

## Comments on January 14, 2016 Planning Commission agenda items, assembled January 8, 2016

### Item 4, Madison Mill

(Comments collected at CM Murphy's January 6 public meeting will be posted separately)

From: David Pierson [mailto:dp6025@comcast.net]  
Sent: Monday, January 04, 2016 2:34 PM  
To: Planning Staff  
Cc: Kathleen@murphyformetro.com  
Subject: Madison Mills

Gentlemen:

I oppose rezoning this site to a large, multi-unit apartment residential facility. It simply does not fit with Sylvan Park's single family residences. This property should be kept as commercial or rezoned only for single family units.

Yours truly,

David Pierson  
4908 Colorado Avenue

**From:** Jamie Jones [mailto:jlo193@gmail.com]  
**Sent:** Monday, January 04, 2016 12:39 PM  
**To:** Planning Staff  
**Subject:** Madison Mills Development

I oppose the development of 450+ apartments in this area. Instead they should extend Park and Elkins and add more single family homes. There are already too many apartments going up on Charlotte avenue.

Jamie Jones

4301 Colorado Avenue

**From:** Murphy, Kathleen (Council Member)  
**Sent:** Monday, January 04, 2016 6:10 PM  
**To:** Diane Schlaufman; Planning Staff  
**Subject:** Re: Madison Mill

Thank you! I've copied planning to make sure it's added to their lists of comments.

Kathleen Murphy

615-828-4713

Sent from my phone please excuse typos!

On Jan 4, 2016, at 15:52, Diane Schlaufman <[dschlaufman@gnrc.org](mailto:dschlaufman@gnrc.org)> wrote:

Hi Kathleen,

As a resident of SP since 2001 I would like to share my views on the Madison Mill proposal. I am strongly against any zoning changes requested by this developer. I am concerned about the density and overall effect this development will have on Charlotte and the nearby neighborhoods (specifically SP). This is a quick buck attempt by developers that could have horrendous long term ramifications to those of us who reside and invest in the area.

Thank you!!

Diane Schlaufman, BSW, MS

4608 Dakota Ave

**From:** Ben Gortmaker [mailto:[ben.gortmaker@gmail.com](mailto:ben.gortmaker@gmail.com)]  
**Sent:** Wednesday, January 06, 2016 2:56 PM  
**To:** Planning Commissioners  
**Subject:** Madison Mill development

Hello Commissioners,

I wanted to share my thoughts and concerns on Stonehenge Real Estate Group's proposed Madison Mills development that includes 400 unit apartments. I'll be attending the meeting held by Kathleen Murphy this evening on the Madison Mill proposal as well.

I own and have been a resident of 4507 Nebraska Ave for 8 years. We are currently rebuilding our home and intend to be long-term residents.

I am strongly opposed to the latest proposal of 400 rental apartments. From a planning and housing perspective, it's clear that both the apartments on 46th/Charlotte and the Hill Center provide plenty of increased dwellings for those 4 blocks. Building additional rental units on this lot is a decision for maximum profit for a minimum investment, and is certainly not a decision made for the betterment of the neighborhood.

Bringing in an additional 400+ people would add to our current and future congestion and infrastructure issues and doesn't contribute to building up the area in a sustainable way. I think continued negotiation around "how many rental units" is the completely wrong conversation. Rather, we should look at alternative development opportunities that can both be profitable and beneficial for all parties. Not just profitable.

Alternatives that I would support that I know have been brought forth are extending historic Park and Elkins Ave with additional single-family homes, or to repurpose the existing industrial buildings into a cool space for retail...walking distance from an amazing neighborhood.

Thank you for taking this into consideration.

Best,

Ben Gortmaker

615-482-6799

4507 Nebraska Ave.

**From:** [jmay06@comcast.net](mailto:jmay06@comcast.net) [mailto:[jmay06@comcast.net](mailto:jmay06@comcast.net)]

**Sent:** Thursday, January 07, 2016 8:14 AM

**To:** Planning Staff; Murphy, Kathleen (Council Member)

**Subject:** Madison Mill Lofts Case # 2015SP-103-001

I express my opposition to the request to rezone from IR to SP.

