. I respectfully request the Commission's full consideration in approving this request.

Regards,

Jeff Syracuse
Councilmember, District 15

JS/dc

Item 22, ETC Restaurant

From: Walter Crouch [mailto:Walter.Crouch@wallerlaw.com]

Sent: Thursday, June 08, 2017 9:53 AM

To: Buechler, Jessica (Planning); Leeman, Bob (Planning); Owensby, Craig (Planning)

Cc: Pulley, Russ (Council Member); 'Randy Beeson'; jcj@mtngp.com

Subject: Metro Planning Commission Case 2005UD-005-005 / Bedford Avenue UDO

Jessica, Bob and Craig:

I am submitting the attached letter to the Planning Commission via email, in care of you, because it is unlikely that I will be able to attend this afternoon's Planning Commission meeting in person and speak in opposition to the above-referenced matter. I would appreciate your assistance in bring my letter of opposition to the attention of the Planning Commission members.

Please let me know if I must submit this letter in a different manner in order to have it considered in connection with this afternoon's scheduled hearing on Case 2005UD-005-005.

Thanks your assistance.

/w/

Walter H. Crouch

Waller Lansden Dortch & Davis, LLP

511 Union Street, Suite 2700

Nashville, Tennessee 37219

(attachment follows)

June 8, 2017

To: Metro Planning Commission
c/o Jessica Buechler

Cc: Russ Pulley (Metro Council Representative, District 25)

Re: Planning Commission Case 2005UD-005-005

I am writing in opposition to the proposed modification to the awning standard of the Bedford Avenue Urban Design Overlay for the property located at 3790 Bedford Avenue.

Safety Concerns: The proposed large awning will interfere with sight lines for drivers approaching and entering the Bedford-Crestmoor intersection. There is a steep grade change on Crestmoor Road adjacent to the restaurant. The drawings and artist depictions provided in with the requested UDO modification do not reflect the actual topography and the impact of the proposed awning for drivers. Reduced sight lines at this intersection will reduce safety for both drivers and pedestrians attempting to cross the streets. The property line, building setback and design of the building at this location as well as the building at the south west corner of this intersection all reflect the need for clear sight lines at this intersection.

Esthetic Concerns: As viewed from the residential building on Crestmoor, directly across the street from the location of the proposed large awning, there is no esthetic appeal. The large awning would greatly detract from the comparatively pleasant main street character of the restaurant patio area with the use smaller, lower height table umbrellas. Use of a large awning might improve functionality for the restaurant but it would not be an esthetic improvement to the current street character at this intersection.

Current Conditions: Photographs showing current conditions at the intersection are attached to help illustrate the topography and sight line concerns and to show the current main street character already achieved by the restaurant's use of smaller, lower height table umbrellas as viewed from the neighboring residential property.

Denial of Request: As a concerned resident within the Bedford UDO, I ask that the Planning Commission to deny this proposed modification to the awning standard of the Bedford Avenue Urban Design Overlay.

Thank you for your consideration.



Walter Crouch
2411 Crestmoor Road # 104
Nashville, TN 37215







