

# Comments on September 27 MPC agenda items, received on September 27

## **Item 2: 2016SP-071-001 – 1300 N. 5<sup>th</sup> Street**

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

**Sent:** Thursday, September 27, 2018 10:27 AM

**To:** Planning Commissioners

**Cc:** courtneywilliamsdesign@gmail.com

**Subject:** RE: Item 2 - 2016SP-071-001

Dear Members of Planning Commission,

I am writing to oppose the rezoning petition reflected in Item 2 on the Consent Agenda. This SP project is more dense than the existing dense developments in the Highland Heights neighborhood. The proposed SP sits on a property that is directly next door to a single-family home, and it is an inappropriate transition from Douglas Avenue.

It is disappointing to see this type of development recommended by the Planning Staff as my neighbors recently completed a Planning Study, and this type of development does not reflect what our neighborhood wants for the future. It is wholly inappropriate in light of the existing single-family footprint and waning infrastructure.

I appreciate your consideration of my comments.

Kindest Regards,

Ashonti

**Ashonti T. Davis**

Counsel

Aetna Senior Supplemental Insurance

800 Crescent Centre Drive, Suite 200

Franklin, TN 37067

Phone: 615-807-7655

Email: [davisa17@aetna.com](mailto:davisa17@aetna.com)

**From:** Courtney Williams [mailto:courtneywilliamsdesign@gmail.com]

**Sent:** Thursday, September 27, 2018 11:03 AM

**To:** Davis, Ashonti

**Cc:** Planning Commissioners

**Subject:** Re: Item 2 - 2016SP-071-001

I 100% agree with Ashonti's statements in regards to this SP. This property has submitted an SP in the past and I encourage you to reread the comments from neighbors' from that short time ago. This project is entirely too dense and while I could see it increasing in density it should be a property that acts as a transition back into the single family footprint - maybe 5 units max!

Thank you for your consideration. As a direct neighbor to this property I do not support the current proposal.

-Sincerely,

Courtney Williams

1303 Lischey Ave, Nashville, TN 37207

On Thu, Sep 27, 2018 at 10:26 AM Davis, Ashonti <[DavisA17@aetna.com](mailto:DavisA17@aetna.com)> wrote:

Dear Members of Planning Commission,

I am writing to oppose the rezoning petition reflected in Item 2 on the Consent Agenda. This SP project is more dense than the existing dense developments in the Highland Heights neighborhood. The proposed SP sits on a property that is directly next door to a single-family home, and it is an inappropriate transition from Douglas Avenue.

It is disappointing to see this type of development recommended by the Planning Staff as my neighbors recently completed a Planning Study, and this type development does not reflect what our neighborhood wants for the future. It is wholly inappropriate in light of the existing single-family footprint and waning infrastructure.

I appreciate your consideration of my comments.

Kindest Regards,

Ashonti

**Ashonti T. Davis**

Counsel

Aetna Senior Supplemental Insurance

800 Crescent Centre Drive, Suite 200

Franklin, TN 37067

Phone: 615-807-7655

Email: [davisa17@aetna.com](mailto:davisa17@aetna.com)

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

**From:** Joshua Barton [mailto:joshdbarton@gmail.com]

**Sent:** Wednesday, September 26, 2018 2:17 PM

**To:** Planning Commissioners; Murphy, Kathleen (Council Member); Allen, Burkley (Council Member)

**Subject:** Support for Murphy Road rezoning

I am writing in support of the Planning Department's recommendation to rezone 3419 Murphy Road. I live on Westlawn Drive, just off of Murphy Road. We also own a condo at 3525 West End Ave, only about 1500 feet from the proposed development.

My family and I bike frequently. The traffic and roadway upgrades proposed in the Murphy Road/440/West End area will help improve flow and safety. Improved parking is helpful, too.

We think that more retail options in our neighborhood, extra parking for the retail we already patronize, and a close hotel option for friends and family visiting from out of town would be an improvement to the neighborhood.

Thank you,

Joshua Barton

To Whom It May Concern:

I live in the district near the proposed development, and I am excited about the proposed changes in the area.

The traffic light can back up at Murphy and West End and the improvement that have been proposed will move things along more efficiently.

Nashville is growing and we need these improvements to keep growing the right way.

Grace Work  
112 Acklen Park Dr

SUBJECT: Please approve Murphy Road/West End Development

Dear Members of the Commission,

I am writing in support of the proposed Murphy/West End development.

I understand that most of the people opposing this development don't even live in the district where it will be constructed.

The people who actually live and work in the area (not on the other side of 440) have been strong supporters of this.

This will bring jobs, better traffic solutions and more parking, plus a much-needed hotel, and new restaurants. The design is attractive, and they have already made several concessions upon hearing from neighbors about the project.

I like it and I hope you approve it.

Signed,

Justin Tomal  
101 Fairmont Place  
Nashville  
630-699-7190

SUBJECT: Approve new development at West End and 440

Dear Commission,

I am a resident near the proposed office/hotel tower development. This project is needed in the area. I am thrilled to have the additional amenities available to me. As Nashville continues to grow, it is important that all parts of the city see growth as well. It helps show everyone that all parts of Nashville are revitalized, and that people want to live and spend time in different sections of Nashville. It will be incredibly convenient to be able to have guests stay in the hotel as well as have additional restaurants to choose from.

Robert J Terry  
112 Acklen Park Drive  
Nashville, TN 37203

SUBJECT: I Support Murphy Road SP

Dear Planning Commission,

I am nearby to the proposed development. I frequently hear of folks coming into town and would love for them to have a place to stay close by. Plus, having retail and restaurants will help too. Spending more time closer to our home and less time traveling will help us be more efficient with our time.

Nikoloz Gogoladze  
114 Acklen Park Dr  
Nashville 37203

Dear Members of the Commission,  
**RE: Murphy Road Development**

I am writing in support of the proposed Murphy/West End development.

This will add things we need to the area. I like it and I hope you approve it.

Please listen to the residents closest to the project, it will help not hurt. It should be up to the people who live here to decide.

Stefan Laus  
114 Acklen Park Dr  
Nashville 37203

**From:** Russell Harwell [mailto:[RUSSELL.HARWELL@arlaw.com](mailto:RUSSELL.HARWELL@arlaw.com)]

**Sent:** Wednesday, September 26, 2018 3:53 PM

**To:** Planning Commissioners

**Subject:** Murphy Road SP

SUBJECT: Support Murphy Road SP

I own property (3404 West End Avenue) adjacent to the proposed development site. I have had an opportunity to review the plans and I believe this will be a quality development for the area. GBT has done significant community outreach and has made changes that respond to feedback received.

I appreciate that this project has a positive recommendation from the planning staff. The Community Plan is correct that the West End/I-440 area is the right place for these types of mixed use projects.

Thank you for your time and service to our city.

Russell Harwell

Fred Russell Harwell  
Adams and Reese LLP  
424 Church Street, Suite 2700  
Nashville, Tennessee 37219  
Main: 615.259.1450  
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Direct: 615.259.1457  
Cell: 615.423.9226  
E-Fax: 615.687.1526  
[www.adamsandreese.com](http://www.adamsandreese.com)

September 26, 2018

Dear Members of the Planning Commission,

As a constant resident of the neighborhood since the mid 1990s, I have enjoyed the growth and additional amenities that have been added in my community over the years. I am looking forward to the streamlining and improvement to the traffic on Murphy Rd.

I also believe that the project enhancements of sidewalks and additional parking spaces will improve the experience with businesses and the community. I support this project and ask that you approve the request.

Sincerely,



Susie Alcorn

September 26, 2018

Dear Members of the Planning Commission,

As a resident of the council district of the proposed development, I am excited to see more commerce come to the Murphy Road area. I am especially enthused about the hotel and restaurants that the project would bring. The intersections in the area need to be upgraded, and the recommendations from the traffic engineers give me hope for improved traffic flow on Murphy Road, especially at Murphy Rd and West End. I support this project and request that you do too.

Sincerely,



Darrin J. Kirkus

**From:** Alison Auerbach [mailto:alisonapr@aol.com]  
**Sent:** Wednesday, September 26, 2018 4:53 PM  
**To:** Planning Commissioners  
**Cc:** nashvilleoutreach@gbtrealty.com  
**Subject:** 3415 Murphy

Hello,

I support the project on 3415 Murphy Road.

Alison Auerbach  
resident - 3314 West End Ave.

**From:** Amy Crownover [mailto:amy.crownover@att.net]  
**Sent:** Wednesday, September 26, 2018 7:15 PM  
**To:** Planning Commissioners  
**Cc:** amy.crownover@att.net; Murphy, Kathleen (Council Member); Kindall, Ed (Council Member); etkindall@aol.com; 'Murphy Kathleen (Council Member)'  
**Subject:** Comments to Planning Commissioners on Specific Plan 2018SP-049-001 Project Name 3415 Murphy Road SP  
**Importance:** High

### **Group Letter Opposing Zoning Change for Murphy Road Development**

**September 26, 2018**

**Transmitted by email to [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov)**

**Specific Plan 2018SP-049-001**

**Project Name 3415 Murphy Road SP**

Dear Planning Commission Members –

Thank you for your service to our community and for this opportunity to express our concerns about the proposed project at nearby 3415 Murphy Road. As residents or property owners in the area of immediate impact, we collectively submit the following list of concerns, and urge you to disapprove the proposed zoning change request.

- The proposed project height of 207 ft and floor area of 378,700 sf are nearly double that allowed by existing zoning and are out-of-scale for the location.
- The project will have a significant and negative impact on traffic on Murphy Road, West End Avenue, Bowling Avenue and other anticipated cut-through routes in the Richland-West End historic neighborhood.
- The project will have a significant and negative parking impact on the 3500 blocks of Richland Ave, Central Ave, and West End Circle that are already dealing with overflow parking from existing adjoining retail and office space.
- We have concerns about the “Community Plan” that is referenced by the developer to support the project as if it were the applicable zoning. To the extent that the Community Plan was crafted and adopted to demonstrate density near a Bus Rapid Transit Route, it should be noted that voters rejected the AMP and BRT and no such system is currently in place or contemplated. Furthermore, there is no mass transit system near this location that will support the increased demands on our infrastructure.
- The project will generate significant light and noise pollution that will negatively affect the aesthetics of the Historic Richland West-End Neighborhood with boundaries less than 1,000 feet from the project.

- The project incorporates essentially NO green space or tree canopy and is not consistent with environmental or aesthetic livability designs currently being implemented across the country.

Most importantly, we are concerned about the process of this zoning change request. Notice of the current plan was given late afternoon on Friday, September 7. A community meeting was not arranged until the evening of September 19 and was only one hour in length. The Richland-West End Neighborhood Association leadership's request for a deferral of the September 27 Planning Commission Hearing to allow for additional community meetings was denied by the developer.

**We, the below listed 127 nearby residents, strongly oppose the request to rezone this property at this time.**

Respectfully Submitted:

NAME	STREET ADDRESS	EMAIL ADDRESS
Amy Parks Crownover	3805 Richland Ave.	amy.crownover@att.net
Pat Snyder	3808 Richland Ave.	snyderp@mindspring.com
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William E. Russell, MD	3506 Central Ave	Billrussell49@gmail.com



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Benjamin Page	3801 Richland Ave	ben@pageduke.com

- LIST END -

Submitted by:

Amy P. Crownover

[amy.crownover@att.net](mailto:amy.crownover@att.net)

615-519-8035 (c)

From: Lindsay Cashion [mailto:lindsaycashion@gmail.com]  
Sent: Wednesday, September 26, 2018 8:44 PM  
To: Planning Commissioners  
Cc: Crownover Amy; Cashion Julia Anna  
Subject: Proposed office building/hotel on Murphy Road

Greetings. My wife and I wish to make you aware that this building at 400,000 square feet is entirely too large for this site. It is also 16 stories high which also makes it inappropriate for this area. There is nothing in this area approaching 16 stories. We do not need a 175 room hotel plus 280,000 square feet of office/retail space on Murphy Road.

