

Comments on January 25, 2018 Planning Commission agenda items, compiled January 24

Item 2, 1225 Stainback Avenue (Amendment)

From: Will Tyson [mailto:willjtyson@gmail.com]
Sent: Friday, January 05, 2018 10:07 AM
To: Hill, Levi (Planning)
Subject: 1225 Stainback Planning and Rezoning

Dear Levi,

I'm reaching out to you regarding the proposed project at 1225 Stainback Ave. I live at 1223 Stainback Ave. My wife and I purchased the home in October of this year. It is a single family home of just 1000 square feet. We are very concerned about the unprecedented development proposed next to our home. Four units on such a small lot is going to be extremely detrimental to not only us, but the neighborhood and community as well. This project was approved in 2015 but over the last 3 years surely the committee has come to realized that over-gentrifying constructions like the 4 Unit,40-foot-tall condo unit in Historic Cleveland Park is exploitive at best. Isn't the plan well past its proposed time frame set forth in the original SP?

I cannot see how this could benefit the neighborhood in anyway. There simply is not room for such a building and the plan disregards all set backs and will tower over the historic homes in the area. We moved into the neighborhood to escape this nonsense in west-nashville. We would not have moved into our house if we had known the plan for the property next door. We love our new community and ask that you make a real effort to change this egregious plan.

Now, on top of this absurd building plan, the developers are pushing for an even more exploitative agenda. Short-term rentals are bad for the neighborhood. In no way does this benefit Nashville, the neighborhood, or its people. Please help us fight this push by developers bring in owners who don't care about the well-being of the neighbor, the disturbances they cause, or the people they allow to occupy their properties. We've lived next to an AirBnB house in the Nations. It was awful and it's why we sought out a single family neighborhood. Don't let overdevelopment ruin Cleveland Park like they have elsewhere in town. It's a historic and significant neighborhood that has the potential of becoming an example of revitalization opposed to gentrification.

My wife and I will be at the hearing on Thursday Jan. 11 Thanks for you time. I hope to hear your thoughts and the commissions thoughts on the matter.

Sincerely,

Will Tyson

[251-455-5978](tel:251-455-5978)

Item 3, Lowes Lane SP

From: Elaine McReynolds [mailto:lovetosew61@att.net]
Sent: Tuesday, January 23, 2018 9:44 PM
To: Planning Commissioners; Birkeland, Latisha (Planning)
Subject: SP 2017-078-001

I am writing to protest the building 15 houses on the 0 Lowes Ln lot. The density of that development is totally out of character with the rest of the surrounding rural neighborhood.

Elaine A McReynolds
1517 Naples Avenue
Nashville, TN 37207

This comment came in over the phone; the commenter is elderly and unable to come to the meeting or use email. She wanted to submit her comment by phone. I read the comment back to her and she agreed it reflects her statements:

“I’ve lived here for 53 years; I like the quiet of the countryside and don’t want the city encroaching. I disapprove of the 15 houses being proposed on 2 acres.”

Elaine Ballou
1285 Lowes Lane

Karimeh Sharp
Planner 1
Land Development

From: PeteandPat Luboff [mailto:peteandpatluboff@gmail.com]

Sent: Wednesday, January 24, 2018 9:26 AM

To: Owensby, Craig (Planning)

Subject: SP2017-078-001

Dear Craig,

I trust you had no problem with the files on the thumb drive.

One more for the comments is attached.

Thanks!

Pat

--

Pete & Pat Luboff

www.writesongs.com

615-578-2035

(attachment follows)

SP2017-078-001

The applicant has refused to meet with the
community. Related document,
Post Card invitation to 11/4

"Community Meeting"
where five developments were presented.



DISTRICT 3 COMMUNITY MEETING

SATURDAY, NOVEMBER 4, 2017

11:00 A.M.