1. The Nashvillenext plan for West Nashville that was adopted in June of 2015 recommends development patterns which this proposal does not attempt to address.

The south side of the 4100 block of Charlotte Ave is considered a Tier Three area. Figure WN-11: Charlotte Avenue Urban Mixed use Corridor suggest 2 to four stories fronting on Charlotte Ave mixing into residential within a block. "Along the edges of centers, as the center transitions into the surrounding predominantly single family neighborhoods, single family houses should dominate." This is especially recommended for the south side of Charlotte. "Development on the south side of Charlotte Avenue should provide a transition, through reduced massing and scale, to the neighborhoods to the south of Charlotte Avenue. In selected areas buildings are limited to two or three stories in height to provide this transition on the south side of Charlotte." The plan presented increases in scale (it gets wider) as it moves south.

The Madison Mill Lofts proposal seems to extend the four story height for two blocks into the neighborhood and pretends to scale into the neighborhood with a faux 3 story section between Park Avenue and Elkins and a faux 2 story section, the same height as the three story section, on the south side of the property. Building #2 seems to have more 4 story area than the building that fronts on Charlotte.

The main entrances to the development seem to be not on Charlotte but on 42nd Ave North. 42nd Ave N. is not considered a corridor.

2. At a community meeting held on Wednesday January 6th, the developer spoke of the problems of contamination of the site. He said the soil had traces of toxic materials from past industrial use. I see nothing in the plan dealing with handling excavation of the site except reference to Water management ordinance Number 78/840 which has nothing to do with toxic materials. I would assume this is a "brownfield site" and issues should be addressed before any demolition or excavation occurs.

It is sad to see the Nashville Next Community plan chipped away one development at a time.

Thanks,

Jim May

233 54th Ave N

Nashville TN 37209

615 479 4429

**From:** Jeanmarie Snyder [<mailto:jeaniesnyder01@gmail.com>]

**Sent:** Thursday, January 07, 2016 10:00 AM

**To:** Williams, Erin (Mayor's Office of Neighborhoods); Murphy, Kathleen (Council Member); Planning Staff

**Subject:** Development within Sylvan Park (Madison Mill)

Ms. Williams,

I am contacting you in hopes that this message will reach Mayor Barry. I went to a meeting yesterday concerning a development that is up for approval with the Planning Commission on January 14th. The project, Madison Mill Development, wants to build 400 apartments that will line 42nd Avenue North within the Sylvan Park neighborhood. It was noted that within either one mile or 1/2 mile (I cannot remember exactly) on Charlotte Pike that are already approved construction for 800 apartment units. This Mill Development wants to add another 400 units on top of that number.

As a long time resident of Sylvan Park (1991) I have seen tremendous change within my neighborhood and not all of it is good. As you well know, Sylvan Park has become a hot commodity and affordable housing is no longer available here. What made SP such a desirable area to live in is literally being wiped off the map. The convenience of being close to downtown, I-40, West End will come to be a misnomer as the roads are not adequate to handle all the growth and traffic. There is no infrastructure available to combat the enormous traffic growth and any plans to provide relief are many years away. I cannot imagine being able to pull off of my street onto 46th Avenue North within 9 months.

Someone needs to STOP and realize the HUGE impact that this fast overwhelming growth will have on my neighborhood of 25 years. I feel like I should make an exit plan as EVERYTHING that made SP a wonderful place to live will be GONE. I implore someone within a position of authority to really look at what this is doing to the quality of life within our community. Developers have descended on SP to make money and only make money. At the meeting last night the developer disclosed that a one bedroom apartment of 700+ square footage will rent for \$1400.00 a month. This is NOT affordable housing. This developer is trying to convince us that people will live alone and that they are providing adequate parking, along with a number of other issues. If I was one of the people that have paid over \$500,000 - \$600,000 - \$700,000 dollars for a house in Sylvan Park I would be horribly horribly concerned about the potential of my home value to decline. This Madison Mill will bring so much traffic into the neighborhood. People are already using our side streets as cut-through shortcuts - racing from stop sign to stop sign. Many times I will be driving down 46th Avenue doing the speed limit of 35 miles an hour and the car in front of me will be driving at least 45 miles an hour. We have virtually no sidewalks, so safety is a major concern.

