

Comments on September 27 MPC agenda items, received through September 21

Item 3a: 2018SP-049-001 – 3415 Murphy Road

From: Lindseth, Michael [mailto:Michael.Lindseth@PNFP.COM]

Sent: Tuesday, August 07, 2018 5:02 PM

To: Planning Commissioners

Cc: Murphy, Kathleen (Council Member)

Subject: 2018SP- 049-001 -Murphy Road 5/3 site

Good afternoon. I wanted to give feedback on the proposed development on Murphy Road at the 5/3 site. I am the neighborhood president of Richland West End Neighborhood. Our leadership group has met with the development team on two occasions. They have been open and receptive to our concerns with traffic, height, light and sound pollution. At our last meeting we discussed 18 stories and in another email the attorney, Erica, stated it may be lower. We are waiting to hear more feedback.

My PERSONAL feeling is that anything over 10 stories will distract from the character of the neighborhood. The Highwood's building on the corner of West End and Murphy is 12 stories. It is setback significantly from the street and is further from the neighborhood. While I understand the site optimal for 440 for ingress and egress, I am concerned about traffic on Murphy and the new greenway that crosses Murphy by the site. I also have concerns about the lighting and rooftop bar and how it may potentially creep into residences on the east west side of Murphy Rd.

Thanks,

Michael G. Lindseth, Jr.
3533 Richland Ave
Nashville 37205
615.308.5005

From: Renee Bates [mailto:ereneeb8s@gmail.com]

Sent: Tuesday, August 14, 2018 11:13 AM

To: Planning Commissioners

Subject: GBT building site on Murphy Road

Good morning,

Thank you for your time and service. Regarding the present 5/3rd bank property on Murphy Road next to Dose, I am opposed to a 20 story hotel on this site. Our viewshed and noise fallout from a rooftop bar and the light pollution will greatly affect the Richland-West End, Whitland, and other surrounding neighborhoods. Additionally, the added cars and traffic will spill into our neighborhoods. The on-street parking is bad enough.

Sincerely,

Renée Bates
3809 Princeton Ave
Nashville, TN 37205

From: Jeff Baum [mailto:jeffdbaum@gmail.com]
Sent: Tuesday, August 14, 2018 12:00 PM
To: Planning Commissioners
Subject: Proposed Murphy Road Hotel

Good afternoon,

I live down the street from the proposed building at 3415 Murphy Road, currently the location of Fifth Third Bank. I am neutral on the plan, pending more information, but am curious if there are any materials that the Planning Commission is able to share with neighbors regarding this project? Please advise, thank you!

Jeffrey Baum
3522 Murphy Road
Nashville

From: Angie Gore [mailto:angie@kaleidoscope-media.com]
Sent: Tuesday, August 14, 2018 3:46 PM
To: Planning Commissioners
Subject: HOTEL HIGHRISE CONCERNS

Hello- I live at 3519 Central and have lived in the neighborhood since 2003. I'm also a Nashville native and real estate investor... I have MANY concerns as do our neighbors about the new HOTEL PROPOSED ON MURPHY ROAD.. This will be a traffic NIGHTMARE at an already AWFUL intersection. I also fear that it will lead to more cut through traffic in the neighborhood. How about we see how the greenway does for the area and how we handle that before we dwarf the neighborhood with a 10-20 story building. The Highwoods building should be the only one on that corner. You can't even get in to our local coffee shop (dose) ... why is this a good idea? Money maker- yes!! But good for community - no... 20 room boutique hotel... great bar, pool, etc... okay.

10 story anything? no thanks.

Until NASHVILLE has better transportation infrastructure it is my opinion it is a lose lose for one of the ONLY HISTORIC Neighborhoods in the town.

Thank you!

Just my one voice, but many of us are concerned.

From: Hilary Craiglow [mailto:Hilary.Craiglow@owen.vanderbilt.edu]
Sent: Wednesday, August 15, 2018 9:00 AM
To: Planning Commissioners
Cc: Murphy, Kathleen (Council Member)
Subject: Proposed Hotel and Development - Murphy Road

Dear Planning Commission,

This letter is in regard to the GBT proposed mixed-use development on Murphy Road, where the 5/3 bank is today.

From what I have learned and the images I have seen, this proposed development is entirely too large for this location. Murphy Road is the entrance to a long-established set of residential neighborhoods. The proposed development is too close to

residential neighborhoods to be so large. It will significantly alter the quality of life for those who live close by and have worked very hard to purchase property and raise families here. The noise, traffic and light pollution of developments such as this should be concentrated in more commercial areas, such as Harding Pike or West End. The neighborhood has already seen significant increases in congestion and cut-through traffic, it has been a neighborhood where children and adults have been able to walk safely and freely. As a commuter along this stretch of road, the congestion is an issue now, I do not see how any of the plans will ease the congestion, only increase it.

I understand how quickly Nashville is developing. I am not opposed to some development of this parcel - however, the proposed plan is simply too large in scale and too close to the road. It is overly ambitious and will not be a welcome neighbor.

Thank you for your consideration,

Hilary Craiglow
3603 Westbrook Ave.
Hilary Craiglow
Director, Walker Management Library
Vanderbilt University
phone: 615-343-4182

From: Jamie Cox [mailto:Jamiec3725@att.net]
Sent: Wednesday, August 15, 2018 3:58 PM
To: Planning Commissioners
Subject: GBT Realty

An 18 story office/retail building on Murphy Road so near a neighborhood is not the proper thing to do in that space. First, the hotel will have a rooftop bar which will cause loud noise carrying through the air into the neighborhood and bright lights causing neighbors sleep problems. Secondly, it will be right on the street which is what is better designed for the downtown area. They do not plan a setback as they should. Thirdly, traffic will cause one more nightmare!!!! The office workers at the building across the street are already taking up spaces in the neighborhood so just imagine what will come. Lastly, the lights from the hotel will be bright 24 hours a day. This is not the place for an 18 story building.

