

Comments on August 10, 2017 Planning Commission agenda items, received August 9-10

Items 1a/b/c, Madison Community Plan Amendment/1201 Neely's Bend SP/Odom Sausage Company PUD (Cancel)

From: Darryl VanLeer [<mailto:dvanleer@yahoo.com>]
Sent: Thursday, August 10, 2017 10:07 AM
To: Pridemore, Bill (Council Member)
Cc: Shepard, Shawn (Planning)
Subject: High Density Rezoning of 1201 Neelys Bend

To Bill Pridemore and Shawn Shepard

and Who it May Concern,

I Darryl Van leer have been a property owner of this area since 1992. I moved my family here to this location because of it's peacefulness. Since then much development has taken place with much less valued property housing. On Joe Pyron DR. the clientele has changed for the worse along with angry motorist and increased criminal activities. The traffic on Neelys Bend is already quite dangerous and much different from when we moved here. For the reasons of: increased hectic traffic, and possibly negative activities due to over-crowding, **I am totally against this selfish development.** This developments concern is not for the citizens of this area but only to profit contractors and politicians. **I am against it!**

Sincerely,

Darryl Van Leer

From: WILLIAM rucker [<mailto:ruckerw@comcast.net>]
Sent: Wednesday, August 09, 2017 3:27 PM
To: Shepard, Shawn (Planning); Pridemore, Bill (Council Member)
Subject: Rezoning of Odoms 1201 Neely's Bend Road

Sirs:

My wife and I have been living on Nawakwa Trail for 22 Year and I grew up going to school here in the Bend.

We decided to buy here for it's near rural atmosphere. Then the started to build up down here. At the end of

Nawakwa Trail they put in a new subdivision and every sense the traffic on Nawakwa Trail has been terrible.

Now you want to let someone put a lot more houses on the property at 1201 Neely's Bend Road. You are getting ready to cause major traffic problems that will be a lot greater than what we have now. You have mainly one way in and Neely's Bend road can not handy a lot more traffic. I think that if you took a pole here in the Bend you will find out

that all most everyone would be against this.

My wife and I can not attend the meeting Thursday because of a prior appointment, so you can put us down that we

are strongly against this new proposal.

Another thing I don't understand why when you are having a meeting to make great changes in a community these

meeting should be held in the community that is affected like for instance Neely's Bend Middle School that way

a lot more people can be there. Meeting a Howard School is located where a lot of people don't know where it is,

where parking will be if a great number of people attend or they just can not drive down there for some reason (age

sickness or other reasons).

Sharon and Bill Rucker

534 Nawakwa Trail

Madison

From: Leanne Shelby [<mailto:lannshelby@comcast.net>]
Sent: Wednesday, August 09, 2017 2:46 PM
To: Shepard, Shawn (Planning)
Subject: We say NO to the proposal for the Neely's Bend Road property

We are Eddie and Leanne Shelby.
We own property at 725 Tahlana Avenue, Madison, TN 37115
615-578-0562 / 615-485-5027

We have lived in the Neely's Bend since 1950, and we made the decision long ago to remain in this area because of the central location and because of the rural feel of the area. We have watched over the years where people came in and built inferior properties that added more traffic to a two lane main road. We have watched over the years where traffic lights have been added to help with traffic flow - which has been helpful, but is still getting worse all the time.

We are not in favor of favor of the current proposal to add more houses and retail space to the area already zoned for 128 houses mainly because of traffic concerns. Also, Neely's Bend is still considered a rural area, and while we would love to be the newest hip place in Nashville, we don't have the infrastructure to support this.

Thank you so much for hearing the residents of this area! We have a strong community, and we want to keep it a safe place for families.

From: Ricky Carroll [<mailto:ricky@chefsmarket.com>]
Sent: Wednesday, August 09, 2017 2:05 PM
To: Shepard, Shawn (Planning)
Subject: 1201 Neely's Bend Rd

I reside at 705 Canton Pass, Madison, TN 37115 & I am OPPOSED to the proposed development at 1201 Neely's Bend Rd. Madison.

Thank You,

Ricky Carroll

Chef's Market

Visual Merchandiser & Event Stylist

615-851-2433 *308

From: Janice Cartwright [<mailto:jcartwright@att.net>]
Sent: Wednesday, August 09, 2017 11:21 AM
To: Shepard, Shawn (Planning)
Subject: 1201 NEELYS BEND RD MADISON

On behalf of my 87 yr old mother, Virginia J Carroll, who resides at 705 Canton Pass, I AM OPPOSED to the proposed development at 1201 Neelys Bend Rd, Madison.

Thank you,
Janice Carroll Cartwright

From: Sandy Richter [<mailto:sandy.richter@ymail.com>]
Sent: Wednesday, August 09, 2017 11:07 AM
To: Shepard, Shawn (Planning)
Subject: Neely's Bend - Odom's sausage property

Dear Shawn,

My name is Sandy Richter and my husband Harlan and I live at 2101A Neely's Bend Rd. We will not be able to attend the meeting tomorrow night but I would like to voice our opposition to this proposed development. Neely's Bend is still a quiet simple place to live and we would like to keep it that way.

There is no way that the proposal will work as is. There is already too much traffic on the road and it is not feasible to add 195 more homes with at least one vehicle each (most would have two or more) . Not to mention 7,000 ft of retail space. Why does that area need retail anyway when we have Gallatin Rd at the end of the road???

I work in Madison and traffic starts to back up about midway down every morning. I can't imagine the nightmare that the developement will cause.

Please take this email into consideration at the Zoning meeting tomorrow afternoon. We cannot attend due to work hours.

In closing please let me say that I have not talked to one person who is in favor of this rezoning and everything on social media regarding this is against it also. I hope that our voices will be heard but I also know that to some people making a profit while putting other peoples lives in danger due to an increase in traffic accidents is of no interest at all.

Sincerely,

Harlan and Sandy Richter
2101A Neely's Bend Rd.
Madison, Tn. 37115

From: Willis, Mary A [<mailto:Mary.Willis@mnps.org>]
Sent: Wednesday, August 09, 2017 10:59 AM
To: Sanders, Dara (Planning); Shepard, Shawn (Planning)
Subject: Former Odom Sausage plan property

Good Morning,

I am writing to express my worries about the proposed development of the former Odom Tennessee Sausage property. As a resident of Neely's Bend for my entire life, I have witnessed the expansion of Nashville, especially in the East Nashville community. I teach at Isaac Litton Middle School and feel constantly the pressure of urban sprawl. Coming home to my quiet Neely's Bend community has always been a haven to escape the rigors of city-life. If the property is developed under the latest plans, there will be an influx of traffic, noise, congestion, and overall disruption of the rural way of life my family had fought for as they purchased properties in the Madison area. As an educator, I also question the feasibility of the Madison area schools, namely, Neely's Bend Elementary, Neely's Bend Junior High, and Madison Middle School to have enough facilities and adequate space. I already have students coming from the Neely's Bend area to Litton Middle school and I wonder what will happen when more families move into the area. Neely's Bend Elementary School has been renovated in the past few years and it already has portable classrooms outside of it. A huge influx of children from this new development will result in over-crowded classrooms and of course, the wonderful portable classrooms that are the magic solution to over-crowded schools, not thought about when ambitious developers move in to an area promising lots of houses and even retail space. What will the demographics of Madison be able to support in this retail space? Another dollar store or predatory lender? We already have about half of Madison's available retail space sitting empty and in disrepair.

None of these issues seem to be of the minds of the developer and the members of the city council who mistakenly don't want Madison to miss out on the growth and development that Nashville is experiencing. I, for one, hope to continue to live in the community and will be quite happy if the urbanization that is sweeping this city misses us entirely.

Sincerely,

Mary Ann Willis

From: Patsy Menees [<mailto:pgmenees@comcast.net>]
Sent: Wednesday, August 09, 2017 9:54 AM
To: Shepard, Shawn (Planning)
Cc: Pridemore, Bill (Council Member)
Subject: Madison Community Plan

I am a resident of Neely's Bend and have been for 41 years. I am opposed to the Madison Community plan being sought at 1201 Neely's Bend Road.
Gene and Patsy Menees

From: albert bryant [<mailto:pb1405@att.net>]
Sent: Wednesday, August 09, 2017 9:52 AM
To: Shepard, Shawn (Planning)
Subject: 1201 Neely's Bend Rd

Please don't let this project go through. If it does, we will not be able to travel back & forth on Neely's Bend Rd. We are experincing many back ups with the traffic already, here in the Bend. Thank You.

