

## Comments on January 14, 2016 Planning Commission agenda items, received January 11-13

### Item 1, Inclusionary Housing

Planning Dept. Commissioners ... as an FYI I am sharing the correspondence below sent earlier today to staff. Thank you. ...

Avi Poster, A VOICE for the Reduction of Poverty

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To: Doug Sloan/Carrie Logan - Planning  
Department

Re: Staff Recommended Changes to Zoning Code for Inclusionary Housing

From: Avi Poster (on behalf of the *A VOICE* for the Reduction of Poverty Steering Committee)

CC: Mayor Megan Barry, Fabian Bedne, Anthony Davis, Erik Cole, Adriane  
Harris,

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Doug and Carrie,

First, please accept, once again, my sincere appreciation for the time and energy spent completing your draft recommendations for changes to the zoning code for the purpose of facilitating the development of an inclusionary zoning plan to address our serious affordable and workforce housing shortage. What you have been charged to do has been both challenging and daunting. I well know how much study and work has been involved and how many voices you considered (certainly including your own) on the way to reaching judgments about how best to move our city forward.

The recommendations you will be sharing with your Commission this week are in direct response to the City Council's adopted ordinance specifically asking you to return this month with code changes, consistent with the goals and policies of our adopted General Plan, for implementing an inclusionary housing plan ... one that would dramatically increase the countywide supply of affordable and workforce housing while at the same time disperse countywide housing opportunities in neighborhoods of economic opportunity to insure social and economic integration. The need for housing has never been more apparent. As I write this note we have an immediate need for 20,000 affordable and 20,000 work force units. More than 14,000 Nashvillians are on the waiting list for Section 8 housing not available to them. Without question, we want to work with you to reach our goals of increasing inventory and adopting inclusionary practices.

As you would expect, members of *A VOICE*, collectively and individually, have spent hours trying to sort out and better understand your recommendations. Doing so has not been easy given the detail and language. To help us accurately understand what you are proposing we are asking you to respond to the attached survey of the proposed zoning text amendments. Doing so should be relatively easy and not require a lot of time ... we are just asking you to confirm our understanding of statements and positions we gleaned from your report. Knowing how busy you are ... we simply posited them as *yes/no responses* to make sure we have accurately captured your intent. If at all possible, given the simplicity of our request, we would appreciate your response before Thursday's meeting, Thank you again for your work to date and, in advance, for responding to this inquiry.

Avi

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**PLANNING DEPARTMENT STAFF RECOMMENDED CHANGES TO ZONING CODE FOR INCLUSIONARY HOUSING**

1. Incentives are higher inside the UZO than they are outside the UZO all other things being the same about the respective properties.

**Yes ( ) No ( )**

2. Required term of years a unit must remain as affordable or workforce housing is 15 years longer for workforce housing than it is for affordable housing for both rental and sale properties. There is a 30-year restriction on workforce units, and a 15-year restriction on affordable units.

**Yes ( ) No ( )**

3. Section 17.40.780 states the ordinance is applicable where additional entitlements are sought but does not establish a mixture of affordable and/or workforce housing units. The Housing Trust Fund commission may establish a mix of income levels provided the

mixture is equivalent to the set aside requirements. The Downtown Code changes described on page 21 of 207 for Bonus Height outline requirements for housing from 100 to 120% of AMI (described as workforce housing) for Davidson County.

This language applies the Bonus Height Program in the Downtown Code to workforce housing units only in the 16 neighborhoods subject to the Downtown Code and affordable housing units are not eligible for the Bonus Height program.

**Yes ( ) No ( )**

4. There are neither goals nor projections for how many affordable or workforce units or how much square footage of affordable or workforce housing will be produced annually by these text amendments.

**Yes ( ) No ( )**

5. There are no text amendments related to the preservation of existing affordable or workforce units in these text amendments.

**Yes ( ) No ( )**

6. There are no metrics required for annual reporting of the number of units created by product type by neighborhood, community or sub-Area (rental/sale/affordable/workforce/1BR/2BR/3BR or higher) in the text amendments.

**Yes ( ) No ( )**

7. There is no policy recommendation or proposal to create a Community Land Trust outside of the text amendments.

**Yes ( ) No ( )**

8. There are no text amendments requiring annual monitoring and reporting of the number of affordable or workforce units demolished or demolition permits issued for residential property meeting the annual HUD affordability guidelines for rental and sale properties.

**Yes ( ) No ( )**

9. There are no text amendments requiring or incentivizing that units be built along arterials or transit corridors.

**Yes ( ) No ( )**

10. There are no text amendments granting specific incentives inside TIF districts.

**Yes ( ) No ( )**

11. There are no policy recommendations outside of the text amendments related to funding sources to pay for any grant funds.

**Yes ( ) No ( )**

12. There are no text amendments related to expedited permit applications, reduced building permit fees or reduced fees for zoning changes or additional entitlement applications that exceed minimum set asides for building affordable or workforce housing.

**Yes ( ) No ( )**

13. Other than the scope being countywide (but outside the area within the Downtown Code), there are no text amendments that specifically identify, address or incentivize construction of affordable and workforce units in neighborhoods and communities of economic opportunity.

**Yes ( ) No ( )**

14. There are neither text amendments that address the location of Section 8 properties or Low Income Housing Tax Credit properties, nor any additional local incentives for locating these developments in neighborhoods of economic opportunity.

**Yes ( ) No ( )**

15. If a property owner of a property zoned non-residential applies for a zone change to a residential district that is consistent with the land use policy, and the resulting use is lower in density than the former non-residential use the developer (a) would have no use for a density bonus, but (b) would remain subject to the set aside requirements set forth in the text amendments. Think Madison Mill and what the neighborhood and CL Murphy want to see on that site versus the plan requested by the developer.

**Yes ( ) No ( )**

16. A non-profit affordable and workforce housing development and property management company has 5 acres under contract for purchase. The property is zoned IWD and the land use policy for the property in the community plan is medium density residential. The non-profit developer intends to build one and two bedroom workforce housing units with all of them renting at 100% of AMI as defined by HUD. Under the second of the two exceptions to the requirements of the text amendments, they are exempt from the requirements of the proposed statute and prohibited from receiving any incentives.

Change the scenario. Utilizing the same 5 acres above, but this time under contract to a for profit builder of one and two bedroom apartments, the apartments the developer intends to build will rent for 175% of AMI. The for-profit builder is not exempt from the

requirements, receives both the density bonus and the cash grant incentives to build additional units.

Under these facts, as a result of the proposed text amendments there are fewer affordable/workforce units built in the for profit development than the non-profit development and the affordable/workforce units in the for-profit development come at a higher unit cost to the citizens of Davidson County.

**Yes ( ) No ( )**

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

**Sent:** Tuesday, January 12, 2016 2:31 PM

**To:** Planning Commissioners

**Subject:** Please DEFER Item 1, 2016Z-001TX-001, Inclusionary Housing

Dear Commissioners,

I understand the Metro Council instructed the Planning Department to research and prepare a recommendation for Inclusionary Housing. I have attempted to understand the information provided in the Staff Report; it is very detailed and technical – almost too much for a lay person like myself. However, bringing this before the Commission at this time appears to me to be premature. It would seem there are a few fundamental requirements necessary before this specific recommendation goes for a vote. As mentioned in the Staff Report:

“For the Zoning Code amendments to be effective, several other decisions not within the purview of the Planning Department need to be made. These actions include identifying a dedicated funding source for for-sale project incentives and other affordable and workforce housing initiatives, developing a grant program for rental projects and identifying the entity that will administer the Inclusionary Housing programs. . . . Without a grants program and a dedicated funding source to fund the incentives, the Inclusionary Housing requirement is not feasible for development and detrimental to Nashville’s housing market. . . **It would effectively reduce the supply of available housing, placing greater pressures on the existing supplies and exacerbating already high rates of housing sales price and rental rate appreciation. Therefore, identifying an amount for the grants program and allocating funds for incentives is critical not only to facilitating development with**

**affordable and workforce housing, but also critical to avoiding the further exacerbation of Nashville’s housing prices.”**

Further in the Staff Recommendation we find “The proposed legislation only modifies the requirements of the Zoning Code. The legislation requires funding for the necessary incentives to build affordable and workforce housing; however, it does not identify the amount or source of those funds. Additionally, it does not identify how the Barnes Fund or other organizations will receive and manage the disbursement and regulation of these the funds. For these reasons, it is the recommendation of the Planning Department that the Metropolitan Council delay passage of the legislation until additional community conversations can be had.”

As we have seen from some past bills, approving legislation before “all the ducks are in a row” has proven to be confusing and costly (latest example I think is the STRP legislation that has proven to have no enforcement – if a permit is denied, the applicant simply goes to the BZA and pleads hardship. There were too many loose ends with the STRP legislation, just as there are too many loose ends with this Inclusionary Housing ordinance). Based on the above information, it appears more work and action is needed before MPC or Metro Council votes. Therefore, I request you defer your vote until dedicated funding, development of a grant program and identification as to who will administer the Inclusionary Housing programs have been established.

Thank you for your time and consideration.

Charlotte Cooper

3409 Trimble Rd

District 34

## Item 4, Madison Mill

**From:** S [[mailto:dulaney\\_s@comcast.net](mailto:dulaney_s@comcast.net)]

**Sent:** Wednesday, January 13, 2016 2:47 PM

**To:** Sloan, Doug (Planning)

**Cc:** [catherineohayden@comcast.net](mailto:catherineohayden@comcast.net); Murphy, Kathleen (Council Member)

**Subject:** Planning Case No. 2015SP-103-001 --Madison Mill Lofts

Dear Mr. Sloan & Members of the Planning Commission:

I write to oppose the proposed rezoning of the old Madison Mills site. My wife and I own a home in Sylvan Park, hence our interest in the outcome of the proposed action.

The rezoning, as proposed, will essentially change the character of Sylvan Park for the worse.

If allowed, the rezoning will almost double the number of rental units in Sylvan Park.

If allowed, the impact of the additional traffic (3,398 new traffic trips per the developer's estimate) will negatively impact Sylvan Park and the values of homes in it, as well as their marketability. As it is, Charlotte traffic headed East in the morning is challenging, as is traffic headed West in the afternoon, evening. What would happen to all the traffic from this proposed development? A great deal of it would funnel down 42<sup>nd</sup> Avenue, through Sylvan Park. This would significantly increase the already heavy volume of traffic on Nebraska Avenue and on Murphy

Road. It's also worth noting that more than 1,000 new apartment units are being constructed within a mile of this proposed development.

The proposed rezoning fails to provide a sufficient transition to the RS7.5 single-family homes adjacent to the site as required under the Urban Neighborhood Maintenance policy for the property according to NashvilleNext. This is the same NashvilleNext plan unanimously adopted by the Metro Planning Commission after three years of community engagement that involved more than 18,000 participants. According to the "Special Policy Area 07-T4-CM-02," development along the corridor should provide a transition through reduced massing and scale to the neighborhoods to the south of Charlotte Ave. The other policy that is implicated is: "T4 Urban Neighborhood Maintenance Policy." The proposal does not appropriately transition in building type, massing and orientation to blend new development into the surrounding neighborhood. The scale of the large multi-family buildings is lacking an appropriate transition into the neighborhood. Why allow rezoning that will create a separate community stuffed into that space? The frontage on Charlotte versus the frontage on 42<sup>nd</sup> Avenue makes this proposed rezoning much more about Sylvan Park than it does about the Charlotte Corridor and the proposal's two apartment buildings and grass berm doesn't integrate the proposed project into Sylvan Park.

While getting the site cleaned up would obviously be desirable, the idea that the proposed cleanup is a justification for approving the rezoning is without merit when you consider the impact on adjacent areas. The property will be cleaned up eventually, but getting it done as part of this



proposed Stonehenge development is not sufficiently important, beneficial or time-sensitive to warrant approval of the rezoning request.

I ask that you and your fellow Commission members deny this proposed rezoning, giving due regard to the neighborhood opposition and the negative impact the proposed rezoning would have.