Thanks for your attention.—Gail DuBois. Meadowbrook Avenue

From: PRISCILL CURNUTTE [mailto:priscillacurnutte@comcast.net]
Sent: Wednesday, August 15, 2018 4:29 PM
To: Planning Commissioners
Cc: Murphy, Kathleen (Council Member)
Subject: GBT 2018SP-049-001 Murphy Road 5/3 site

Dear Planning Commission,

I live in the Historic Richland Neighborhood between Murphy Road and West End Avenue. I am writing to let you know that I oppose approving the building of an 18 story building at the 5/3 site on Murphy Road. Currently driving into and out of the existing site is a nightmare, especially with all the traffic coming off West End and 440 Parkway in the mornings and afternoons.

Also, building such a huge property would bring additional traffic noise, light and sound pollution and greatly affect the quality of life that I have living on Meadowbrook Avenue. I also concerned about the lack of setback of the proposed property, the height, which is taller than any other building in the area. What an eyesore this will be.

I strongly oppose you approving any variance required to build this project as proposed.

Thank you for your time.

Priscilla Curnutte
3611 Meadowbrook Avenue
Nashville, TN 37205

From: Robin Johnson [mailto:rjohnson@comcast.net]
Sent: Sunday, August 19, 2018 3:18 PM
To: Planning Commissioners
Subject: Proposed project at 3415 Murphy Road

Dear Planning Commission Members - I am a resident of the Richland - West End neighborhood and I recently found a flyer placed on my front porch describing the proposed project at 3415 Murphy Road. I was aware that an office building was in the planning stages for this piece of property and there had been some preliminary discussions with neighborhood association leadership.

I was not aware, however, of the size and scope of the project and I would like to express my concerns:

- Proposed height of up to 20 stories
- Overall scale of project that leaves limited green space
- Lack of Leed certification designation
- Significant impact to traffic on Murphy Road and West End Avenue
- Overall design, particularly the unsightly "black box" that seems to front West End
- Parking impact as our neighbors on the 3500 blocks of Richland and Central and West End Circle are already dealing with overflow parking from adjoining retail and office space.

I am also concerned that in speaking with many of my neighbors, this flyer was not widely distributed. I am not sure what the objective of the developer was, but scattering a few flyers in the surrounding neighborhoods doesn't constitute neighborhood involvement in the project. I am concerned that the developer will claim that it engaged with the neighborhood and received very little feedback, when the truth is that they simply dropped flyers at so few homes that the neighborhood is generally unaware of what it is being proposed.

I have reached out to the developer directly expressing my concerns as the flyer invited feedback.

I have also expressed my concerns directly to Councilmembers Kindall and Murphy.

Thank you for this opportunity to express my opinion and for the work you do as commission members.

Robin Johnson
3728 Richland Avenue

From: Leesa Hinson LAST_NAME [mailto:leesahinson@comcast.net]
Sent: Sunday, August 19, 2018 10:39 PM
To: Planning Commissioners; Murphy, Kathleen (Council Member); planning.staff@nashville.gov
Subject: 2018SP- 049-001 - Murphy Road 5/3 site

I write to express my concern about 2018SP- 049-001 - Murphy Road 5/3 site. I live on Greenway Avenue, which is in the Richland West End Neighborhood (RWEN), and my home is approximately [1/10](#) of a mile from this proposed project.

RWEN and the homes therein have historical significance to Nashville. We take pride in our homes and our neighborhood, and the homeowners are invested in protecting our very unique and special corner of Nashville.

2018SP- 049-001 -Murphy Road 5/3 site will harm the homeowners of RWEN and especially those living on the east end of the neighborhood. I am concerned about the resulting traffic that will be pulled into our area, overflow parking in our neighborhood, the lack of setback, scale and height of the project, and the resulting light and sound pollution from the project. The project looks more like something that would be built downtown and is out of proportion and not in keeping with the surrounding area.

This project, as proposed, will tower over the homes in our neighborhood, particularly those on Greenway, on West End Place (which is one street closer to the proposed project than is Greenway), on Murphy and on the east ends of Central and Richland Avenues. The proposed height is completely out of scale for the surrounding area and will greatly impact those living on the east end of the neighborhood, as they will be able to see nothing but this building as they look to the east.

In addition, it will cast a great deal of light on the east end of the neighborhood at night and, with the proposed rooftop bar and pool, will generate noise pollution for us as well. These factors will harm our neighborhood.

Our neighborhood is pedestrian friendly and filled with walkers and joggers. The new greenway also brings pedestrian traffic through RWEN. Our neighborhood cannot handle the traffic that will result from a project of this size, and the additional traffic poses a danger both to walkers and joggers in our neighborhood and along Murphy and West End Avenues. Greenway Avenue is a tiny street in the neighborhood. It is already used as a cut-through between Murphy and West End. It carries far more traffic each day than it was designed to accommodate, and drivers speed up our street as they cut through. The addition of this building so near our street cannot help but exacerbate the problem. Not only does the traffic place our pedestrians at risk, but it makes our neighborhood less attractive and less livable.

The streets of the east end of our neighborhood are already a parking lot for the workers of the Highwoods building who fill up West End Place with their parked cars each day. This new project will result in our neighborhood being used even more for the overflow parking of commercial neighbors closer to West End Avenue.

For all the reasons outlined above, I cannot overstate the detrimental impact on our neighborhood that will result from this proposed project.

I thank you for your consideration of these issues.

Leesa Hinson
312 Greenway Avenue, Nashville, TN 37205

From: Bill Titus [mailto:billt926@gmail.com]
Sent: Monday, August 20, 2018 2:01 PM
To: Murphy, Kathleen (Council Member); Planning Commissioners
Subject: Oppose 2018 SP-049-001

Dear Commissioners,

Please oppose the proposed variance request for the mixed-use/hotel near the corner of Murphy Rd. & West End. I live at 511 N. Wilson in the Richland-West End Neighborhood (RWENA) and currently serve as the neighborhood's Crime and Safety captain. I have attended one of the public sessions on the development and, as a banking professional, have followed closely the development rush to fill the hotel need.

This project is simply too far out of line with the area, will create issues for traffic, parking, noise and sight "pollution" and set a bad development precedent for areas around it including Hillsboro-West End etc.. I sat through two cycles this morning at the light coming up Murphy from Sylvan Park & RWENA, (near Park Circle and the new greenway crossing) as the light timing is favoring getting the traffic headed towards Vanderbilt and Belmont off of 440 and then sat again through two cycles of the light to turn left from Murphy onto West End. Another stoplight and increased traffic from another development is a public unhappiness/public relations disaster waiting to happen. The architectural drawing of the hotel may look good on paper but it will negatively impact the neighborhood feel currently enjoyed by not only the most immediate areas but Whitland and other points west.

I recognize it is not the planning commission's responsibility to save developers from themselves and from building those properties that are just "too late to the party" as the financial losses will fall on the financing entities and operators. However, the city is a loser too in those situations where poorly thought out/not really "great fit" projects get done and then struggle for years.

Please say No to this variance request.

Thank you

-Bill Titus

From: Mary Stone [mailto:maryostone@gmail.com]
Sent: Monday, August 20, 2018 3:09 PM
To: Planning Commissioners
Subject: Fwd: 2018SP-049-001

Dear Commissioners,

I am writing to oppose the GBT development plans for Murphy Road and West End. The height is insanely tall, downtown size. And in an area that is already choked with traffic, how on earth would this be a good idea? We need to use the base zoning and not a variance. This is an area of neighborhoods and houses. To have a skyscraper spewing light and traffic is just not needed. Lets slow down. Nashville and West End do not need this development.

Thank you.

Mary Stone
Richland West End Neighbor and Board Member

From: Mae Ambrose [mailto:mae@etlowe.com]
Sent: Monday, August 20, 2018 3:23 PM
To: Planning Commissioners
Cc: Murphy, Kathleen (Council Member); planning.staff@nashville.gov
Subject: 2018SP-049-001

Dear Planning and Kathleen Murphy,

My name is Mae Ambrose and I live at 330 Harvard Ave in The Richland West End Neighborhood where I have lived since 1994.

I have been board secretary for a cumulative 8 years and contribute to our newsletter with articles and photographs.

Recently there have been posts on Nextdoor about the proposed high-rise hotel on the 5th/3rd property on Murphy Rd. The photos in the flyer that was distributed to several neighbors was at the least overwhelming in appearance.

My concerns about any approved plan are listed below:

Traffic on Murphy Rd. - already a nightmare at Exxon

Light pollution at night

Noise pollution from a proposed rooftop entertainment area

Exterior glass curtain walls that would reflect the intense western sun back into our neighborhood

Further development west on Murphy Rd.

Set backs from Murphy Rd.

Increased traffic on 440 exiting to go east on West End and trying to make the western turn into Murphy Rd. which is also a nightmare

Increased exiting traffic from 440 east bound on Murphy making a left onto Murphy Rd. towards the hotel. This is the location where the greenway crosses Murphy Rd. which is already dangerous for those who exit from work every afternoon and go right to Richland West End.

Thank you for your time and attention.

Mae

Mae Ambrose
Account Representative

Lowe Graphics and Printing
220 Great Circle Rd. Su 122
Nashville, TN 37228

Office 615-242-6649
Cell 615-969-0487
www.etlowe.com

From: Hank Hulan [mailto:hankhulan@gmail.com]
Sent: Tuesday, August 21, 2018 8:25 AM
To: Planning Commissioners
Subject: 2018SP- 049-001, Murphy Road 5/3 site

Hello,

I am writing to share my concern re: the development of a hotel / office complex (18-20 story) on Murphy Road near West End Avenue (currently the site of a 5/3 bank).

My biggest concern is from increased traffic - at the West End / Acklen / Murphy intersection, across the I-440 overpass, along Murphy Road, and specifically on Greenway Avenue.

Greenway already experiences a significant amount of traffic that is not neighborhood related - drivers cut through to avoid the West End/Murphy intersection and/or the West End/Bowling intersection during rush hour. Also, drivers who miss the I-440 exit on Murphy will use Greenway as a "turnaround" street; speeding down the street, turning around in the nearest driveway and speeding back up Greenway to Murphy. This happens all day long. Finally, drivers go up and down Greenway to access the dead-end on West End Place for parking (and then walking to work at either the existing 5/3 site or the Highwoods building at 3322 West End). With the additional office workers at the new site, there will surely be an increase in the need for parking and an increase in traffic.

I believe that any new site should have a smaller footprint to minimize the impact on an existing, historic neighborhood.

Thank you,

Hank Hulan
312 Greenway Avenue
Nashville, 37205

From: Theobald, Cecelia Nally [mailto:cecelia.theobald@vumc.org]
Sent: Saturday, August 25, 2018 3:04 PM
To: Planning Commissioners
Cc: Murphy, Kathleen (Council Member); Patrick Theobald (patrick.theobald@asurion.com)
Subject: 2018SP - 049-001 - Murphy Road 5/3 proposed site

I am a resident of Richland West End and want to share some thoughts on the proposed development on the current 5/3 bank site adjacent to Dose on Murphy Road.

We live at 113 Bowling Ave, shortly down from the Bowling & Murphy intersection. Bowling is already a cut-through street for people going from West End to Murphy and frequently our street gets so congested that traffic at the Murphy/Bowling light blocks our driveway. The 25 mph speed limit on Bowling is seldom obeyed, and most of our neighbors will not let kids cross the road already (yet I have not ever seen an officer pull someone over speeding down Bowling). In the mornings, the traffic at the 440/Murphy light backs up so as to prevent cars from turning right from Bowling onto Murphy. Workers from the Highwoods Building on Murphy currently park down on the other side of 440 in our neighborhood. The stretch of West End between 31st Ave and Murphy is already a high risk area for motor vehicle accidents especially in the afternoon due to the high volume of traffic leaving Vanderbilt's campus. This will also considerably worsen this risk.

I mention all this to emphasize that we do not have the capacity for additional traffic, speeders, or overflow parking (that will inevitably occur with this project) without causing significant deterioration of our neighborhood. We have a vibrant and tight-

knit neighborhood with a large number of small children. If a project anything close to this scale is continued to be considered at this site, I would request that some or all of the following be considered as changes to the plan:

- A considerably larger set back from the road
- A lower height (no more than the comparable 12 stories of the Highwoods Building across the road)
- Additional on-site parking and a more comprehensive parking plan (the current plan assumes retail use and hotel use individuals will “alternate” spots which is unlikely and impractical)
- Elimination of the rooftop bar (which will contribute significant noise to the adjacent residential neighborhood)
- More considerations to assure that rooftop noise and light pollution will not carry to the surrounding neighborhoods

Thank you for your consideration.

-Cecelia Theobald
Cecelia N. Theobald, MD MPH
Vice Chair for Clinical Affairs, Department of Medicine
Vanderbilt University Medical Center
cecelia.theobald@vanderbilt.edu

From: Theobald, Patrick [mailto:Patrick.Theobald@asurion.com]
Sent: Monday, August 27, 2018 8:55 PM
To: Planning Commissioners
Cc: Murphy, Kathleen (Council Member)
Subject: RE: 2018SP - 049-001 - Murphy Road 5/3 proposed site

I would like to reiterate my wife’s e-mail below. I’m honestly not sure I have ever e-mailed local government on an issue before, but I feel strongly about the detrimental impact this project will have on our neighborhood as currently proposed. It is not in line with other buildings in the immediate vicinity and the parking solution suggested is bordering on irresponsible. It’s a classic square peg/round hole, because the square peg is more lucrative than the round one.

I’m all for continued development and have been very pleased with the vast majority of work our city council and planning commission have done growing this city in a productive and exciting way. However, this project is an oversized reach for all of the points Cecelia makes below. Let’s not create negative impacts to our vibrant, urban neighborhoods that make this city so appealing for so many.

Thank you for your diligence and consideration of this and the many proposal you sort through every day.

Regards,

Patrick Theobald

From: Theobald, Cecelia Nally <cecelia.theobald@vumc.org>
Sent: Saturday, August 25, 2018 3:04 PM
To: Planning.Commissioners@nashville.gov
Cc: Kathleen.Murphy@nashville.gov; Theobald, Patrick <Patrick.Theobald@asurion.com>
Subject: 2018SP - 049-001 - Murphy Road 5/3 proposed site

I am a resident of Richland West End and want to share some thoughts on the proposed development on the current 5/3 bank site adjacent to Dose on Murphy Road.

We live at 113 Bowling Ave, shortly down from the Bowling & Murphy intersection. Bowling is already a cut-through street for people going from West End to Murphy and frequently our street gets so congested that traffic at the Murphy/Bowling

light blocks our driveway. The 25 mph speed limit on Bowling is seldom obeyed, and most of our neighbors will not let kids cross the road already (yet I have not ever seen an officer pull someone over speeding down Bowling). In the mornings, the traffic at the 440/Murphy light backs up so as to prevent cars from turning right from Bowling onto Murphy. Workers from the Highwoods Building on Murphy currently park down on the other side of 440 in our neighborhood. The stretch of West End between 31st Ave and Murphy is already a high risk area for motor vehicle accidents especially in the afternoon due to the high volume of traffic leaving Vanderbilt's campus. This will also considerably worsen this risk.

I mention all this to emphasize that we do not have the capacity for additional traffic, speeders, or overflow parking (that will inevitably occur with this project) without causing significant deterioration of our neighborhood. We have a vibrant and tight-knit neighborhood with a large number of small children. If a project anything close to this scale is continued to be considered at this site, I would request that some or all of the following be considered as changes to the plan:

- A considerably larger set back from the road
- A lower height (no more than the comparable 12 stories of the Highwoods Building across the road)
- Additional on-site parking and a more comprehensive parking plan (the current plan assumes retail use and hotel use individuals will "alternate" spots which is unlikely and impractical)
- Elimination of the rooftop bar (which will contribute significant noise to the adjacent residential neighborhood)
- More considerations to assure that rooftop noise and light pollution will not carry to the surrounding neighborhoods

Thank you for your consideration.

-Cecelia Theobald
Cecelia N. Theobald, MD MPH
Vice Chair for Clinical Affairs, Department of Medicine
Vanderbilt University Medical Center
cecelia.theobald@vanderbilt.edu

From: Buddy Koonce [mailto:buddy.koonce@gmail.com]

Sent: Thursday, August 30, 2018 9:13 AM

To: Planning Commissioners

Subject: 2018SP-049-001; Murphy Road Development

Commissioners:

My name is Buddy Koonce. I live at 3503 Richland Avenue. I have lived at this location since 1992.

The purpose of this email is to comment on the proposed development at the intersection of Murphy Road and I-440. I expect this area to eventually grow into high density development due to the location.

However, please take into consideration this proposed development will have on our neighborhood. Street parking and traffic in our neighborhood has already increased in the last few years. Without proper safeguards, these issues will worsen.

Thanks for consideration of my comments.

Thanks. Buddy Koonce

From: John Dotson [mailto:john.dotson@comcast.net]

Sent: Tuesday, September 04, 2018 1:13 PM

To: Planning Commissioners

Subject: 2018SP-049-001

I am writing to express my complete support for this development. Bear in mind that I will be able to see this building every day from my deck.

The developer, GBT, has gone above and beyond to reach out and present the details. They have also listened carefully to the issues my fellow neighborhood members have expressed and altered their plan accordingly.

Those of us who live in Richland have fought a twenty-plus-year-long battle to maintain the historic nature and value of our neighborhood. Having a development as robust as this is a benefit to the value we built. There is nothing in my view that compromises our neighborhood. To the contrary, I see it as a huge benefit.

To be clear, I am OK with 20 stories and 280 vertical feet in height. I love the mix of office, retail and hotel. I am encouraged by the developers' offer to help offset the parking issues that are mounting daily in our neighborhood. I am also encouraged by their offer to contribute to planting trees and building the curbs we need on West End Circle to address the mounting parking issues.

This is one of the most underutilized intersections in all of Nashville and deserves this scale of building. I am not a fan of the limitations the "Scenic Highway Act" brings going west on West End so this development is literally at the edge of the envelope where those of us in Richland can enjoy some of the benefit of growth in Nashville.

John Dotson
3505 Central Ave
Nashville, TN 37205
c: 615-496-1676

From: Lindseth, Michael [mailto:Michael.Lindseth@PNFP.COM]

Sent: Sunday, September 09, 2018 4:58 PM

To: Erica Garrison

Cc: Linda Oldfield; John.dotson@comcast.net; fhault@gbtrealty.com; jpape@gbtrealty.com; Kindall, Ed (Council Member); Murphy, Kathleen (Council Member); Allen, Burkley (Council Member); Kempf, Lucy (Planning); Planning Commissioners; James Weaver

Subject: Re: GBT Realty - Murphy Road Project - Deferral Request

Good afternoon-

It has come to my attention that the afternoon of the Sept 27th has many conflicts for much of our board to attend. Dinner by the Bridge which is a major fundraiser for Nashville Greenways is that evening. This event is attending by almost 1/2 of our neighborhood board since we all like the greenways and support Amy Crownover who is the executive director. I have a personal conflict as well for my son's last football game. I also believe Ms. Murphy may be attending the Greenway event as well.

RWENA asks if we can please move the Sept 27th meeting a couple of weeks. This will also allow RWENA and HWEN Neighborhoods to communicate with neighbors what is going on with this site and to attend the community meeting to learn about the updates on this project. Two weeks is a tight timeline to communicate to neighbors for a project of this magnitude.

Thanks, Michael

From: Louise Mistak [mailto:bomistak@gmail.com]
Sent: Sunday, September 09, 2018 6:43 PM
To: Planning Commissioners
Subject: Murphy Road Project

I am a homeowner in the Richland neighborhood. I have lived here since 1991, first as an apartment dweller and since 1997 a homeowner.

Please vote no on the proposed 16 story building on Murphy Road. Aesthetically it is too tall, and the traffic and pedestrian burden on the surrounding infrastructure will be too much.

Sincerely yours,

Louise Mistak
92 Craighead Avenue
Nashville, 37205

From: Chris Norris [mailto:cxnorriss24@aol.com]
Sent: Monday, September 10, 2018 3:51 PM
To: Planning Commissioners
Cc: Kathleen Murphy
Subject: Proposed High Rise at Murphy & West End

I am writing to object to the 16-18 story high development proposed for Murphy Rd. and West End Ave. My neighbors and I live in Richland-West End Neighborhood, adjacent to this proposed huge building. We are very concerned that the scale of this huge building is out of place where it is proposed - it looks like it belongs downtown. Unlike nearby multi-story buildings on West End that have significant set backs from the street, this proposal has little to no set back. It's not neighborhood-friendly, will cause light pollution, noise pollution (I understand there's a rooftop bar), as well as traffic congestion entering/leaving West End, Murphy, and I-440.

Please do not allow this monstrosity to tower over our nearby quiet, walkable neighborhood.

Christina Norris
3823 Richland Ave
37205
615-497-0402

From: Jamie Cox <Jamiec3725@att.net>
Date: September 11, 2018 at 9:06:53 AM CDT
To: planning.staff@nashville.gov
Subject: GBT Realty Murphy Road

GBT Realty is planning to build a 16-18 story building with no setback at 3415 Murphy Road. This idea would be a huge intrusion on a nearby neighborhood!!!!!! The plan calls for no setback which means it will sit right on the sidewalk (meant for downtown buildings). It calls for a rooftop bar creating a lot of late-night noise. Traffic is already a nightmare in that area and an extra traffic light would be of no help and might even make matters worse. Please don't allow this to proceed.—Gail DuBois

From: Beth Bleecker [mailto:elizabeth.bleecker@gmail.com]

Sent: Tuesday, September 11, 2018 1:07 PM

To: Planning Commissioners

Subject: 2018SP-049-001 concerns

Thank you for the time and attention given to this project by the Planning Commission. I live on Greenway Avenue in Richland/West End with my husband and two kids, ages 2 and 4. This project has the potential to greatly impact our well-being and safety.

My main concern is that Greenway Avenue has already become a "cut-through" that many use to avoid the West End traffic. I think that this project would most certainly increase the number and speed of vehicles on our small street. There are several families with preschool aged children, and I know our concerns have been mounting about the safety of our children playing outside or using the sidewalks. We ask that the size of this project be decreased to match the neighborhood feel of our area. We love the small local businesses within walking distance, however a large corporate and hotel space is not best for our neighborhood. Traffic control and even considering making Greenway Avenue a dead-end street would be options we would love to see, as well.

I am also concerned with a new hotel being introduced to this area. We like to have familiar surroundings for our children and placing a hotel close by would introduce people unfamiliar to and with less regard to the privacy, peace, and safety of our neighborhood. Please reconsider this use of the space. It does not make sense for this area.

A number of my neighbors have expressed concern regarding the height and lighting of this building encroaching on our street's views, especially at night. I would like to see the height of this building to be less than 12 stories and for the outlined lighting plans to be strictly upheld. Again, I do not see how a high-rise building fits aesthetically or functionally in this space.

I did attend the community presentation earlier in the summer, and would love another opportunity to discuss. I am on the RWENA board and am encouraged by the communication thus far. Thank you again for your time.

Beth Bleecker, MD

From: Beth Brooks [mailto:ekbclan@yahoo.com]

Sent: Wednesday, September 12, 2018 8:40 AM

To: Planning Commissioners

Subject: WHAT ARE YOU THINKING! STOP IMMEDIATELY

Dear Planning Commissioner,

I am writing in COMPLETE PROTEST of the proposed GBT Murphy Road project.

I will make this simple by out-lining everything that is WRONG with this plan.

1. TRAFFIC- do you ever go down West End? The traffic is already difficult. A stop light will only compound the problem.
2. SCHOOL Zoning - In what universe is it ok to put a hotel of this magnitude near a school? There must be SOME protection for our schools.
3. LIGHTS and PARKING - Do you want West End to look like Vegas? Don't even try to say better lighting will help. You know this is NOT a true statement.
4. HEIGHT- you must think you need this many floors? We must put an END to these massive building next to our schools and neighborhoods.

You will destroy the integrating of our city by allowing these types of projects to continue.

Please STOP it immediately.

I promise to fight this project every step of the way.

Beth Brooks
RWENA member
314 Greenway Ave.
Nashville TN
37205

From: Murphy, Kathleen (Council Member)
Sent: Wednesday, September 12, 2018 3:25 PM
To: Marc LaGasse; Planning Commissioners
Cc: Donna Cheek (donna.cheek@me.com)
Subject: Re: Sloan and Westlawn SP

Please add to file.

Thank you,
Councilwoman Kathleen Murphy
615-422-7109
Sign up for District 24 newsletter here: <http://ow.ly/UozjR>

On Sep 12, 2018, at 12:31 PM, Marc LaGasse <marc@newworldimports.com> wrote:

>
> I would greatly appreciate if you would forward my recommendation directly to the planning commission. I wish I could be present but with your help my opinion will be heard. Thank you!

>
> Marc and Donna LaGasse
> 4102 Aberdeen Rd
> Nashville, TN 37205
> marc@nwiinc.com

>
> -----Original Message-----

> From: Murphy, Kathleen (Council Member) <Kathleen.Murphy@nashville.gov>
> Sent: Wednesday, September 12, 2018 11:26 AM
> To: Marc LaGasse <marc@newworldimports.com>
> Cc: Donna Cheek (donna.cheek@me.com) <donna.cheek@me.com>
> Subject: Re: Sloan and Westlawn SP

>
> Thank you!! Do you mind if I forward to the Planning commissioners who will vote on this on the 27th?

>
> Thank you,
> Councilwoman Kathleen Murphy
> 615-422-7109
> Sign up for District 24 newsletter here: <http://ow.ly/UozjR>

>
> On Sep 12, 2018, at 11:18 AM, Marc LaGasse <marc@newworldimports.com<<mailto:marc@newworldimports.com>>>>
> wrote:

>
> Dear Kathleen,

>

> Thank you for sending the postcard as well as follow up email regarding the SP Zoning request of Sloan and Westlawn. I will not be able to attend the meeting tonight but adamantly do not approve the zoning change.

>

> I have owned and lived at 4102 Aberdeen Rd. for 14 years and in 2012 remodeled in compliance with historical committee. When historical approved my changes, they complimented me for not only adhering to the historical requirements but far exceeding what was necessary and delivering what they called at that time the best improvement in Cherokee Park they had ever seen despite all my changes being on the backside of the residence out of sight from the street. I take pride in the community and character of the neighborhood and rezoning a very visible and highly traveled intersection to allow 7 houses instead of the 6 permitted will only set a standard for the Sylvan Park and Cherokee park community that skinny cheap construction houses are not only acceptable but endorsed by passing a zoning change. Our neighborhood still has character unlike many neighborhoods in the Nations and Green Hills where existing zoning has been manipulated to cram as many tall skinnys into a tiny lots which permanently degraded the neighborhood for generations to come only for immediate developer's profit.

>

> Sincerely,
> Marc and Donna LaGasse
> 4102 Aberdeen Rd.
> Nashville, TN 37205
> marc@nwiinc.com<mailto:marc@nwiinc.com>

From: Chris Norris [mailto:cxnorriss24@aol.com]

Sent: Wednesday, September 12, 2018 4:24 PM

To: Planning Commissioners

Subject: Proposed High Rise at Murphy & West End

Below are my objections to this development, which were previously sent to the planning commission. I am sending to you also because I'm told you are now studying this proposal.