A. L. (Pete) Bryant, Jr. - 1405 Brannom Dr. - Madison, TN 37115-5601

From: linda bryant [<mailto:lb1405@att.net>]
Sent: Wednesday, August 09, 2017 9:36 AM
To: Pridemore, Bill (Council Member); Shepard, Shawn (Planning)
Subject: Neelys Bend

I am against the new zoning of 200 new homes. Not particularly thrilled with 128 homes, but do know that is available land.

Linda W. Bryant

1405 Brannom Dr.

Madison, TN 37115

From: 6153008974@pm.sprint.com [<mailto:6153008974@pm.sprint.com>]
Sent: Thursday, August 10, 2017 7:18 AM
To: Shepard, Shawn (Planning)
Subject:

Sent from my mobile.

New zoning @1201 Neelys Bend Rd... Totally against new zoning. I have lived in the Bend for 50 years and the traffic now is more that this small area of Madison was meant for and request for 195+ homes and retail space is ridiculous. Please take pride in our Neighborhood and vote against the change in codes for increase of more homes in such a small area. Thank you, Jeannie Richard

From: preston george [<mailto:prestonbgeorge@hotmail.com>]
Sent: Thursday, August 10, 2017 1:44 AM
To: Shepard, Shawn (Planning)
Subject: 1201 Neelys Bend

Dear Mr. Shepard,

I am happy to see that development is finally coming to Neely's Bend Road. While some of Nashville is experiencing a boom, some of its neighborhoods have been left behind. Increasing the housing stock and adding units that will raise our property values is what we need here in Madison. Also, I love the possibility of having more retail options. Other neighborhoods are thriving, and Madison can thrive, too. I ask that you vote to approve the zoning changes need for the housing and retail proposal that will redevelop the Tennessee Pride facility.

Best,

Preston George

“We make a living by what we get, but we make a life by what we give.”

~Winston Churchill

From: Austin Prince [<mailto:austintaylorprince@gmail.com>]
Sent: Wednesday, August 09, 2017 11:40 PM
To: Shepard, Shawn (Planning); Pridemore, Bill (Council Member)
Subject: Neely's Bend Development

Mr. Pridemore & Mr. Shepard,

My name is Austin Prince, and I've only been a resident of Neely's Bend for less than a year. I moved here with my wife and son last October and we couldn't be more thrilled with the community that we chose to be a part of. I know that this is coming very late on the heels of a community meeting on the subject of the new development planned for the area of the old Odom's Sausage Factory, but i hope it can help to communicate how many of us who live in the area feel. I promise I will try to be brief.

From what I gather, our neighborhood is a bit of a rarity in Davidson County. It is largely open with less traffic (aside from Neely's Bend road) than a lot of what you would expect to find in the Nashville area. We have something special in the space that we live, and the neighbors with whom we live. Unfortunately, I haven't heard a single positive thing from my neighbors about the new development, nor can I think of anything positive about it myself. It seems like we have outside investors who see this community as an opportunity to be expanded upon, while the rest of us see it as the end game. It is the place in where we want to raise our kids, not because it will grow and become something new, but because we love what it already is.

There is plenty more that I would love to express, but I said I would be brief, and I think you will understand the heart behind what I am typing right now.

I would simply like to voice my opinion that this development would be detrimental to my community.

Thank you both for your time.

Respectfully,

Austin Prince

Tahlana Ave, Neely's Bend.

From: Sandra Hollingsworth [<mailto:hollingsworth.sandrahollingswo@gmail.com>]
Sent: Wednesday, August 09, 2017 9:45 PM
To: Pridemore, Bill (Council Member); Shepard, Shawn (Planning)
Subject: Zoning at Odom's plant

Hello,

I am responding to the proposed resettling of the former Odom Plant property.

The original zoning for 128 houses should remain as the limit of development. Additional houses will create excessive traffic on an already over populated area and road. Also, who would bother shopping at a business area in that isolated area WE do not need to create further congestion on Neely's Bend which already has had more accidents this year than in a combination of several years. This is not progress, it is confusion and contamination.

The infrastructure will not support the excessive number of residents newly proposed. We do not need a huge shopping area to become a useless ghost town in the future, if it is ever patronized at all.

Neely's Bend needs to remain the quiet refuge it is.

Respectfully,

Sandra D. Hollingsworth

752 Tahlana Avenue

From: cegriffin@comcast.net [<mailto:cegriffin@comcast.net>]

Sent: Wednesday, August 09, 2017 9:28 PM

To: Pridemore, Bill (Council Member); Shepard, Shawn (Planning)

Subject: rezoning Neely's Bend

I live very close to this proposed development and am against some of the concept. While the plans have changed several times the bottom line is that the traffic and crime will increase. This area is rich in under ground and wet weather springs, even sulfur springs therefore there is an abundance of wildlife and trees. By opening streets to ,allow more traffic city buses dump trucks and delivery trucks the safety of our children and wildlife is at stake. The children can safely ride their bicycles and residents can safely walk because their is little traffic. Opening up roads and adding businesses will make cut through traffic heavier as well as speeding. Now the area residents driving through are respectful of the speed limit.

The developers want to relocate the wildlife to a flood zone at the end of the Bend. Very few people go to that city land because it is unsafe with drug dealers, drinking parties feral cats and is a dumping ground for unwanted animals. Only residents of this area know the problems.

Neely's Bend Rd carries more traffic than stated in your meeting especially during the school year get behind a city or school bus on this two lane road some morning. Some residents sit through 5-6 red lights at Neely's Bend and Gallatin Rd, 2-3 at Emmitt and Gallatin Rd and longer at Madison St. and Gallatin Rd in the mornings during their commute to work between 6:00-8:00. The middle of the day it is usually only a 2-3 red light wait.

When I brought this up to the developer I was told they shouldn't use Gallatin Rd but to go Larkins Springs wait forever at a 4-way stop to reach a small entry way approx. 5 cars to reach State Route 45 to I-65 to reach Briley Pkwy for those of us working in the airport area. So now we are being dictated as to which route to take to our jobs.

More development is opening up on the old William's property further down the Bend which will bring more traffic in the future. Do you realize that if it floods at Nawakwa Trail the entire area down there will be stranded as there are no outlets except Neely's Bend Rd? There are very few outlets off of Neely's Bend Rd period.

In the meetings I felt as if some of the speakers were in La-La land trying to sell unicorns and rainbows. This is not bettering Nashville it is like putting lipstick on a pig. The pig might look better but underneath it is still the same dirty pig. Translation; New homes and developments,

bringing in visitors and spending billions on a bridge to benefit a few condo owners downtown are the lipstick, crime, beggars, panhandlers and drug dealers, vagrants, homeless camps are the mud underneath. Clean up the pig, then add the lipstick for a better result.

The planners are trying to cram developments down our throats when in fact the city isn't funding any new infrastructures to accommodate the traffic.

Bicycle lanes are a waste of money. How many of you ride your bicycles - miles to work?

From: Jessie Pickren [<mailto:jessie@hewandco.com>]

Sent: Wednesday, August 09, 2017 8:28 PM

To: Shepard, Shawn (Planning)

Subject: 1201 Neely's Bend Road

Hi Shawn,

My name is Jessie and I live on Berwick Trail off of Neely's Bend Road.

I am writing to express my deep concern over and protest of the rezoning attempt at 1201 Neely's Bend Road.

My husband and I purchased our place back in early 2015 and love it here.

We were drawn to this neighborhood because of it's rural characteristics. So much of Nashville has lost it's appeal with poorly constructed, thoughtless dwellings as they relate to any cohesive neighborhood feeling or purpose. We were thrilled to find a place away from such growing characterless neighborhoods and felt as though we had lucked out to have escaped having purchased in said neighborhoods.

The Neely's Bend neighborhood is simply NOT equipped to handle this kind of destiny.

Why a rural country road would be a candidate for such development is beyond us. Not only is it not equipped, it stands in direct contrast to the core of what the neighborhood is.