There was no one at the meeting that lives in Sylvan Park in favor of this development. Hopefully the citizens of Sylvan Park can unite to combat this apartment complex and bring the numbers down. I sincerely hope that this is not part of Mayor Barry's plan for Nashville. It feels like the growth of Nashville is the chant of government and not the people. We all know things will change, but I hardly think it's fair for individuals who do not live within our community to have the power to change our community so completely and in such a negative manner.

Sincerely,

Jeanie Snyder

**From:** Jennifer Boulton <[boultonjen@gmail.com](mailto:boultonjen@gmail.com)>

**Date:** January 7, 2016 at 11:32:51 AM CST

**To:** <[doug.sloan@nashville.gov](mailto:doug.sloan@nashville.gov)>

**Subject:** Madison Mills

To Whom It May Concern:

As a resident and homeowner in Sylvan Park, I am not in favor of an "apartment style" housing development of any kind in the Madison Mills space, and highly against the plans submitted by Stonehenge development. I believe we are passing by an opportunity to create a unique space that could add to the value of our community long-term in favor of allowing developers to do a quick flip for profit that will impact our community.

Per the NashvilleNext plan for West Nashville:

West Nashville stakeholders value existing open space and encourage the addition of open space and enhanced community facilities. Community members recognize the value of natural areas in Cockrill Bend and along creeks as well as the benefits to the surrounding neighborhoods from parks and open spaces related to the schools. While the current parks and open spaces in West Nashville are beloved by the community, they also are important components of a plan for open space preservation on a countywide and even regional scale. **The West Nashville Plan recommends extending the Richland Creek Greenway system to connect parks and to add to this larger network of open space and connections between open spaces.**

I've seen extensive work done to support the addition of housing on the primary Charlotte Corridor. There are numerous traditional apartment complexes along with multiple offices spaces populating the area. I believe the Madison Mill space is a place for us to pause and consider creating a space for the community that is being built around it. The Sylvan Park neighborhood contains many long-term residents and people investing in the community. This space enters that neighborhood and does not just face Charlotte Avenue. We should pause and consider building something to benefit all residents vs. just creating more traffic and adding more bodies to a highly dense corridor.

Thank you for your consideration and taking into account the opinions of the residents. Per the ULI ten principles, let's "Put People First."

Best,

Jen Boulton

**From:** Mary Baker [mailto:[mnbaker1601@gmail.com](mailto:mnbaker1601@gmail.com)]  
**Sent:** Thursday, January 07, 2016 9:11 PM  
**To:** Sloan, Doug (Planning); Planning Staff  
**Cc:** Murphy, Kathleen (Council Member)  
**Subject:** Madison Mills Proposed Redevelopment

Mr. Sloan and Staff,

I want to submit my opposition to Stonehenge Properties proposed redevelopment. This plan is not consistent with our Nashville Next Plan that calls for density along Charlotte but development consistent to the existing neighborhood as we step off the Charlotte corridor.

The proposed with 400 apartments which are mostly one bedrooms does not support the family atmosphere of the existing neighborhood nor does it enhance or maintain the existing look and feel of the neighborhood.

Your department has led a very diligent and inspired process that has helped all the citizens of Nashville establish the guiding principles for our neighborhoods. I exhort you to adhere to our work and deny this proposed plan. This is our chance to hold fast to our dreams as outlined in Nashville Next and it is your responsibility to make sure our planning is upheld.

Again, I ask you and your staff to turn down this proposal. Other more creative ones will emerge in time! We prefer to wait.

Thank you,

Mary Baker

209 37th Avenue North

Nashville, TN 37209

From: seeworthy@juno.com [mailto:seeworthy@juno.com]

Sent: Thursday, January 07, 2016 9:12 PM

To: Sloan, Doug (Planning); Planning Staff

Cc: Kathleen@murphyformetro.com

Subject: Zoning on Potential Madison Mill / Stonehenge 400 Unit Apartment Complex

Dear Acting Ex. Dir. Sloan and Planning Staff,

I am strongly opposed to changing the zoning for the Madison Mill property. I don't believe the proposed plan fits in with our residential neighborhood as well as other potential projects might.

Thanks for your attention to this.

Sincerely,

Judy Hoskins  
213 Chamberlin Street  
Nashville, TN 37209  
(615) 300-4773



**From:** Peter Brush [mailto:pwbrush@hotmail.com]  
**Sent:** Thursday, January 07, 2016 1:02 PM  
**To:** Planning Staff  
**Cc:** Murphy, Kathleen (Council Member)  
**Subject:** Madison Mill Development

Dear Planning Commissioners,

I urge you to disapprove this plan. There are presently about 800 apartments under construction in close proximity to Madison Mill This project would add 400 more apartments, plus 650 parking spaces. This is inappropriate for Sylvan Park, a neighborhood with overwhelmingly RS 7.5 single-family residence zoning.

In 2007, Nashville's mayor proclaimed his desire to make our city the greenest in the Southeast. Unconcerned with that goal, this developer seeks no LEED certification for this project, not even at the lowest level. At seven acres, the Madison Mill property has huge developmental possibilities that could make a real impact as Nashville moves forward. Neither this developer or this development plan is appropriate for this parcel.

Thank you for your consideration.

Respectfully,

Peter Brush  
4907 Wyoming Avenue  
Sylvan Park

**From:** jg.hopson@comcast.net [mailto:jg.hopson@comcast.net]  
**Sent:** Thursday, January 07, 2016 2:12 PM  
**To:** Planning Staff  
**Cc:** Murphy, Kathleen (Council Member)  
**Subject:** Madison Mills Development Proposal

Members of Planning Commission:

I am a resident and home owner in Sylvan Park and have attended the Madison Mill Community Meeting held Jan. 6, 2016 regarding Case Number 2015SP-103-001.

We were presented with yet another over dense apartment complex, the likes of which are rising all over Nashville. With the understanding that I realize development is necessary, this proposal is completely inconsistent with the neighborhood of Sylvan Park in which a large part of the property lies. The additional traffic, number of cars, small streets, small area of ingress and egress at the site, and no consideration for our environment makes it unacceptable. It also should be unacceptable for Nashville government, as there are any number of more creative, eco friendly, neighborhood friendly ideas that could fill such a nice property and make Nashville far more interesting to newcomers and residents alike. We need diversity, not cookie cutter apartments every where one looks.

I am against this proposal and this developer and urge you to consider other options.

Respectfully,

Jeannine Brush

4907 Wyoming Ave.

Nashville, Tn. 37209

**From:** Elayne Crain [mailto:elaynecrain@gmail.com]

**Sent:** Thursday, January 07, 2016 7:47 PM

**To:** Planning Staff

**Cc:** Kathleen Murphy

**Subject:** Madison Mill Zoning Change

Dear Zoning Committee,

My husband and I are Sylvan Park homeowners; we live on Idaho Ave., having bought our home in 2014 when my husband took a faculty position at Vanderbilt's Owen Graduate School of Management. We are very pro-business. There are a lot of wonderful renovations and new builds going on, and we have been happy to support a lot of that sort of progress, particularly in terms of new shops and restaurants, which quickly have become favorites of ours.

However, we do NOT support a zoning change for the Madison Mill property to create a new super-high-density apartment complex. As you all know, there is already an almost unbelievable amount of

change on Charlotte - lots and lots of new apartments going up, which makes sense, given the city's needs and the zoning along Charlotte already being so centered on commercial/mixed use. But even though this lot is currently zoned industrial, MADISON MILL IS IN OUR NEIGHBORHOOD. Very, very, VERY little of it is actually on Charlotte; almost everything related to this lot is right in the heart of our neighborhood. If we are going to change the zoning on this VERY neighborhood lot, we should at least have it be for something the neighborhood generally supports. This project simply isn't it. Not only does changing zoning allow this sub-optimal project to proceed, it means that we will not be able to attract other, more-suitable large-scale projects to our neighborhood down the road in this prime space.

If the neighborhood would rather keep it zoned INDUSTRIAL, rather than give the green light to this project, that should tell you something about how distasteful we are finding this particular proposed mess of a project. There would be more people living in these apartments than live in the whole rest of our neighborhood. That is truly insane. It's beyond incredible, in a truly disappointing way, and would change the entire character of our neighborhood from residential to transitory.

Please vote against this poor use of a zoning change. We, your constituents, demand it.

Sincerely,

Elayne Crain, MBA, and Nicholas Crain, Ph.D.

From: donnie thompson [mailto:donniethompsonllc@gmail.com]  
Sent: Wednesday, January 06, 2016 3:58 PM  
To: Planning Staff  
Cc: Kathleen Murphy  
Subject: Madison Mill rezoning.

I am writing to inform that I am against the rezoning of Madison Mill for apartments. I reside at 4402 Nevada ave which is two blocks from the site. I believe if it is rezoned for apartments it will negatively impact my street and neighborhood. If it is rezoned, I believe it makes more sense to rezone to single family as that is what most of the existing neighborhood is zoned.

Thank you,  
Donnie Thompson  
donniethompsonllc@gmail.com  
615-593-4694

From: Robert Allison [mailto:rgallison@hotmail.com]  
Sent: Wednesday, January 06, 2016 6:09 PM  
To: Planning Staff  
Cc: Murphy, Kathleen (Council Member)  
Subject: Madison Mills

To whom it may concern-

I live in Sylvan Park at 4503 Wyoming Avenue. I am involved with the Sylvan Park Neighborhood Association.

Regarding the Madison Mill Development, I oppose changing the zoning at this time given the current proposals by Stonehenge Development Group.

Thank you,

Robert Allison

**From:** Daniel Boulton [mailto:danieljboulton@hotmail.com]

**Sent:** Wednesday, January 06, 2016 2:55 PM

**To:** Planning Staff

**Cc:** kathleen@murphyformetro.com

**Subject:** Madison Mills

Planning Commission Staff:

I am writing because I am a homeowner in Sylvan Park, and I am NOT in favor of any "apartment style" housing development in the Madison Mills space. I am strongly opposed to the plans submitted by Stonehenge development for this property. I believe we are passing by an opportunity to create a unique space that could add to the value of our community long-term, in favor of allowing developers to do a quick flip for profit that will have a significant impact on our neighborhood and greater community.

Per the NashvilleNext plan for West Nashville: West Nashville stakeholders value existing open space and encourage the addition of open space and enhanced community facilities. Community members recognize the value of natural areas in Cockrill Bend and along creeks as well as the benefits to the surrounding neighborhoods from parks and open spaces related to the schools. While the current parks and open spaces in West Nashville are beloved by the community, they also are important components of a plan for open space preservation on a countywide and even regional scale. **The West Nashville Plan recommends extending the Richland Creek Greenway system to connect parks and to add to this larger network of open space and connections between open spaces.**

I've seen extensive work done to support the addition of housing on the primary Charlotte Corridor. There are numerous traditional apartment complexes along with multiple offices spaces populating the area. Several of which are being developed already by Stonehenge.

I believe the Madison Mills space is a place for us to pause and consider creating a space for the community that is being built around it. The Sylvan Park neighborhood contains many long-term residents as well as newer residents making an investment in the community. My family built a single family home here in 2015 so that we can raise our family in this diverse community.

This proposed space enters our neighborhood and does NOT just face Charlotte Avenue. We should pause and consider building something to benefit all residents vs. just creating more traffic and adding more bodies to a highly dense corridor.

Thank you for your consideration and taking into account the opinions of the residents. Per the ULI ten principles, let's "Put People First."

Sincerely,

Daniel J. Boulton

4801 Dakota Avenue

Nashville, TN 37209

**From:** John Koethe [<mailto:johnkoethe1@gmail.com>]  
**Sent:** Friday, January 08, 2016 10:03 AM  
**To:** Sloan, Doug (Planning); Planning Staff; John Koethe  
**Cc:** [kathleen@murphyformetro.com](mailto:kathleen@murphyformetro.com)  
**Subject:** Opposition to current Madison Mill rezoning proposal

Dear Planning Commission members,

I am writing to express our family's opposition to the current proposal by the Stonehenge group to rezone the Madison Mills property at 4100-4200 Charlotte Ave and construct two high-density, non-owner-occupied, multi-story apartment blocks containing 400 individual units on a site covering only 7 acres. This proposal is on the agenda for the Thursday, January 14th planning meeting, which I and other Sylvan Park residents will attend. Our home is located at 42nd and Dakota Ave, and we will be directly affected by the Planning Commission decision and eventual construction.

I favor development of the Madison Mills site in a manner that adds to the economic vibrancy of the Charlotte corridor and greater Nashville, accommodates the need for additional housing in a growing city, and respects the livability, aesthetics, and home values of existing Sylvan Park residents.

In my view, the redevelopment of Madison Mills should:

1. Strive to include a balance of mixed-use residential and retail construction that can serve the needs of existing Charlotte Avenue communities, such as the inclusion of a grocery market (the current closest supermarkets being Kroger beyond White Bridge or the Belle Meade Publix, both over 4 miles away), restaurants, entertainment venues, and other types of stores and services. This will serve to enhance economic activity on the Charlotte corridor, make the area more attractive to future residents by providing nearby services, and dramatically reduce traffic in the surrounding areas as residents will not need to drive to Belle Meade or other areas to shop.
2. Recognize the need for additional housing, but also respect the fabric, appearance, and density of the surrounding areas. While additional housing near the downtown district is clearly needed, the current Stonehenge proposal for 400 units in two large 4-story square housing blocks is not in accordance with the West Nashville Community Plan and, in particular, Special Policy Area 07-T4-CM-02. According to the plan, development along the Charlotte corridor should provide a transition through reduced massing and scale to the neighborhoods to the south of Charlotte Ave, which is overwhelmingly comprised of one- and two-story single family homes on 7500 square foot lots. The current Stonehenge proposal requests permission to construct a 4-story apartment block directly adjacent to the 7500RS zoned areas, which does not constitute "reduced massing" or transition.

Our family believes the need for economic development and additional housing along the Charlotte corridor would be best served by a mixed-use development of retail, higher density owner-occupied multi-unit structures closer to Charlotte, and increased-density single occupancy town-homes or similar construction in the areas adjoining the existing 7500RS zoning.

Thank you for taking the time to consider my concerns about the current Madison Mills redevelopment proposal.

Best regards,

John, Anne, and Lauren Koethe

4206 Dakota Ave

Sylvan Park, Nashville

**From:** Matt Brennan [<mailto:Matt@titosvodka.com>]  
**Sent:** Friday, January 08, 2016 9:52 AM  
**To:** Planning Staff; Murphy, Kathleen (Council Member)  
**Cc:** [aneegee@gmail.com](mailto:aneegee@gmail.com)  
**Subject:** Madison Mill

Greetings Planning Staff,

My wife and I would like to express our strong feelings against approving this rezoning proposal for the Madison Mill project. We understand the need for housing in a developing Nashville but this particular corridor is busting at the seams with over 800 units between 440 and 46<sup>th</sup> on Charlotte. Also, the bulk of this proposed development is adjacent to 42<sup>nd</sup> forcing it into thoroughfare status and infringing on the Sylvan Park neighborhood. We do hope that this site could be developed into something to benefit the community like desirable retail or commerce. Thank you for your time.

Matthew M. Brennan

Tennessee State Manager

Tito's Handmade Vodka

512-773-8811

[www.titosvodka.com](http://www.titosvodka.com)