Respectfully submitted,

Scott Dulaney

**From:** Katherine Beasley [<mailto:kbnashvegas@gmail.com>]

**Sent:** Wednesday, January 13, 2016 11:34 AM

**To:** Sloan, Doug (Planning)

**Subject:** Madison Mill proposed SP

> Dear Doug,

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>

>

> I strongly oppose Madison Mill Lofts Development in Sylvan Park. My concerns are listed below. I thank you in advance for your time and attention.

>

> Density

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> · The Planning Department's plan, NashvilleNext, is not being followed as approved. (See link to NashvilleNext from Planning Department's website.

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> · Over 1,000 housing units are currently under construction on Charlotte – not including the proposed Madison Mill Development. With the population and vehicular growth, Charlotte Ave will be gridlocked as there is no way to increase the number of lanes or add a turning lane due to the current set back of existing Charlotte properties (properties are right on Charlotte).

>

> · These are additional dwellings, additional people, additional vehicles, etc...  
>  
> · 400 new housing units are proposed to be added to Sylvan Park. Compare 400 units to the number of currently 1,700 – 3,000. Even at the top end of this generous estimate the proposed Madison Mill Development adds 12% more to the current density.  
>  
> ·  
>  
> A 'Charlotte Corridor Project' Claim  
>  
> · From the developer's drawings 66% of the project's street front is on 42nd. That's more than half.  
>  
> · Two of the three exits/entrances for this project are on 42nd. Only one entrance on is Charlotte.  
>  
> · One of the 42nd entrances will be where Park Ave meets 42nd. Park Ave is included in a conservation overlay/'historic overlay'. This overlay also includes Elkins Ave which ends at 42nd across the street from this project.  
>  
> · This is a 42nd Avenue Project....not Charlotte Ave.  
>  
>  
>  
> Intersection of 42nd and Charlotte cannot accommodate 3,398 new traffic trips (see developer's traffic study) from this property on 42nd. Currently,  
>  
> · right turns on red are prohibited at the intersection of 42nd and Charlotte. Here's why  
>  
> · View of oncoming cars is obstructed as the intersection is just below a crest on Charlotte  
>  
> · There is a crosswalk for the blind to access Ed Lindsey Industries for the Blind  
>  
> · Driver's exiting onto 42nd will turn left toward Murphy.  
>  
> · 42nd is barely used. Limited traffic comes from the 4100 blocks in Sylvan Park since Idaho, Dakota, Wyoming, and Media dead-end at the railroad tracks.  
>  
>  
>  
> I live in Sylvan Park and currently own property just off 42nd. 4112 Idaho was my home for 7 years and I've owned 4111 Dakota Ave for about 10 years. I am one of the few users of 42nd. My knowledge is valid.

>  
>  
>

> Using that knowledge, I must question the notification process for the Madison Mill development. Of 110 notifications sent 25 were mailed to properties blocked by a railroad track from Madison Mill and 42nd Ave. However, properties off 42nd – the first residential properties behind Madison Mill – weren't notified. They are less than 0.12 miles from the boundary of the proposed development but just over the 600 foot limit. This makes absolutely no sense neither does the proposed Madison Mill Development.

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>  
>

> Katherine Beasley

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> 5111 Dakota Ave.

>

> Nashville, TN 37209

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**From:** Chance Jones <[chance.jones@rocketmail.com](mailto:chance.jones@rocketmail.com)>

**Date:** December 7, 2015 at 8:52:22 PM CST

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

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

To Whom It May Concern:

As residents of Sylvan Park neighborhood, my wife and I would like to express our deep concern with the proposal of rezoning the Madison Mill property for apartments. The amount of traffic is already going to increase in the neighborhood with the high rise apartments on the corner of 46th and Charlotte. We believe adding more apartments on 42nd Avenue will only increase the traffic problems and degrade the family atmosphere of the neighborhood.

We also believe zoning for single family homes would be much more appropriate to keeping Sylvan Park a family neighborhood, and safer for children and families walking within the neighborhood.

We thank you in advance for taking our opinions into consideration.

Respectfully,

Chance Jones & Debra Preitkis-Jones  
196 44th Avenue North

**From:** Tracy Dry Kane [mailto:tracydkane@gmail.com]  
**Sent:** Wednesday, January 13, 2016 11:27 AM  
**To:** Sloan, Doug (Planning); Planning Commissioners; Milligan, Lisa (Planning)  
**Cc:** Murphy, Kathleen (Council Member)  
**Subject:** Letter in Opposition to 2015SP-103-001, Madison Mill Lofts

Please find attached a letter from the Sylvan Park Neighborhood Association indicating its opposition to the proposed specific plan 2015SP-103-001 known as Madison Mill Lofts.

Thank you for your consideration,

Tracy Kane, President

Sylvan Park Neighborhood Association, Inc.

(letter follows)



Sylvan Park Neighborhood Association  
PO Box 92324  
Nashville, TN 37209

January 13, 2016

Via Email to [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov), with a copy to [doug.sloan@nashville.gov](mailto:doug.sloan@nashville.gov)

Metro Planning Commission  
Attention: Doug Sloan  
700 Second Avenue South  
Nashville, TN 37210

**RE: 2015SP-103-001, MADISON MILL LOFTS**

Dear Commissioners:

This letter expresses the opposition of the Sylvan Park Neighborhood Association, Inc., to the proposed Specific Plan 2015SP-103-001 submitted for Map 091-16, Parcel 163, known as Madison Mill Lofts. The property, for which the proposed specific plan is located, lies within the boundaries of Sylvan Park, much of it along 42<sup>nd</sup> Avenue across from Park and Elkins Avenues, which streets are protected by a historic conservation overlay (See Park and Elkins Neighborhood Conservation Zoning Overlay, adopted July 25, 2011).

At a regular meeting of the membership of the Sylvan Park Neighborhood Association held Monday, January 11, 2016 at 7:00pm at the Senior Renaissance Center located at the Cohn School, the members in attendance, a quorum having been established, and after discussion, passed a motion, to register SPNA's opposition to the above referenced Specific Plan known as Madison Mill Lofts.

Should any of you or the Metro Planning Commission Staff have any questions, please feel free to call me at the number below.

Respectfully,

Tracy D. Kane, President  
Sylvan Park Neighborhood Association, Inc.  
615-294-2542  
[tracydkane@gmail.com](mailto:tracydkane@gmail.com)

**From:** Tracy Dry Kane [mailto:tracydkane@gmail.com]  
**Sent:** Wednesday, January 13, 2016 12:53 PM  
**To:** Planning Commissioners; Sloan, Doug (Planning); Milligan, Lisa (Planning)  
**Cc:** Murphy, Kathleen (Council Member); Jeremy Kane  
**Subject:** MADISON MILL LOFTS - please disapprove

Dear Commissioners:

We are writing to express our opposition to the proposed Specific Plan 2015SP-103-001 known as Madison Mill Lofts. We live at 4204 Park Avenue and have been active in the neighborhood association for many years, participated in the Nashville Next Community Plan stakeholder meetings and are active in other community initiatives that seek to bring healthful building practices to our community, particularly to the neighborhoods and commercial centers along Charlotte Avenue's urban corridor. We are opposed to the proposed specific plan for several reasons.

#### **Inconsistent with Community Plan**

The proposed specific plan is inconsistent with the community plan. The vast majority of the development is governed by T4 Urban Neighborhood Maintenance (T4 NM), which is intended to preserve the general character of existing urban neighborhoods. While it is expected that T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced, when this occurs, efforts should be made to **retain the existing character of the neighborhood**. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity. T4 NM areas offer complete urban communities that feature a carefully integrated mixture of housing within walking distance of commercial and neighborhood-scaled open space.

This complex has approximately 400 apartments at a height of 3.5 stories. The design has the appearance of a giant suburban apartment complex with huge parking structures surrounded by residential apartment units that are internally focused. The limited open spaces are contained internally within the building structure and the entire property is surrounded by gates and fencing creating stark separation, rather than connecting to and blending into the surrounding neighborhood.

The "open space" in the current proposal along 42<sup>nd</sup> Avenue has been described by the developer as an 8-ft high grassy hill behind fencing that surrounds the entire property. All of the open space and pedestrian trail are located either internally within the structure of the buildings or behind fencing that discourages public use. The proposal offers no improved pedestrian, bicycle or vehicular connectivity.

We don't have to look far, just over the railroad tracks, to see an example of mixed-use and multi-family development on a comparable sized site that is much more consistent with the community plan and provides better transitions into the surrounding neighborhood with more inclusive designs and connectivity to the existing neighborhood as well as maximized use of green space.

The Madison Mill Lofts proposal offers none of the active, integrated, and connected design concepts that are encouraged in the community plan.

### **Inconsistent with Neighborhood Conservation Zoning Adjacent to Property**

Along the entire length of the property that faces 42<sup>nd</sup> Avenue, the site sits adjacent to an area that is protected by a historic neighborhood conservation overlay (Park and Elkins Neighborhood Conservation Zoning Overlay). Most of the homes in the area were built over 100 years ago. Not only would the blasting required to build the parking structures likely damage these historic homes, but nothing in the proposal blends the gated suburban structure with the historic pedestrian neighborhood with its history of open, connected community spaces for gathering, walking and recreating.

### **Inadequate Traffic and Parking Plans; Pedestrian Safety**

The proposal is designed and oriented to encourage most of the traffic in and out of the development onto 42<sup>nd</sup> Avenue at Park Avenue. Even with improvements to the traffic lanes and lights at 42<sup>nd</sup> and Charlotte, our experience living on Park Avenue when the Mill was operating was that the vast majority of traffic coming in and out of the site traveled along Park Avenue. The Mill-related traffic was minimal and only slightly elevated at shift change at 7am and 4pm. In contrast, this development will bring over 400 residents coming and going throughout the day along with additional commercial and retail traffic. With over 1,000 new apartment units currently being built within one-mile of this proposed site, the limited sidewalk and roadway improvements do not adequately address the increase in traffic and parking that this development would bring.

We appreciate your careful consideration of our concerns and encourage you to disapprove this proposal. We believe, even if the proposal meets ALL of the Planning Staff's conditions for recommendation, the overall site plan and design falls short of the goals and character of the community plan for the area and it should be disapproved.

Respectfully,

Jeremy and Tracy Kane

4204 Park Avenue

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

From: Alicia Thompson [mailto:ALThompson@profitstars.com]  
Sent: Wednesday, January 13, 2016 12:19 PM  
To: Planning Commissioners  
Cc: kathleen@murphyformetro.com  
Subject: FW: Madison Mill rezoning.

I echo my husband's comments below:

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.

Please stop this from happening! Imagine 400-600 more cars every morning on 42nd Ave, 46th Ave, and Charlotte Ave. Would you want that on your morning and afternoon commute?!

Thank you for your consideration.

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Alicia Thompson | BusinessManager Education - ProfitStars(r) Lending Solutions  
8 Cadillac Drive, Suite 300 | Brentwood, TN 37027 | office: 800-365-4091 ext. 405154 | direct: 615-565-7233 [www.profitstars.com](http://www.profitstars.com)

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

From: donnie thompson [mailto:[donniethompsonllc@gmail.com](mailto:donniethompsonllc@gmail.com)]  
Sent: Wednesday, January 6, 2016 3:58 PM  
To: [planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)  
Cc: Kathleen Murphy <[Kathleen@MurphyforMetro.com](mailto:Kathleen@MurphyforMetro.com)>  
Subject: Madison Mill rezoning.

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

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](mailto:donniethompsonllc@gmail.com)  
615-593-4694

Name : Cheryl Pickney  
Phone Number : (615)714-5595  
Email Address : [cherpickney@gmail.com](mailto:cherpickney@gmail.com)

Dear Commissioners, Regarding the Madison Mill rezoning at Charlotte Pike and 42nd Avenue, I am opposed. Stonehenge' proposal is way too dense and does not comply with Nashville Next. It conflicts with the historic neighborhood, poor transition. Thank you, Cheryl Pickney

**From:** Kristin Barlowe [mailto:kristinbarloweinc@mac.com]  
**Sent:** Wednesday, January 13, 2016 10:04 AM  
**To:** Board of Zoning Appeals (Codes); Planning Staff  
**Cc:** Murphy, Kathleen (Council Member)  
**Subject:** Madison Mills -DENY AND LETS MOVE ON TO BETTER IDEAS FOR OUR FUTURE.