The community plan for Madison states a desire to retain it's rural quality and character. Urban density belongs in an urban center. This would be urban sprawl that doesn't suit the actual community. As just one example,

1,300 feet of sidewalks? To and from where? Who does that benefit? What does that improve?

The literature behind this proposal is appalling and frankly, insulting. Anyone who would pretend that this rezoning benefits this community is not being honest and is certainly not thinking of the actual neighborhood and it's residents. The whole thing feels incredibly disingenuous.

As a resident of Madison I fully support sustainable growth here. There is a wonderful strip on Gallatin that used to be a bustling town center (Gallatin from a bit north of Neely's Bend to just south of Old Hickory Boulevard) that is filled with buildings that are screaming for rehabilitation. This area has existing and safe access to the transportation system. There are properties littering Gallatin in Madison that would be much more appropriate for development. The structures already exist, the trees are already gone. To name a couple that are for sale, Madison Bowl, The Island Breeze lot (corner of Gallatin and East Webster), etc. Aren't such urban lots as these more suited for high density?

I am in my early 30s and my neighbor that has become a dear friend of mine is 86 years old. He has lived in this neighborhood for 80 years. He often comes over and shares stories of his childhood, about running around in the woods, sledding down hills in the winter. He will take us for drives and talk about which family owned this and that land, what happened here or there. After graduating high-school and enlisting, he chose to return home to Madison after the war. He built his home with his own hands, as my husband and I are doing, and he has stayed there his whole life. This is a neighborhood where people move to stay. There was longevity and a sense of pride in this place. We moved here so that our children would grow up in a place that was proud of their community and a place that represented and reflected the needs of their community. We moved here so that our children would have room to run and roam and could be in nature, safely. We moved here so that in 80 years when we are long gone, their memories of this place are ones they want to share with their new young neighbors that move in next door.

Please please please take into consideration what the community as risk wants, cares about, and is asking for. We do NOT want this development to get worse than it already is. Please do not support the rezoning attempt.

I thank you so very much for your time and consideration and wish you the very best,

Jessie

--

Jessie Pickren, Owner + Creative Director
HEW and Company
P.O Box 160821

Nashville, TN 37216
404.213.3200 (t)
jessie@hewandco.com
www.hewandco.com

www.instagram.com/hewandco

From: Dale North [<mailto:dalenorth@comcast.net>]
Sent: Wednesday, August 09, 2017 8:12 PM
To: Pridemore, Bill (Council Member); Shepard, Shawn (Planning)
Subject: Vote no

We are very much against the proposed planning commission changes for the Madison Community Plan at 1201 Neely's Bend Road.
Dale North

From: Rachel Willis [<mailto:racheljeanwillis@gmail.com>]
Sent: Wednesday, August 09, 2017 8:04 PM
To: Shepard, Shawn (Planning); Sanders, Dara (Planning)
Subject: Developing of the former Odom Tennessee Sausage property

To whom it may concern,
I'm emailing you today to express my concern about the proposed development of the former Odom Tennessee Sausage property. I've lived in Neely's Bend Road my whole life and plan to live here for the the foreseeable future. Nashville is constantly growing. There's no argument there, but the expansion that it is creating to our city has caused traffic to increase and is pushing natives to find a way to work around the huge flow of people in and around the city. Neely's Bend has always been a haven for that because of its easy access, location, and in the way that it has kept its neighborhood feel and close-knit community. By adding hundreds of homes, families, and stores, I fear that it will destroy this as a oasis as far as traffic and only add to school traffic because the proposed area isn't a mile from 2 local school. I hope that you take some of these issues into consideration when making your decision.
Thanks,
Rachel Willis

From: Jeff Wedding [<mailto:jwedding@gmail.com>]
Sent: Wednesday, August 09, 2017 7:06 PM
To: Pridemore, Bill (Council Member); Shepard, Shawn (Planning)
Subject: High Density Re-zoning of 1201 Neelys Bend

Dear Sirs,

My wife and I made the decision to evacuate East Nashville last year and relocate to Madison (807 River Pass) because of the same density issues that seem to be threatening many parts of middle Tennessee.

Please do not allow this to happen to the Neelys Bend/Madison area. Thank you for your time.

Best regards,

Jeff Wedding

From: Erin Grosvenor [<mailto:engrosvenor@gmail.com>]
Sent: Wednesday, August 09, 2017 6:55 PM
To: Pridemore, Bill (Council Member); Shepard, Shawn (Planning)
Subject: High Density Re-zoning of 1201 Neelys Bend

Hi Mr. Pridemore and Mr. Shepard,

My name is Erin Grosvenor Wedding and my husband and I purchased our home (807 River Pass) in November. We moved out here from East Nashville to enjoy the calm atmosphere. We intend to grow our family here. I take daily morning walks down Berwick Trail and enjoy the peace, cleanliness, and wildlife. I was very disappointed to hear of the proposed re-zoning directly across Neely's Bend from our street. There is already a lot of traffic getting on and off the peninsula and I fear that adding hundreds of houses will only bog us down further. Aside from car traffic, I am afraid of how the increase in population will encroach on the wildlife. I am also already noticing an uptick in the amount of trash I've been seeing on my walks. Additionally, we have no way of knowing what kind of demographic is going to be living there. Will it affect our safety & well-being? We hope that you will very cautiously consider the effects this re-zoning could have on our lives. I understand that the gentleman trying to make this deal happen is "from the Bend" although he doesn't live here now. Since he no longer lives here, I very much doubt that the reasoning behind his proposed sale is to better our neighborhood, rather it seems he wants to pad out his checking account.

Thank you for hearing the concerns of your constituents.

Kind regards,

Erin Wedding

From: John Sanderson [<mailto:superbirdblue43@gmail.com>]
Sent: Wednesday, August 09, 2017 6:51 PM
To: Pridemore, Bill (Council Member); Shepard, Shawn (Planning)
Subject: No new construction on Neely's Bend!!

(no text included, just the subject line)

From: Dwayne Prince [<mailto:panterrorize@gmail.com>]
Sent: Wednesday, August 09, 2017 6:50 PM
To: Shepard, Shawn (Planning)
Subject: 1201 neelys Bend rd

Please vote no. I've lived here my whole life and this will destroy our tranquil little neighborhood. Don't fall to the pressure of the almighty dollar.

From: Ryan Cook [<mailto:cooklittle@hotmail.com>]
Sent: Wednesday, August 09, 2017 6:28 PM
To: Shepard, Shawn (Planning)
Subject: Odom's Sausage Plant Development

Shawn,

I'm sure that you've received quite a bit of feedback regarding the development at the Odom Sausage Plant on Neely's Bend Road in Madison. I'm a resident of Madison and was happy to hear about the development at first because I think new construction is desperately needed in Madison. I think some retail space and some new homes will be great for the area. I will side with the anti-development folks in regards to the requested change in the total number of houses the developer is planning. I think that they should be held to the original zoning request of 128 houses.

Thanks for your time,

Ryan Cook

921 Hospital Drive

Madison, TN 37115

From: Ashley Adkins [<mailto:a.adkins615@gmail.com>]

Sent: Thursday, August 10, 2017 8:00 AM

To: Pridemore, Bill (Council Member); Shepard, Shawn (Planning)

Subject: 1201 Neelys Bend

Good Morning and thank you in advance for your time.

I am writing to you today in regards to the high density rezoning of 1201 Neely's Bend and my concerns with it. As a resident of the Bend for three years now, and a lifelong resident of the Madison area, I have seen very little structural development of the Madison area outside of housing. It would behoove us as a community to focus on infrastructure before blindly investing in more housing and retail space. As I have watched East Nashville and Inglewood become overrun with quickly built skinny houses and condos, I have spent more time sitting in traffic, and zero time feeling that developers actually care about the area they are developing. What am I proposing we do instead? Invest in parks, after school programs, a community garden, a Co-op, and a more publicized farmer's market instead. There are so many ways I feel that we can enhance the horizon of Madison without simply selling off parcels of land to the highest bidder with a blueprint ready to go.

If we must develop this area please reserve it for retail or community spaces only. No more check cashing companies!

In short I do NOT support the High Density Rezoning of 1201 Neely's Bend, and am interested in working towards more options that serve the community in a grassroots manner.

Thank you,

Ashley Adkins

From: dmslucky13 [<mailto:dmslucky13@comcast.net>]

Sent: Tuesday, August 08, 2017 3:34 PM

To: Shepard, Shawn (Planning)

Subject: Neelys Bend

I have lived in Neelys Bend for 30 years. My grandmother was born on the property I live on over a 100 years ago. We love this area, the people, the land, the quiet. It has grown quite a bit since I was little riding my horse up and down the roads and pastures, but I wouldn't want to live anywhere else. However, It seems like some people are trying to re-inventory the bend. First, the boat ramp, then peeler park, all these changes brought things we didn't want : increased traffic, speeding, drug use etc. Now it seems like some people think WE want retail space and 200 more houses. WE DO NOT!!! Our road is over used as is. Accidents are daily. It's one of the most dangerous roads, and you all want to put more people on it! Vote no! Vote for what the community wants. Vote for what is right! Vote for OUR way of life.

Dawn Shelhorn

From: jessicaleebeck@gmail.com

Date: Tue, Aug 8, 2017 2:13 PM

To: Shawn.shepherd@nashville.gov;

Cc:

Subject:Neelys bend development

I concur with all the below points.

Hi Shawn,

I have the following concerns.

Traffic flow in the area. A traffic study was performed by Ragan-Smith which is also the engineering company on this project. The study took into account traffic up to the intersection of Neelys Bend and Randy Road. It seems an accurate study would need to include traffic up to the intersection of Neelys Bend and Gallatin Road as Gallatin

Road would most likely take the brunt of traffic from this development. Since Ragan-Smith has a monetary interest in this project I believe there should be a new traffic study by a mutually agreed upon independent company prior to a final decision on this development being made.

This development calls for creating connections to currently dead end streets. I've seen what occurred when Neelys Chase Road was changed from a dead end to a through street. Traffic increased exponentially and vehicles now race down the street to get to their destinations creating dangerous situations for the residents.

The plan proposed by Ragan-Smith has the potential to lower property values in the area as they are basically attempting to shoe-horn in almost double the number of homes the current zoning allows. One look at pictures of their other developments at the last meeting was enough to convince me of that. The homes they propose are about as unattractive as any I've seen.

I believe the current zoning allows for 128 dwellings to be built. That is the plan that should be adhered to.

I would be willing to considering rezoning to allow for construction of the 7,000 square foot commercial building as this might be of benefit to the neighborhood providing the other dwellings adhere to current zoning.

Jessica Beck

From: Terry Whitaker [<mailto:skydiver40tn@gmail.com>]

Sent: Tuesday, August 08, 2017 3:53 PM

To: Shepard, Shawn (Planning)

Subject: Fwd: Voicing my concern

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

From: "Terry Whitaker" <skydiver40tn@gmail.com>

Date: Jul 29, 2017 3:25 AM

Subject: Voicing my concern

To: <Shawn.shepherd@nashville.gov>

Cc:

We have been on Neeleys Bend for over 4 years. We live on Candlewood which is, as you know adjoining the old sausage factory. Neelys bend is a BUSY Rd with limited access and nothing is being done to improve that yet a company is going to, for their own profit, effect the lives of EVERYONE on the bend by overbuilding on the site of the old factory. I understand you can't stop progress but City and County planners and Comissions should regulate it and not allow such a gross overbuild in an already overcrowded area. Any help would be greatly appreciated

From: dmhawaiianspirit@gmail.com [<mailto:dmhawaiianspirit@gmail.com>]

Sent: Tuesday, August 08, 2017 4:17 PM

To: Shepard, Shawn (Planning)

Cc: Pridemore, Bill (Council Member)

Subject: Feedback on Rezoning Request for the Odom Sausage Plant property on Neely's Bend

Hi Shawn,

I want to voice my concern for the proposed zoning change to the Odom Sausage Plant property on Neely's Bend. The last thing we need traffic wise is for 400+ additional vehicles driving on a dead end road (Neely's Bend). Traffic is already a challenge during peak hours and this would only serve to greatly exaggerate the problem. A traffic study needs to be done of Neely's Bend Road that extends all the way down to Hudson or Menees Roads. Looking at traffic patterns only as far as Randy Road does not address the situation correctly. A new traffic study needs to be done by an independent firm looking at traffic patterns the length of Neely's Bend Road from Gallatin all the way down to Hudson Rd or Menees Ln. Back before the three traffic lights were installed on Neely's Bend Rd, this road was deemed one of the most dangerous roads in all of Davidson County. Adding another 400+ vehicles to the traffic already using this two lane road could quickly escalate the safety problem once again, causing many more fatalities.

An additional negative consequence of this development is the transformation of current cul de sacs backing up to the Odom property into through streets. This will bring headaches and potential hazards to previously very quiet sections of the neighborhood backing up to this property.

Please keep the zoning for this property at its current status of allowing 128 dwellings to be built. That is already far too many for the area. Please do not allow the request for a zoning change that would allow approximately 200 dwellings to be built on this 30 acre plot.

Thank you for your attention to this very important matter.

Regards,

Debbie Morgan

From: Willis, Michele A [<mailto:Michele.Willis@mnps.org>]
Sent: Wednesday, August 09, 2017 7:23 AM
To: Shepard, Shawn (Planning); Sanders, Dara (Planning)
Subject: Development of former Odom Sausage property on Neely's Bend

I am writing to express my worries about the proposed development of the former Odom Tennessee Sausage property. As a resident of Neely's Bend for the last 25 years, I have witnessed the expansion of Nashville, especially in the East Nashville community. I teach at East High School and feel constantly the pressure of urban sprawl. Coming home to my quiet Neely's Bend community has always been a haven to escape the rigors of city-life. If the property is developed under the latest plans, there will be an influx of traffic, noise, congestion, and overall disruption of the rural way of life we have worked for in buying our properties. As an educator, I also question the feasibility of the Madison area schools, namely, Neely's Bend Elementary, Neely's Bend Junior High, and Madison Middle School to have enough facilities and adequate space. Even though the elementary school has been renovated, it was planned for the numbers that were customary for growth of the area. A huge influx of children from this new development will result in over-crowded classrooms, and of course, the wonderful portable classrooms that are the magic solution to over-crowded schools, not thought about when ambitious developers move in to an area promising lots of houses and even retail space. (Yipee!)

None of these issues seem to be on the minds of the developer and the members of the city council who mistakenly don't want Madison to miss out on the growth and development that Nashville is experiencing. I, for one, hope to continue to live in the community and will be quite happy if the urbanization that is sweeping this city misses us entirely.

Sincerely,

Michele A. Willis

From: Marcus Min [<mailto:marcusmin63@yahoo.com>]
Sent: Tuesday, August 08, 2017 8:27 PM
To: Shepard, Shawn (Planning)
Cc: Pridemore, Bill (Council Member)
Subject:

Hi,

My name is Marcus Min, 1546 Hudson Rd.

I am writing this letter to oppose proposed high density housing development on Neely's bend.

Current zoning for 128 homes should not be changed. The current traffic on Neely's Bend is already bad enough .

Thank you,
Marcus Min

From: Bruce [mailto:b_sikora@hotmail.com]
Sent: Tuesday, August 08, 2017 5:14 PM
To: Shepard, Shawn (Planning)
Subject: Proposed Development at 1201 Neelys Bend Road Madison

Hi Shawn,

I have the following concerns.

1. Traffic flow in the area. A traffic study was performed by Ragan-Smith which is also the engineering company on this project. The study took into account traffic up to the intersection of Neelys Bend and Randy Road. It seems an accurate study would need to include traffic up to the intersection of Neelys Bend and Gallatin Road as Gallatin Road would most likely take the brunt of traffic from this development. Since Ragan-Smith has a monetary interest in this project I believe there should be a new traffic study by a mutually agreed upon independent company prior to a final decision on this development being made.
2. This development calls for creating connections to currently dead end streets. I've seen what occurred when Neelys Chase Road was changed from a dead end to a through street. Traffic increased exponentially and vehicles now race down the street to get to their destinations creating dangerous situations for the residents.
3. The plan proposed by Ragan-Smith has the potential to lower property values in the area as they are basically attempting to shoe-horn in almost double the number of homes the current zoning allows. One look at pictures of their other developments at the last meeting was enough to convince me of that. The homes they propose are about as unattractive as any I've seen.
4. I believe the current zoning allows for 128 dwellings to be built. That is the plan that should be adhered to.
5. I would be willing to considering rezoning to allow for construction of the 7,000 square foot commercial building as this might be of benefit to the neighborhood providing the other dwellings adhere to current zoning.

Regards,
Bruce Sikora

From: Tim Prow [<mailto:TProw@pbgbuilders.com>]
Sent: Wednesday, August 09, 2017 7:36 AM
To: Shepard, Shawn (Planning)
Cc: Pridemore, Bill (Council Member)
Subject: Rezoning of 1201 Neely's Bend Road, Madison, TN

Good Morning Shawn,

I am a resident in the Neely's Bend area. We live at 1562 Hudson Road.

I wanted to voice my concerns over the current rezoning request to increase the number of homes that will be allowed on the old Odom Sausage property and let you know that as a resident of the area I am against the rezoning.

I travel Neely's Bend Road daily and the volume of cars pulling onto Neely's Bend between Cheyenne Boulevard and Larkin Springs Road is quite heavy at times. Many of the access points on to Neely's Bend in this stretch of road, are in dangerous areas where on coming traffic doesn't have great visibility to see the cars pulling out of the subdivisions. I see close calls at least twice a month. This stretch of road will become even more dangerous if the developer is allowed to put one and a half times as many houses allowable on this property. I can't imagine the amount of additional traffic that this increase in homes will bring and don't believe Neely's Bend, in its current state, is capable of handling the same.

I have lived in Nashville for over 50 years and I am amazed at our growth and all the great things it has brought with it. I am pro-development. However, I am also taken aback, that we have not had the discipline to improve our roads and infrastructure as we have grown. Growth has outpaced our capacity to handle that growth. A trip into downtown, Green Hills, down Gallatin Road, or many other places, anytime of the day, makes our road problems blatantly obvious.

Neely's Bend is a quaint community and we would love to see it stay that way. Zoning regulations were established for our government to protect our communities, from rampant growth and the consequences of the same.

If the developer wants to build 128 homes in the area, it is his right to do so. I would ask that the planning commission and Councilman Pridemore do what is

right and not support this rezoning request to increase the number of permissible homes by one and a half times.

I would appreciate it if you and Councilman Pridemore would acknowledge receipt of my email. I want to make sure I correct email addresses.

Thanks,

Tim Prow 

President

PBG Builders, Inc.

1000 Northchase Drive, Suite 307

Goodlettsville, TN 37072

615.543.2301 Direct

615.207.5201 Mobile

615.726.0220 Fax

www.pgbbuilders.com

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Items 2a/b, Green Hills-Midtown Community Plan Amendment/Alexander SP

From: fkogles [mailto:fkogles@aol.com]
Sent: Tuesday, August 08, 2017 12:44 PM
To: Planning Commissioners; Pulley, Russ (Council Member)
Subject: The Alexander Rezoning SP 2017SP-045-001

Regarding The Alexander Rezoning Attempt SP 2017SP-045-001 I am very much opposed to the rezoning effort of the above property at 2041 Overhill Drive.

Do not allow commercial property south of Overhill Drive.

Thank you for your support.

Kathy Ogles

4323 Esteswood Drive

Nashville, TN 37215

From: LeAnne Péters [mailto:leanne.peters55@gmail.com]
Sent: Tuesday, August 08, 2017 10:24 PM
To: Planning Commissioners
Subject: Opposition

To action on Alexander condos:
Agenda item 2A. 2017-010-002
Agenda item 2B. 2017-2ap-045-001

LeAnne Péters
37215

From: Green Hills Neighborhood Association [mailto:greenhills37215@gmail.com]
Sent: Wednesday, August 09, 2017 10:06 AM
To: Planning Commissioners
Subject: Pls Vote NO Green Hills-Midtown Community Plan Amendment and Rezone

Please see the attached letter from the Board of the Green Hills Neighborhood Association. Thank you.

The GHNA Board

(attachment follows)

The logo for the Green Hills Neighborhood Association features the words "GREEN HILLS" in a large, green, serif font. A green wave-like graphic arches over the letters "EEN" and "ILLS". Below "GREEN HILLS" are the words "NEIGHBORHOOD ASSOCIATION" in a smaller, green, sans-serif font. At the bottom, the address "P. O. Box 150873" and "Nashville TN 37215" is written in the same green, sans-serif font.

GREEN HILLS
NEIGHBORHOOD ASSOCIATION
P. O. Box 150873
Nashville TN 37215

August 9, 2017

Metro Planning Commissioners
Nashville TN

Dear Commissioners:

The Board of the Green Hills Neighborhood Association opposes the proposed Green Hills-Midtown Community Plan Amendment, 2017CP-010-002 as well as the request to rezone from RM20 to SP-MU, 2017SP-045-001. The request to change the land use for one parcel is not consistent with the Community Character Manual policy of ensuring the character of an area is achieved. This is the equivalent to “spot zoning.” You are being asked to take one property surrounded by residential and change the policy in order for one individual property owner to open a business for his financial gain. There is no benefit or upside for the neighborhood or for the Green Hills community.

If approved, this sets a very dangerous precedent. This property is not adjacent to other businesses; Overhill Drive is the boundary between businesses and residential. Once you jump that boundary, it becomes open to other requests. There are other condos in this same block along this T3 Suburban Residential Corridor. What happens if they want to open a business – another community plan amendment request and rezone? Where does it end? This area should not be a transitional area. The boundary needs to remain.

At the July 17, 2017 community meeting, it was made clear that the inability to sell the condos in this building is the basis for this request. The owner suggested if he did not get the amendment and SP-MU zoning approved, he could always turn the entire building into short-term rentals – a veiled threat to his neighbors. Perhaps this was a bad investment decision, but the neighborhood should not bear the consequences.

We respectfully request that you disapprove this community plan amendment and the rezoning request.

Thank you for your service to Nashville and our Green Hills community.

The GHNA Board

From: Wayne Renardson [mailto:wayne.renardson@comcast.net]
Sent: Wednesday, August 09, 2017 10:23 AM
To: Planning Commissioners
Subject: Agenda Item 2B 2017-2SP-045-001 20141 Overhill Dr.

To: Planning Commission members:
Fm: Wayne Renardson

The notion that the property located at 2041 Overhill, currently RM-20, should be altered to allow a business to operate at that location is another example of spot-zoning, a practice that is abhorrent. People purchase homes in residential areas to live free from the traffic, noise, and disturbance of business, and there is simply no justification to alter the zoning to accommodate any business, born or unborn.

Please do not change the zoning to suit the owners of 2014 Overhill Drive.

Wayne Renardson
1113 Woodvale Dr.
Nashville 37204
615-292-2153

From: Charlotte Cooper [mailto:cscoopernash@gmail.com]
Sent: Wednesday, August 09, 2017 10:42 AM
To: Planning Commissioners
Subject: Vote NO 2017CP-010-002 Green Hills-Midtown Community Plan Amendment

Dear Planning Commissioners:

I oppose the amendment to the Green Hills-Midtown Community Plan (2017CP-010-002). What may appear to be a minor request for one property owner can have unintended consequences down the road for surrounding property owners. I see this request as one such issue. This amendment is solely to allow a business on one property currently zoned RM20. It appears to be based perhaps on a bad investment

decision since no condo units have sold in this building. The residential neighbors surrounding this property should not have to suffer the consequences of that bad investment decision. This entire block is residential and should remain residential. And these are not tear down residential units, but fairly recently built high-priced residential units. Removing one property for the sole purpose of allowing a business sounds like old fashioned "spot zoning." In addition, it sets a dangerous precedent; opening the door to allow one property to have a business can be like a game of dominoes - one after another begin to request amendments and rezoning. When the next property owner asks for the same thing, it might be hard to say no. You end up with a piecemeal approach of destroying an entire residential block.

The current Community Plan designates Overhill Drive as the boundary between business and residential. I believe it is very important that we keep this boundary. This is the line that should not be crossed.

I was at the community meeting on July 17, 2017; it appeared the large majority, if not all, neighbors had real concerns with the possibility of a business on this property. The property owner was present. Although the Background found in the Staff Report states that the property owner lives in the penthouse, he stated at the community meeting he lives there part-time. He owns a home on Old Hickory Lake (1144 Safety Harbor Cv), where he also resides. His practice is in Hermitage, TN (Summit Medical Center). He stated he would have physical therapists working in the Alexander location while he is seeing patients in Hermitage. Therefore, it is not a clear-cut live/work environment.

Also the Staff Report states this small area is adjacent to the T5RG policy. I believe "adjacent" is defined as adjoining something or having a common side. This property is only adjacent to other RM20 zoned properties. You can see on the map, it does not adjoin any of the T5RG or Tier One center properties. It is not an appropriate transitional property.

I urge you to vote **NO** on the community plan amendment request as well as the request to rezone from RM20 to SP-MU.

Thank you.

Charlotte S. Cooper

3409 Trimble Rd 37215

From: Charlotte Cooper [mailto:cscoopernash@gmail.com]
Sent: Wednesday, August 09, 2017 11:51 AM
To: Planning Commissioners
Subject: Vote NO 2017SP-045-001 Rezone from RM20 to SP-MU

Dear Commissioners:

I oppose the request to rezone 2041 Overhill Drive (Alexander condos) from RM20 to SP-MU. I understand in order for this to be approved, the Green Hills-Midtown Community Plan must be amended - I oppose that amendment. I have been a neighborhood advocate for many years, working to protect residential neighborhoods. This request to amend the Community Plan and then rezone from RM20 to SP-MU appears to be nothing more than "spot zoning" one piece of property to allow a business.

I believe this sets a dangerous precedent; opening the door to allow one property to have a business can have a chain effect - one after another begin to request amendments and rezoning. When the next property owner asks for the same thing, it might be hard to say no. You end up with a piecemeal approach of destroying an

entire residential block. This parcel of land is not adjacent to T4RG policy, nor Tier One Center properties. It is, however, adjacent to residential on each of its borders. Overhill Drive and Hillsboro Pike are the designated boundaries between business and residential; this entire block is residential.

I was at the community meeting on July 17, 2017; it appeared the large majority, if not all, neighbors had real concerns with the possibility of a business on this property. The property owner was present. Although the Background found in the Staff Report states that the property owner lives in the penthouse, he stated at the community meeting he lives there part-time. He owns a home on Old Hickory Lake (1144 Safety Harbor Cv), where he also resides. His practice is in Hermitage, TN (Summit Medical Center). He stated he would have physical therapists working in the Alexander location while he is seeing patients in Hermitage. Therefore, it is not a clear-cut live/work environment.

I urge you to vote **NO** on the community plan amendment request as well as the request to rezone from RM20 to SP-MU.

Thank you.

Charlotte S. Cooper

3409 Trimble Rd 37215

From: Chris Moth [mailto:cmoth@comcast.net]

Sent: Wednesday, August 09, 2017 11:25 AM

To: Planning Commissioners; Pulley, Russ (Council Member)

Cc: Valerie Moth

Subject: August 10 Agenda Item 2B 2017-2SP-045-001 Alexander Place

Dear Planning Commission,

Please remove this item (2B) from the scheduled Omnibus vote tomorrow, and take a moment to speak to questions neighbors raised at Russ Pulley's community meeting at Granny White Church of Christ.

My wife and I distributed over 100 flyers all over the neighborhood to build awareness of Councilmember Pulley's July 17 local meeting - and I am quite disappointed that you have not replied to our questions on the flyer. Russ Pulley assured us that he forwarded them to you. Specifically, #1 #2 #3 and #5 demand an answer before you take a vote tomorrow.

I love Nashville's growth, and I love the Nashville Next plan. However, in the case of the Alexander Place, the Planning Commission seems to not planned thoughtfully - for 2 decades. If this location should be offices (and perhaps even retail) per Nashville Next, then please, let's raze the structure, add an entrance of Hillsboro Road, and a 4 story underground parking complex - with additional transit to get us there. Rebuilding it to 10 or 20 stories may be the right next step if Nashville Next is your vision.

Today, In the absence of answers to my questions, my specific request to you is:

Please do not jam more inappropriate density on Hillsboro Rd, with no vision, with no plan for transit, and no plan for parking. I understand that Dr. Dube would like to return a few more \$ on a residential rental investmen - but the overall neighborhood and city needs (short, medium, and long term) should drive your decision, not his financial health. Please stop the current proposal in its tracks, and return the property to the "owner occupied condominiums" that we neighbors were promised originally. If the structure needs to be razed to accommodate the Nashville Next density plan, then let's open that discussion - and let's address the tough issues of transit, parking, in context of the nearby high density residential that you have already installed abutting that corner.

Thanks for your thoughtful service, and for answers...

Chris Moth
2020 Overhill Dr
Nashville TN 37215-3415
615-292-8734
cmoth@comcast.net

(Resident who has lived within a mile of that property since 1988.)

Questions from Chris and Valerie Moth to the Planning Commission Monday July 17th:

1) Can you remind us of the history of the Alexander Place? Was the property purchased in 1998 for \$130,000 with R15 zoning, which remains at the assessor's website today?

- 2) Permits were issued, suggesting duplexes would be built. **Why does the city website have a 1999 PUD document showing two houses?**
- 3) How did the 1999 2-unit PUD document morph into an apartment complex? When the unit was converted to multi-unit and the current build (?2005?) was presented to neighbors, I recall assurances to neighbors that it would be owner-occupied condominiums. Isn't the entire property today owned by Dr. Dube or a lease firm?
- 4) We have heard that, in addition to 100% rentals, there have been some problems with short-term renters. (STRs). **What is happening with STRs in that property? Have there been violations?**
- 5) The Nashville Next strategic plan suggests business and higher density residences closer to our transit corridors, like Hillsboro. What are your strategic plans for transit down Hillsboro past the high school? (Bike Lanes? BRT lite?) Why were the tight 3 story residences approved abutting the east of the Alexander, if it was to be converted to commercial under Nash. Next?
- 6) The existing parking garage is inadequate for patients and staff. Will additional parking be added with an entrance off Hillsboro? **Will Overhill get a turn line for entrance to that property and the McDonalds, that will still allow right turns to northbound Hillsboro without waiting at the light?**
- 7) What will be done to prevent overflow patient parking on Galbraith and Kirtland

From: Plummer, Kathryn C [mailto:kathryn.plummer@Vanderbilt.Edu]
Sent: Thursday, August 10, 2017 8:21 AM
To: Planning Commissioners
Subject: Please vote no on the Green Hills Community Plan amendment

Dear MPC, As a Green Hills resident for over 40 years, I ask you to disapprove the amendment to the Community Plan. The request to change one piece of property on the Hobbs/Hillsboro block from T3-RC to TR and spot zone one piece of property for the sole purpose of allowing a business sets a dangerous precedent. Green Hills is already suffering from alarming growth and development; please help us protect our community.

Kathryn Plummer
3416 Benham Ave.
Nashville, TN 37215

Item 4, The Livery at 5th and Monroe SP

From: Fitzpatrick, Brian T [mailto:brian.fitzpatrick@Law.Vanderbilt.Edu]

Sent: Wednesday, August 09, 2017 12:43 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: Re: The Livery Rezoning

Dear Planning Commission,

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

Thank you,

Brian Fitzpatrick

Professor of Law

Vanderbilt University

615-322-4032

(attachment follows)

August 9, 2017

Re: Case 2017SP-005-001

Dear Planning Commission,

I am a Professor at Vanderbilt Law School who lives a few feet away from the proposed Livery rezoning at 5th Avenue & Monroe Street. I am writing this letter to oppose—yet again—the SP application.

Let me say at the outset that I am very grateful to your staff for trying its best to protect the neighborhood from this project. I know the developer placed incredible political pressure on the staff to recommend approval of his application, and I appreciate all the conditions that the staff is recommending to the commission if it wishes to approve this project. I have discussed these conditions at great length with my neighbors. We have concluded that, although they are well intended, we do not think they will protect the neighborhood from the noise, traffic, and parking problems that this rezoning will entail:

- Many of our concerns pertain to the rooftop. I am not sure if the commission is aware of this, but rooftop spaces have been a failed experiment in Germantown. The historic guidelines will change in a matter of days—August 16—to prohibit them on new buildings. The developer is well aware of this and is trying to get this project built before he has to comply with the new guidelines. You should not allow this. Germantown has already decided that rooftop spaces are bad for us; the commission should not allow one more to be built at the last minute. **At the very least, you should prohibit any use of the rooftop.**
- Our concerns with the rooftop are not mitigated by the staff's proposed 11pm end time for the event space. This end time is tied only to event-space use. What happens if the event space never materializes or shuts down after a few months and something else moves in? Then the commission would have authorized a three-level-plus-rooftop, all-commercial space with *no restriction whatsoever on how many people can be on the roof at any hour*. This is frightening to the neighborhood. **If the commission does not prohibit all use of the rooftop, it should at least prohibit any non-event-space, commercial use of the rooftop to prevent the developer from evading the 11pm end time with new tenants.**
- Apart from the rooftop, the 11pm end time for the event space sounds nice in theory. But I don't have children and go to bed fairly late. Many of my neighbors *do* have children and go to bed well before then; event-space ruckus continuing until 11pm even on weekdays is not workable for them. (Indeed, many of my neighbors with children are actually planning to sell

their homes and move elsewhere because they are so worried about this project. It would be very, very sad to chase children out of Germantown.) But even this assumes that an 11pm end time is really an 11pm end time. It won't be. One of my neighbors owns an event company, and he told us that, if an event ends at 11pm, we should expect the ruckus to continue on the street until 1am because "the rental company box truck will be loading out tables and chairs, the lighting company, all the florist vehicles, the DJ or the band, the cake van, etc., will be loading in and out." This means that an 11pm end time is really a 1am end time. That is completely unacceptable on a block where every parcel includes a residence. **At the very least, the commission should require event-space use to end by 9pm on weekdays.**

- We have had many concerns with parking and traffic. The developer appears to realize now that there is not enough parking anywhere near the project to satisfy the Metro zoning code. The staff's solution is to bus people in on shuttles and to prohibit people going to the event space from parking on the street or loading and unloading in the rights of way. Again, all of this sounds nice in theory, but we have absolutely no confidence whatsoever that these conditions are enforceable as a practical matter. What happens if people going to the event space use up all the parking on our street in violation of the SP's conditions? What are we supposed to do? Call the police? Call codes enforcement? We do that all the time now for other violations in our neighborhood and nothing ever happens; the city is already overwhelmed with enforcement calls; we all know little to nothing will be done by the city to enforce these conditions. Our only recourse will be to go to court and get an injunction. That is an extreme and expensive solution that I doubt anyone has the time or resources to pursue. Thus, unless you can come up with a better way to enforce these conditions—perhaps **very large fines or eviction of the tenants if they receive a certain number of complaints**—approving this project is going to sentence the neighborhood to years and years of traffic jams and parking problems.

Our concerns about enforcement go much deeper than parking and traffic. There are other conditions in the SP application—decibel limits, occupancy limits, etc.—that sound nice, but, again, we have no confidence they will be enforced. The inability to adequately enforce limitations in an all-commercial building is, at bottom, why we are so reluctant to start changing the zoning on this block. Under the current zoning, a building of this size would be required to have a large residential component. With residences in the building, many of the problems we have identified with noise, traffic, etc., are self-regulating: there is only so much commercial spaces can get away with when people live above them. But, when you remove the residential component, these problems can only be regulated with city enforcers or lawsuits, and both of these, as I said, are unrealistic options.

The neighbors believe the better course is to not to try to fix something that isn't broken. MUN zoning has worked very well on our block; commercial and residential

spaces have peacefully coexisted with one another for many, many years. I know I am biased, but I don't think it is much of a stretch to say that this block of 5th Avenue is one of the most charming blocks in all of Nashville. Please don't ruin something that has worked so well with this risky project.

Sincerely,

Brian Fitzpatrick
1222 5th Avenue N
Nashville, TN 37208

From: Kevin Powell [mailto:kjpowell@gmail.com]
Sent: Wednesday, August 09, 2017 1:40 PM
To: Planning Commissioners
Cc: Brian Fitzpatrick; O'Connell, Freddie (Council Member)
Subject: Livery Rezoning (Case 2017SP-005- 001)

I am writing again to express my opinion about the upcoming hearing regarding the rezoning for the Livery construction in Germantown. I live at 1214 5th Avenue North with my wife, Anne Marie, and 9 year old son, Sam. We live very near to the proposed site of the Livery. As a parent of a 9 year old, the thing that worries me most about the Livery is the rooftop space. I'm sure to some, 11:00 PM doesn't sound very late, but it is to families like us with small children, it is. Sam currently goes to bed at 8:00 PM. His bedroom is on the 2nd floor, and at the front of our house. During Oktoberfest, noise carries very easily from the street to inside his bedroom causing him to have trouble sleeping. Oktoberfest, however, is just one weekend a year. The potential for loud music to be played until 11:00 PM every night of the week is very disconcerting to me.

I firmly believe that changing the zoning to allow establishments like this will drive families with young children from the Germantown neighborhood. I have already heard the rumblings of some of my neighbors beginning to think about it. Germantown will not be nearly as special place to be without families.

Please keep the zoning as it currently is. The mix of on-site residents combined with commercial establishments can live in harmony. It works successfully on our block for Germantown Cafe, The Red Bicycle, Silo, Tempered Cafe, and others currently on my block. I have lived at this residence since 1999. I have seen a lot of changes in that time, and I am by no means opposed to new development. I would just like to see new developments follow the same rules that have worked for so long.

Thanks for your consideration.

Kevin Powell

1214 5th Avenue North
Nashville, TN 37208

From: donotreply@nashville.gov [mailto:donotreply@nashville.gov]
Sent: Wednesday, August 09, 2017 2:27 PM
Subject: Planning Commission - Citizen Email

Name : Tiffany Vaughan
Phone Number : 6155846695
Email Address : tiffanyvaughan2012@gmail.com

Hello, I am writing to restate my opposition to the Livery project at 5th and Monroe. I really do appreciate the time that the planning office put into further reviewing this project and listing some conditions, but I do not feel that these conditions will go far enough towards solving the issues that will undoubtedly arise with the operation of such a business on this site. In a city where enforcement is an ongoing issue, these restrictions will only serve to put the neighbors in the role of enforcers and the exact terms of the decibel restrictions are not well defined. Next week the historic guidelines are due to be updated which would disallow a rooftop space on this parcel. We would like those new guidelines to be honored now and this project to be declined. Thank you, Tiffany Vaughan 1224 5th Ave N

From: Tiffany Vaughan [mailto:tiffanyvaughan2012@gmail.com]
Sent: Wednesday, August 09, 2017 2:39 PM
To: Planning Commissioners
Subject: The Livery at 5th and Monroe

Dear Commissioners,

After many months of debate and deferral, the Livery project will finally go before your panel tomorrow. I'm writing again to continue to voice my opposition to this project. I would like to extend my sincere appreciation to the planning office for really looking at this project between June and now and placing some conditions on this approval.

Living almost directly across the street with two small children, I firmly believe that these restrictions do not go far enough. A commercial rooftop space open until 11 (with the potential for a basement bar open much later) will disturb my children's sleep and make it very difficult for me to enjoy my property. On April 3 I contacted Mr Creason asking for the specifics of his decibel meters and how his voluntary noise restrictions would work. I have yet to receive a reply giving any details.

The bottom line is that there are just too many unknowns about his plans, too little communication with the neighbors (he stopped communicating with them in March, and stopped communicating with the

Historic Germantown board in April after they narrowly voted to support the project), and too much potential for failed enforcement to make this a project worthy of our support. I implore you to keep this site zoned as MUN.

Thank you,

Tiffany Vaughan

1224 5th Ave N

resident 8 years

From: Gretchen Peters [mailto:gretchenpeters@me.com]

Sent: Wednesday, August 09, 2017 5:55 PM

To: O'Connell, Freddie (Council Member); Planning Commissioners; Birkeland, Latisha (Planning)

Subject: rezoning of The Livery, Germantown

Dear Sirs/Madams,

I'm a resident of Germantown, and I live three doors down from the proposed project known as The Livery. I have written to you before regarding my opposition to this project, but I wanted to send a follow-up email before the August 10th Planning Commission meeting on The Livery project in Germantown.

As the Metropolitan Historic Zoning Commission proposal scheduled to be adopted next week contains provisions prohibiting rooftop decks, A/V equipment and provides limitations on outdoor lighting, bringing up this rezoning a week before the MHZC adopts new guidelines for development in Germantown is highly untimely and inappropriate.