NORTHSIDE CHURCH

1375 OLD HICKORY BOULEVARD

The purpose of the meeting is to discuss several proposed developments in the community. Representatives will be in attendance to answer any questions you may have concerning these proposals.

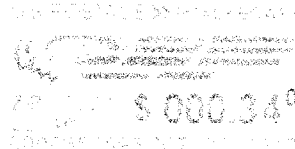
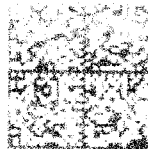
This is a very important informational meeting and I hope you will make plans to attend.

Council Lady Brenda Haywood, District 3

Brenda.haywood@nashville.gov

or Text 615.473.8339

**Councilwoman Brenda Haywood
Metro Council Office
One Public Square, Suite 204
Nashville, TN 37201**



LUBOFF, PETER & PATRICIA M.
1211 LOWES LN
GOODLETTSVILLE, TN 37072

The BHHF 501 (c) (3) charter is exclusively for low-income and medium income housing - RELATED DOCUMENT

1. Initial Decision and Order by the TN State Board of Equalization for a Claim of Exemption

TENNESSEE STATE BOARD OF EQUALIZATION
BEFORE THE ADMINISTRATIVE JUDGE

IN RE: **Be a Helping Hand Foundation**) **Davidson County**
Map 071-15-0, Parcel 324)
Claim of Exemption) **Exempt No. 64927**

Initial Decision and Order

Statement of the Case

This is an appeal pursuant to T.C.A. § 67-5-212(b)(2) from the denial of an application for exemption of the subject property from ad valorem taxation. The application was received by the State Board of Equalization ("State Board") on March 29, 2010. By letter dated July 19, 2010, State Board staff attorney Emily Bennett notified the applicant of the denial on the ground that the property did not qualify for exemption under the provisions of T.C.A. § 67-5-207(d). The applicant, Be a Helping Hand Foundation ("BHHF"), filed this appeal with the State Board on October 18, 2010.

The undersigned administrative judge conducted a hearing of this matter on September 29, 2011 in Nashville. BHHF was represented by its executive director, Mark A. Wright. Metropolitan Attorney Margaret Darby, accompanied by staff appraiser John Cantrell, appeared on behalf of the Davidson County Assessor of Property.

Findings of Fact and Conclusions of Law

BHHF, a Tennessee nonprofit corporation exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code, was organized "[t]o provide education and training for under privileged people which will help them to become skilled professionals, as well as to build homes, including affordable homes for low (80% or below of AMI) and medium

income families.” Charter, paragraph 9(a). BHHF’s principal office is located at 827 West McKennie Avenue in Nashville.

In 2007, BHHF entered into a “Community Housing Development Organization Agreement” with the Metropolitan Development and Housing Agency (“MDHA”) whereby BHHF would receive certain funds from MDHA in the latter’s capacity as local administrator of the HOME Investment Partnerships Program. *See* 42 U.S.C. § 12701 *et seq.* Pursuant to that agreement, on May 17, 2007, BHHF purchased a dilapidated single-family dwelling at 1228 North Second Street in Nashville from Yale Mortgage Corporation for \$39,900. That same day, BHHF executed 15-year restrictive covenants which permit use of this property only as the primary residence of a low-income person or family (as defined in the HOME Program).

Since rehabilitating the existing house, BHHF has leased these premises for \$825 per month to qualifying tenants.¹ The lease agreement currently in effect expires on October 31, 2011.

In this appeal, BHHF claims entitlement to a “charitable” exemption of its 1228 North Second Street property.

Article II, § 28 of the Tennessee Constitution permits the state legislature to exempt from taxation property which is “held and used for purposes purely religious, charitable, scientific, literary, or educational.” Under this authority, the General Assembly has provided that:

There shall be exempt from property taxation the real and personal property, or any part of the real and personal property, owned by any religious, charitable, scientific or nonprofit educational institution that is occupied and actually used by such institution or its officers purely and exclusively for carrying out thereupon one (1) or more of the exempt purposes for which the institution was created or exists. Emphasis added.]