Hello.

My name is Kristin Barlowe and I have been a resident of Nashville since 1997. I currently live in Sylvan Park but have lived in East and in Germantown before the boom in popularity so I do assign myself as one of those folks who were pioneers shall we say into blighted neighborhoods. I also have lived in Tokyo, New York, Milan and LA with extended stints of stay for work in London, Miami, Vancouver, Montreal and more. I say this only to say that I have what I feel is a balanced prospective on growth and also being a director/photographer that of one of extreme appreciation of esthetics especially in the cites I travel to photograph.

**My main objection and others are listed below is that is is 90% in a neighborhood- one with a historic zoning overlay on top of that. It's not a Charlotte project it is a 42nd Ave one. Only 10% of permitter even borders Charlotte and the rest including all the entrances and majority of exits are on 42nd.**

I am sure you have had many emails about Madison Mills. I sent one a few months back and have attended nearly all the meetings in my neighborhood. I am writing this to encourage our city to demand more out of ideas presented. We are at a critical point in our city today. I want to encourage you with developments like this at Madison Mills to demand more from an idea and plan in order to approve a

zoning change of this magnitude. What will this place - these 7 acres look like in 10, 20- 30 years. What will stand the test of time? What will it say about the neighborhood that surround it? Will it be relevant, exciting and loved in those decades to come.

The amount of apartments going up is alarming and is a huge conversation all over the city. Your tax paying residents are not happy about them and don't feel that apartments for rent attract the kind of residents we want. Out of town millennials living in 700 sq. feet don't are not the folks we want to be attracting solely . Our city needs established experience people that bring jobs, entrepreneurs with ideas, businesses that require a more experience work force, families, and money to the city. These are buildings meant for transient, entry level folks not residents and effective tax payers - today they are nice tomorrow they are section 8. Do we want to be San Fran, Portland or a city of the future or Detroit or Dallas because that is what our choices are looking like. I don't believe that we should turn into a city of cheap apartments but of unique creative mixed use and living options the yes stand up the the label "IT CITY".

The plans presented do nothing for the surrounding area and I believe strongly will one day be looked at a missed opportunity fi this is to take place and frankly a massive mistake. I ask that you deny this and set a precedent that the commission, the city and the people want more out of these plans and ideas.

We are a city of creation, filled with creative energy and new ideas. I firmly believe and I do think that its proven time and again in all cities that *CREATIVE, UNIQUE, INNOVATIVE IDEAS MAKES MONEY AND MAKE SENSE* long term. So to the point of the developer who says they have to have 400 units to make money I call their bluff. The simple fact is people pay more for something they deem more valuable. Renters both residential and commercial will pay more to be in a place that people want to live and be in. They will pay more to be in a destination a place that gets them noticed. And a carbon copy set of apartments is not that and it doesn't transition into the residential neighborhoods either. What we build will attract our next citizens and neighbors. I for one would like to bate the best, brightest, and most creative ones with the same kind places for them to call home.

There will be a fantastic buyer for this eventually if this one can't get it there or partner with someone far more creative. But only if we (the city and the neighbors) stick to the vision that this could be something amazing. And something amazing is what we as a city and neighbors should hold out for when it comes to the size, scale and importance of these 7 acres. We want to shape our growth and I ask that you help with that.

Please see some of these amazing developers and developments. Let's change the rules where for projects of this magnitude have several people able to propose.

Usually if people have to hire big time lobbyist.. it's because it's not the right thing to do for the public.

**In addition I oppose this zoning change for this Specific Plan on the following grounds-**

**The density is to way much especially if you take into about the other units going in next door and across the street. Not to mention the many developments down Charlotte on the way to town.**

**It doesn't blend with the neighborhood.**

**It lack houses that are the corner stone of Sylvan Park. Rs7.5 base zoning.**

**Two large structures that will dominate the landscape and not in a good way. These large contained structures invite problems as we have seen time and time again. There is a reason public housing isn't even done like this.**

**I don't believe if is a a true mixed use especially in terms of the scale of land. The Hill Center is a great use of space and mixes use. This is NOT and will cheapen what is being built.**

**It is a copy of the one across the street.**

**Parking needs to be increased beyond code. 1 per 1 BR and 1.5 per 2 BR is not realistic to couples, roommates, families and there is nothing for visitors.**

Many more houses, creative spaces, unique design, true mixed use, green building and eco friendly ideas presented.

Let us demand more out of our land use please. We can get this right only once with a project like this. Those type of apartments with this much density and close quarters live forever and very often become problems later on down the road- when no one wants to really live there the prices drop and the problems rise. See Antioch and the apartments on Porter Rd in east. Once shiny and new now a destination only for cops.

Best to you during our growth and thank you for your service.

Kristin Barlowe

1/13/16

Both Historic Sylvan Park, Inc. and the Sylvan Park Neighborhood Association have voted in **opposition** to the Madison Mills project.

The Boards/Opposition believes this development will have a **negative impact on Sylvan Park neighborhood** for the following reasons:

1. The density of the proposed SP rezoning is equivalent to RM60; this would be the most densely zoned property in Sylvan Park;
2. This rezoning proposal **does not provide a sufficient transition to the RS7.5** single-family homes adjacent to the site as required under the Urban Neighborhood Maintenance policy for the property according to NashvilleNext;
3. It is **adjacent to a National Register** historic district and a conservation overlay;
4. **\*\*This rezoning proposal will generate 3,398 additional, new traffic trips** according to the developer's own traffic study; this traffic will disperse throughout the Sylvan Park neighborhood;
5. This rezoning proposal **does not integrate itself into the Sylvan Park community**, the design remains to two large, multi-story "apartment boxes" fenced away from the surrounding single family homes separated by a grass berm;
6. The apartment complex will dramatically increase the percentage of rental property in the Sylvan Park community, almost doubling the number of rental units;
7. Over 1,000 new apartment units are currently being built within one-mile of this site;
8. **\*\*The apartment complex will negatively impact the value and marketability of the single-family homes** adjacent to the site.

Sincerely,

Allison Kerr, Homeowner

5303 Nevada Ave

37209

**From:** Signorille, Joan [mailto:joan\_signorille@qhr.com]  
**Sent:** Wednesday, January 13, 2016 9:59 AM  
**To:** Planning Staff  
**Cc:** Dennis Greeno; kathleen@murphyformetro.com  
**Subject:** Madison Mills

My husband and I have been living in Sylvan Park for the last 18 months. We moved there because of the neighborly feel and character of the area.

In the last 18 months, we have seen a lot of development, some of it good, some not so much. Madison Mills is an example of the potential not-so-good development.

The density of the project, on top of everything else that has been slated for that particular area, will not enhance Sylvan Park. The addition of more rental properties

when there are over 800 that haven't even completed yet will also not enhance the area, never mind the traffic.

We are strongly opposed to this development being approved as it is currently submitted and side with both SPNA and Historic Sylvan Park in their opposition to this project.

Thanks

**Joan Signorille**

Sr. Vice President, Consulting  
President, Quorum Purchasing Advantage

**Quorum Health Resources, LLC**

105 Continental Place  
Brentwood, TN 37027

615-371-4556 Phone  
615-482-4341 Mobile

**From:** Steve Downey [mailto:sdowney2002@comcast.net]  
**Sent:** Wednesday, January 13, 2016 10:11 AM  
**To:** Planning Commissioners  
**Cc:** Murphy, Kathleen (Council Member); Sloan, Doug (Planning)  
**Subject:** Zoning change request for 2015SP-103-001

Dear Planning Commissioners;

I reside at 4102 Utah Avenue, less than ½ mile from the proposed redevelopment of the Madison Mill property. I oppose the proposed zoning change to SP-MU that is part this proposal and ask that your reject it.

The recent revisions submitted by the developers still do not address the underlying flaws in this plan.

The size and mass of this project is still out of character with the surrounding area, especially in comparison to the existing single-family homes to the west of this development. The proposed four-story residential units are completely out of place with the residential neighborhood along 42<sup>nd</sup> Avenue.

I am particularly concerned that 42<sup>nd</sup> Avenue, currently a residential street, will become an arterial roadway, disrupting the residential design of the area. The revised proposal still shows three entrances from 42<sup>nd</sup> Avenue into the development, while there appears to be only one entrance from Charlotte Avenue. That puts an incredible burden on 42<sup>nd</sup> Avenue.

The Planning Department staff has erred in saying this plan is consistent with the West Nashville Community Plan. In particular, the proposed plan is in no way consistent with the T-4 Urban Neighborhood Maintenance specification. Four story residential units in a R-7.5 neighborhood **is not** “preserv(ing) the general character of existing urban neighborhoods.”

Please reject the zoning request for 2015SP-103-001. Thank you.

Stephen Downey

4102 Utah Avenue

Cc: Councilmember Kathleen Murphy

**From:** Jerri Hilton [<mailto:jerrlyn@aol.com>]  
**Sent:** Tuesday, January 12, 2016 10:30 PM  
**To:** Planning Commissioners; Planning Staff  
**Cc:** Murphy, Kathleen (Council Member)  
**Subject:** Case 2015SP-103-001- Madison Mill Rezoning Opposition

To the Metro Planning Commission & Staff,

I strongly oppose the request by Fulmer Engineering LLC, to rezone from industrial/IR to SP-MU/multifamily the Madison Mill property in the 4100 block of Charlotte Avenue and along 42nd Ave. N., as set forth in Case 2015SP-103-001.

I have very strong concerns about the density, size and scope of this proposed development, and that the impact upon the character and quality of life in our neighborhood will be negative, not only during the construction phase, but also thereafter. I am extremely concerned and dismayed that Sylvan Park is being over-developed.

My history with Sylvan Park dates back almost 48 years. I have been a homeowner in Sylvan Park since 1992. However, I first moved to the neighborhood in 1968. I attended Sylvan Park Elementary, W.A. Bass Junior High, and graduated from Cohn High School.

Please deny this zoning request, Case 2015SP-103-001.

Thank you,

Jerri Lynn Hilton  
4203 Nevada Avenue

*Jerri Lynn Hilton*  
[jerrlyn@aol.com](mailto:jerrlyn@aol.com)

**From:** rchatham@comcast.net [mailto:rchatham@comcast.net]

**Sent:** Tuesday, January 12, 2016 7:22 PM

**To:** Planning Staff

**Cc:** Kathleen Murphy; Catherine Hayden

**Subject:** Madison Mills development

I am writing in regards to the proposed Madison Mills apartment development in the Sylvan Park and Sylvan Heights neighborhoods. I moved into Sylvan Park in 1998 when one could still buy a comfortable cottage on a corner lot for \$115,000. In the ensuing 18 years, I have watched with happiness, with amazement and sometimes with alarm as my neighborhood has grown and developed dramatically.

I have heard and participated in the conversation concerning the best path for Sylvan Park's growth. The conversation, which became a debate, often became heated but I never doubted that, regardless of which side of the debate a neighbor was on, each of us had the best interests of Sylvan Park at heart. During all this, many of the long-time residents such as myself were accused of being "anti-growth" and "anti-development." The reality is that I've never been anti-development; I am, in truth, pro-responsible development. I have willingly and enthusiastically supported projects and businesses over the years that I believed were reasonable and beneficial to the health and welfare of Sylvan Park.

After having done due diligence researching the particulars of the Madison Mills project, I am of the belief that it will not make a positive contribution to the health and welfare of either Sylvan Park or Sylvan Heights. Rather I think it will negatively impact both neighborhoods to a degree that neither will be able to recover. The density of this planned development and the traffic it will generate will inexorably alter the character of the neighborhood that I call home.