It seems only right for the planning commission to delay the rezoning application until the commission, the developer and the citizens of Germantown can thoroughly review the new guidelines and then, and only then, address the rezoning application within the context of the new guidelines. To do otherwise would be a disservice to the Germantown community and the MHZC.

At a minimum, the Planning Commission should, if it still decides to consider and approve the application at its August 10th meeting, add an additional condition that the developer abide fully by the guidelines as set forth by the MHZC next week. This would include the guidelines regarding rooftop decks, lighting and outdoor AV equipment.

Thank you,

Gretchen Peters

1225 5th Ave N
Nashville, TN 37208
615-512-8554

From: Ron Hogan [mailto:rhogan@mindspring.com]
Sent: Wednesday, August 09, 2017 5:56 PM
To: Planning Commissioners
Subject: Suggestions On Rezoning Of The Livery

Dear Planning Commission,

While I oppose the rezoning of the Livery, I will not be able to attend the planning commission's meeting tomorrow. But, I would like to proffer two options that I believe are constructive and that I would hope you seriously take into consideration as you deliberate the rezoning tomorrow.

As the Metropolitan Historic Zoning Commission proposal scheduled to be adopted next week contains provisions prohibiting rooftop decks, A/V equipment and provides limitations on outdoor lighting, bringing up this rezoning a week before the MHZC adopts new guidelines for development in Germantown is highly untimely and inappropriate.

It would only seem right for the planning commission to delay the rezoning application until the commission, the developer and the citizens of Germantown can thoroughly review the new guidelines and then, and only then, address the rezoning application within the context of the new guidelines. To do otherwise would be a disservice to the Germantown community and the MHZC.

At a minimum, the Planning Commission should, if it still decides to consider and approve the application at its August 10th meeting, add an additional condition that the developer abide fully by the guidelines as set forth by the MHZC next week. This would include the guidelines regarding rooftop decks, lighting and outdoor AV equipment.

I appreciate your consideration!

Ron Hogan
1227 5th Ave N
Nashville, TN 37379
(423) 243-4398

From: Teresa Blackburn [mailto:teresablackburn1@mac.com]
Sent: Wednesday, August 09, 2017 8:06 PM
To: Planning Commissioners; O'Connell, Freddie (Council Member)
Subject: Letter regarding the zoning change for The Livery

August 9th, 2017

Re: Case 2017SP-005-001

Dear Planning Commission Members,

Multiple letters concerning this case number have been written in particular to our councilman, Freddie O'Connell, and the Planning Commission by myself and many of my neighbors. I cannot write a better or more succinct letter than the ones you have already received, especially the one dated August 9, 2017 from my neighbor Brian Fitzpatrick, Professor of Law at Vanderbilt University. So I will simply ask this of you...

Close your eyes and imagine your home. Then your neighborhood that surrounds it. The trees, the gardens, the neighbors. If you can, imagine what it is like at your home around 10pm most nights of the week including weekends. We all work hard, you do don't you? You may or may not have children. Either way you need a good night's sleep. If you stay up it should be of your own choice shouldn't it? Not because the noise level and commotion outside your home makes this impossible.

Now imagine that The Livery is planned for the lot across the street from your home or next door, or maybe across the alley from you. How would you feel about that?

We have all been made aware of the beauty of the project and that is pretty much it. How would you feel if most weekends more than a 100, or 200 or more people drove onto your street to basically party. All people,

regardless of their socioeconomic base, party the same. The clothes & cars may change, but the amount of liquor and the noise level of music does not.

Many of us know “something is going to be built” on The Livery lot, but I implore you to not change the zoning. We need residences in the building regardless of the commercial aspect. The residents in the building will be like you and your neighbors. They will be like all of us. They will have jobs, they will have children, they will have pride of place and they will not allow conditions to exist that are not conducive to leading a life that works with the surrounding neighbors. They will have an investment to protect just like we do. They will garden, they will decorate their homes and they will be a part of Historic Germantown rather than folks who descend to party and go away.

We live here because we like living in the city and embrace the concept and what comes with it that is part of the natural flow. A large event space is not part of this. The zoning change for this project will result in many others asking for the same thing. How can you make this exception for one project and not for all?

Zoning is what protects neighborhoods. Zoning is what makes neighborhoods work. You have been given this responsibility to choose how to vote. What if this was being built next to you, across from you or any of your family members? Not just a pretty structure, but all that an event entails.

Parking issues, noise levels from a roof top party area (which is being done away with in Historic Germantown on August 16th as you know), deliveries night and day, late night breakdowns after events that can only happen after the 11pm end-of-event time. This has and never will be about the developer, but about maintaining the current, inner city neighborhood feel that makes it one of the best in the city.

Vote no to the zoning change please. Keep Nashville Nice.

Best regards,

Teresa Blackburn

Wouter Feldbusch.

Teresa Blackburn

<http://www.teresablackburnfoodstyling.com>

<https://foodonfifth.com>

615-429-2069

From: Rob Williams [mailto:rob@batchusa.com]

Sent: Wednesday, August 09, 2017 8:42 PM

To: Planning Commissioners

Subject: I'm opposed to the Livery rezoning

August 9, 2017

Re: Case 2017SP-005-001

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'm opposed to any change in the zoning because our neighborhood already has very business-friendly zoning. To change it for this development would set a very ominous precedent. Our neighborhood needs its quiet at night. If we want to continue to attract families like mine then the night has to be respected. Allowing later hours for a party venue threatens our sidewalks, streets, and neighbors. Parking issues, noise levels, rooftop events, these are a recipe for the French Quarter, not a family neighborhood.

Thanks for your time,

Rob

Rob Williams

Co-founder, Batch

(615) 686-4568

From: Heather Edwards [mailto:heatheredw@comcast.net]
Sent: Thursday, August 10, 2017 9:48 AM
To: Planning Commissioners
Cc: O'Connell, Freddie (Council Member)
Subject: The Livery - Case #2017SP-005-001

Dear Planning Commission Members,

I want to say thank you so much for working to try and address many of the concerns of the Germantown neighbors by adding in conditions and regulations connected with the requested SP zoning for The Livery. I really see the effort and appreciate it, so thank you. I am concerned though it just doesn't go far enough. How are these rules supposed to be enforced? Calling the police every time there is a violation is not the answer. Where are the penalties that keep the developer accountable for what they've agreed to? A proposed \$150 fee for noise violation is something they can just add into their rental fee. It needs to be a significant fee that it is a deterrent. What about the precedence this sets for future developers to come and assume they can change the zoning to meet their needs. Because honestly, what The Livery takes away from the neighborhood and the challenges it presents for neighbors far outweighs any benefit. I realize they can do this regardless under the current MUN zoning but the scale is doubled under the SP. The rooftop is one of the main concerns for me. I can count 3 families with small kids living caddy corner to this property and a few houses down. How is it going to be for them? And what about how this will effect property value? I certainly wouldn't want to buy a house near that. And now there are all these talks about people looking in to selling their houses before The Livery gets built. How can this be good for our neighborhood? And the historic guidelines are changing next week not allowing rooftop decks next to a historic home. So, why would we allow this when it will be right next to all the beautiful, historic row houses on 5th? I really believe this property should stay MUN, as this was the intention of the visionaries in the neighborhood who worked hard to get it set to MUN...and the neighborhood has turned out beautifully under that zoning. But if you don't see it in the same light can you please consider adding some additional conditions that address enforcement, penalties, and shorter hours on the weekdays for the rooftop area?

Thank you so much for reading and considering my thoughts.

Sincerely,

Heather Edwards

Item 6, Twin Hills SP

From: Mark Wachter [<mailto:mwachter@msn.com>]

Sent: Wednesday, August 09, 2017 12:43 PM

To: Birkeland, Latisha (Planning); Pardue, Doug (Council Member)

Subject: Twin Hills SP - Case 2017SP-053-001

Latisha, based on what I read regarding the commissions disapproval for SP zoning is that the commission wants less density and new housing be in character with our neighborhood. If so, I am opposed to the rezoning to SP.

Your assessment that the proposed SP residential intensity is our of character with the majority of the area is correct.

Please confirm.

Thanks,

Mark Wachter

2112 E Hill Dr

2113 E Hill Dr

2123 E Hill Dr

Any thoughts on E Hill Dr being an access road is eclipse lunacy. lol