T.C.A. § 67-5-212(a)(1).

¹ BHHF’s original agreement with MDHA contemplated that 1228 North Second Street would ultimately be sold to a low-income family or individual. Presumably due to the downturn in the real estate market, the parties recently amended their agreement to permit rental of the rehabilitated property (subject to the applicable income and rent restrictions in the HOME Program).

As used in the quoted statute, the term *charitable institution* is broadly defined in T.C.A. § 67-5-212(c) to include “any nonprofit organization or association devoting its efforts and property, or any portion thereof, exclusively to the improvement of human rights and/or conditions in the community.”

Generally, leased property is not eligible for exemption in this state. *See* T.C.A. § 67-5-212(a)(3)(B). However, subject to approval by the State Board, T.C.A. § 67-5-207(a)(1) exempts from taxation certain federally subsidized housing projects which are owned by a nonprofit corporation and “used for permanent housing of low income persons with disabilities, or low income elderly or handicapped persons.” In this regard, subsection (d) of this section states that:

...[T]here shall also be exempted under this section those properties owned by not-for-profit organizations and funded under the HOME Investment Partnerships Program, compiled in 42 U.S.C. § 12701, et seq....To qualify, the property must be used for permanent housing for low income or very low income **elderly, disabled or handicapped** persons. [Emphasis added.]

In this state, contrary to most other jurisdictions, property tax exemptions are liberally construed in favor of religious, charitable, scientific, and educational institutions. *See, e.g., Youth Programs, Inc. v. Tennessee State Board of Equalization*, 170 S.W.3d 92 (Tenn. Ct. App. 2004). Nevertheless, as the party appealing from the initial determination on its application for exemption, BHHF has the burden of proof in this administrative proceeding. State Board Rule 0600-1-.11(2).

There seems to be no question that BHHF qualifies as a “charitable institution” within the meaning of T.C.A. § 67-5-212, and that BHHF’s commitment to lease the subject property to a low-income individual or family is in keeping with its stated mission. Yet, in the opinion of the administrative judge, the State Board designee properly denied the application under review.

By the appellant's own admission, the tenants of the subject property need not be elderly, disabled, or handicapped. As Mr. Wright would have the State Board construe the second sentence of T.C.A. § 67-5-207(d), it would exempt property which is used for permanent housing of *either* (a) low income persons; *or* (b) very low income elderly, disabled or handicapped persons. This interpretation strikes the administrative judge as untenable. By definition, presumably, the class of "low income persons" would include "very low income elderly, disabled or handicapped persons" – thus rendering the latter reference superfluous. Alternatively, even if "low income" and "very low income" were treated as mutually exclusive categories, the administrative judge cannot conceive that the legislature ever intended to condition exemption of affordable housing from property taxation on the imposition of an even *lower* income restriction on tenants who are elderly, disabled or handicapped than on those who are not. Indeed, as previously mentioned, the very the first sentence of T.C.A. § 67-5-207 reads as follows:

(a)(1) Property of Tennessee nonprofit corporations that is used for permanent housing of low income persons **with disabilities**, or low income **elderly or handicapped** persons, is exempt in accordance with this section. [Emphasis added.]

Order


It is, therefore, ORDERED that the initial determination of the State Board's staff attorney be affirmed.