I am one of those sixth-generation Texans that can't shut up about how great they think the Lone Star state is. I moved to Nashville in 1989 to go to graduate school but always swore that I'd move back to Texas when I retired. But the advancement toward my retirement years coincided with the growing love I had for Sylvan Park. I watched in wonderment when the greenway was created, when outstanding restaurants like Park Cafe, Cafe Nonna and Local Taco moved in, when the roundabout was installed and, most importantly, when young families decided that this is where they wanted to set down roots and raise their children.

One morning as I sat on my patio drinking coffee, it dawned on me that I would never move back to Texas. That everything I needed for happiness and fulfillment was right here in Sylvan Park. I honestly believe that apartment complexes as dense as this one will destroy the character of my neighborhood and turn it into a generic, soulless enclave of transient residents. And the dramatic increase in traffic will have a very real, measurable affect on the safety of anyone living here now. I often walk down 42nd Avenue and watch with great concern as drivers fly down that street at clearly above-legal speeds on their way from Charlotte to Murphy Road. I shudder to think how dangerous it would become each day with hundreds of additional motorists barreling down the street.



I completely understand that that plot of land will be developed eventually and I have no problem with that as long as it's done in a way that doesn't adversely and irreparably damage Sylvan Park and Sylvan Heights. It is my fervent belief - and the belief of many of my neighbors who I've discussed this with - that this particular project by these particular developers is not in the best interests of my neighborhood. When a development comes down the pike in the future that adds to the character of Sylvan Park rather than detracts from it, I assure you I will enthusiastically support that project.

I respectfully urge you to deny this project a building permit.

sincerely,

Robert Chatham

5109 Nevada Ave

615-476-5191

**From:** Paul Lefkowitz [mailto:paul.lefkowitz.vandy@gmail.com]

**Sent:** Tuesday, January 12, 2016 6:35 PM

**To:** Planning Staff; Murphy, Kathleen (Council Member); Heather Connelly Lefkowitz; Planning Commissioners

**Subject:** Madison Mill Development

Good evening,

We are 8-year residents of Sylvan Park and are writing to express our strong opposition to the current plans for the redevelopment of the Madison Mill Property.

One reason our neighborhood is so desirable is the physical environment supports a real feeling of community. The placement of two large apartment buildings in the heart of our neighborhood - the current proposal - does nothing to strengthen this attribute. In fact, it will significantly change the character of the neighborhood. This alone is reason enough to disapprove the rezoning request.

In addition, we are concerned with the traffic impacts of the development. Significant projects are underway in several lots on Charlotte Avenue, and we understand that increases in housing density on

this major thoroughfare are needed and inevitable. However, the Madison Mill property shares by far its largest border not with Charlotte, but with 42nd Avenue. The increase in traffic on 42nd will cause disruptions and safety hazards on many adjacent streets which are comprised almost exclusively of single-family homes.

At a community meeting on January 6th, residents of the neighborhood voted overwhelmingly in opposition to the development as proposed. We urge you to be receptive to the community's opinion and disapprove this rezoning request.

Thanks for the opportunity to comment,

Paul and Heather Lefkowitz

4209 Elkins Av

615-423-8498

**From:** bigskyny@aol.com [mailto:bigskyny@aol.com]

**Sent:** Tuesday, January 12, 2016 4:30 PM

**To:** Planning Staff; kathleen@murphyformetro.com

**Subject:** Madison Mill

I am writing to urge you to NOT alter the current zoning for the Madison Mill site to allow for an apartment complex. I (as well as several hundred other Nashvillians) have made the largest investment of our lives in our home here in Sylvan Park. We specifically wanted a safe quiet child-friendly walkable neighborhood that had low to moderate traffic and plenty of green space and trees.

In the past year TWO enormous apartment developments have been constructed within several blocks of our house.

PLEASE PLEASE PLEASE protect the few beautiful neighborhoods we still have left downtown. It is part of what makes Nashville attractive. Our house was built in 1899. There is NO DOUBT that the blasting already done for the construction of the Hill Center and the new complex on

46<sup>th</sup> caused structural damage to the homes on Park Avenue, and this development at the end of our street will cause damage to our home as well.

They are trying to fit in something that just simply does NOT belong in a neighborhood of old historic homes. Please protect our city and our residents investments.

We would love to see something that would benefit all the new residents coming in, for example a dog park, an open air-marketplace, grocery store, movie theatre, artisan lofts, childrens center... etc. Please consider OTHER uses for this space before adding more (temporary) residents to our neighborhood.

Thank you so much for your consideration.

Michael Visconti

4700 Dakota Ave

Nashville, TN 37209

615.504.0770

**From:** PATRICIA [mailto:phwilliams2@comcast.net]

**Sent:** Wednesday, January 13, 2016 9:18 AM

**To:** Planning Staff

**Cc:** catherineohayden@comcast.net; Murphy, Kathleen (Council Member)

**Subject:** 2015SP-003-001, Madison Mills Proposal

I strongly oppose the proposal for this development. I live one block from the corner of this property.

I fear that my property value will be greatly diminished by the building of this large apartment complex.

I fear the horrible amount of traffic that will be generated through my street and neighborhood.

Perhaps most of all, I fear the damage that would probably be done to my house, which was built in 1897, by the terrific amount of blasting that would be done to create this development. A large number of historic homes that are over 100 years old are within a few blocks of this property. Our homes have survived a lot, but I'm not sure could survive this without damage.

Madison Mills is at the east end of our Park-Elkins Conservation Overlay District. This area also has a National Registry of Historic Places designation. I feel it would be a travesty to build this development

adjacent to such history. What we need is to extend Park and Elkins across 42nd and add more single-dwelling homes to enhance our beautiful neighborhood.

Thank you so much for your consideration.

By the way, both neighborhood groups of which I am a member, Historic Sylvan Park, Inc., and Sylvan Park Neighborhood Association, recently voted unanimously in objection to this proposal.

Patricia H. Williams  
4301 Elkins Avenue  
Nashville, TN 37209  
615-386-0204

Sent from XFINITY Connect Mobile App

From: greg becker [<mailto:shanti88@aol.com>]  
Sent: Tuesday, January 12, 2016 10:31 PM  
To: Planning Staff  
Cc: Kathleen Murphy  
Subject: what will change if more apartments are approved

TO whom it may concern- I would like to formally voice my opposition to the proposed apartment project by Stonehedge developers in my neighborhood. Sylvan Park is a walking community. The roads are quiet and open and thus we have a strong neighborly connection with each other as we see each other on our daily walks. We see each other walking as young couples in the summer, pregnant in the fall, then with strollers in the spring, then watch each other's families grow with each season and year that passes. The ensuing traffic will endanger my family as well as all the elderly couples and young families walking their dogs and babies with their toddlers weaving back and forth on the roads on bikes and scooters. Basically it will discourage this walking climate that we cherish as safety will now be an issue. Especially with current day texting while driving.

The added volume of the more than 800 cars also opens the Pandora's box of adding sidewalks and dealing with overflow parking which would require taking down more trees for parking pads, and so on and so on till eventually the whole look of Sylvan Park will have changed, and all for an apartment building that could easily have been located deeper into the nation's by the industrial areas there by Centennial, or further down Charlotte towards Nashville west where most will likely shop anyways.

I hope you will help us maintain this lovely community. Money and profit are powerful forces, but a sense of neighborhood is priceless and very difficult to achieve. We already have it here. No one in this neighborhood wants another huge apartment building. The two we are already getting are more than we can handle and we need something in the Madison Mill lot that will enhance the lives of the several hundred new residents already coming in. Not just give them 400 more new neighbors.

Thank you for your consideration

Greg Becker  
(615)414-8028

**From:** Jerri Hilton [mailto:jerrlyn@aol.com]  
**Sent:** Tuesday, January 12, 2016 10:30 PM  
**To:** Planning Commissioners; Planning Staff  
**Cc:** Murphy, Kathleen (Council Member)  
**Subject:** Case 2015SP-103-001- Madison Mill Rezoning Opposition

To the Metro Planning Commission & Staff,

I strongly oppose the request by Fulmer Engineering LLC, to rezone from industrial/IR to SP-MU/multifamily the Madison Mill property in the 4100 block of Charlotte Avenue and along 42nd Ave. N., as set forth in Case 2015SP-103-001.

I have very strong concerns about the density, size and scope of this proposed development, and that the impact upon the character and quality of life in our neighborhood will be negative, not only during the construction phase, but also thereafter. I am extremely concerned and dismayed that Sylvan Park is being over-developed.

My history with Sylvan Park dates back almost 48 years. I have been a homeowner in Sylvan Park since 1992. However, I first moved to the neighborhood in 1968. I attended Sylvan Park Elementary, W.A. Bass Junior High, and graduated from Cohn High School.

Please deny this zoning request, Case 2015SP-103-001.

Thank you,

Jerri Lynn Hilton

4203 Nevada Avenue

*Jerri Lynn Hilton*  
[jerrlyn@aol.com](mailto:jerrlyn@aol.com)

**From:** Margaret Martin [mailto:margaretclaremartin@gmail.com]  
**Sent:** Tuesday, January 12, 2016 5:35 PM  
**To:** Sloan, Doug (Planning); Planning Commissioners; Milligan, Lisa (Planning)  
**Cc:** Murphy, Kathleen (Council Member)  
**Subject:** Madison Mill Lofts - Please disapprove!

Dear Commissioners:

Thank you so much for your service to our city. I know it takes a lot of time and dedication, and I hope you know that you are appreciated. I am sending this email in case I am not able to attend Thursday's meeting in person. I live at 4210 Park Ave, approximately one block from the current Madison Mill, and the proposed site of the Madison Mill apartment complex. I urge you to disapprove this rezoning request.

**INCONSISTENT WITH COMMUNITY PLAN:**

I attended Overbrook for elementary school and St. Cecilia for high school, so I have been in and around the Sylvan Park / Charlotte Pike area since I can remember. I have lived in Sylvan Park since 2003, and I have seen the good and bad effects of our incredibly rapid growth and redevelopment. This proposed project represents the bad effects. It is too large, it is too impactful, and it is inconsiderate of the surrounding neighborhood. It is also, most importantly, inconsistent with the community plan. The development is governed by T4 Urban Neighborhood Maintenance (T4 NM), which is intended to preserve the general character of existing urban neighborhoods. While it is expected that T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced, when this occurs, **efforts should be made to retain the existing character of the neighborhood.** Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity. This complex has approximately 400 apartments at a height of 3.5 stories. The design has the appearance of a giant suburban apartment complex, and offers no improved pedestrian, bicycle or vehicular connectivity. A much better use of this land would be some multi-family with a much smaller footprint, and more single-family homes, more open-space, more connectivity. This proposal offers none of that.

**PEDESTRIAN SAFETY:**

The mill was a very good neighbor - it operated from 7:30 - 4 pm, it had sufficient parking for its staff, it didn't smell, it rarely made noise, as far as I know it only caught on fire once, and they gave us free wood scraps! The traffic created by this proposal would inundate our quiet street, not to mention the impact 400 (at a minimum) cars will have on our neighborhood. There are 3 new multi-family developments going up right now on Charlotte Pike within a 1 mile radius of this property. How reliable is the traffic study from today compared to traffic of a year from now? Additionally, the conditions from Traffic and Parking are not going to resolve any actual issues. They are requiring a left turn lane onto Charlotte from 42nd Ave., and while they may help traffic flow, it will not help pedestrians safely cross Charlotte Pike, or the 42nd Ave intersection at Charlotte. There is a "no right on red" turn from 42nd onto Charlotte due to the location of

the Lions Thrift Store, which employs individuals with sight disabilities. Increased traffic and a focus on only vehicle connectivity, rather than pedestrian connectivity, will make this intersection even more dangerous.

**TREE DESTRUCTION:**

Traffic and Parking has also made "tree and shrub trimming or removal" at the intersections of 42nd and Park Ave and 42nd and Elkins Ave. a condition of approval, which leads me to think they have not actually visited those particular intersections. Making a left or right turn off Park or Elkins onto 42nd Ave. is only difficult because of parked cars. There isn't a "tree or shrub" in the driver's line of sight. We are destroying enough trees in our city; let's not cut down any that aren't actually causing a problem.