In addition, this site is very close to one of the busiest intersections in the state. I suggest the traffic study is flawed. You can't add several hundred cars to this area each morning and expect the wait times to reduce. Yet that is what we were told at the neighborhood meeting on 09/19/2018.

Also, no consideration has been given by the developer to the construction traffic (where will they park?), the lay down areas his contractors will need, and the traffic delays during construction on Murphy Road, not to mention after they are complete and the building opens.

Thank you for your consideration. I trust you can see as we do how detrimental this project is to RWENA and adjoining neighborhoods.

Lindsay and Julia Cashion

Lindsay N. Cashion  
LNC, III Consulting Services  
MPE/Building Automation/T&B  
Systems Verification Services  
3712 Meadowbrook Ave.  
Nashville, TN. 37205  
615-308-4243

**From:** Leesa Hinson LAST\_NAME [mailto:leesahinson@comcast.net]  
**Sent:** Wednesday, September 26, 2018 9:18 PM  
**To:** planning.staff@nashville.gov; Murphy, Kathleen (Council Member); Planning Commissioners  
**Subject:** Re: 2018SP- 049-001 - Murphy Road 5/3 site

I write to renew the concerns articulated in my email to you of August 19 (below) and to make clear that the developers' recent amendments to their plans do not in any way alleviate any of my concerns.

In addition, I want to make clear that I join in the group letter submitted by members of the Richland West End neighborhood which was submitted this evening. Due to a technical glitch, my signature was not included on that letter.

Thank you you again for your careful consideration of this issue.

-Leesa Hinson

312 Greenway Ave. 37205

On August 19, 2018 at 10:38 PM Leesa Hinson LAST\_NAME <leesahinson@comcast.net> wrote:

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: Trey Lipman [mailto:treylipman@gmail.com]  
Sent: Wednesday, September 26, 2018 10:00 PM  
To: Planning Commissioners  
Subject: Building on west End

I suggest the building on west end ( mapco)  
Not got higher than 6 floors  
Neighbor on central,  
Trey Lipman

**From:** HUSEYIN USTUNKAYA [mailto:huso68@yahoo.com]

**Sent:** Thursday, September 27, 2018 11:12 AM

**To:** Planning Commissioners

**Cc:** nashvilleoutreach@gbtrealty.com

**Subject:** Support Murphy Road/ West End SP development

I own property right next to the proposed mixed-use development. This is a very good project and could have a significant positive impact for my property, my business, my employees and the West End/440 area.

Even though the new structure will rise high above my building, I support this development because it has uses that are suitable and necessary in the area. It will bring additional parking and correct traffic flow problems. It will revitalize Murphy Court, which at the moment looks like a back alleyway, not an accessible road. It will drive growth in the West End - Murphy Road area, which has a lot of room for growth and new economic activity.

I would you like to approve this project and support the planning staff's recommendation to approve.

Thank you.

Huseyin Ustunkaya

Owner

Chateau West Restaurant

**See attachments on following pages.**



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September 26, 2018

Metropolitan Nashville Planning Commissioners  
800 Second Avenue South  
Nashville, TN 37201

**Re: GBT Realty – Murphy Road SP -ITEM 3 on the AGENDA**

Dear Commissioners:

As land use counsel for the developer we are hereby submitting the following information in support of this matter for your consideration:

- Attached as **Exhibit A is a letter from KCI Traffic Engineers responding to the traffic concerns raised by the homeowners in and around Orleans Ave** in the HWEN. We have worked closely with Councilmember Allen and Public Works to schedule a follow-up meeting concerning traffic issues in the area and draft a condition that commits the developer to contributing \$75,000 towards traffic calming measures in this area to help alleviate existing cut through traffic concerns.
- Attached as **Exhibit B is a letter from Gresham Smith Architects responding to the light and noise concerns** raised by some of the Richland neighbors. Since the noise level of the interstate will be higher than the noise level from the hotel amenities deck, the design was modified to orient this outdoor area towards Murphy Road and utilize the building to buffer it on three sides.
- Attached as **Exhibit C** is a letter from the Development team articulating the numerous outreach efforts they have engaged in with the councilmembers and surrounding neighbors and design items they can continue to refine with the help of the community.
- Attached as **Exhibit D is a letter from Waller Lansden articulating the consistency of this project with the surrounding development, Nashville Next, the special policy for this area and the Community Plan for Mid-Town.** In addition, Exhibit D has supplemental visual renderings provided by Gresham Smith that put the building in context with the surrounding neighborhood.



**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

**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 corridors - 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.

Judith Hill  
510B Acklen Park  
Drive Nashville TN  
37205 Judith Hill  
Photography  
[www.judithhillphotography.com](http://www.judithhillphotography.com)  
615-866-8557

- Attached as **Exhibit E** is a document that includes a project support petition from neighbors that live within the 600ft notice zone for the project that includes both Councilmember Kindall and Councilmember Allen's districts, letters of support from homeowners and business owners primarily in the 600 foot radius as well as some letters from Richland, and a one page document that summarizes the community outreach efforts the development team has engaged in.

In addition to the supporting documents above, the development team has committed to the following improvements to the project and the surrounding community in an effort to make positive and beneficial changes to the project and to create long-lasting benefits for the community.

- **Lighting.** GBT is prepared to incorporate the following lighting concepts into the project:
  - All external lighting will be LED
  - External lighting will be shielded where possible. If architectural, landscape or wayfinding lighting is utilized that is not fully shielded, those lighting fixtures will utilize a warm light and/or have a cut off timer installed to shut off at a certain time
  - Except for security lighting, architectural, exterior lighting will be on a timer to cut off after midnight
  - Building and freestanding signs will be internally illuminated only and will be put on a night circuit which will reduce the nits (which is a measurement of luminance) to a lower level or cut off after a certain time
- **Sidewalk Access.** GBT is committed to keeping the sidewalks along Murphy Road open during construction.
- **Employee Parking.** The proposed redesign includes a parking count that will be at a minimum 8% over code as well as accounting for one floor of parking to be able to be converted in the future to other uses if transit and parking needs decrease over time. And in response to neighborhood concerns, GBT will commit to a condition in the SP that prohibits them from transitioning this one floor of convertible parking to developable space without Planning Commission approval. Furthermore, GBT commits to not charging individual employees for parking but reserves the right to include tenant parking charges in the leases and will commit to considering a reasonable rate or free parking for retail customers in the building and for adjacent retailers in an effort to try to address Richland's parking concerns. Finally, GBT will not oppose efforts made by Richland to impose residential parking restrictions within their neighborhood and will commit to making a donation towards no parking signs.
- **Sustainable Design.** The following concepts will be incorporated into the project:

- Low-VOC emitting finishes
  - Daylight harvesting
  - Energy efficient glazing and exterior wall assemblies
  - Water efficient and native landscaping
  - Refrigerant Management
  - Reflective Paving and Materials – reduced heat island effect
  - Community Connectivity – enhancing the walkability/connectivity
  - Alternative Transportation – Bicycle storage and transit ready site
- 
- **Access Points.** GBT is committed to paying for, constructing and having the signal from Murphy Court onto Murphy Road operational prior to getting the final Certificate of Occupancy for the office and hotel components.
  - **Activation/Uses.** GBT designed an activated first floor with ground level retail components that should complement the surrounding neighborhoods and provide access to much needed services and restaurants that currently are not within walking distance.
  - **Aesthetic Appearance of Murphy Court.** GBT has designed a building that restores and improves Murphy Court, particularly behind the building, making the rear more aesthetically pleasing and safe.
  - **Traffic.** GBT understands that maintaining traffic flow is important, consequently they hired KCI's Bob Murphy and Beth Ostrowski to design the ingress/egress and traffic improvements for the site. Once constructed the wait times on Murphy Road, to access West End, will actually be less than they are today. Further, pedestrian access on Murphy Road and vehicular access to I-440 will be safer with the newly constructed traffic signal that is recommended on Murphy Road. Likewise, GBT is committed to a \$75,000 contribution towards traffic calming measures for the HWEN. They will continue to coordinate with Public Works and the Councilmember and will also pursue and discuss the details of these traffic calming measures with the HWEN neighbors on October 3.
  - **Transit/MTA.** GBT will work with Councilmember Allen and MTA to encourage and incentive the use of Easy Ride passes by office tenants and retail users within the building.
  - **Greenways Improvements.** Based on our continued conversation, we understand that there are areas in the tree canopy that could be improved as well as additional curbing that could protect the grass areas near the greenway from the current additional neighborhood parking in Richland. As part of this project and our commitment to being good neighbors, we'd like to commit to working with the Parks Departments, Greenways for Nashville and the Neighborhood Association to make a contribution to improve the tree canopy and the curbing along the greenway.

waller

Metropolitan Nashville Planning Department  
September 26, 2018  
Page 4

Thank you for your thoughtful consideration of this project. We are happy to answer any additional questions you may have and we hope to earn your support tonight to move forward with this process before the Metropolitan Council.

Sincerely,



Erica K. Garrison

## EXHIBIT A

September 27, 2018

Metropolitan Nashville Planning Commissioners  
800 Second Avenue South  
Nashville, TN 37201

Re: 3415 Murphy Road SP: Traffic Calming  
Nashville, TN

Dear Commissioners:

Following dialogue with neighbors and councilmember Burkley Allen at a community meeting on Wednesday, September 19, 2018, additional recommendations associated with the 3415 Murphy Road traffic impact study should be considered. Discussions during and following the aforementioned meeting resulted in the agreement that additional traffic calming measures in the vicinity of Acklen Avenue and Orleans Drive in the Hillsboro-West End neighborhood would help mitigate traffic impacts associated with the 3415 Murphy Road development.

In follow up conversations with the department of Public Works, the department agreed to support a condition for the developer to make a financial contribution toward traffic calming in the Hillsboro-West End neighborhood. Language in the condition will indicate that traffic calming measures will be coordinated through the department of Public Works traffic calming group.

We respectfully request that this condition be included in the final package, as considered by the Planning Commission. We will gladly answer any additional questions you may have as it relates to this request.

Sincerely,



Beth Ostrowski, P.E.  
**KCI Technologies, Inc.**



Bob Murphy, P.E., PTOE, RLS  
**KCI Technologies, Inc.**

## EXHIBIT B





September 26, 2018

**Metropolitan Planning Commission**

Subject: 3415 Murphy Road: Specific Plan Submission: 2018SP-049-001  
Design Team Response: Noise + Light

Dear Commissioners:

The design team has worked hard to address the concerns of the community and planning staff in the proposed design for 3415 Murphy Road. Our design approach is outlined in the staff report, but I'd like to directly respond to how our design reflects sensitivity to the following topics.

**Noise Pollution:**

Our design solution has thoughtfully shifted the massing toward the West End corridor and away from the neighborhood to the west. The building orients the restaurant and retail spaces along with the primary hotel amenity toward Murphy Road and utilizes the building to shield residents from any potential noise from those uses. A smaller outdoor amenity area for the meeting spaces of the hotel will face the southwest, but is intended for daytime occupancy. The noise impact of the project should be negligible to any neighbors to the west as the interstate noise level will be higher than any ambient noise from the project.

**Light Pollution:**

We understand there are some concerns over the impact of light pollution from the project. We have a screen on the parking garage to minimize headlight glare from vehicles. To minimize vertical light pollution to the atmosphere, we intend to utilize full cutoff "dark sky" fixtures. Our glass selection will have a lower reflection value than downtown style buildings but will still perform highly and be properly responsive to the environment. The high performance glass will keep light spillage from the office building down to a minimum and skyline signage facing the neighborhood will be designed with indirect lighting to minimize any light-beacon type effects.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Joe Bucher', with a long horizontal flourish extending to the right.

Joe Bucher, AIA  
Principal

**Genuine Ingenuity**

222 Second Avenue South  
Suite 1400  
Nashville, TN 37201  
615.770.8100  
GreshamSmith.com

## EXHIBIT C



GBT REALTY CORPORATION

September 27, 2018

**RE: Community Engagement and Changes In Response to Neighborhood Input**

Dear Members of the Metropolitan Planning Commission,

In furtherance of today's submissions, we would like to provide detail on the scope and breadth of our community outreach efforts on behalf of our project at 3415 Murphy Road.

GBT Realty takes community input very seriously. Our reputation has been critical in developing properties for over 30 years and in 27 states. As a development company based in the Nashville area, our obligations to the community are even more front-and-center when building a project in our own backyard.

To that end, we have engaged the community at both the grassroots and grass-top level for months. Our process began with pre-application meetings with several stakeholders, including multiple council members and community groups. Since June, our engineers, architects, designers, traffic consultants, attorney and community outreach team have participated in the following:

**Meetings With Neighborhoods and Neighbors**

Meeting dates and locations were selected in collaboration with council members for each district.

1. *District 21 Public Meeting at Centennial Performing Arts Studios on June 20, 2018.* Notice was given to all property owners within a 600-foot radius of the site that were located in Council Member Ed Kindall's District. Charrette stations were staffed by GBT Realty, Gresham Smith, Hawkins & Partners and KCI Technologies. Six residents/property owners were in attendance. None registered any opposition. Some feedback was provided. Question-and-Answer documents were distributed as well as contact information for GBT's project team.
2. *District 18 and 24 Public Meeting at West End Synagogue on June 21, 2018.* Notice was given via mail to all property owners within a 600-foot radius of the site that were located in CM Burkley Allen's District. CM Allen also promoted this meeting via email. Moreover, notice of the meeting was provided by CM Kathleen Murphy to her district via email newsletter, the entirety of which lies outside the proscribed 600-foot notice zone. The Richland-West End Neighborhood Association and its membership was invited by GBT. Charrette stations were once again staffed by GBT Realty, Gresham Smith, Hawkins & Partners and KCI Technologies. Fourteen (14) residents and property owners attended and asked questions. One participant left a negative comment. All others were



## GBT REALTY CORPORATION

supportive or otherwise satisfied with the project. Several provided helpful feedback during the charrette sessions. Question-and-Answer documents were distributed as well as contact information for GBT's project team.

3. *Continental Tower Meeting at 3415 West End Avenue (District 18) on June 25, 2018.* All members of the Continental Condominium Tower were notified by their Homeowners' Association and in conjunction with Ms. Tootie Haskins, president of the HOA, to attend a charrette session in their lobby. The meeting was also open to the public. GBT Realty, Gresham Smith, Hawkins & Partners and KCI Technologies once again manned stations for question-and-answer. Seventeen (17) residents attended and asked questions. They were encouraged to leave comment cards. All comments, both verbal and written, were positive. Again, helpful feedback was provided. Question-and-Answer documents were distributed as well as contact information for GBT's project team.

In addition to these three public meetings, **three private meetings** were arranged between the leadership of Richland West End Neighborhood Association (or a subset thereof) and GBT's project team. These three meetings were held:

1. June 5 at the home of RWENA President Michael Lindseth, RWENA incoming President John Dotson and GBT's project team presented the design and the feedback was constructive.
2. June 18 at the home of Amy Crownover on Richland Avenue. GBT's project team once again presented to design to a group of RWENA's leadership and CM Kathleen Murphy. Questions were posed to the project team and logged and the feedback was helpful.
3. July 19 at the home of a neighbor on Central Avenue and attended by CM Ed Kindall and approximately eight Richland neighbors. Once again, the project design was reviewed and feedback was received. On July 31, detailed written responses to each question were provided in a letter to RWENA. No response or follow-up questions from RWENA have been received in response to this letter.

### **Direct Outreach**

In addition to public and private meetings, as well as dozens of phone calls with district council members and neighborhood leadership, GBT Realty retained Calvert Street Group, a Nashville-based public affairs firm specializing in grassroots and community outreach to engage directly with affected neighbors in District 21, as well as neighboring Districts 18 and 24. A summary of the direct outreach is as follows:

1. Door-to-Door Canvass: **327 homes**
2. Phone Calls: **129 property owners**

The vast majority of interactions were indifferent and residents comfortable with the proposed development. Many liked the design, parking and traffic improvements, and understood the vision of the existing Community Plan. Thirteen neighbors pledged their support. Seven had negative views and provided feedback accordingly.



## **GBT REALTY CORPORATION**

At the conclusion of each interaction, and on printed “leave-behind” materials where no homeowner could be reached, a phone number and email for GBT’s Outreach Team was provided. No phone calls and only one email were received. GBT sought to meet with the email’s author on two occasions and never received a response.

A final neighborhood canvass indicated significant support, primarily from impacted neighbors within the 600-foot notice zone in CM Ed Kindall’s district. As of this writing, **36 petition signatures in favor of the project** have been received, not including the many letters sent to the Planning Commission on our behalf.

### **Design Changes in Response to Community Feedback**

As detailed above, the community engagement process has been both arduous and productive. As a result of this process, we believe we have submitted a design that both meets the needs of the neighborhood and has the blessing of Planning Department staff.

Accordingly, we would like to reiterate the full scope of changes made as a result of feedback provided by the Richland-West End Neighborhood Association leadership, Planning staff, neighbors, and advocacy by council members, in particular, CM Kathleen Murphy:

#### **1. Height and setbacks.** GBT has agreed to:

- A 20% reduction in height, bringing it down from 20 stories to 16
- Minimum 70-foot building setbacks for more than half of the property at stories 6 through 8 along Murphy Road
- Minimum 40-foot setback at story 9 and above along Murphy Road
- A 50- to 70-foot setback at story 9 and above along Murphy Court

#### **2. Lighting.** GBT is prepared to agree to the following lighting concepts, which will be incorporated into the project:

- All external lighting will be LED
- External lighting will be shielded where possible. If architectural, landscape or wayfinding lighting is utilized that is not fully shielded, those lighting fixtures will utilize a warm light and/or have a cut off timer installed to shut off at a certain time
- Except for security lighting, architectural, exterior lighting will be on a timer to cut off after midnight
- Building and freestanding signs will be internally illuminated only and will be put on a night circuit which will reduce the nits (which is a measurement of luminance) to a lower level or cut off after a certain time

#### **3. Sidewalk Access.** GBT is committed to keeping the sidewalks along Murphy Road open during construction.



## GBT REALTY CORPORATION

4. **Employee Parking.** The proposed redesign includes a parking count that will be at a minimum 10% over code as well as accounting for one floor of parking to be able to be converted in the future to other uses if transit and parking needs decrease over time.
5. **Sustainable Design.** The following concepts will be incorporated into the project:
  - Low-VOC emitting finishes
  - Daylight harvesting
  - Energy efficient glazing and exterior wall assemblies
  - Water efficient and native landscaping
  - Refrigerant Management
  - Reflective Paving and Materials – reduced heat island effect
  - Community Connectivity – enhancing the walkability/connectivity
  - Alternative Transportation – Bicycle storage and transit ready site
6. **Access Points.** GBT is committed to having the new traffic signal at Murphy Court and Murphy Road operational prior to getting the final Certificate of Occupancy for the office and hotel components.
7. **Activation/Uses.** GBT heard your concerns and the concerns of your Councilmember and designed an activated first floor with ground level retail components that should complement your neighborhood and provide access to much needed services and restaurants that currently are not within walking distance.
8. **Aesthetic Appearance of Murphy Court.** GBT heard the Councilmember's concerns and has designed a building that restores and improves Murphy Court, particularly behind the building, making the rear more aesthetically pleasing and safe.
9. **Traffic.** GBT understands that maintaining traffic flow is important; consequently KCI's Bob Murphy was retained to design the ingress/egress and traffic improvements for the site. Once the recommended changes are made, the wait times on Murphy Road (heading eastbound toward West End Avenue) will actually be less than they are today. Further, pedestrian access on Murphy Road and vehicular access to I-440 will be safer with the newly constructed traffic signal that is recommended on Murphy Road at Murphy Court.

### Additional Commitments to the Community

Beyond the above changes in design, GBT has committed to additional enhancements for the community. They are:



**GBT REALTY CORPORATION**

1. **Building Materials.** Continue gathering information in order to refine the building materials (i.e., lower reflectivity glass and introduction of masonry on the lower floors).
2. **Street Calming.** We have committed \$75,000 to fund traffic calming measures to deter prospective cut-through traffic.
3. **Traffic Management.** CM Burkley Allen is hosting a meeting on traffic concerns on October 3 with Public Works and our traffic-engineering consultants, KCI Technologies.
4. **Extensive Landscaping.** We commit to planting trees and/or tall shrubs on every outdoor amenity area in addition to planned streetscaping.
5. **Signage and Illumination.** Skyline signage that faces the neighborhood will be indirectly lit signs (not internally illuminated) to reduce the level of visible light from a distance. Skyline signage will also be omitted from the western face of the building to further reduce the visible impact toward the neighborhoods on the west side of I-440.

Thank you for your attention to our obligation to sincere community engagement and outreach. We hope you find the above-detailed outreach and commitments reflective of our approach to finding a design that meets the standards of the community, the Planning Department, and Nashville's future growth.

Respectfully submitted,

Jeff Pape  
GBT Realty Corporation  
Managing Director

## EXHIBIT D





Waller Lansden Dortch & Davis, LLP  
511 Union Street, Suite 2700  
P.O. Box 198966  
Nashville, TN 37219-8966

615.244.6380 main  
615.244.6804 fax  
wallerlaw.com

Erica K. Garrison  
615.850.8779 direct  
erica.garrison@wallerlaw.com

September 27, 2018

Metropolitan Nashville Planning Commissioners  
800 Second Avenue South  
Nashville, TN 37201

**Re: GBT Realty – Murphy Road SP -ITEM 3 on the AGENDA**

Dear Commissioners:

As land use counsel for the developer we wanted to respond to the comments and concerns being expressed by some members of the community concerning this project and whether or not it is consistent with the surrounding neighborhoods.

This project is consistent with the surrounding development in the area and the land use policy. To put this project in further geographic context for you, we have attached renderings prepared by Gresham Smith that highlight where this property lies in proximity to the surrounding areas. This 1.5 acre site is on a commercial “island” of sorts that is separated from Richland by the interstate and it is separated from Hillsboro West End by West End Avenue and the commercial development on that dense corridor. This project is surrounded by several commercial and residential towers in close proximity to it as you can see from the renderings. The adjacent towers are approximately 15 feet above this site due to the topography, and the adjacent buildings, which were developed years ago before the latest Nashville Next updates, range in heights from 150-165 feet or so.

Further detailed comments concerning the land use policy are below for your consideration.

**LAND USE POLICY**

This project falls within the T5-MU Center Mixed Use Neighborhood area per the Green Hills – Midtown Community Plan and is designated as a 10-T5-MU-02 area in a supplemental policy area, the Midtown Study, a Community Character Plan. The T5-MU area is intended to be among the most intense areas in Davidson County with a diverse mix of residential and nonresidential uses consisting of the following characteristics:

- A significant amount of vertical mixed use development in buildings that contain other high density commercial, office and residential uses;
- Parking located in structures;

- Buildings that provide services to meet the daily needs of residents in the neighborhood and within a five to ten minute walk of the area; and
- Buildings served by high levels of connectivity,

Appropriate building types include, among other things, high rises and stepped high rises.

Appropriate land uses include office, mixed use and commercial, which we are proposing.

Land areas with this designation are designed and intended to have an evolving development pattern that promotes a diverse mix of uses and high connectivity.

The building form for this area should be reflective of a high -intensity, urban mixed use environment in terms of its massing, orientation and placement. The massing should result in a building with a high lot footprint that is oriented to the street. Heights of 20 stories are allowed in this policy area and in the special policy area.

This policy area also encourages and incentivizes pedestrian-friendly streetscapes and plazas, sites that are proximate to existing or planned transit, wider sidewalks, step-backs to mitigate height, and the ability of a building design to provide light and air between building and in the public-realm. Many of these components exist in this project, which is designed in direct response to the community plan designation and the policy guidance it provides for future growth and development.

### **COMMUNITY PLAN COMPLIANCE**

The proposed development is in Midtown, which is a major employment center, and it is in very close proximity to West End Avenue, a roadway that serves as a gateway to downtown and is the most prominent corridor in Nashville housing many office uses along the corridor.

Within this overall context the project falls on an “island” of sorts that is bordered by West End and the I-440 interstate and associated ramps, providing an excellent space for intense growth and development, as specifically indicated in the community plan, while not impacting the surrounding neighborhoods in a substantial manner.

The hotel and office components fit the overall profile for a T-5 Center Mixed Use Neighborhood development and satisfy a specific goal of the Midtown Community plan which is to “provide opportunities for continued growth and economic development.” The project is oriented to the street and close to the road with parking being located in the building and hidden by architectural cladding. There will be no parking in front of the building and any street parking will be provided on the side and rear of the building. The building form itself is vertical and it is a denser urban project that has high lot coverage in a stepped high rise.

The project design also satisfies many of the architectural/design components that the community plan expresses a desire to see, and our team believes that the following design

elements make the building consistent with both the community plan and the special policy for this area, and these elements warrant the 16 stories in height that we are requesting.

The prominence of the street and the “transit” oriented nature of a project are both specific elements that the community plan indicates should be considered when determining the height of a project. In fact, the Midtown study specifically sets a goal of providing “mixed use development with urban design and densities that will support transit, walking and cycling.” This project delivers on that goal. It will be transit ready and it is located on a prominent arterial boulevard, Murphy Road, and in close proximity to West End Ave. which is the most prominent arterial boulevard in the City, and it is directly across from an interstate interchange. Moreover, this project is within .25 miles of a transit node.

The project will also provide a diverse mix of uses that are designed to supplement the surrounding residential areas that will now be able to walk to these retail offerings. Specifically, the development will include retail, office and hotel land uses that will benefit the nearby employment centers and neighborhoods that are within walking distance. The development will be pedestrian friendly and will contribute to the overall fabric of the area in terms of place-making, which again is another factor that the community plan considers when determining height. The project’s streetscape is designed by Hawkins Partners to have wide sidewalks, street trees, and open plazas and areas for dining and congregating which further “activate” the sidewalk areas and provide an interesting and positive connection to the adjacent greenway network, creating a pedestrian-friendly environment.

Topography, the impact on adjacent historic structures, and the proximity to other community character policy areas are also factors that are considered when determining what the appropriate height for a project is. This particular site is slightly lower in grade by approximately 15 ft. than the other high rise towers in the area due to the natural topography. Moreover, the project is buffered significantly from the surrounding residential communities that have a different community planning designation to the North and the South, and the project does not abut any historic structures. There are retail establishments that border this project along the interstate and along West End, both of which share a T-5 Center Mixed Use Neighborhood development designation. These retail establishments that border this project on both sides may redevelop over time and will then provide additional context for the height and transition to the surrounding areas as they develop consistent with the community plan. Likewise, the interstate, the interchange, West End, and Murphy Road all provide additional wide and natural roadway borders between this particular project and surrounding properties that may have a differing community plan designation.

Finally, the ability of a building to provide light and air between the buildings and in the public realm, and the use of setbacks and stepbacks to mitigate height are specific factors that the community plan highlights as impacting the height allowed for a building, and these are all factors that drove the design for this project. The building varies in height not to exceed 16 stories with varying heights and stepbacks for the uses creating a varied visual aesthetic. The stepbacks for different portions of the building allow light and air to circulate within the development and to the adjacent properties. The design also includes an internal courtyard/corridor that will further maximize light and air into the building. Furthermore, the

Metropolitan Nashville Planning Department  
September 27, 2018  
Page 4

design includes an additional 10 feet or more of pedestrian space adjacent to the sidewalk which makes the building feel less imposing on the street and further widens the look and feel of the sidewalk.

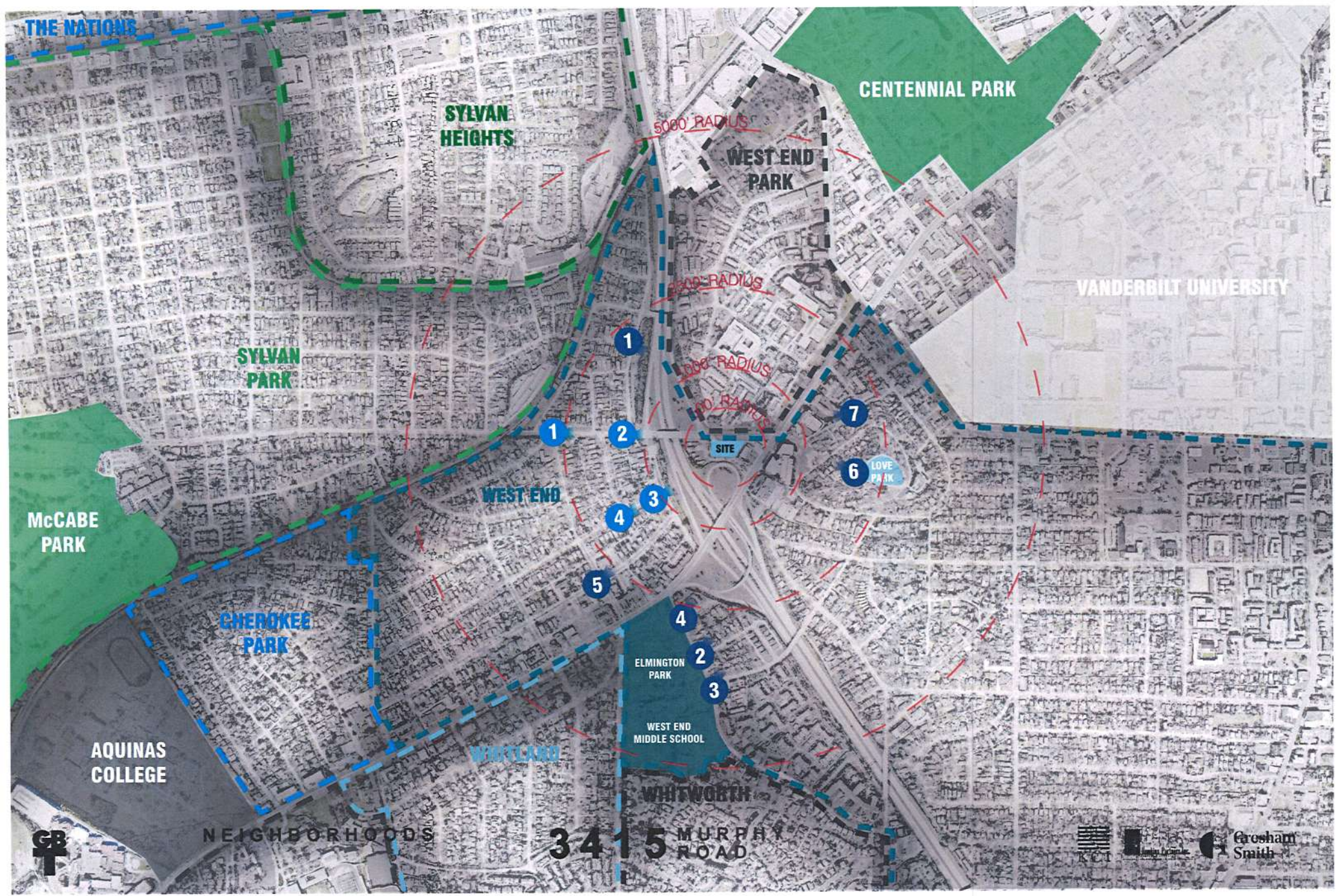
Overall, we believe that we have designed a building that will create a development of lasting value that is sustainable and that increases Nashville's economic base without placing an undue burden on the infrastructure. The design also incorporates many of the principles espoused in both the T5 Center Mixed Use Neighborhood plan and the Midtown Community Plan study, thus making it consistent with those policies and warranting the 16 stories that we have requested.

Sincerely,



Erica K. Garrison

EKG:lso



THE NATIONS

SYLVAN HEIGHTS

CENTENNIAL PARK

WEST END PARK

VANDERBILT UNIVERSITY

SYLVAN PARK

5000' RADIUS

3000' RADIUS

1000' RADIUS

500' RADIUS

SITE

7

6

LOVE PARK

1

2

4

1

5

4

2

3

WEST END

McCABE PARK

CHEROKEE PARK

AQUINAS COLLEGE

ELMINGTON PARK

WEST END MIDDLE SCHOOL

WHITLAND

WHITWORTH

MURPHY ROAD

NEIGHBORHOODS

3415



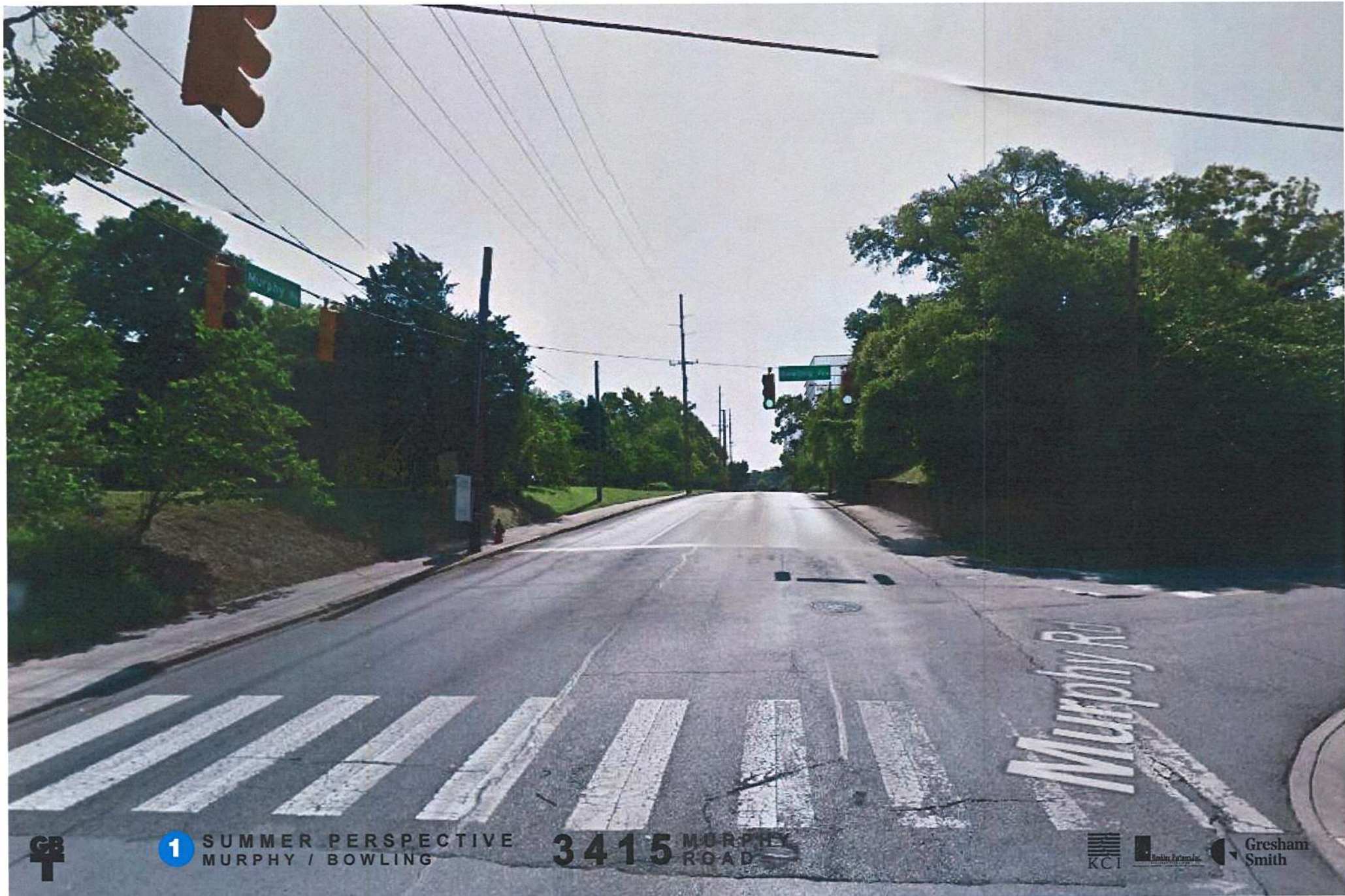


1

WINTER PERSPECTIVE  
MURPHY / BOWLING

3415 MURPHY  
ROAD





1

SUMMER PERSPECTIVE  
MURPHY / BOWLING

3415 MURPHY  
ROAD



Gresham  
Smith



2

WINTER PERSPECTIVE  
3503 MURPHY ROAD

3415 MURPHY  
ROAD



KCI  
KCI



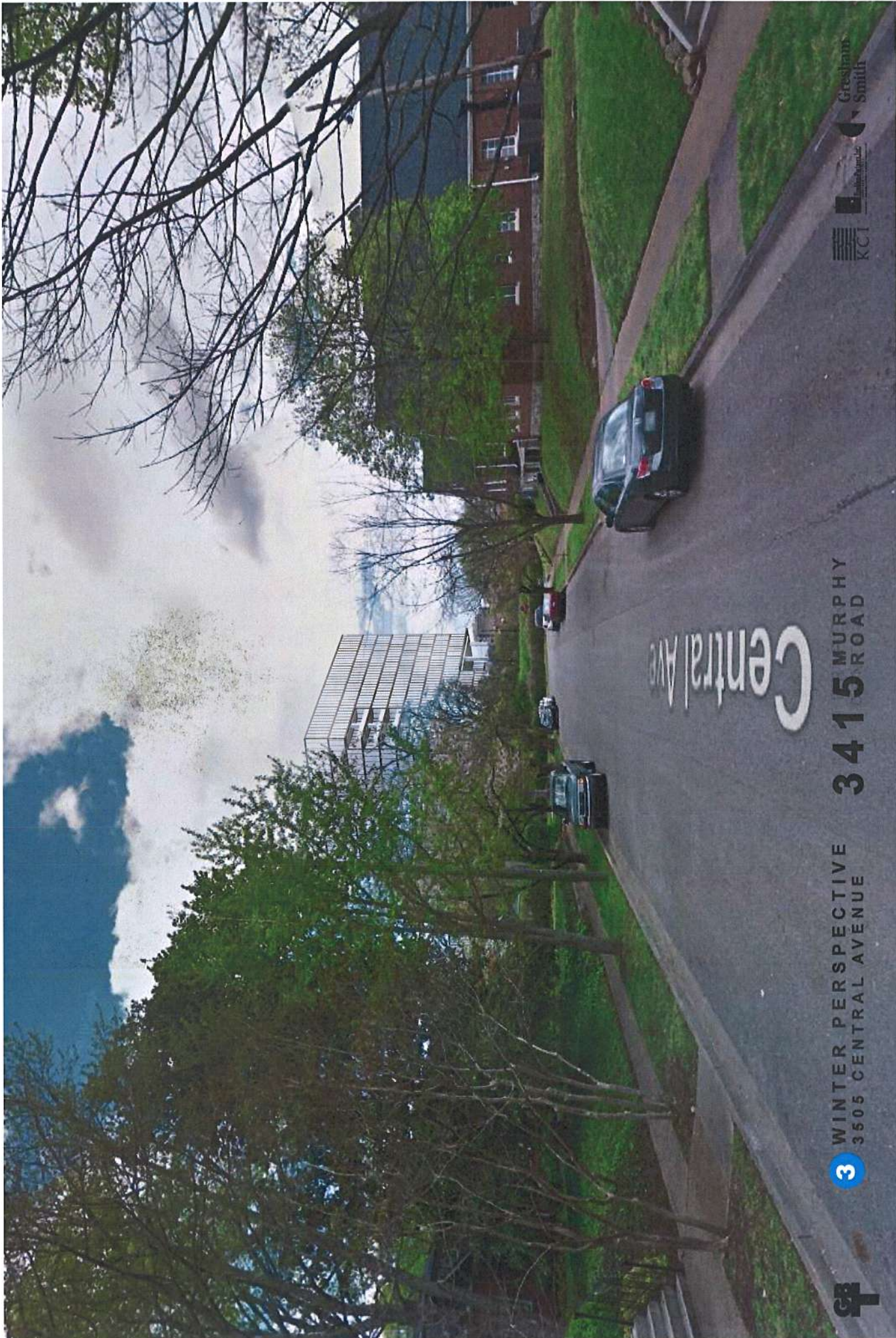


**2** SUMMER PERSPECTIVE  
3503 MURPHY ROAD

**3415** MURPHY  
ROAD



Gresham  
Smith



3 WINTER PERSPECTIVE  
3605 CENTRAL AVENUE

3415 MURPHY ROAD



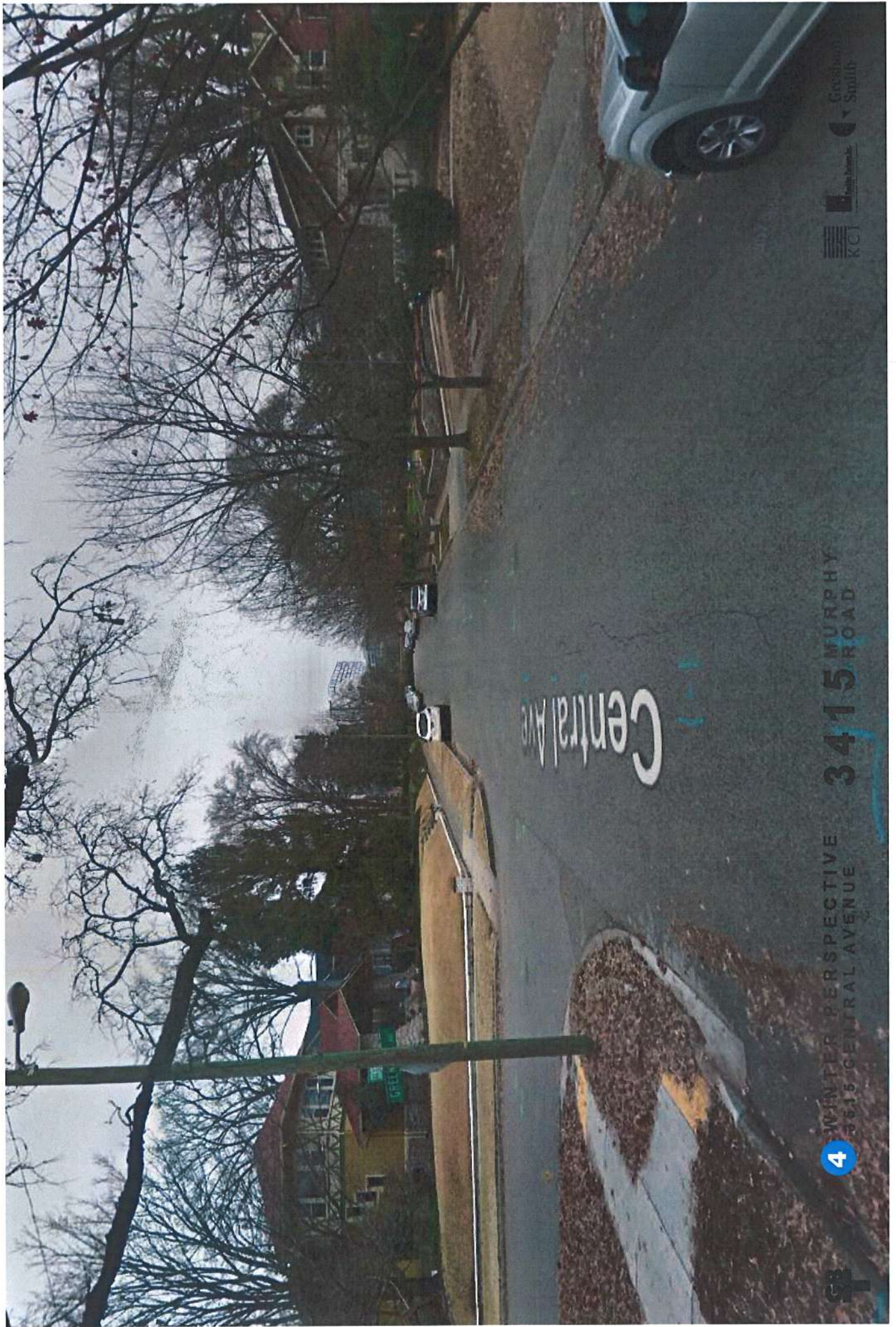


3

SUMMER PERSPECTIVE  
3505 CENTRAL AVENUE

3415 MURPHY  
ROAD





WINTER PERSPECTIVE 3415 MURPHY ROAD

4 3615 CENTRAL AVENUE

4





4

SUMMER PERSPECTIVE  
3515 CENTRAL AVENUE

3415 MURPHY  
ROAD



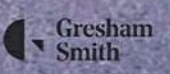
Gresham  
Smith



1

STREET PERSPECTIVE  
PARK CIRCLE/WRENWOOD

3415 MURPHY  
ROAD





2

STREET PERSPECTIVE  
ELMINGTON / BYRON

3415 MURPHY  
ROAD





**3** STREET PERSPECTIVE  
ELMINGTON / RICHARDSON

**3415** MURPHY  
ROAD

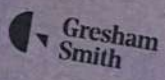






**4** STREET PERSPECTIVE  
ELMINGTON / GILLESPIE

**3415** MURPHY  
ROAD





**5** STREET PERSPECTIVE  
BOWLING / RICHLAND

**3415** MURPHY  
ROAD





6

STREET PERSPECTIVE  
LOVE CIRCLE

3415 MURPHY  
ROAD





7

STREET PERSPECTIVE  
ORLEANS DRIVE

3415 MURPHY  
ROAD



## EXHIBIT E

## RESIDENTS FOR IMPROVING WEST END/I-440 COMMUNITY

We, residents and community members near the proposed mixed-use development located at 3415 Murphy Road, fully support revitalizing and improving our community. A development with walkable retail, dining, and lodging in our area is much needed along with the traffic improvements the plan brings to Murphy Road.

We urge the Planning Commission to approve this plan which agrees with The Community Plan, which is a product of the 2015 update of the County General Plan (NashvilleNext).

### Petition Signer

<u>Ibram Mui</u>	<u>3322 Fairmont Dr, Nashville TN 37203</u>	
Name (Print)	Address	Phone Number
<u>[Signature]</u>	<u>9/25/2018</u>	
Signature	Date	Email Address

### Petition Signer

<u>Brian Hoogs</u>	<u>111 Fairmont Pl</u>	<u>828-676 4226</u>
Name (Print)	Address	Phone Number
<u>[Signature]</u>	<u>9-25-18</u>	<u>brianhoogs@yahoo.com</u>
Signature	Date	Email Address

### Petition Signer

<u>Joe Selen</u>	<u>3315 Fairmont Dr</u>	<u>718-450-6311</u>
Name (Print)	Address	Phone Number
<u>[Signature]</u>	<u>9/25/18</u>	<u>Joe.selen21@yahoo.com</u>
Signature	Date	Email Address

### Petition Signer

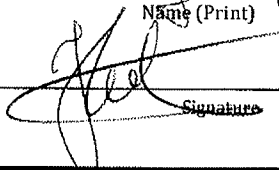
<u>Anna Moscovic</u>	<u>3315 Fairmont Dr.</u>	<u>(518) 878-1891</u>
Name (Print)	Address	Phone Number
<u>[Signature]</u>	<u>9/25/18</u>	<u>Amoscovi@yahoo.com</u>
Signature	Date	Email Address

## RESIDENTS FOR IMPROVING WEST END/I-440 COMMUNITY

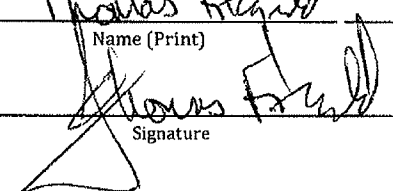
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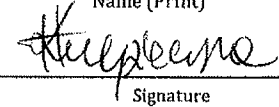
### Petition Signer

Nikolay Bogdanov	114 Acklen Park Dr #3	
Name (Print)	Address	Phone Number
	09.24.2018	
Signature	Date	Email Address

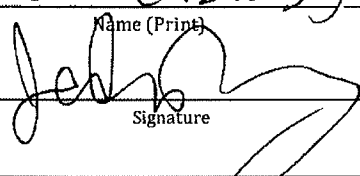
### Petition Signer

Thomas Fitzgerald	114 Acklen Park Unit 2	
Name (Print)	Address	Phone Number
	9/24/18	
Signature	Date	Email Address

### Petition Signer

Melina Krzpanavskia	112 Acklen Park	
Name (Print)	Address	Phone Number
	09/24/18	
Signature	Date	Email Address

### Petition Signer

Jake Busby	3225 West End Cir.	
Name (Print)	Address	Phone Number
	9/24/18	
Signature	Date	Email Address

## RESIDENTS FOR IMPROVING WEST END/I-440 COMMUNITY

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### Petition Signer

Many Norris	218 Fairmont Court	615-977-2178
Name (Print)	Address	Phone Number
Many Norris	9/25	many.norris0608@gmail.com
Signature	Date	Email Address

### Petition Signer

Mallory Klotzbeck	231 Fairmont Ct.	615-564-0872
Name (Print)	Address	Phone Number
Mallory Klotzbeck	9/25/18	
Signature	Date	Email Address

### Petition Signer

Rachel Hoff	3315 Fairmont Apt 11	832-474-3194
Name (Print)	Address	Phone Number
Rachel Hoff	9/25/18	
Signature	Date	Email Address

### Petition Signer

Georgena Xammar	201 Acklen Park Dr. #18	931-200-5047
Name (Print)	Address	Phone Number
Georgena Xammar	9/25/18	xgeorgena@gmail.com
Signature	Date	Email Address

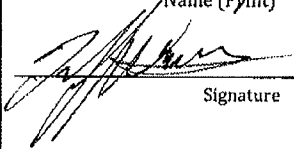


## RESIDENTS FOR IMPROVING WEST END/I-440 COMMUNITY

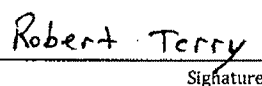
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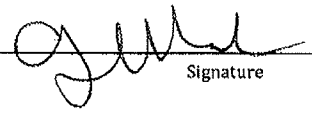
### Petition Signer

Jeffrey Tasic	201 Acklen Park Dr	615-389-5102
Name (Print)	Address	Phone Number
	9/25/18	
Signature	Date	Email Address


### Petition Signer

Robert Terry	112 Acklen Park Dr	615 383-6660
Name (Print)	Address	Phone Number
	9-25-18	
Signature	Date	Email Address

### Petition Signer

Grace Work	112 Acklen Park Dr.	646-645-6036
Name (Print)	Address	Phone Number
	9/25/18	
Signature	Date	Email Address

### Petition Signer

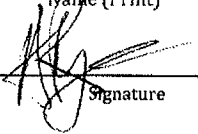
Raj Kumar Chenni	Apt 104 Acklen park.	615-635-3961
Name (Print)	Address	Phone Number
	9/25/18	rajrajr314@gmail.com
Signature	Date	Email Address

## RESIDENTS FOR IMPROVING WEST END/I-440 COMMUNITY

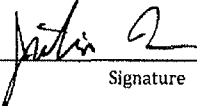
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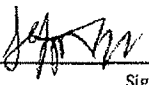
### Petition Signer

Alexander H. Ryan	3415 West End Ave	615 944 5429
Name (Print)	Address	Phone Number
	9/24/2018	hryan3084@gmail.com
Signature	Date	Email Address

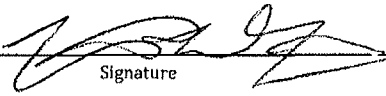
### Petition Signer

Justin Tomal	101 Fairmont Place	
Name (Print)	Address	Phone Number
	9/24/18	justin.tomal@gmail.com
Signature	Date	Email Address

### Petition Signer

Stefan Laos	114 Achlen Park Drive #6	
Name (Print)	Address	Phone Number
	9/25/18	stefanlaos@comcast.net
Signature	Date	Email Address

### Petition Signer

Jon Whiskey	114 Achlen Park Drive #6	
Name (Print)	Address	Phone Number
	9/25/18	
Signature	Date	Email Address

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### Petition Signer

<u>Nate Firestone</u>	<u>110 Acklen Park Drive</u>	
Name (Print)	Address	Phone Number
<u>[Signature]</u>	<u>9/25/18</u>	
Signature	Date	Email Address

### Petition Signer

<u>Sam Woods</u>	<u>110 Acklen Park Dr</u>	
Name (Print)	Address	Phone Number
<u>[Signature]</u>	<u>9/25/18</u>	
Signature	Date	Email Address

### Petition Signer

Name (Print)	Address	Phone Number
Signature	Date	Email Address

### Petition Signer

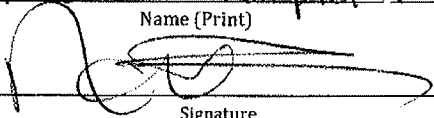
Name (Print)	Address	Phone Number
Signature	Date	Email Address

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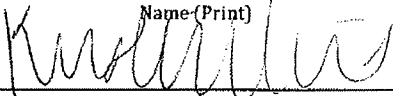
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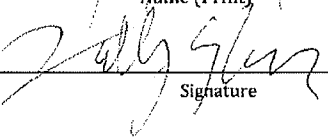
### Petition Signer

Natasha Templeton	3102 Belwood St.	
Name (Print)	Address	Phone Number
	9/26/18	
Signature	Date	Email Address

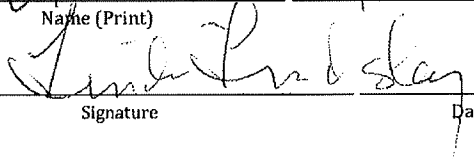
### Petition Signer

Kirsten White	3116 Belwood St	
Name (Print)	Address	Phone Number
	9/26/18	Kirstenlwhite@gmail.com
Signature	Date	Email Address

### Petition Signer

Holly Elayan	3125 Partimon Av <sup>l</sup>	
Name (Print)	Address	Phone Number
	9/26/18	
Signature	Date	Email Address

### Petition Signer

LINDA LINDLEY	421 Avoca St	
Name (Print)	Address	Phone Number
		
Signature	Date	Email Address

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### Petition Signer

<u>Jennis W. Petty</u>	<u>3127 Long Blvd 102</u>	<u>615 383-0233</u>
Name (Print)	Address	Phone Number
<u>Jennis W. Petty</u>	<u>09.26.18</u>	<u>dupetty@msn.com</u>
Signature	Date	Email Address

### Petition Signer

<u>Micaela Gray</u>	<u>3140 Long Blvd 101</u>	<u>618-971-6392</u>
Name (Print)	Address	Phone Number
<u>M Gray</u>	<u>9/26/18</u>	
Signature	Date	Email Address

### Petition Signer

<u>Kristin Burton</u>	<u>3140 Long Blvd 204</u>	
Name (Print)	Address	Phone Number
<u>Kristin Burton</u>		
Signature	Date	Email Address

### Petition Signer

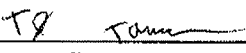
Name (Print)	Address	Phone Number
Signature	Date	Email Address

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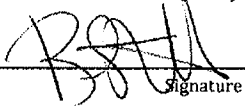
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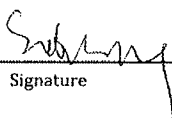
### Petition Signer

TS Torrance	3125 Belwood Street	
Name (Print)	Address	Phone Number
	9/26/18	
Signature	Date	Email Address

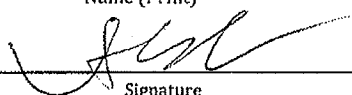
### Petition Signer

Brennan Sehn	3189 Parthenon Ave S	
Name (Print)	Address	Phone Number
	9/26/18	
Signature	Date	Email Address

### Petition Signer

Subin Long	417 Oman Street	
Name (Print)	Address	Phone Number
	9/26/18	
Signature	Date	Email Address

### Petition Signer

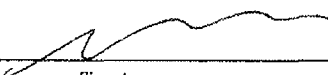
Andrew Consroe	395 Oman St	
Name (Print)	Address	Phone Number
	9/26/18	andrewconsroe@gmail.com
Signature	Date	Email Address

# RESIDENTS FOR IMPROVING WEST END/I-440 COMMUNITY

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### Petition Signer

<i>Yusef Ben</i>	<i>3122 Long Blvd.</i>	
Name (Print)	Address	Phone Number
	<i>09/26/2018</i>	
Signature	Date	Email Address

### Petition Signer

Name (Print)	Address	Phone Number
Signature	Date	Email Address

### Petition Signer

Name (Print)	Address	Phone Number
Signature	Date	Email Address

### Petition Signer

Name (Print)	Address	Phone Number
Signature	Date	Email Address

# RESIDENTS FOR IMPROVING WEST END/I-440 COMMUNITY

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## Petition Signer

<i>Aannah Diani</i>	3127 Long Blvd	236 580 4776
Name (Print)	Address	Phone Number
<i>[Signature]</i>		
Signature	Date	Email Address

## Petition Signer

<i>Natasha N</i>	3140 Long Blvd	734 834 4757
Name (Print)	Address	Phone Number
<i>[Signature]</i>		
Signature	Date	Email Address

## Petition Signer

Name (Print)	Address	Phone Number
Signature	Date	Email Address

## Petition Signer

Name (Print)	Address	Phone Number
Signature	Date	Email Address



Thursday, September 27, 2018 at 11:14:00 AM Central Daylight Time

---

**Subject:** Support Murphy Road/ West End SP development  
**Date:** Thursday, September 27, 2018 at 11:11:58 AM Central Daylight Time  
**From:** HUSEYIN USTUNKAYA  
**To:** Planning.commissioners@nashville.gov  
**CC:** Nashville Outreach

**I own property right next to the proposed mixed-use development. This is a very good project and could have a significant positive impact for my property, my business, my employees and the West End/440 area.**

**Even though the new structure will rise high above my building, I support this development because it has uses that are suitable and necessary in the area. It will bring additional parking and correct traffic flow problems. It will revitalize Murphy Court, which at the moment looks like a back alleyway, not an accessible road. It will drive growth in the West End - Murphy Road area, which has a lot of room for growth and new economic activity.**

**I would you like to approve this project and support the planning staff's recommendation to approve.**

**Thank you.**

**Huseyin Ustunkaya  
Owner  
Chateau West Restaurant**

**Subject:** Support Murphy Road/ West End SP development  
**Date:** Thursday, September 27, 2018 at 11:11:58 AM Central Daylight Time  
**From:** HUSEYIN USTUNKAYA  
**To:** Planning.commissioners@nashville.gov  
**CC:** Nashville Outreach

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I would you like to approve this project and support the planning staff's recommendation to approve.

Thank you.

Huseyin Ustunkaya  
Owner  
Chateau West Restaurant

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

From: <[robert\\_kashani@yahoo.com](mailto:robert_kashani@yahoo.com)>

Date: Wed, Sep 26, 2018 at 10:31 AM

Subject: Letter to Planning Commission

To: [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov), [kathleen.murphy@nashville.gov](mailto:kathleen.murphy@nashville.gov), [ed.kindall@nashville.gov](mailto:ed.kindall@nashville.gov), [burkley.allen@nashville.gov](mailto:burkley.allen@nashville.gov)

Dear Planning Commissioners,

I am a homeowner and resident on 38th Avenue, a block from Murphy Road, and under a half mile from this proposed development. I fully support it and hope you approve it.

The plan to replace the bank and surface parking with an office/hotel tower makes a lot of sense. It will provide retail options that are walkable and improve the area.

It complies with the Community Plan and has the support of the planning department. The opposition is "NIMBY" and not focused on what's best for Nashville as a whole. Nashville needs to keep growing, especially the dense areas like West End Avenue.

Robert Taeidkashani  
204 38th Avenue  
Nashville

**From:** Russell Harwell [mailto:[RUSSELL.HARWELL@arlaw.com](mailto:RUSSELL.HARWELL@arlaw.com)]  
**Sent:** Wednesday, September 26, 2018 3:51 PM  
**To:** [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov).  
**Subject:** Murphy Road SP

SUBJECT: Support Murphy Road SP

I own property (3404 West End Avenue) adjacent to the proposed development site. I have had an opportunity to review the plans and I believe this will be a quality development for the area. GBT has done significant community outreach and has made changes that respond to feedback received.

I appreciate that this project has a positive recommendation from the planning staff. The Community Plan is correct that the West End/I-440 area is the right place for these types of mixed use projects.

Thank you for your time and service to our city.

Russell Harwell

**Subject:** 3415 Murphy

**Date:** Wednesday, September 26, 2018 at 4:53:21 PM Central Daylight Time

**From:** Alison Auerbach

**To:** [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov)

**CC:** Nashville Outreach

Hello,

I support the project on 3415 Murphy Road.

Alison Auerbach  
resident - 3314 West End Ave.

117 Fairmont Place

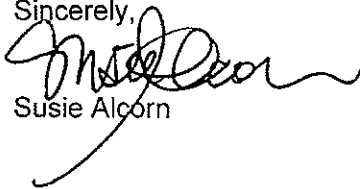
September 26, 2018

Dear Members of the Planning Commission,

As a constant resident of the neighborhood since the mid 1990s, I have enjoyed the growth and additional amenities that have been added in my community over the years. I am looking forward to the streamlining and improvement to the traffic on Murphy Rd.

I also believe that the project enhancements of sidewalks and additional parking spaces will improve the experience with businesses and the community. I support this project and ask that you approve the request.

Sincerely,

A handwritten signature in black ink, appearing to read "Susie Alcorn", written over the typed name.

Susie Alcorn

117 Fairmont Pl

September 26, 2018

Dear Members of the Planning Commission,

As a resident of the council district of the proposed development, I am excited to see more commerce come to the Murphy Road area. I am especially enthused about the hotel and restaurants that the project would bring. The intersections in the area need to be upgraded, and the recommendations from the traffic engineers give me hope for improved traffic flow on Murphy Road, especially at Murphy Rd and West End. I support this project and request that you do too.

Sincerely,

  
Darrin J. Kirkus

SUBJECT: Approve new development at West End and 440

Dear Commission,

I am a resident near the proposed office/hotel tower development. This project is needed in the area. I am thrilled to have the additional amenities available to me. As Nashville continues to grow, it is important that all parts of the city see growth as well. It helps show everyone that all parts of Nashville are revitalized, and that people want to live and spend time in different sections of Nashville. It will be incredibly convenient to be able to have guests stay in the hotel as well as have additional restaurants to choose from.

Robert J Terry  
112 Acklen Park Drive  
Nashville, TN 37203



Dear Members of the Commission,

**RE: Murphy Road Development**

I am writing in support of the proposed Murphy/West End development.

This will add things we need to the area. I like it and I hope you approve it.

Please listen to the residents closest to the project, it will help not hurt. It should be up to the people who live here to decide.

Stefan Laus  
114 Acklen Park Dr  
Nashville 37203

SUBJECT: Please approve Murphy Road/West End Development

Dear Members of the Commission,

I am writing in support of the proposed Murphy/West End development.

I understand that most of the people opposing this development don't even live in the district where it will be constructed.

The people who actually live and work in the area (not on the other side of 440) have been strong supporters of this.

This will bring jobs, better traffic solutions and more parking, plus a much-needed hotel, and new restaurants. The design is attractive, and they have already made several concessions upon hearing from neighbors about the project.

I like it and I hope you approve it.

Signed,

Justin Tomal  
101 Fairmont Place  
Nashville  
630-699-7190

SUBJECT: I Support Murphy Road SP

Dear Planning Commission,

I am nearby to the proposed development. I frequently hear of folks coming into town and would love for them to have a place to stay close by. Plus, having retail and restaurants will help too. Spending more time closer to our home and less time traveling will help us be more efficient with our time.

Nikoloz Gogoladze  
114 Acklen Park Dr  
Nashville 37203

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

**From:** Rob Shuler <[rob@blueskyequityllc.com](mailto:rob@blueskyequityllc.com)>

**Date:** September 25, 2018 at 6:35:34 PM CDT

**To:** Ed Kindall <[ed.kindall@nashville.gov](mailto:ed.kindall@nashville.gov)>, Kathleen Murphy <[Kathleen.Murphy@nashville.gov](mailto:Kathleen.Murphy@nashville.gov)>, Planning <[planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov)>

**Subject:** **Murphy Road Development Project**

Kathleen, Ed and Planning Commission:

I own a historical home on West End (3714) and have been made following the proposed mixed use property on Murphy Road. The reason I bought my home years ago was to be close to everything - retail and working space. I love the fact I can walk to restaurants and the like within reasonable distance of the neighborhood.

I fully support this project (one of the main reasons I purchased my home in the first place) and am looking forward to having more retail nearby.

Thanks for representing me and my fellow Nashvillians and I appreciate all the hard work you do to make Nashville the best city in America!

Best Regards- Rob

Robert G. Shuler  
3714 West End Avenue  
Nashville, TN 37205  
[615.969.3411](tel:615.969.3411)

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

From: Darwin Pankey <pankey@comcast.net>

To: "planning.commissioners@nashville.gov" <planning.commissioners@nashville.gov>, "Murphy, Kathleen (Council Member)" <Kathleen.Murphy@nashville.gov>, "ed.kindall@nashville.gov" <ed.kindall@nashville.gov>, "burkley.allen@nashville.gov" <burkley.allen@nashville.gov>

Cc: Fiona Haulter <fhaulter@gbtrealty.com>

Bcc:

Date: Tue, 25 Sep 2018 21:56:27 +0000

Subject: Murphy Road Project GBT Realty

I attended a community meeting at the West End Middle School where this project was discussed. I wanted to write to express my support for the plan. I understand the height was reduced from 20 stories to 16. The building will include a hotel component as part of the development, which could reduce the need for Airbnb. The traffic improvements will go along way to help reduce congestion.

Darwin Pankey  
227 Lauderdale Rd  
Nashville, Tn 37205

## Support for Murphy Road rezoning

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Joshua Barton <joshdbarton@gmail.com>

Wed, Sep 26, 2018 at 2:16 PM

To: planning.commissioners@nashville.gov, kathleen.murphy@nashville.gov,  
burkley.allen@nashville.gov

I am writing in support of the Planning Department's recommendation to rezone 3419 Murphy Road. I live on Westlawn Drive, just off of Murphy Road. We also own a condo at 3525 West End Ave, only about 1500 feet from the proposed development.

My family and I bike frequently. The traffic and roadway upgrades proposed in the Murphy Road/440/West End area will help improve flow and safety. Improved parking is helpful, too.

We think that more retail options in our neighborhood, extra parking for the retail we already patronize, and a close hotel option for friends and family visiting from out of town would be an improvement to the neighborhood.

Thank you,  
Joshua Barton

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

From: Alex Ryan <hryan3084@gmail.com>

Date: Mon, Sep 24, 2018 at 11:14 AM

Subject: 3415 Murphy Road SP - Support

To: <planning.commissioners@nashville.gov>, <burkley.allen@nashville.gov>

Dear Commission Members,

I'd like to express my support for the SP rezoning on Murphy Road.

I live in the Continental building at 3415 West End Avenue, across the street from this proposed development.

GBT Realty did a open house meeting in my building and it was very well received. I have not heard any opposition to the project from within the building.

More than that, it's a good project. Actually living near the site means I am pleased to see new retail, improved parking, bike lanes, and long-overdue traffic improvements at Murphy Road and West End. Even small things, like making the crosswalks safer, will go a long way.

Many of my neighbors take public transit. Many are older folks. We need things that are accessible and walkable to where we live. This is where we need development, along the corridors like West End that have decent bus service and are centrally located.

I am not concerned about the height; in fact, I am hoping this will spur additional needed development in our area.

Please APPROVE this project; We need this.

Thank you,

Alex Ryan

**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:** 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

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

From: <[robert\\_kashani@yahoo.com](mailto:robert_kashani@yahoo.com)>

Date: Wed, Sep 26, 2018 at 10:31 AM

Subject: Letter to Planning Commission

To: [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov), [kathleen.murphy@nashville.gov](mailto:kathleen.murphy@nashville.gov), [ed.kindall@nashville.gov](mailto:ed.kindall@nashville.gov), [burkley.allen@nashville.gov](mailto:burkley.allen@nashville.gov)

Dear Planning Commissioners,

I am a homeowner and resident on 38th Avenue, a block from Murphy Road, and under a half mile from this proposed development. I fully support it and hope you approve it.

The plan to replace the bank and surface parking with an office/hotel tower makes a lot of sense. It will provide retail options that are walkable and improve the area.

It complies with the Community Plan and has the support of the planning department. The opposition is "NIMBY" and not focused on what's best for Nashville as a whole. Nashville needs to keep growing, especially the dense areas like West End Avenue.

Robert Taeidkashani  
204 38th Avenue  
Nashville

**From:** Russell Harwell [mailto:[RUSSELL.HARWELL@arlaw.com](mailto:RUSSELL.HARWELL@arlaw.com)]  
**Sent:** Wednesday, September 26, 2018 3:51 PM  
**To:** [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov).  
**Subject:** Murphy Road SP

SUBJECT: Support Murphy Road SP

I own property (3404 West End Avenue) adjacent to the proposed development site. I have had an opportunity to review the plans and I believe this will be a quality development for the area. GBT has done significant community outreach and has made changes that respond to feedback received.

I appreciate that this project has a positive recommendation from the planning staff. The Community Plan is correct that the West End/I-440 area is the right place for these types of mixed use projects.

Thank you for your time and service to our city.

Russell Harwell

Thursday, September 27, 2018 at 11:10:13 AM Central Daylight Time

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**Subject:** 3415 Murphy

**Date:** Wednesday, September 26, 2018 at 4:53:21 PM Central Daylight Time

**From:** Alison Auerbach

**To:** [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov)

**CC:** Nashville Outreach

Hello,

I support the project on 3415 Murphy Road.

Alison Auerbach  
resident - 3314 West End Ave.

117 Fairmont Place

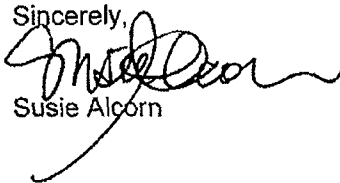
September 26, 2018

Dear Members of the Planning Commission,

As a constant resident of the neighborhood since the mid 1990s, I have enjoyed the growth and additional amenities that have been added in my community over the years. I am looking forward to the streamlining and improvement to the traffic on Murphy Rd.

I also believe that the project enhancements of sidewalks and additional parking spaces will improve the experience with businesses and the community. I support this project and ask that you approve the request.

Sincerely,

A handwritten signature in black ink, appearing to read "Susie Alcorn", written over the typed name.

Susie Alcorn

117 Fairmont Pl

September 26, 2018

Dear Members of the Planning Commission,

As a resident of the council district of the proposed development, I am excited to see more commerce come to the Murphy Road area. I am especially enthused about the hotel and restaurants that the project would bring. The intersections in the area need to be upgraded, and the recommendations from the traffic engineers give me hope for improved traffic flow on Murphy Road, especially at Murphy Rd and West End. I support this project and request that you do too.

Sincerely,



Darrin J. Kirkus

SUBJECT: Approve new development at West End and 440

Dear Commission,

I am a resident near the proposed office/hotel tower development. This project is needed in the area. I am thrilled to have the additional amenities available to me. As Nashville continues to grow, it is important that all parts of the city see growth as well. It helps show everyone that all parts of Nashville are revitalized, and that people want to live and spend time in different sections of Nashville. It will be incredibly convenient to be able to have guests stay in the hotel as well as have additional restaurants to choose from.

Robert J Terry  
112 Acklen Park Drive  
Nashville, TN 37203

Dear Members of the Commission,

**RE: Murphy Road Development**

I am writing in support of the proposed Murphy/West End development.

This will add things we need to the area. I like it and I hope you approve it.

Please listen to the residents closest to the project, it will help not hurt. It should be up to the people who live here to decide.

Stefan Laus  
114 Acklen Park Dr  
Nashville 37203



SUBJECT: Please approve Murphy Road/West End Development

Dear Members of the Commission,

I am writing in support of the proposed Murphy/West End development.

I understand that most of the people opposing this development don't even live in the district where it will be constructed.

The people who actually live and work in the area (not on the other side of 440) have been strong supporters of this.

This will bring jobs, better traffic solutions and more parking, plus a much-needed hotel, and new restaurants. The design is attractive, and they have already made several concessions upon hearing from neighbors about the project.

I like it and I hope you approve it.

Signed,

Justin Tomal  
101 Fairmont Place  
Nashville  
630-699-7190

SUBJECT: I Support Murphy Road SP

Dear Planning Commission,

I am nearby to the proposed development. I frequently hear of folks coming into town and would love for them to have a place to stay close by. Plus, having retail and restaurants will help too. Spending more time closer to our home and less time traveling will help us be more efficient with our time.

Nikoloz Gogoladze  
114 Acklen Park Dr  
Nashville 37203

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

**From:** Rob Shuler <[rob@blueskyequityllc.com](mailto:rob@blueskyequityllc.com)>  
**Date:** September 25, 2018 at 6:35:34 PM CDT  
**To:** Ed Kindall <[ed.kindall@nashville.gov](mailto:ed.kindall@nashville.gov)>, Kathleen Murphy <[Kathleen.Murphy@nashville.gov](mailto:Kathleen.Murphy@nashville.gov)>, Planning <[planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov)>  
**Subject:** **Murphy Road Development Project**

Kathleen, Ed and Planning Commission:

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I fully support this project (one of the main reasons I purchased my home in the first place) and am looking forward to having more retail nearby.

Thanks for representing me and my fellow Nashvillians and I appreciate all the hard work you do to make Nashville the best city in America!

Best Regards- Rob

Robert G. Shuler  
3714 West End Avenue  
Nashville, TN 37205  
[615.969.3411](tel:615.969.3411)

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

From: Darwin Pankey <pankey@comcast.net>

To: "planning.commissioners@nashville.gov" <planning.commissioners@nashville.gov>, "Murphy, Kathleen (Council Member)" <Kathleen.Murphy@nashville.gov>, "ed.kindall@nashville.gov" <ed.kindall@nashville.gov>, "burkley.allen@nashville.gov" <burkley.allen@nashville.gov>

Cc: Fiona Haulter <fhaulter@gbtrealty.com>

Bcc:

Date: Tue, 25 Sep 2018 21:56:27 +0000

Subject: Murphy Road Project GBT Realty

I attended a community meeting at the West End Middle School where this project was discussed. I wanted to write to express my support for the plan. I understand the height was reduced from 20 stories to 16. The building will include a hotel component as part of the development, which could reduce the need for Airbnb. The traffic improvements will go along way to help reduce congestion.

Darwin Pankey

227 Lauderdale Rd

Nashville, Tn 37205

## Support for Murphy Road rezoning

Joshua Barton <joshdbarton@gmail.com>

Wed, Sep 26, 2018 at 2:16 PM

To: planning.commissioners@nashville.gov, kathleen.murphy@nashville.gov,  
burkley.allen@nashville.gov

I am writing in support of the Planning Department's recommendation to rezone 3419 Murphy Road. I live on Westlawn Drive, just off of Murphy Road. We also own a condo at 3525 West End Ave, only about 1500 feet from the proposed development.

My family and I bike frequently. The traffic and roadway upgrades proposed in the Murphy Road/440/West End area will help improve flow and safety. Improved parking is helpful, too.

We think that more retail options in our neighborhood, extra parking for the retail we already patronize, and a close hotel option for friends and family visiting from out of town would be an improvement to the neighborhood.

Thank you,  
Joshua Barton

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

From: Alex Ryan <[hryan3084@gmail.com](mailto:hryan3084@gmail.com)>

Date: Mon, Sep 24, 2018 at 11:14 AM

Subject: 3415 Murphy Road SP - Support

To: <[planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov)>, <[burkley.allen@nashville.gov](mailto:burkley.allen@nashville.gov)>

Dear Commission Members,

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I live in the Continental building at 3415 West End Avenue, across the street from this proposed development.

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More than that, it's a good project. Actually living near the site means I am pleased to see new retail, improved parking, bike lanes, and long-overdue traffic improvements at Murphy Road and West End. Even small things, like making the crosswalks safer, will go a long way.

Many of my neighbors take public transit. Many are older folks. We need things that are accessible and walkable to where we live. This is where we need development, along the corridors like West End that have decent bus service and are centrally located.

I am not concerned about the height; in fact, I am hoping this will spur additional needed development in our area.

Please APPROVE this project; We need this.

Thank you,

Alex Ryan

**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

**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 corridors - 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.

Judith Hill  
510B Acklen Park  
Drive Nashville TN  
37205 Judith Hill  
Photography  
[www.judithhillphotography.com](http://www.judithhillphotography.com)  
615-866-8557



## Item 11: 2018Z-007TX-001 – Zoning Code Text Amendment

**From:** Charlotte Cooper [mailto:cscoopernash@gmail.com]

**Sent:** Thursday, September 27, 2018 11:18 AM

**To:** Kempf, Lucy (Planning); Planning Commissioners

**Cc:** Henderson, Angie (Council Member); Davis, Anthony (Council Member)

**Subject:** Item 11 - Text Amendment 2018Z-007TX-001, Neighborhood Landmark Districts

Good Morning Director Kempt and Commissioners:

As a long-time resident of Nashville and a passionate advocate for protecting residential neighborhoods, I am writing regarding Neighborhood Landmark District Overlays. Metro Code 17.36.400 describes the purposes and intents for establishing NLDs. Regulating exterior design, creating an aesthetic appearance, fostering civic beauty, promoting NLDs for education, pleasure and welfare are all beneficial intents; but the one of greatest concern is “To protect the neighborhood character and context by preserving existing neighborhood fabric while permitting reasonable use of a property.”

The “reasonable use” is determined through a development plan requiring approval by MPC and MC. This is where the problem comes in. Subsection E of 17.40.160 allows land uses other than the underlying zoning provided “the use is compatible with and sensitive to abutting properties and the overall neighborhood fabric and appropriate to preserve and maintain the district.” Specifically in R and RS zoned residential neighborhoods, changing the land use to allow commercial type businesses (boutique hotels, multimedia production venues or detached accessory dwelling units -DADU- in RS zoned neighborhoods) does not seem to me to be compatible with, nor sensitive to abutting properties or the overall neighborhood fabric. Subsection E seems more like a loophole.

There have recently been two approved NLDs that now allow a boutique hotel in a R district in Historic Edgefield, as well as a multimedia production venue with a DADU in a RS district in Inglewood. Based on precedent from both the Planning Commission and Metro Council, I do not believe either of these properties could have been rezoned through the normal rezoning procedures in order to allow these commercial type businesses in strictly residentially zoned neighborhoods. Only last year both this Commission and Metro Council disapproved rezoning requests for a home beauty salon in a RS zoned neighborhood in Donelson and a home recording studio in a R zoned neighborhood in East Nashville.

I believe subsection E of 17.40.160 should be removed in its entirety. NLDs should not be allowed to change the land use of the underlying zoning district, especially for R and RS zoned neighborhoods. Please request that subsection E be removed from 17.40.160 in its entirety.

Thank you for your time and consideration.

Charlotte Cooper  
3409 Trimble Rd  
Nashville TN. 37215

## Item 18: 2018S-162-001 – Paradise on Elm

From: Mary Haubenreich [mailto:maryhaub@gmail.com]  
Sent: Wednesday, September 26, 2018 7:58 PM  
To: Huevo, Holly (Council Member); Planning Commissioners  
Subject: Project #2018S-162-001

Hi Holly and Commissioners,

My family and I traverse Elm Hill Pike between Bell Road and Donelson Pike regularly as we live just off White Pine Drive. While our little street tends to be quiet, we are ever aware of the busyness along Elm Hill just beyond our neighbors' fences. This area of the city is poorly lit, has no sidewalks, and is congested in the morning and evening. Drivers are thoughtless, and wet weather only brings out the worst. As such, my family and I are adamantly opposed to any rezoning that would unnecessarily add more cars to this taxed area. Please make the honorable decision to put the safety of this city's residents above the whims of developers clamoring for zoning changes that benefit no one but themselves.

Kindly,

Mary F. Cook

Light, shine in dark places and empower truth, expose corruption and turn plans made against the innocent back in on themselves

**From:** Sandy Patton [mailto:sandypatton3117@gmail.com]  
**Sent:** Wednesday, September 26, 2018 10:58 PM  
**To:** Planning Commissioners; Huezo, Holly (Council Member)  
**Subject:** Project #2018S-162-001 3108 Elm Hill Pike

Councilwoman Huezo and Planning Commissioners,

I am writing you in opposition to the proposed zoning request above... I live 3 blocks from property and have for over 18 years. I have several reasons for my opposition.

1. The area in question is 0.91 acres and is located in a floodplain. Filling this lot with 6 roofs vs one, plus the additional concrete road and driveways will place a much larger burden on the homeowners downhill in Patio Villa as well as the single family homes across the street. . It will increase the run off as well as the potential for more frequent flooding..
2. Traffic backs up several times a day at this Timber Valley light due to the considerable traffic trying to turn left into Park Terrace against the on coming traffic.. This is a 4 lane road that changes very quickly to a 2 lane road with no shoulders. It then progresses to a 2 lane bridge.with no shoulders.
3. Traffic and Foot traffic going up the narrow lane road on Elm Hill Pike has also increased.. There is little to no shoulder on that narrow road forcing people to walk in the road causing traffic to back [up.in](#) order to avoid hitting them.
4. I think the county got it right when they declared this Zoning R10 and would urge you to keep it this way. I understand the owners can build 2 houses on this site and that would be in keeping with the Patio Villa homes as well as the Single family homes directly across the street..

Thank You for your consideration.

Sandra Patton  
3117 Noble Valley Dr  
Nashville , TN 37214  
615-533-8218..

**From:** mlneathery64 [mailto:mlneathery64@comcast.net]  
**Sent:** Thursday, September 27, 2018 8:23 AM  
**To:** Planning Commissioners; Huezo, Holly (Council Member)  
**Subject:** Proposed zoning change 2018S-162-001

I am writing to request disapproval of final plat approval for 3 lots located at 3108 Elm Hill Pike. This development would empty out just outside of an intersection in an already overly congested area. There were 2 multi-car accidents there just yesterday (Sept 26). The infrastructure is inadequate for the current population and the core community is opposed to continued attempts to over develop the area with multi-family housing.

Ms. Huezo, I am asking for your support in OPPOSING this item.

Thank you,

Marietta Neathery  
3205 Cedar Ridge Road