Pursuant to the Uniform Administrative Procedures Act, Tenn. Code Ann. §§ 4-5-301—325, Tenn. Code Ann. § 67-5-1501, and the Rules of Contested Case Procedure of the State Board of Equalization, the parties are advised of the following remedies:

1. A party may appeal this decision and order to the Assessment Appeals Commission pursuant to Tenn. Code Ann. § 67-5-1501 and Rule 0600-1-.12 of the Contested Case Procedures of the State Board of Equalization. Tennessee Code Annotated § 67-5-1501(c) provides that an appeal **“must be filed within thirty (30) days from the date the initial decision is sent.”** Rule 0600-1-.12 of the Contested Case Procedures of the State Board of Equalization provides that the appeal be filed with the Executive Secretary of the State Board and that the appeal **“identify the allegedly erroneous finding(s) of fact and/or conclusion(s) of law in the initial order”**; or
2. A party may petition for reconsideration of this decision and order pursuant to Tenn. Code Ann. § 4-5-317 within fifteen (15) days of the entry of the order. The petition for reconsideration must state the specific grounds upon which relief is requested. The filing of a petition for reconsideration is not a prerequisite for seeking administrative or judicial review.

This order does not become final until an official certificate is issued by the Assessment Appeals Commission. Official certificates are normally issued seventy-five (75) days after the entry of the initial decision and order if no party has appealed.

Entered this 13th day of October 2011



Pete Loesch, Administrative Judge
Tennessee Department of State
Administrative Procedures Division
James K. Polk Building
505 Deaderick Street, Suite 1700
Nashville, Tennessee 37243-1402

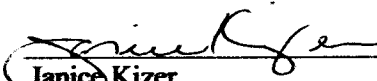
CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and exact copy of the foregoing Order has been mailed or otherwise transmitted to:

Mark A. Wright
Be a Helping Hand Foundation
827 West McKennie Avenue
Nashville, Tennessee 37206

George L. Rooker, Jr.
Davidson Co. Assessor of Property
700 Second Avenue South, Suite 210
Post Office Box 196305
Nashville, Tennessee 37219-6305

This the 13th day of October 2011




Janice Kizer
Department of State
Administrative Procedures Division

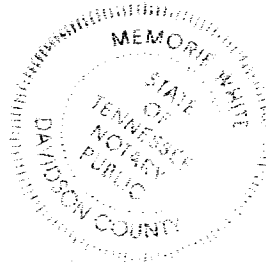
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Melody Stromatt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President of Regency Construction Ltd., Inc. the within named bargainer, and that she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by herself as President.

WITNESS my hand and official seal at office this 15th day of January, 2016.


Notary Public

My Commission Expires: 7-3-17



Property Owner & Address: **Be A Helping Hand Foundation**
827 W McKennie Ave
Nashville, TN 38208

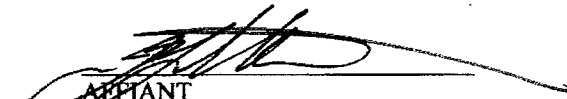
Tax Parcel No 033 00 0 055.00

Property Address: 0 Old Dickerson Pike
Goodlettsville, TN 37072


MAIL TAX **Be A Helping Hand Foundation**
BILLS TO:
827 W McKennie Ave
Nashville, TN 38208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

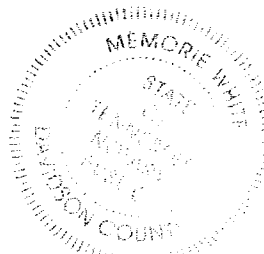
I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is \$30,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.


AFFIANT

SUBSCRIBED AND SWORN TO before me this 15th day of January, 2016.


Notary Public

My Commission Expires: 7-3-17



From: joyce williams [mailto:joycer7williams@yahoo.com]

Sent: Sunday, January 21, 2018 9:56 PM

To: Planning Commissioners

Subject: SP 2017-078-001

To: Planning Staff and the Metro Planning Commission:

I am writing to protest the building 15 houses on the 0 Lowes Ln lot. The density of that development is totally out of character with the rest of the surrounding rural neighborhood.