**DAMAGE TO HISTORIC HOMES FROM BLASTING:**

Many of you are aware of the hard-fought success of some Sylvan Park neighbors to protect portions of Elkins and Park Ave with a Conservation Overlay district. That designation means that we have historic homes that are worthy of protection. What will blasting for 2 parking garages for 400 vehicles do to our 100 year old homes?

The developers and their attorney will urge you to approve this because it is "better than a mill", or the other uses permitted under the current industrial zoning. I think that argument misses the point - this is a prime piece of real estate, and very few people think that it will retain its industrial use/history, which means it is going to be turned into something else, so that something else should be consistent with the community plan, and PRESERVE THE CHARACTER OF OUR EXISTING NEIGHBORHOOD. Additionally, the developers and their attorney will likely state that they have met with the neighborhood and made concessions, and those things are true - HOWEVER, we have met and met and met, and the plan you see is not very different than the original proposal. All versions are and were inconsistent w/ the community plan. As you all know, the Sylvan Park community, and all of Nashville, worked and continues to work, incredibly hard to provide input and guidance into the community plans. They should be followed. The developers are not part of our neighborhood. They are here to take advantage of the Nashville boom, and after this project is complete, or 5 years from now, they will be gone. The Sylvan Park community will be left with the result of their visit here. I urge you to support the community plan and disapprove this rezoning request.

Thank you,

Margaret Martin

4210 Park Ave

Nashville TN, 37209

**From:** Monette [<mailto:monetter@comcast.net>]  
**Sent:** Tuesday, January 12, 2016 2:33 PM  
**To:** Planning Staff  
**Cc:** [kathleen@murphyformetro.com](mailto:kathleen@murphyformetro.com); [catherineohayden@comcast.net](mailto:catherineohayden@comcast.net)  
**Subject:** MPC #2015SP-103-00 -

Dear Commissioners,

My neighborhood (Sylvan Park) overwhelmingly opposes this proposal (2015SP-1030), and so do I.

Please do not approve this proposal as presented because it will permanently impact our neighborhood and value of the single family homes they exist in our neighborhood. The proposed development will exacerbate an existing traffic problem, and the proposed density is excessive and conflicts with our community plan.

The developer and owner have no hardship (financial or otherwise) here, that prohibits them from building a very profitable development aligning with the community plan and existing neighborhood character.

Thank you.

Monette Rebecca  
320 54th Avenue North  
Nashville, TN 37209



**From:** [emilykitos@comcast.net](mailto:emilykitos@comcast.net) [<mailto:emilykitos@comcast.net>]  
**Sent:** Tuesday, January 12, 2016 12:34 PM  
**To:** Planning Staff  
**Cc:** [kathleen@murphyformetro.com](mailto:kathleen@murphyformetro.com); [catherineohayden@comcast.net](mailto:catherineohayden@comcast.net)  
**Subject:** Madison Mills Rezoning

I oppose the rezoning of the Madison Mill property in Sylvan Park. I have been a resident at 4409 Nevada Ave since 1993. This project will have a very negative effect on our neighborhood for the following reasons:

- The density of the proposed SP rezoning is equivalent to RM60; this would be the most densely zoned property in Sylvan Park;
- This rezoning proposal does not provide a sufficient transition to the RS7.5 single-family homes adjacent to the site as required under the Urban Neighborhood Maintenance policy for the property according to NashvilleNext;
- This rezoning proposal will generate 3,398 additional, new traffic trips according to the developer's own traffic study; this traffic will disperse throughout the Sylvan Park neighborhood;
- This rezoning proposal does not integrate itself into the Sylvan Park community, the design remains to two large, multi-story "apartment boxes" fenced away from the surrounding single family homes separated by a grass berm;
- The apartment complex will dramatically increase the percentage of rental property in the Sylvan Park community, almost doubling the number of rental units;
- Over 1,000 new apartment units are currently being built within one-mile of this site;
- The apartment complex will negatively impact the value and marketability of the single-family homes adjacent to the site.

I ask that you turn down this proposal for rezoning and help us preserve our neighborhood.

thank you,

Emily Kitos

**From:** greg becker [<mailto:gregbecker88@gmail.com>]  
**Sent:** Tuesday, January 12, 2016 9:22 AM  
**To:** Planning Staff  
**Cc:** Kathleen Murphy  
**Subject:** Madison Mills

I am writing to urge you to NOT alter the current zoning for the Madison Mill site to allow for an apartment complex. My wife and I (as well as several hundred other Nashvillians) have made the largest

investment of our lives in our home here in Sylvan Park. We specifically wanted a safe quiet child-friendly walkable neighborhood that had low to moderate traffic and plenty of green space and trees.

In the past year TWO enormous apartment developments have been constructed within several blocks of our house. We have 3 small children and there is no doubt that our street (Nevada Ave) will be one of the several new speedways for the 400+ new residents at the end of our street who are looking to avoid the new congestion caused by these other 2 developments.

PLEASE PLEASE PLEASE protect the few beautiful neighborhoods we still have left downtown. It is part of what makes Nashville attractive. Our house (as well as most on our street) was built in 1906. There is NO DOUBT that the blasting already done for the construction of the Hill Center and the new complex on 46<sup>th</sup> caused structural damage to the homes on Park Avenue, and this development at the end of our street will cause damage to our home as well. They are trying to fit in something that just simply does NOT belong in a neighborhood of old historic homes. Please protect our city and our residents investments.

We would love to see something that would benefit all the new residents coming in, for example a dog park, an open air-marketplace, grocery store, movie theatre, artisan lofts, childrens center... etc. Please consider OTHER uses for this space before adding more (temporary) residents to our neighborhood. Thank you so much for your consideration.

Greg Becker

4410 Nevada Ave 37209

(615)414-8028

**From:** Jay Fulmer [mailto:jay@fulmereng.com]

**Sent:** Tuesday, January 12, 2016 11:51 AM

**To:** Planning Commissioners

**Cc:** Milligan, Lisa (Planning); Shawn R. Henry (shenry@tewlawfirm.com); toddj@stonehengereg.com

**Subject:** Support Letters

Planning Commissioners,

Attached are letters of support for the Madison Mill project at 4101 Charlotte. Several of these were included in the previously issued packets from last month's agenda; however, I wanted to ensure you had copies of the newly submitted letters from Jimmy Granberry of HG Hill and Will Newman of Edley's.

Thank you for your service.

Jay Fulmer, PE

**Fulmer Engineering, LLC**

2612 Sunset Pl

Nashville, Tennessee 37212

(615) 516-8477

[jay@fulmereng.com](mailto:jay@fulmereng.com)

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

*(ten letters follow)*

December 2, 2015

Ms. Kathleen Murphy  
METROPOLITAN COUNCIL  
One Public Square, Suite 204  
Nashville, Tennessee 37219

Re: Case 2015SP-103-001  
Madison Mill Lofts SP

Dear Councilmember Murphy,

As a Sylvan Park resident, I would like to express my support for rezoning and redevelopment of the Madison Mill property at 4101 Charlotte Avenue. I believe the neighborhood and developer should work together in collaboration to reach a design that is agreeable to all parties. Approval of the rezoning will help contribute to the betterment of the neighborhood, and remove an unsafe and unsightly existing use. Even if the current planned development is not approved, rezoning will allow for a broader range of future development at this site.

Thank you for your time and consideration.

Sincerely,

Jarred Reber  
51<sup>st</sup> Ave North

November 6, 2015

Ms. Kathleen Murphy  
METROPOLITAN COUNCIL  
One Public Square, Suite 204  
Nashville, Tennessee 37219

Re: Case 2015SP-103-001  
Madison Mill Lofts SP

Dear Councilmember Murphy,

As owner of the 42<sup>nd</sup> and Charlotte retail center at 4111 Charlotte Ave. immediately adjacent the proposed Madison Mill Lofts, I would like to express my support for the rezoning application by Stonehenge Real Estate Group.

They have held numerous meetings with me regarding their plans for this development and the changes that have taken place to date. I also understand that they have had meetings with the community and altered their plans for this project as a result to add benefits requested by the neighborhood residents.

As an adjacent property owner to what is now a much blighted property we are very encouraged by the current proposed plans for the site. Compared to the number of uses that would currently be allowed on the site we think the current proposal is a great way to ensure a great use and quality development is completed on this site. The developer has a track record in Nashville of delivering high quality projects and I believe approval of the current zoning request helps ensure that ultimately the blighted property becomes an asset to the neighborhood.

I look forward to this development's commencement and your approval of their request for SP zoning.

Sincerely,

A handwritten signature in black ink, appearing to read "Will Tyner". The signature is fluid and cursive, with a long horizontal stroke at the end.

Will Tyner  
42<sup>nd</sup> & Charlotte, LLC  
4111 Charlotte Ave.  
Nashville, TN 37209

October 21, 2015

Ms. Kathleen Murphy  
METROPOLITAN COUNCIL  
One Public Square, Suite 204  
Nashville, Tennessee 37219

Re: Case 2015SP-103-001  
Madison Mill Lofts SP

Dear Councilmember Murphy,

As a property owner in the vicinity of the proposed Madison Mill Lofts, I would like to express my support for the rezoning application. The applicant has followed recommendations from neighbors, and the development will provide a positive contribution to the area.

I have known Stonehenge Development for a few years now and they are great local developers that truly want to see a change in Nashville. Madison Mill is a prime location for the building they want to bring to Charlotte and I believe they have gone above and beyond with considerations from the Neighborhood and community.

Sincerely,

  
\_\_\_\_\_  
DAVID TUDOR 10/21/15

David & Beth Tudor  
711 Kendall Dr.  
Nashville, TN 37209

November 18, 2015

Ms. Kathleen Murphy  
METROPOLITAN COUNCIL  
One Public Square, Suite 204  
Nashville, Tennessee 37219

Re: Case 2015SP-103-001  
Madison Mill Lofts SP

Dear Councilmember Murphy,

As a business owner in 12<sup>th</sup> S, East Nashville, and soon to be in Sylvan Park, I would like to express my support for the Madison Mill rezoning application. Both East Nashville and 12<sup>th</sup> S benefited greatly from the addition of the new multifamily units that are within walking distance to the neighborhood commercial districts. The applicant has followed recommendations from neighbors, and it is my belief that the development will provide a positive contribution to the area.

Sincerely,

A handwritten signature in black ink, appearing to read 'Will Newman', written over a horizontal line.

Will Newman  
Owner Edley's Bar-B-Que  
12<sup>th</sup> S, East Nashville, and Sylvan Park


October 21, 2015

Ms. Kathleen Murphy  
METROPOLITAN COUNCIL  
One Public Square, Suite 204  
Nashville, Tennessee 37219

Re: Case 2015SP-103-001  
Madison Mill Lofts SP

Dear Councilmember Murphy,

As a Sylvan Park resident, I would like to express my support of the rezoning application for the Madison Mill Lofts at 4101 Charlotte Avenue. Approval of the application will contribute to the walkability of the neighborhood, provide traffic calming measures, and remove an unsafe and unsightly existing use.

Sincerely, *William C Houston*  


265 B 38<sup>th</sup> AVE North Nashville, TN 37209

Address



October 21, 2015

Ms. Kathleen Murphy  
METROPOLITAN COUNCIL  
One Public Square, Suite 204  
Nashville, Tennessee 37219

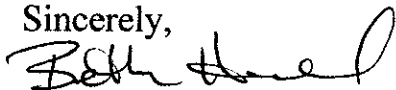
**Re: Case 2015SP-103-001  
Madison Mill Lofts SP**

Dear Councilmember Murphy,

I am writing to you to express my support of the Madison Mill rezoning at 4101 Charlotte Avenue. The new proposal by Stonehenge contributes to the neighborhood by adding needed retail along Charlotte, single-family homes to shield the building from 42<sup>nd</sup> Avenue, and sidewalks to promote walkability to the new building. An added bonus is, of course, the demolition of an eye-sore on the neighborhood.

I appreciate your support of this project.

Sincerely,



3420 Dakota Ave #10, Nashville, TN 37209  
Address

January 11, 2016

Mr. Greg Adkins  
Metropolitan Planning Commission  
800 2nd Ave S  
Nashville, TN 37210

Re: Madison Mill Property - 2015SP-103-001

Dear Greg:

I am writing today to offer my unconditional support for this proposed rezoning. The plan as presented has been carefully planned with guidance from the Metro Planning Commission staff over the last six months and the staff has recommended approval with conditions. Although there appears to be neighborhood opposition to the plan largely based on density/traffic, I would note that the property as zoned could be 200,000 sq. ft. of office, which would create a lot more traffic at peak hours than 400 units. It should also be mentioned that the current building is an eye sore and its removal would greatly be appreciated by H.G. Hill and I am sure others in the area.

Thank you for your consideration and service to our great city.

Sincerely,



James W. Granbery  
CEO

Cc: Todd Jackovich

November 25, 2015

Ms. Kathleen Murphy  
METROPOLITAN COUNCIL  
One Public Square, Suite 204  
Nashville, Tennessee 37219

**Re:**  
**Case 2015SP-103-001**  
**Madison Mill Lofts SP**

Dear Councilmember Murphy,

As a Sylvan Park resident, I would like to express my support of the rezoning application for the Madison Mill Lofts at 4101 Charlotte Avenue. Approval of the application will contribute to the walkability of the neighborhood, provide traffic calming measures, add retail requested by the neighborhood, and remove an unsafe and unsightly existing use.

Sincerely,

Terrence Brooks

Address: 4710 Nevada Avenue, Nashville, TN 37209

January 13, 2016

Ms. Kathleen Murphy  
METROPOLITAN COUNCIL  
One Public Square, Suite 204  
Nashville, Tennessee 37219

Re: Case 2015SP-103-001  
Madison Mill Lofts SP

Dear Councilmember Murphy,

As a property owner and business owner at 39<sup>th</sup> and Charlotte Avenue, I would like to express my unconditional support for the Madison Mill Lofts project. The project will expel a blighted and dangerous series of structures in order to bring livelihood to the Charlotte Avenue corridor. The residents and retail are critical to the continued growth of the corridor, and the development will provide a positive contribution to the area.

Sincerely,



Tamay Ozari  
L&L Restaurant Supply



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200 42<sup>nd</sup> Avenue North \* Nashville, Tennessee 37209 \* [www.shermandixie.com](http://www.shermandixie.com)

January 13, 2016

Ms. Kathleen Murphy  
METROPOLITAN COUNCIL  
One Public Square, Suite 204  
Nashville, Tennessee 37219

Re: Case 2015SP-103-001  
Madison Mill Lofts SP

Dear Councilmember Murphy,

As a business owner in the Sylvan Park area, I would like to express my unconditional support for the Madison Mill Lofts project. The project will expel a blighted and dangerous series of structures in order to bring a vibrant and beautiful development to our area. The proposal for this property is critical for the continued prosperity of our City, neighborhoods and communities. The citizens of Nashville are counting on our leadership to ensure the stability of our economic futures, while continuing to attract businesses, investors and developers to the business friendly City of Nashville. The continued growth of the Charlotte corridor and its development are key components both to Nashville and Sylvan Park's health and prosperity.

Sincerely,

Maxwell C Fuller  
Sherman Dixie Concrete Industries

**From:** patricia lynch [<mailto:patriciamarylynch@gmail.com>]  
**Sent:** Monday, January 11, 2016 12:57 PM  
**To:** Planning Staff  
**Cc:** [kathleen@murphyformetro.com](mailto:kathleen@murphyformetro.com); [catherineohayden@comcast.net](mailto:catherineohayden@comcast.net)  
**Subject:** Mills property on Charlotte

Dear planning staff,

I am writing in regard to Number 2015SP-103-00, the Mills property on Charlotte. I am a homeowner in Sylvan Park and request that you deny the current offer from the developer to build 400 rental units on this property. While I am in support of the work done with Nashville Next, and understand the plan to create higher density on Charlotte Ave, I would like to maintain the character of the rest of the neighborhood as this property extends back toward Elkins. I would like to keep the majority of our neighborhood as single family homes. I object to putting in 400 rental units for many reasons:

- I prefer that the vast majority of residents of Sylvan Park are home owners, and 400 rentals will dramatically shift the percent of rentals in the neighborhood
- I am concerned about traffic since we have 2 other new developments in close range that will already result in hundreds of additional cars coming through Sylvan Park
- I would like the existing homeowners on Park, Elkins, and 42<sup>nd</sup> to enjoy the feel of the neighborhood that they bought into (request that the lot is used for single family homes for all of the property except the Charlotte street front).

Thanks for your consideration,

Pat Lynch

5002 Wyoming Ave

**From:** Clauer, James [<mailto:James.Clauer@cmt.com>]  
**Sent:** Monday, January 11, 2016 2:44 PM  
**To:** Planning Staff  
**Cc:** Councilwoman Kathleen Murphy  
**Subject:** Madison Mills Rezoning/Stonehenge Proposal

Hi,

I am writing to express my opposition to a zoning change regarding the proposed development at Madison Mills on Charlotte. The following points are some of the reasons.

1. This development is antithetical to the Nashville Next Plan that I had assumed planning would try as best as possible to follow in their recommendations to development. The proposed development does not transition into our **single-family** neighborhood as recommended by the plan.
2. The majority street frontage of this development is actually oriented into the neighborhood, on 42nd Ave - not along the Charlotte corridor. The "A Building" is fronting Charlotte and increased density here is a good and positive attribute, however the remainder of the project (and majority of cars and units) extends far into the **single-family** neighborhood.
3. Most of the traffic to and fro will use the access to 42nd Ave, increasing the flow down 42nd Ave to Murphy Rd., and also up Park Ave. A tiny portion of the traffic flow will actually use the Charlotte access because only the Building A garage can be accessed by this route, not to mention smart drivers wanting to avoid traffic delays.
4. Considering the overwhelming amount of units being developed currently (apprx. 1,200 within a one-mile stretch on this piece of Charlotte) and in addition to the One City project and three other apartment complexes being developed near 28th and Charlotte bringing the overall number closer to 2,000 units, this will no doubt have a massive impact on infrastructure, and traffic - adding this many units in such a small area should be delayed until transit is addressed sometime this next year.
5. I believe I speak for many of the residents here when I say I am not opposed to development, and would welcome either a smaller-scale residential project, or a mixed-use project incorporating more retail and or community space.

Honestly, a car dealership would be much more appealing.

Thanks for your time.

James Clauer

4316 Colorado Avenue

**From:** Matthew VanArsdale [mailto:matthewvanarsdale@gmail.com]

**Sent:** Monday, January 11, 2016 7:43 PM

**To:** Planning Staff

**Cc:** Murphy, Kathleen (Council Member)

**Subject:** Madison Mill Project

Good evening,

As I will not be able to attend the planning meeting this Thursday to discuss the Madison Mill Project I am writing to make known my concerns about the proposed project. I am the owner of 4021 Utah Ave and my fiancée is the owner of 4206 Idaho Ave. I have major concerns of the impact these units will have on traffic in the neighborhood. With the primary entrances and exits on 42nd Ave I fear the light at 42nd and Charlotte will become a nightmare for residents. I also have concerns about the lack of single family residences leading to a large number of transient residents with little incentive to invest in the Sylvan Park community. While I understand any development that is approved here will likely include apartments I believe a more mixed use development will better benefit our neighborhood.

I hope the planning staff will take this opinion seriously along with those of the many neighbors I know who share these concerns.

Sincerely,

--

Matthew VanArsdale  
615.522.1968

Subject: Madison Mill Development, Case Number 2015SP-103-001

From: Steve Swartz [skyskipp@gmail.com](mailto:skyskipp@gmail.com)

Sent: Mon 1/11/2016 5:19 PM

To: Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>; Murphy, Kathleen (Council Member) <[Kathleen.Murphy@nashville.gov](mailto:Kathleen.Murphy@nashville.gov)>

Dear Planners,



I attended the meeting on the proposed SP at West Precinct on January 6th. I am concerned about the scale of the proposed development. The West Nashville plan suggests commercial/high density residential in a corridor along Charlotte.

I feel that this proposal intrudes too far into the neighborhood with high density residential. I suggest that building one between Park and Charlotte is acceptable but building two between Elkins and Park should be disapproved. Low density residential (RS7.5 or R8.0) between Park and Elkins is consistent with the neighborhood and with the West Nashville plan.

Thanks for your work for Nashville.

--

Steve

Sent: Mon 1/11/2016 3:38 PM

From: Christie Wilson [christie@wilsongrouprealestate.com](mailto:christie@wilsongrouprealestate.com)

To: Planning Staff <planningstaff@nashville.gov>

Subject: Madison Mill Lofts/2015SP-103-00

Dear Planning Commissioners:

I am writing this note in reference to the proposed Madison Mill Lofts development planned for 42<sup>nd</sup> Avenue and Charlotte Pike.

I reside at 4807 Elkins Avenue, just 6 blocks away in Sylvan Park. In addition, I also own the office building at 304 42<sup>nd</sup> Avenue, my mother, Martha Wilson resides at the corner of 42<sup>nd</sup> Ave and Nevada at 4200 Nevada, she also owns the office building at 302 42<sup>nd</sup> Avenue, and my brother, Hal Wilson, lives at the corner of 42<sup>nd</sup> and Dakota Avenue at 4201 Dakota. I am writing this on behalf of all 3 of us.

This proposed development will have many negative impacts to the Sylvan Park neighborhood and especially the 42<sup>nd</sup> Avenue corridor. 42<sup>nd</sup> Avenue is already a cut through, with cars not only going way too fast, but additionally, when MBA is practicing on the fields, there is all of those additional cars that park along the side of the street. We co-exist well with the MBA parents and kids, but we cannot imagine more traffic on this street and on Charlotte.

There are already 800 units permitted and/or out of the ground within a ½ mile either way of this development. Enough, please! The development is not in keeping with your lovely, semi-urban neighborhood, but adding at least 600 more cars to a the roads in a neighborhood that doesn't have sidewalks, that has tons of kids, dogs, strollers, joggers and walkers is going to be a nightmare.

We respectfully ask you to vote NO to this proposed development. We don't want it. We don't need it. This type of multifamily development does not belong on 42<sup>nd</sup> Avenue, where kids, families, sports facilities and safety will be compromised. Again, we ask you to vote NO on this proposal.

"They" (aka developers) continue to tell us Nashville doesn't have enough housing for a city our size. "They" (developers) said the same thing in 2004-2006 about condos...and we had plenty then, and then the market crashed and left them all vacant. Trust me, I'm in real estate. I get the supply and demand math. And the supply needed is affordable units...not 700 square foot units that will rent for \$2/SF where there are already about 8,000 of these units in Midtown, the Gulch, West End/Long Blvd; 8<sup>th</sup> Avenue, Woodland St, Main St. NO type of multifamily project does not belong on 42<sup>nd</sup> Avenue.

Thank you for your time.

Respectfully,

Christie Wilson

*Christie Wilson, CEO*

*The Wilson Group Real Estate Services*

[615-385-1414](tel:615-385-1414) office

[615-300-6693](tel:615-300-6693) cell

*304 42nd Avenue*

*Nashville, TN 37209*

*Firm License #:244136*

*Broker License #: 225505*

From: Chris [<mailto:cnorris24@comcast.net>]  
Sent: Saturday, January 09, 2016 6:11 PM  
To: Planning Staff  
Cc: Kathleen Murphy  
Subject: Proposed 400 apartments @Charlotte & 42nd Ave

Please do not approve the proposal by Stonehenge Development to build 400 apartments on 7 acres at Charlotte & 42nd Ave. This proposal would result in 56 units per acre with insufficient parking & open spaces. The proposal does not comply with Nashville Next's vision for this area and does not fit in with the surrounding neighborhood, which is almost entirely single family homes.

Another huge Stonehenge apartment development is already under construction a few blocks away at Charlotte & 46th. It dwarfs nearby single-family homes and towers over & is incongruous with nearby commercial and government buildings.

Traffic on Charlotte Ave is congested already. The proposed 400 apartment development (and the already-approved huge development at Charlotte & 46th). will add greatly to this congestion, making Charlotte Avenue impassable during peak traffic hours.

Please vote NO on the Stonehenge proposal to build 400 apartments at Charlotte & 42nd (former Martin Mill site).

Christina Norris  
3823 Richland Ave.  
Nashville, TN 37205

**From:** Steve Paris [mailto:steveparis09@gmail.com]  
**Sent:** Monday, January 11, 2016 11:59 AM  
**To:** Planning Staff  
**Cc:** kathleen@murphyformetro.com; catherineohayden@comcast.net  
**Subject:** Madison Mills Item 4, (Number 2015SP-103-001) July 14th planning meeting

Dear Planning Committee Members,

I am writing in regards to the proposed Madison Mills development, which I understand is on your agenda for your Thursday meeting. While I fully support continued development in the area, especially the Charlotte Ave. corridor, this proposal is simply too dense. The traffic created, especially combined with other nearby developments under construction, will be significant. My belief is that 42nd Ave, as a wide and direct thruway to Murphy, will become an easy shortcut to 440 and West End creating a dangerous situation for the many children, pets and adults in the neighborhood. We recently purchased a home on Wyoming Ave (we currently live elsewhere in Sylvan Park). I can tell you definitively that we would not have done that if we had any thought that such a neighborhood altering project could get approved. I hope that you will consider sending this latest proposal back for revisions including scaling back the apartments in favor of less dense housing, an increased buffer to the single family housing in the area and more traffic mitigation elements.

Sincerely,

Steve & Kate Paris

4112 Wyoming Ave.

[steveparis09@gmail.com](mailto:steveparis09@gmail.com)

Sent: Mon 1/11/2016 11:31 AM

From: Barbara Quinn [mightyquinn78@gmail.com](mailto:mightyquinn78@gmail.com)

To: Planning Staff [planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)

Cc: [Kathleen@murphyformetro.com](mailto:Kathleen@murphyformetro.com)

Subject: Opposition to Madison Mills

To Whom It Concerns:

I am strongly opposed to the development of 400 rental units in Sylvan Park. This much density does not integrate into our mostly single-family neighborhood and will drastically reduce our quality of life. Charlotte can't handle the current traffic load and neither can 42nd Ave. The majority of this proposed project is in Sylvan Park, not on the Charlotte corridor. Take care of our current traffic issues before adding to them.

Barbara Quinn  
4114 Wyoming Ave  
Sent from my iPhone

**From:** Gayle Vihon [mailto:[gyl\\_vhn@yahoo.com](mailto:gyl_vhn@yahoo.com)]

**Sent:** Wednesday, January 13, 2016 11:15 AM

**To:** Planning Staff

**Cc:** Kathleen Murphy; Catherine Hayden

**Subject:** Opposition to Madison Mills project

Dear Planning Staff,

My husband and I live at 4211 Park Ave., one block from what is currently the Madison Mills site. We live in a 1892 vintage Victorian, with a documented history. I was thrilled to find shortly after purchase that thanks to the hard work of Historic Sylvan Park, the house is listed on the National Register of Historic Districts. My belief then and continues to be that any house that has endured for 120 years and provided shelter and home to its inhabitants for so long deserves to be supported and protected.

Stonehenge development is bringing to the Planning Commission a proposal for a 400 unit apartment complex, including parking garages and retail stores and an extension of Park Ave into the complex.

Already there are over a thousand apartments under construction in a 1 mile span of Charlotte from this point. Already people are taking Park Ave as parallel route to Charlotte Pike to avoid the traffic lights and backups. Now Stonehenge desires to increase this density even more.

This is a single family home neighborhood and Park and Elkins in particular have a very low percentage of actual rental homes. Most of these houses are lived in by their owners, most of those owners have chosen to invest for the long term. Many of these families have children, many have small children.

I am opposed to the Stonehenge proposal. The transition required to go from high density to single family is insufficient. The value of these historic home adjacent to it is at risk. Traffic, especially on Park Ave, is going to increase significantly in a family orientated neighborhood.

Please do not approve the current plan.

Gayle Ibarra

Sent: Mon 1/11/2016 11:24 PM

From: Kathryn Koehler [kkoehler@lindenwaldorf.org](mailto:kkoehler@lindenwaldorf.org)

To: Planning Staff [planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)

Cc: [catherineohayden@comcast.net](mailto:catherineohayden@comcast.net)

Subject: Madison Mill

To Whom it May Concern:

My name is Kathryn Koehler and I own the home in which I live on Nevada Avenue in Sylvan Park. I am adamantly opposed to the rezoning of the former Madison Mill property. Adamantly opposed.

If you need clarification, please respond to this message or call 615-604-534five.

Enough is enough!

All the best,

Kathryn Koehler

5011 Nevada Ave

Nashville, TN 37209-3432

**From:** Jason Leiss [mailto:[jasonleiss@gmail.com](mailto:jasonleiss@gmail.com)]

**Sent:** Monday, January 11, 2016 11:59 PM

**To:** Planning Staff; [kathleen@murphyformetro.com](mailto:kathleen@murphyformetro.com)

**Subject:** Madison Mill Development

Good Evening Planning Staff,

As homeowners in the Sylvan Park neighborhood, my wife and I attended the community meeting regarding the proposed Madison Mill development last week. While the development group Stonehenge cited the West Nashville community plan and Nashville Next study recommendations as being in line with their proposal, they seem to be conveniently twisting them to suit their agenda. Although we have a number of misgivings about their

proposal – that it is simply too dense, too poorly transitioned into the existing neighborhood, etc., what bothers me the most is the disingenuous manner in which they are trying to sell us on their plan; the only parties that will benefit from this development are the owners of Stonehenge and their associates. With a projected monthly rent of \$1,600/month (minimum) for a tiny one bedroom apartment, they can hardly make a case for effectively providing affordable housing. They are dangling a carrot – improvements to infrastructure like sidewalks and traffic calming that would make their stretch of the neighborhood more walkable - improvements they can only commit to (allegedly) if they are approved to receive the absurd density they 're seeking.

Stonehenge is really trying to spin this as a project that will primarily impact Charlotte Ave., where the Community Plan has called for density. However, this narrow plot of land will cut deeply into the Sylvan Park neighborhood and have much more frontage on 42nd ave., right where it intersects with the Historic Zoned streets of Park and Elkins. Thus, the areas they would conceivably impact the most are actually those in the T4 Urban Maintenance Zone. They are really stretching to justify their proposal, which in conjunction with its nearly unanimous repudiation at the community meeting leads me to believe I'm not alone in these feelings. Please consider denying their request and sending a message to developers all around town: future projects should bridge the gap between the existing community and newcomers by offering a richer mix of housing, retail, walkability, and character, instead of just another giant box full of apartments that nobody will ever admire other than those profiting on the transaction.

Many Thanks,

Jason Leiss

## Item 5, Arcadia Brentwood

**From:** Brian D. Siewert [<mailto:briandsiewert@me.com>]

**Sent:** Wednesday, January 13, 2016 12:50 PM

**To:** Planning Commissioners

**Cc:** Planning Staff; Swaggart, Jason (Planning); Swope, Robert (Council Member)

**Subject:** PLEASE DISAPPROVE! Arcadia Brentwood

As VP of our HOA, I speak for many in my community of Montgomery Place (directly adjacent to the proposed medical use facility) when I ask you to **PLEASE DISAPPROVE** Arcadia Brentwood at tomorrow's Planning Commission Meeting. As a 20 year resident in my home, I've seen this stretch of Old Hickory Blvd. developed wisely into a congruently residential corridor. This proposed elderly care service provider being randomly inserted into our backyards not only disrupts the harmony of our neighborhoods, but the value of one of our most important assets: our homes. Rezoning also violates the guidelines set forth in the General Plan (see letter from Shawn Henry).

Most certainly there are **OTHER SITE LOCATIONS AVAILABLE** for this developer to utilize for its clearly commercial purposes other than this residential tract of land. Please honor the citizens of your community by DISAPPROVING the request for rezoning.

Thank you!

Brian Siewert

5711 Chadwick Lane

Brentwood, TN 37027

Montgomery Place

**From:** Colleen Adams [<mailto:colleen@ncadamscpa.com>]

**Sent:** Tuesday, January 12, 2016 4:18 PM

**To:** Planning Commissioners



**Cc:** Planning Staff; Swaggart, Jason (Planning); Swope, Robert (Council Member)

**Subject:** Please disapprove "Arcadia" in Brentwood

Thank you for taking time to read this email and for your consideration of my opposition to the rezoning of neighboring land near my home in Montgomery Place Subdivision. This area is a wonderful residential area, and the proposed change in land use to allow a nursing home development would be detrimental to the property values and aesthetic appeal of the area. I think it would be acceptable for the land in question to be used for like-kind residential development in keeping with the surrounding area since this is a strictly residential section of this community.

Because I am unable to attend the 1/14/2016 meeting of the planning commission to express my opposition to this change in person, I hope this email will convey my thoughts and that you will take them into consideration.

Thank you,

N. Colleen Adams

Resident of Montgomery Place Subdivision

**From:** Bob Whitson [<mailto:bobcubwhitson@gmail.com>]

**Sent:** Tuesday, January 12, 2016 12:37 PM

**To:** Swaggart, Jason (Planning); Bob Whitson

**Subject:**

Mr. Swaggart, I am sending note to ask you too double check all important information concerning this change of zoning for the 64 apt. Medical--Hospital or what ever they want to build on this very dangerous Intersection at Old Hickory blvd. & Hill Road close to Nippers Corner Business Center. We already have 5 signal lights & have wrecks very often in the curve area of old HICKORY BLVD. 37211 The property Owners tried this last year & failed, could have been the Flooded area. Any way,there are 6 or seven Subdivisions with in 3 city blocks of this location. Metro traffic reports on accidents at this location will give you the best reason for dis approval.This operation if approved would be with in rock throwing distance of my home. We as a community for the most part are middle or older age group of people that does not want the extra added Traffic- Accidents--Sirens in middle of night& we already

have bad traffic jams on each entrance to our community. Only have two entrances in to our world.  
Thanks a bunch Sir. Bob Whitson

**From:** Katie Houston [mailto:katie.houston128@gmail.com]  
**Sent:** Monday, January 11, 2016 10:17 AM  
**To:** Planning Commissioners; Planning Staff; Swaggart, Jason (Planning)  
**Cc:** Swope, Robert (Council Member)  
**Subject:** VOTE NO – Proposed Rezoning 511 Old Hickory Boulevard to permit 64 units for an Assisted Living Center

Dear Members of the Nashville Planning Commission:

Please VOTE NO to the proposed zoning change that would put a commercial operation in the backyard of Copperfield's homeowners. This is an in-fill lot between two established neighborhoods that would make wonderful home sites and should be developed as residential similar to that of the adjacent properties. The site SHOULD NOT be considered for the proposed rezoning as there are other land options in the area whose location and public access is much better suited. Please VOTE NO on the proposed rezoning.

Thank you for your time and consideration,

Katie Houston

Copperfield  
43 Nickleby Down

Brentwood, TN 37027  
[615-887-6062](tel:6158876062)

**From:** John Houston [mailto:jhouston128@gmail.com]  
**Sent:** Monday, January 11, 2016 9:20 AM  
**To:** Planning Commissioners; Planning Staff; Swaggart, Jason (Planning)  
**Cc:** Swope, Robert (Council Member)  
**Subject:** VOTE NO – Proposed Rezoning 511 Old Hickory Boulevard to permit 64 units for an Assisted Living Center

Dear Members of the Nashville Planning Commission:

Please VOTE NO to the proposed zoning change that would put a commercial operation in the backyard of Copperfield's homeowners. This is an in-fill lot between two established neighborhoods that would make wonderful home sites and should be developed as residential similar to that of the adjacent properties. The site SHOULD NOT be considered for the proposed rezoning as there are other land options in the area whose location and public access is much better suited. Please VOTE NO on the proposed rezoning.

Thank you for your time and consideration,

John Houston

Copperfield  
43 Nickleby Down

Brentwood, TN 37027  
615-491-8176

**From:** Marilyn [mailto:mwhitschaf@comcast.net]

**Sent:** Wednesday, January 13, 2016 11:02 AM

**To:** Planning Commissioners; Planning Staff; Swaggart, Jason (Planning); Swope, Robert (Council Member)

**Subject:** do not rezone Copperfield area

As a resident, voter, and home owner in Copperfield, I do not want the area zoned commercial. It would be a severe traffic problem for an already congested area. I protest the building of the assisted living facility, and the proposed rezoning of the area.

Marilyn E. Whitley

31 Nickleby Down

Brentwood, TN 37027

## Items 6a/b, 2202 Hobbs/Village Hall Phase II

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

**Sent:** Tuesday, January 12, 2016 2:29 PM

**To:** Planning Commissioners

**Subject:** Please vote NO 2015SP-110-001, 2202 Hobbs Rd

Dear Commissioners,

Over the last ten years my neighborhood has been targeted by developers to build as much as possible without regard, nor respect, for the existing neighborhood's character and its residents. With each SP request (and there have been numerous requests), the developer's design is to at least double the number of units from what the original zoning allows.

This particular developer has had a 16-unit development (Stammer Parke that doubled what could have been re-developed under the original zoning) under construction for TEN (10) years and has still not completed it. Ten years, yet when asked at the community meeting if a construction timeframe could be imposed for this project, they quickly said NO. When they cannot afford to come in and build their project to completion in a reasonable amount of time, perhaps it is the wrong project for them to undertake. It is our neighborhood that suffers the consequences of long-term construction. When I brought this up, Mr. Smith suggested I move if I did not like it.

This request may only be asking for three (3) additional units over the eight (8) that could be built under current zoning, but when combined with all the additional units that have been built in prior projects, just by this developer, it quickly adds up to a big impact on traffic and infrastructure, including water, sewer and roads. The location of these additional units could not be worse in regards to traffic. The one entrance/exit will be onto Hobbs Road near Stammer Place, a very short cut-through street (connects Castleman Dr with Hobbs Rd) that houses Belmont Village Senior Living, Sterling Primary Care and Stammer Parke – a 16 unit townhouse development. The proposed one entrance/exit will also be near the one entrance/exit for Village Hall and the one entrance/exit for Hobbs House (with approximately 124 condos).

At some point we must say enough is enough; build what you are allowed to build and stop asking for more. I understand Staff has recommended deferral until January 26, 2016 due to a stream running through the property that has not been adequately addressed. However, if that deferral does not happen, I ask that you vote NO for this SP request.

Thank you for your time and consideration.

Charlotte Cooper

3409 Trimble Rd

District 34

## Items 7a/b, Nashville Highlands SP/Nashville Highlands PUD Cancellation

**From:** Wadeconklin [<mailto:wadeconklin@aol.com>]  
**Sent:** Tuesday, January 12, 2016 1:08 PM  
**To:** Planning Staff  
**Cc:** [lisa.conklin3@gmail.com](mailto:lisa.conklin3@gmail.com)  
**Subject:** Radnor Highlands

Not for a PUD or SP. Bellevue is so overbuilt.....please "let it be"! Wade & Lisa Conklin

**From:** janet Mccutchen [<mailto:janetica85@gmail.com>]  
**Sent:** Tuesday, January 12, 2016 12:36 PM  
**To:** Planning Staff  
**Cc:** Johnson, Mina (Council Member)  
**Subject:** Nashville Highlands Hearing Proposal

Dear Metro Planning Commission Members,

Allow me to convey my support of the new SP proposal by Bellevue Council Member, Mina Johnson, pertaining to the zoning of the Nashville Highlands area for development.

I am a homeowner in the Eagle Ridge at the Reserve neighborhood. I support a thoughtful approach to the development of the Bellevue community, and recognize that Nashville offers investors important opportunities to consider land that is open to commercial and residential development.

In keeping with one of the key reasons that individuals move to Nashville, and the Bellevue area, in particular, I am fully in support of any development proposal that takes the natural beauty and environmental sustainability of our community into account. As Nashville becomes a more progressive, vibrant city with an increased focus on development, it is imperative that responsible decisions be made where the environment is concerned.

I believe that conservation of fragile ecosystems can exist in greater harmony with the goals of responsible development when careful, thoughtful decisions are made that protect the natural resources that have helped to define Nashville as one of the most sought-after residential communities in the country. These decisions regarding the future of the Nashville Highlands will impact not only present residents, but generations to come.

The original PUD does not fulfill this objective, but the new SP or an even smaller footprint in the area would come closer to doing so, given that acreage known as the Nashville Highlands is to be sold for development. The new SP, proposed by Mrs. Johnson, prevents ridgetop removal, the filling of valley streams, and protects almost 200 acres of forest and the wildlife who live there. These are natural resources that add immeasurable value to the Bellevue neighborhood that, once destroyed, can never be replaced.

I urge you to approve the new SP as a means of beginning a responsible, considerate dialogue with the owners of the property and the residents in the area as we work together moving forward.

Respectfully,

Janet McCutchen

Eagle Ridge at the Reserve

320 Old Hickory Blvd. #410

Nashville, TN 37221

[janetica85@gmail.com](mailto:janetica85@gmail.com)

**From:** Art Allen [<mailto:art.allen8@gmail.com>]

**Sent:** Tuesday, January 12, 2016 10:57 AM

**To:** Planning Staff

**Subject:** Bellevue Highlands

To Whom it may Concern,

I am a life long Nashville resident and moved to Bellevue 10 years ago when I purchased my first home. Many people move to Bellevue because it is one of the last areas in Nashville that still retains some semblance of true suburbia. The owners of the land Bellevue Highlands sits on have had a substantial amount of time to submit plans and explore avenues for that area, but have chosen not to. I live about 1 mile from the Highlands on Highway 70 just past Hicks Road and am wholeheartedly against any development of the Highlands. The vegetation and wildlife in and around the Highlands would be irreparably harmed and altered if development were to occur on this site. There is no way to relocate the wildlife in the area, and even if there were, that doesn't mean it should be done. I understand an option has been proposed for a greatly reduced intrusion into what has been a previously undisturbed forest and while I wish it was left alone, I understand the housing need. If a reduced housing project is granted, please require them to be for purchase and not rentals, Bellevue has more than enough rental units. If any development is granted, please, please factor in the growing concerns of traffic and storm water runoff, and other aspects many in Nashville feel have been overlooked or neglected on other projects. I am not aware of anyone in Bellevue who is in favor of developing this land. It is beautiful the way it is, and seeing the wildlife in the area is priceless. If that were to change, the area would never be the same and that is a shame. Please keep the natural, undisturbed feel of the areas last forested area in mind when discussing this proposal. Thank you for your time and service to Nashville. I look forward to the upcoming meetings on this matter.

Respectfully,

Art Allen

37221

**From:** Kimberly Davis [<mailto:kim@davisgrouprealestate.com>]

**Sent:** Tuesday, January 12, 2016 11:34 AM

**To:** Planning Staff

**Subject:** Fwd: Nashville Highlands\_Kimberly Davis

Hi folks, thank you for taking the time to consider my view. I cannot attend the Planning Commission meeting on the 14th as I am out of the country. Am very concerned about allowing an additional 90 units, as well as these being apartments rather than fee simple ownership.

Again, thank you for your consideration.

Begin forwarded message:



**From:** Kimberly Davis <[kim@davisgrouprealestate.com](mailto:kim@davisgrouprealestate.com)>

**Date:** January 7, 2016 at 7:28:06 PM AST

**To:** "Johnson, Mina (Council Member)" <[Mina.Johnson@nashville.gov](mailto:Mina.Johnson@nashville.gov)>

**Cc:** Michael Corbett <[michael.corbett@tn.gov](mailto:michael.corbett@tn.gov)>, Avis Corbett <[Corbett.Avis@CogentHMG.com](mailto:Corbett.Avis@CogentHMG.com)>, Colette Hess <[reedhess@att.net](mailto:reedhess@att.net)>, Noah Charney <[ndcharney@gmail.com](mailto:ndcharney@gmail.com)>

**Subject:** Nashville Highlands\_Kimberly Davis

Mina, I wanted to take a moment to let you know my views on the Nashville Highlands rezoning to SP-360 units. I will be out of the country and not able to attend the Planning Commission meeting on January 14th.

First, I am a Realtor who has lived at Eagle Ridge since 2008. Prior to that, I was in Sylvan Park for 12 years and West Meade for 4. I was involved in many of these types of re-zoning issues in Sylvan Park when John Summers was Councilman, so have a little bit of experience on the subject.

I certainly understand the original owner's heirs wanting to sell the property. However, they will not be affected personally like the current 198 owners of Eagle Ridge will be. As an Owner and Realtor, I am extremely concerned about the Eagle Ridge property values if this high-density development is allowed, and if apartments are built as opposed to condos or single-family residences. Obviously there is currently a glut of apartment complexes in Bellevue—I believe the massive new complex under construction at OHB and I-40 are apartments. In addition, the plan for reconstruction of the Bellevue Mall provides for more transient living (via apartments) rather than home ownership (via condos).

Eagle Ridge houses approximately 60 units per 14 acres. What is being proposed here, as you know, is 360 units on 14 acres: 90 units greater than the 270 MPC originally proposed to the heirs. I understand that the property will be sold, and I greatly appreciate all the efforts of you, Bill Purcell, Noah Charney and others who are trying to protect and preserve the majority of this land. However, putting 360 apartments next to a higher-end privately-owned condominium complex just seems incongruent with the original plan of the owner/developer and the property as it exists today.

Several of my concerns center around the density issue:

(1) Traffic and noise - how does the back service road support 500+ cars per day unless those cars end up using Eagle Ridge roads to cut through to OHB? This would be a nightmare for Eagle Ridge homeowners.

(2) Renters using Eagle Ridge common space for recreation: how would we enforce leash and waste pickup laws. In general, how do we keep renters from wreaking havoc on existing improvements.

(3) The 50 ft. ridge at the back of Phase III will certainly be a hazard to children as well as adults. This is a lawsuit waiting to happen.

Respectfully, I would like to see a lower-density SP approval, and for home ownership rather than apartments, as home ownership encourages a greater stake in the neighborhood. There are many areas of town (12South in particular comes to mind) where we have HPRs with two attached units on small yards. If a developer didn't want to build condos, even that would be preferable to apartments. I believe Bellevue is on the cusp of becoming a very "hot" area, but I would hate to see our property values diminished with still more transient housing.

Thank you again for your time, and your efforts to serve our Community.

Kimberly Davis, Realtor

320 Old Hickory Blvd, Apt 2204

Nashville, TN 37221-1312

(c) 615-593-0305

[kiim@kimdavishomes.com](mailto:kiim@kimdavishomes.com)

## Item 13, Church of Christ at Jackson Street Sign SP

From: Cynthia Morin [mailto:cynthiamorin@comcast.net]

Sent: Wednesday, January 13, 2016 10:53 AM

To: Planning Commissioners

Subject: Digital signs

These signs don't belong in residential areas.

615-500-8330

**From:** Ryan Parrish [mailto:ryanedwardparrish@gmail.com]

**Sent:** Wednesday, January 13, 2016 10:28 AM

**To:** Planning Commissioners

**Subject:** Please disapprove: Item 13, 2016SP-002-001, Church of Christ at Jackson Street, Sign SP

Hi Planning commission,

I'm writing in regards to the Church of Christ at Jackson Street's request to rezone for a digital sign. I ask that you disapprove this request. If churches are allowed to install blinking digital signs, no neighborhood will be protected from the intrusion of advertising sign blight - not only at churches, but also at schools and other organizations. Thank you for your time.

--

Ryan Parrish

615.293.0519

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

**From:** Schneider, Janet [mailto:jschneider@email.usn.org]

**Sent:** Wednesday, January 13, 2016 8:23 AM

**To:** Planning Commissioners

**Subject:** Please!!!!!!!

Please do not allow those tacky LED signs in our neighborhood or any where near. We are ruining the look of our lovely Nashville neighborhoods that give the city its identity. