

## Comments on July 13, 2017 Planning Commission agenda items, received through July 7

### Item 14, Bento Box Nashville SP

**From:** Colby Sledge [<mailto:csledge@gmail.com>]  
**Sent:** Friday, June 30, 2017 8:06 AM  
**To:** Shepard, Shawn (Planning)  
**Subject:** Fwd: Bento Box

Shawn,

Good morning. Just wanted to make sure I included this input, as well. Paul was at the meeting and is in favor of the project.

Colby

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

**From:** Nextdoor Wedgewood Houston <[reply@rs.email.nextdoor.com](mailto:reply@rs.email.nextdoor.com)>  
**Date:** Fri, Jun 30, 2017 at 8:03 AM  
**Subject:** Re: Bento Box  
**To:** [csledge@gmail.com](mailto:csledge@gmail.com)

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Paul Chinetti, Chestnut Hill

Just a quick recap from what I heard at the Bento Box meeting.

66 of the 88 units would be a full service hotel, front desk staff, valets, security, etc. Their plan is to have it be an extended stay hotel for people coming into town for projects, people looking for a place to stay while they find a place to live etc. It was brought up if say a bachelor party could rent out a block of rooms for the weekend, and they said it's a possibility but they would be treated as any other guests and if they become too rowdy they would get kicked out. But they also mentioned they aren't renting out the 1 and 2 room units. They are renting out micro units for the stays, we are talking 250-400 square feet (pretty sure that was the range) so they aren't party pads, basically beds and showers.

Seems to me like they have thought of everything, noise, parking and a ton of other things. I think their biggest problem and one that we all expressed to them, is they don't really seem to understand how the train works right there at that crossing and how it can back up traffic and how it could make it impossible to get to their building. They had some ideas and had been working with CSX and Public Works but I think that will require some more study.

I think it's a hell of a project to go on such a, let's say difficult piece of land.

If you have any more questions throw them in here, I bet myself, Colby or a few other folks could answer them.

**From:** Colby [mailto:csledge@gmail.com]  
**Sent:** Saturday, July 01, 2017 8:31 AM  
**To:** Shepard, Shawn (Planning)  
**Subject:** Fwd: Bento Box

Colby

Begin forwarded message:

**From:** "Nextdoor Wedgewood Houston" <[reply@rs.email.nextdoor.com](mailto:reply@rs.email.nextdoor.com)>  
**Date:** June 30, 2017 at 9:52:54 PM CDT  
**To:** [csledge@gmail.com](mailto:csledge@gmail.com)  
**Subject:** Re: Bento Box  
**Reply-To:**  
[reply+GEYTSMBWG44V64DSN5SHKY3UNFXW4X2QJ5JVIXZVGM3DMOJWG4YA====@chestnuthillnashville.nextdoor.com](mailto:reply+GEYTSMBWG44V64DSN5SHKY3UNFXW4X2QJ5JVIXZVGM3DMOJWG4YA====@chestnuthillnashville.nextdoor.com)

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Sandy Herder, Chestnut Hill

Also at the meeting, my two cents worth. Aside from what's already been said, they started out saying they weren't going to do any short term rental, now they want 66 of the 89 rooms to be hotel usage. They talked about trying to get a quiet zone for the trains, which I know some people like the idea of, but with the whistles gone they'll have to institute other safety measures. They named two possibilities, one

involving a larger gate that cars won't be able to get around if they're down, which seems fine, but the other would be the section of Hart leading to 4th being made one way, leading away from 4th. I don't turn left onto 4th from Chestnut, due to the risk of getting caught by the train and getting stuck. This would mean traffic would be diverted to 4th by Chestnut, or cutting through neighborhoods. There's already an uptick in traffic, 3rd can be tight to navigate so there's a good possibility that they're going to have to make parking on one side of the street in order to accommodate the already overburdened usage.

They talked about painting more stripes on the intersection to be sure people don't drive the wrong way on second, but that's really not enough, they need more signage, possibly putting a barricade so you CAN'T turn right.

They figured the hotel rooms would go for \$100-200 per night, thinking this was "high end" but that's peanuts compared to a downtown hotel and although they claim they're aiming for more of an extended stay guest, there's not really much they can do about who checks in, as they won't prohibit shorter stays. The concept is youthful and "edgy" and I can pretty much guarantee they'll have a younger crowd in town to party. Sure they'll have a full time staff but that won't do anything about the noise and traffic being forced into the neighborhood.

Basically, they lied about their intent, or like other developers they saw the opportunity to make a bunch of money, and they expect the full time residents to make a lot of sacrifices with little benefit.

## Item 28, Knob Road contextual overlay

**From:** Chambers, Dexter [<mailto:Dexter.Chambers@carrierenterprise.com>]

**Sent:** Monday, June 26, 2017 10:07 AM

**To:** Rickoff, Abbie (Planning)

**Subject:** Case 2017Z-075PR-001

Good Morning Abbie,

I am not sure if you are aware, but there has been a petition put together by property owners who are against the proposed contextual overlay on Knob Road. I have attached a copy of the petition for your review. Please let me know if you have any questions.

Thanks,

Dexter Chambers  
5418 Knob Road  
Nashville, TN 37209

**(attachment follows)**



**From:** Alice Orr [mailto:[aliceorr@gmail.com](mailto:aliceorr@gmail.com)]

**Sent:** Sunday, July 02, 2017 1:26 PM

**To:** Planning Commissioners

**Subject:** Contextual Overlay Knob Road

Commissioners: I am writing in support of the proposed contextual overlay for the 5400 block of Knob Road. I live at 5400 Knob Road and am very interested in seeing the character of our neighborhood remain in place. Most of us have lived here for many years and like the quiet privacy of our area. We feel that our smaller homes will be in great demand now and in the future as more and more single people purchase homes and more and more retired folks decide to downside. We are, in fact, dismayed by the 'tear downs' and what they are doing to many of Nashville's once affordable housing areas.

Please seriously consider allowing us to keep our neighborhood.

Thank you.

Sincerely,

Alice Orr

5400 Knob Road

**From:** [suzettecrutch12@bellsouth.net](mailto:suzettecrutch12@bellsouth.net) [mailto:[suzettecrutch12@bellsouth.net](mailto:suzettecrutch12@bellsouth.net)]

**Sent:** Saturday, July 01, 2017 9:01 PM

**To:** Planning Commissioners

**Subject:** Case Number 2017Z-075PR-001

Thank you for your consideration of a Contextual Overlay for the even numbered side of Knob Road. My letter of support is attached.

Suzette Crutchfield

**(attachment follows)**

**Suzette Crutchfield  
5406 Knob Road  
Nashville, TN 37209**

July 1, 2017

VIA EMAIL

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

Dear Metro Planning Commission Members:

Re: Case Number 2017Z-075PR-001

Thank you for hearing comments about the contextual overlay proposed for the even-numbered side of the 5400 block of Knob Road.

I purchased my home 21 years ago after searching for nine months. One of the reasons I choose this location was the amount of green space and mature trees. This neighborhood had modest homes with small lots. I have greatly enjoyed living in this neighborhood and have planned to live here long-term.

We have recently had some tear downs in our neighborhood with replacement homes being built that take up the majority of the lots, and seeing the loss of green space and mature trees is very concerning to me. Given the size of our lots, this could greatly change our landscape, and that troubles me. If that occurs on a large scale, our neighborhood will lose a lot of the aspects that prompted me to make my home purchase.

The contextual overlay would allow residents on the even-numbered side of the 5400 block of Knob Road to make additions to their homes or to build homes in a manner that would help preserve the environmental factors that so many of us that live here enjoy.

I appreciate your consideration of these comments.

Sincerely,



(Melinda) Suzette Crutchfield

From: Frank [mailto:1951sawman@gmail.com]  
Sent: Thursday, July 06, 2017 8:38 PM  
To: Planning Commissioners; Murphy, Kathleen (Council Member)  
Subject: Over lay 5400 block of Knob Rd, CASE NUMBER 2017Z-075PR-001

Frank DeBellis and Elinor Coleman  
Our home is 5420 Knob Rd.

We moved to Nashville 18 months ago. The realtor we worked with found our home. The reason we bought here was that the area was quiet and affordable. The homes are well maintained.

It's a area where young couples, single people and older persons can start out or retire to. This area was not designed for large oversized homes. Besides the fact we are lose green space. The looks of the homes on top of each other is not a great look.

Homes that were built in the last few years are being resold already. People are finding out that a lack of area around their home and living on top of your neighbor is not what they want.

Nashville needs areas like ours. If we keep targeting areas like our neighborhood to build larger homes that are costly it will stop young people from moving into Nashville. They will go to towns that are affordable. We need the tradesmen, hospital workers, sales people, landscape people and service personnel, to name just a few, in Nashville. Also some of our owners think that if the overlay passes that they can't make any changes to their home and that it will cause the value of the homes to drop. This is not correct and it needs to be explained in a way that everyone can understand.

We are in favor of the overlay and appreciate your consideration of these comments.

Thanks,  
Frank DeBellis and Elinor Coleman

## **Item 29, Cantrell Ave/Carden Ave/Leonard Ave rezoning**

From: Fay Forlines [mailto:cfforlines@gmail.com]  
Sent: Monday, June 12, 2017 2:03 PM  
To: Planning Staff; Fay Forlines  
Subject: Case Number: 2017Z-079PR-001

Thank you for the card sent to and received by FORLINES REVOCABLE LIVING TRUST, 3801 ROLLAND RD; NASHVILLE, TN 37205; Case Number: 2017Z-079PR-001;  
Council District: 24 (Kathleen Murphy) concerning a potential public hearing by the Planning Commission held at Howard Office Building ,



700 2nd Ave S. (no date yet stated).

Please read the letter below at the hearing. Considering public safety and our hesitance to drive in unfamiliar environments after dark, we are not able to get to the hearing at Howard Office Building.

We are property owners and residents in the Whitland Area Neighborhood Association ((WANA) since January, 1963. "The Project Location: various properties along Cantrell Avenue, Carden Avenue and Leonard Avenue" is within the associational boundaries of WANA.

All property owners in WANA have bought our homes with the understanding that we are in a one and two-family zoning district. At the same time, we are aware that there are multiple apartment buildings within WANA's boundaries as well.

All these years, we neighbors have worked together within the boundaries to create one of the most desirable locations in which to live in Nashville, pleased with the existing and expanding diversity in architecture, housing, landscaping, etc. within our bounds.

Can you imagine that some residents might see the move to rezone as a grab for power by inexperienced governmental executives who have not stopped to consider homeowners who bought their properties because the residence had a "Mother-in-law" apartment?

GOOD FOR TOURISM. Consideration for the comfort of Nashville home owners, will the Planning Commission please consider that also Bed and Breakfast places in neighborhoods will attract tourists with moderate incomes to consider visiting our wonderful city and become acquainted with friendly, ordinary home owners. In London we found on our visit, that in some of their districts, it seems that there is a B & B in every block of the residential areas near the bus lines. It is worth considering for WANA. Tourists from all over the world could see what pleasant living is all about in Music City.

Loyal Boosters of Nashville,  
Leroy and Fay Forlines  
3801 Rolland Road  
Nashville, TN 37205'  
(615) 292-8709