Joyce Williams

1112 Campbell Rd

Goodlettsville, TN 37072

Five other commenters sent the same message:

Jeff and Kim Darnell

1045 Fontaine Drive

Goodlettsville, TN 37072

Judith Valentine

1244 Campbell Rd

Goodlettsville, TN 37072

Kim Phelps

109 Mason Court

Goodlettsville, TN 37072

Judith Valentine

1244 Campbell Rd

Goodlettsville, TN 37072

James Jackson

4050 Marydale Dr

Nashville, TN 37207

From: nalsmivan@aol.com [mailto:nalsmivan@aol.com]
Sent: Saturday, January 20, 2018 1:11 PM
To: Planning Commissioners
Subject: SP2017-078-001

Dear Sir and/or Madam:

I am writing to let you know that as a private citizen, I am against the potential building of 15 houses on a small lot near the Lowe's Hardware Store in Madison.

Thank you for your consideration.

N. Smith

504 Vantrease Road

Madison, TN 37115

From: SHIRLEY WEBB [mailto:shirley.webb12@comcast.net]
Sent: Saturday, January 20, 2018 12:38 PM
To: Birkeland, Latisha (Planning); Haywood, Brenda (Council Member); Planning Commissioners
Cc: PeteandPat Luboff
Subject: SP 2017-078-001 Comments on Lowes Lane SP

To the Commissioners:

I wish I could be at the Metro Planning Commission meeting on 1/25; but my work schedule does not permit that. I am a homeowner in the Lowes/Birdwell community.

Thank you for your careful consideration of the concerns of our community regarding this inappropriate SP.

The idea of putting 15 houses on the corner of Lowes and Birdwell is just wrong!! It wouldn't fit in at all with the rest of our rural community.

I urge you not to approve this plan.

Sincerely,
Shirley M. Webb
209 Birdwell Court
Goodlettsville, TN 37072
(615) 859-7431

From: Brandi Stockton [mailto:brandis1218@gmail.com]

Sent: Saturday, January 20, 2018 12:05 PM

To: Planning Commissioners; Birkeland, Latisha (Planning); Haywood, Brenda (Council Member); pluboff@writesongs.com

Subject: SP 2017-078-001

To: Planning Staff and the Metro Planning Commission:

I am writing to protest the building 15 houses on the 0 Lowes Ln lot. I am appalled that this would even be considered for this area. Not only is the development is totally out of character with the rest of the surrounding neighborhood, that land holds and absorbs a lot of the water that runs off the hills around it. It will cost the city and taxpayers money to redirect the water to prevent the flooding issues. While I understand that Nashville is growing at a rapid pace and building needs to take place, it needs to be done responsibly. Concrete cannot absorb water.

The neighborhood is totally, 100% AGAINST this development. We are asking that we, the voters in this area be properly represented and ask that you properly represent us. Your actions will be remembered when I return to the voting booth.

Brandi Stockton
1037 Fontaine Drive
Goodlettsville, TN

Item 8, rezoning for various properties S of E Trinity Lane

From: Martha Carroll [<mailto:marthacarroll15@gmail.com>]

Sent: Wednesday, January 24, 2018 7:46 AM

To: Birkeland, Latisha (Planning); Ashonti Davis; Courtney Williams; Andrea Fowler

Subject: 36 acres in Highland Heights

Good Morning Ms. Birkeland,

I understand the upzoning of 36 acres in Highland Heights has been deferred indefinitely. I am happy to hear this! We have not heard anything about this plan from our councilman, and our organization (HHNA) feels this is moving far too fast without any conversation with the neighborhood.

I support growth, and understand that increased density can mean more affordable housing. But, I favor controlled growth, a return of some parts of Highland Heights to NM rather than NE, and an improved infrastructure prior to any additional high density builds.

Thank you and other members of the council for this deferral.

Sincerely,

Martha Carroll, Chair

Highland Heights Neighborhood Association

From: devon macpherson [<mailto:devonmacpherson@hotmail.com>]

Sent: Tuesday, January 23, 2018 7:54 PM

To: Birkeland, Latisha (Planning)

Subject: 2017Z-037PR-001

I am writing in support of the planning commissions recommendation to defer indefinitely item 2017Z-037PR-001. My neighbors and myself have expressed concern about this rezoning request. We look forward to working with planning in the future to help move our neighborhood forward.

Devon
1431 Lischey Ave

From: nashvillwill@aol.com [mailto:nashvillwill@aol.com]
Sent: Tuesday, January 23, 2018 9:09 PM
To: Birkeland, Latisha (Planning)
Subject: RE: Item 8 - 2017Z-037PR-001 - January 25, 2018 MPC Agenda

Ms. Birkeland,

I am writing to express support of the Planning Department's recommendation to defer indefinitely Item 2017Z-037PR-001. As I'm sure you know, our neighborhood association would like to review our recent change to "evolving" status. Some of us believe that this policy was put into place without proper notification and discussion with many of our neighbors. Any other "upzoning" that may happen before a chance to review will bring irreversible consequences to our neighborhood. I am grateful for the Planning Department's willingness to work with the community on the land use neighborhood policy and to defer other zoning matters in the meantime.

Sincerely,

Will Baldwin

1334 Lischey Ave. 37207

From: Christy Grace [mailto:christy.h.grace@gmail.com]
Sent: Tuesday, January 23, 2018 11:56 AM
To: Birkeland, Latisha (Planning)
Subject: 2017Z-037PR-001

Ms. Birkeland,

I enthusiastically support the Planning Department's recommendation to defer indefinitely Item 2017Z-037PR-001. I, along with my neighbors, look forward to continuing to work with the planning department staff and commissioners on the changes to our neighborhood.

Thank you,
Christy Grace
1603 Lischey Ave

From: Russ Sims [<mailto:rnsims@gmail.com>]

Sent: Tuesday, January 23, 2018 11:38 AM

To: Birkeland, Latisha (Planning)

Cc: sophia sims

Subject: Item 2017Z-037PR-001.

Hi, Ms. Birkeland,

We are writing to express support and gratitude for the Planning Department's recommendation to defer indefinitely Item 2017Z-037PR-001. We appreciate the Planning Department's and the Planning Commission's consideration of our concerns regarding these types of upzoning petitions and the resulting consequences. Also, thank you for the Planning Department's willingness to work with the community on the land use neighborhood policy.

Sincerely,

Russ Sims and Sophia Lee

1601 Lischey Ave.

From: Davis, Ashonti [<mailto:DavisA17@aetna.com>]

Sent: Tuesday, January 23, 2018 10:56 AM

To: Birkeland, Latisha (Planning)

Cc: 'ashontidavis@gmail.com'

Subject: RE: Item 8 - 2017Z-037PR-001 - January 25, 2018 MPC Agenda

Hi, Ms. Birkeland,

I am writing to express support of the Planning Department's recommendation to defer indefinitely Item 2017Z-037PR-001. I, along with my neighbors, appreciate the Planning Department's and the Planning Commission's consideration of our concerns regarding these types of upzoning petitions and the resulting consequences. Also, I am grateful for the Planning Department's willingness to work with the community on the land use neighborhood policy.

Thanks so much,

Ashonti Davis

321 Edwin St, 37207

Item 9, Treaty Oaks SP

From: Nancy Eads [<mailto:neads@ortalekelley.com>]

Sent: Monday, January 08, 2018 3:12 PM

To: Planning Staff

Cc: Paul Buchanan

Subject: Case No. 2014SP-001-003

Please see the attached letter sent on behalf of Paul Buchanan.

Thank you.

Nancy Eads

Legal Assistant to

PAUL M. BUCHANAN.

Ortale, Kelley, Herbert & Crawford

330 Commerce Street, Suite 110

P.O. Box 198985

Nashville, TN 37219-8985

Main (615) 256-9999

Direct Dial (615) 780-7491

Facsimile (615) 726-1494

www.ortalekelley.com



(attachment follows)



Paul M. Buchanan
pbuchanan@ortalekelley.com
Direct: 615.780.7477

January 8, 2018

VIA EMAIL

Metro Planning Commission
Planningstaff@nashville.gov

Re: Case No. 2014SP-001-003
Treaty Oaks SP (Former 60th Avenue Cottages)

Dear Sir/Madam:

I own a cottage in the first phase of the Treaty Oaks Development. I write to express strong support for the amended second phase of the project.

I support this plan, completely.

I would appreciate if your office would approve this plan.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Paul M. Buchanan', is written over the typed name below it.

Paul M. Buchanan

PMB/ne

From: Michael Kenner [<mailto:michael@mikendevlopment.com>]
Sent: Tuesday, December 12, 2017 3:14 PM
To: John Sawicki; Planning Commissioners
Subject: Fwd: Treaty Oaks Meeting - Dec. 13th at 6:00 PM

This is a letter in support for the Jan 11th hearing. Treaty oaks subdivision.

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

From: Melissa Red <melissa.k.red@gmail.com>
Date: Tue, Dec 12, 2017 at 2:52 PM
Subject: Re: Treaty Oaks Meeting - Dec. 13th at 6:00 PM
To: Paul Buchanan <PBuchanan@ortalekelley.com>

Paul,
Thanks for your note and feedback. I'll be glad to share your input with Miken and the Advisory Board.

Melissa
Melissa Red
Green Hills Property Management
[2007 Waterstone Drive](#)
[Franklin, TN 37069](#)
c. 615-480-5141

On 12/12/2017 11:28 AM, Paul Buchanan wrote:

Hi Melissa,

Hope you are well.

Just letting you know I'm a MAYBE for attendance at the discussion of the new part of the development.

However, I looked at the new site plan, and I wanted to express my positive appreciation for this. It shows some real sensitivity to addressing our parking woes and will be a fine addition.

I don't have any particular feelings about dog park aspect, unless significant parking most near the original development would be sacrificed for this, in which case I would be strongly against it. I would not want to sacrifice needed parking for dog amenities.

Thanks for sending this out and please express my “two thumbs up” for this next pahse. If there is something I can do to help with the approval process by Metro, happy to do that.....Happy Holidays....Paul Buchanan

From: Melissa Red [<mailto:melissa.k.red@gmail.com>]
Sent: Tuesday, November 14, 2017 10:40 AM
Subject: Treaty Oaks Meeting - Dec. 13th at 6:00 PM

Treaty Oaks Homeowners,
Miken Development has asked us to let residents know of a **Treaty Oaks community meeting they will be hosting on Wednesday, December 13th at 6:00 PM at the West Police Precinct - 5500 Charlotte Pike** to share plans they have for development of the land they own behind the Treaty Oaks horseshoe. Plans for this area include a connecting driveway to Treaty Oaks and access for Treaty Oaks residents to additional parking capacity. Miken is wanting to share these plans with homeowners and respond to any questions residents might have. They've also invited a representative from Mars Pet Care to attend and discuss possible ways of making the community more dog friendly/compatible for dog owners as well as those that aren't pet owners. The feasibility and pros and cons of a dedicated "dog area" may be discussed to see if there's community interest in this.
Hope you'll make plans to attend. As always, feel free to reach out to me or Mike if you have any questions.

Melissa

--

Melissa Red
Green Hills Property Management
[2007 Waterstone Drive](#)
[Franklin, TN 37069](#)
c. 615-480-5141

--

Michael Kenner

MiKeN Development LLC.

615-294-4535

Item 16, Highway 100 UDO

From: Carolyn J. King [<mailto:carolynjking@msn.com>]
Sent: Tuesday, January 23, 2018 3:46 PM
To: Planning Staff
Subject: Metro Planning Commission-Case 2018UD-001-001

I am in favor of the planned items as proposed by Councilmember, Dave Rosenberg involving Highway 100.

Carolyn J. King