Christina Norris

3823 Richland Ave

(My neighborhood is adjacent to planned development)

I am writing to object to the 16-18 story high development proposed for Murphy Rd. and West End Ave. My neighbors and I live in Richland-West End Neighborhood, adjacent to this proposed huge building. We are very concerned that the scale of this huge building is out of place where it is proposed - it looks like it belongs downtown. Unlike nearby multi-story buildings on West End that have significant set backs from the street, this proposal has little to no set back. It's not neighborhood-friendly, will cause light pollution, noise pollution (I understand there's a rooftop bar), as well as traffic congestion entering/leaving West End, Murphy, and I-440.

Please do not allow this monstrosity to tower over our nearby quiet, walkable neighborhood.

Christina Norris

3823 Richland Ave

37205

615-497-0402

From: Lizabeth Theiss [mailto:lizabeth.theiss@gmail.com]

Sent: Thursday, September 13, 2018 8:48 AM

To: Shepard, Shawn (Planning)

Subject: West End area development

Dear Ms. Shepard,

I have been following the 3415 Murphy Road development and saw the recent images in the Nashville Business Journal. The development supports our area's needs of walkable retail, dining, and additional service amenities and is an attractive design. With the number of residents in these neighborhoods, it is time we had the opportunity to enjoy dinner, run errands and shop without having to drive. Additionally, I think the proposed hotel will help alleviate some of the pressure of having Airbnb's in residential areas. I am in support of this project.

I feel this proposed development could offer local residence's additional amenities beyond what the typical office building offers and that currently surround our neighborhood.

Sincerely,

Lizabeth Theiss
209 Mason Avenue, Unit 302
615.394.2280

From: Judith Hill [mailto:hill.judith@gmail.com]

Sent: Friday, September 14, 2018 8:11 AM

To: Shepard, Shawn (Planning)

Subject: 3415 Murphy Road Project

Good morning, Ms. Shepard. I hope this finds you well.

I'm writing because I recently learned about a mixed-use project at 3415 Murphy Road, and I support it. I own property on Acklen Park Drive within walking distance to the project. The updated community plan for the Sylvan Park neighborhood outlines and supports the redevelopment of underutilized sites along major commercial corridors. As you know, our city is growing, and I feel that this supports and brings a great asset to our neighborhood. This site seems ideal since it is close to the interstate, as well as one of Nashville's major corridor's - West End. That makes it easily accessible to traffic that can enter and exit quickly, as well as having more restaurants to walk to in my neighborhood. Having more walkable options is one of the things that is so attractive to young people and families that make up this neighborhood. I hope that the planning department will support this project.

Sincerely,

Judith Hill
510B Acklen Park Drive
Nashville TN 37205
Judith Hill Photography
www.judithhillphotography.com
615-866-8557

From: Mary Ann McCready [mailto:Maryann_McCready@fbmm.com]
Sent: Sunday, September 16, 2018 1:26 PM
To: Planning Commissioners
Subject: MURPHY Development

Dear All:

I'm writing to express concerns about the proposed MURPHY Road project. My concerns involve the noise this will create for an otherwise quiet neighborhood, and all of the lighting interference on top of the proposed building for the hotel etc. The parking is inadequate and sure to spill over to our neighborhood and the height proposed is much higher than the range of those that would surround it.

Will there be additional traffic light/s?

I'd like to just go on record as to my opposition. Thank you!

Mary Ann McCready
3700 Richland Avenue

From: Alice Bolster [mailto:atbolster@bellsouth.net]
Sent: Wednesday, September 19, 2018 4:30 PM
To: Planning Commissioners
Subject: Murphy Road development

Dear Commissioners,

I have looked carefully at the proposed building at Murphy Road and am astounded at the height and volume of the building. It is much too high for that space and is very intrusive to the neighboring buildings and neighborhood. It will be very detrimental to the surrounding traffic patterns and will greatly impact, in a negative way, the ability cars to move from West End to Charlotte and the Sylvan Park neighborhood. The height is way too tall and will be in the sight line of the historic neighbors living in the adjacent homes.

Please, please restrict downsize the building. It is completely out of character with the location the investor has chosen.

Thank you for your contribution to Nashville's livability.

Cordially,

Alice Bolster
3823 Central Ave

From: Murphy, Kathleen (Council Member)
Sent: Thursday, September 20, 2018 10:06 AM
To: John Stone; Shepard, Shawn (Planning)
Cc: Mary O Stone
Subject: Re: Murphy Road Building

Shawn— please add to the comments for this project on Murphy Rd for the commissioners.

Thank you,
Councilwoman Kathleen Murphy

On Sep 20, 2018, at 9:58 AM, John Stone <jstone@whitereasor.com> wrote:

>

Not at all. Please do.

John

>

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

From: Murphy, Kathleen (Council Member) <Kathleen.Murphy@nashville.gov>

Sent: Thursday, September 20, 2018 9:50 AM

To: John Stone <jstone@whitereasor.com>

Cc: Mary O Stone <maryostone@gmail.com>

Subject: Re: Murphy Road Building

>

> Do you mind if I forward your comments to the Planning Commission they vote on it next week.

>

> Thank you,

> Councilwoman Kathleen Murphy

> 615-422-7109

> Sign up for District 24 newsletter here: <http://ow.ly/UozjR>

>

> On Sep 20, 2018, at 9:49 AM, John Stone <jstone@whitereasor.com<mailto:jstone@whitereasor.com>> wrote:

>

> Kathleen,

> Thank you for organizing and chairing last night's meeting with GBT Realty. After hearing GBT's presentation, I am strongly opposed to their planned retail, hotel and office development on Murphy Road, even with its revised 16-story concept. As Jim Kelly pointed out, the proposed SP zoning provides for a project which is 60% taller and has 60% more square footage than what is permitted under the current zoning. The additional height will impact the views of the neighborhoods on three sides of the project and the additional square footage will dramatically increase traffic congestion in the area. The proposed project is totally out of character with the existing neighborhoods to the south, north and west of Murphy Road. The property under consideration would be an attractive parcel for a lower density and lower height development, including retail, restaurants and outdoor spaces which would be amenities to the surrounding neighborhoods-as opposed to the proposed project-which would be a detraction.

> Please vote against the SP zoning for this project and use your best efforts to convince Ed Kendall, Berkley Allen and your other fellow council members to do the same.

> Mary and I continue to appreciate your service to our district. You are doing such good work in a thankless job.

> John Stone

> 3817 Richland Ave.

> Nashville, TN 37205

From: Kathleen Murphy [mailto:kathleen@murphyformetro.com]

Sent: Thursday, September 20, 2018 2:37 PM

To: martha zendylaw.com; Shepard, Shawn (Planning)

Subject: Re: 9/19 Zoning Meeting

Shawn- can you add this to the murphy rd file?

Thank you,

Councilwoman Kathleen Murphy

615-422-7109

On Sep 20, 2018, at 2:36 PM, martha zendylaw.com <martha@zendylaw.com> wrote:

Please do! Many thanks!

Martha

On September 20, 2018 at 2:32 PM Kathleen Murphy <kathleen@murphyformetro.com> wrote:

I apologize for the meeting date. In the rush and push to get the community meeting it was the only date that would work before they go to Planning Commission next week and I am working with them now to set up another one since there was a lot of feedback last night that needs to be addressed.

It's not in my district but the development team has been including me in discussions. Do you mind if I share your comments with the Planning Commission who vote on this next week?

Thank you,

Councilwoman Kathleen Murphy

615-422-7109

Sign up for District 24 newsletter here: <http://ow.ly/UozjR>

On Sep 20, 2018, at 2:29 PM, martha zendylaw.com <martha@zendylaw.com> wrote:

Dear Ms. Murphy,

I was not able to attend the meeting because it was on Yom Kippur (yup, poor planning by somebody). I do want you to know that I am opposed to such a big building and further commercialization of our otherwise highly residential and recreational-friendly area. I like to walk from Greenway to Murphy to West End (and places beyond) and adding a huge commercial project will make that walk more hazardous. I don't know how many stories are included in the reduced 200 feet, but it still seems pretty tall and out of character for the RWENA side of West End, and with the school, park and residential areas on the other side. Our existing small businesses seem to do quite well but more traffic will certainly snarl up their businesses, and our easy access to them as neighbors.

Today someone who attended the meeting posted on NextDoor that, "The developers said that they chose this site because of its easy access to 440 and thus would not increase traffic very much on Murphy Rd. The huge flaw in this argument is that you can only travel West on 440 from Murphy. If you want to go East, you have to go to West End and turn right. This could increase traffic on Murphy and West End considerably. So I hope we can add this to our long list of reasons why we need to stop this development as planned."

My addition to this is that 440 is already down to a crawl every weekday by 4 p.m. (at least) and stays that way until well after 6 p.m. It is also bad in the mornings, but I am not as familiar with the time of the a.m. slow-down. These traffic delays are without any slowdowns from the planned work on that road.

I am not sure why we have to build, build, build so much everywhere. Nashville lacks affordable housing and safe places to walk and bike. A big business project where we are finally getting some traction on safer walking and biking in this area is the wrong trend.

Thank you!

Martha Emeson (Central Ave)

From: Raphaela Keohane [mailto:raekeo@aol.com]

Sent: Thursday, September 20, 2018 8:22 PM

To: Planning Commissioners

Cc: Ed Kindall; Shepard, Shawn (Planning)

Subject: RE 2018SP-049-001

Importance: High

Hello Commissioners and Mr. Kindall,

Unfortunately, I cannot attend the Planning meeting of 9/27. I am writing to express my opposition to this project, it is too big and will cause too much traffic. This intersection at Murphy Rd and West End Ave is already a complete nightmare most times during the day but especially in the morning and evening rush times. What with people going to 440 East and West and the normal traffic on West End Ave this intersection can take several lights to get through.

There is no way the traffic from this way too big building can enter or exit onto West End. And if they are going to exit on Murphy Road there is going to have to be another traffic signal if they have to make a left onto Murphy Road. The intersection at 31st Ave N and West End is a perfect example of a problem intersection what with people turning left from 31st Ave on the south side of West End going towards Murphy Rd and the traffic lights are not synchronized properly there are constant backups all the way to 29th St North and West End.

I would be interested in the traffic studies only if they are done at rush hour Monday thru Friday.....

Thanks for your attention.

Raphaela (Rae) Keohane
117 30th Ave N Apt 402
Nashville TN 37203
615 964 7804

Item 8: 2018CP-012-002 – Southeast Community Plan Amendment

From: hozan barwari [mailto:hbarwari@yahoo.com]

Sent: Tuesday, September 11, 2018 7:29 PM

To: Grider, Anna (Planning)

Subject: Policy Change to NE on Goins Rd.

Anna -

If I am unable to attend the Planning meeting, I wanted Planning to know I support the policy change from NM to NE. If this change is made this would help me and others to develop the neighborhood. I own 4337, 4341, and 4353 Goins Rd.

Regards:

Hozan Barwari

Nashville Homes, LLC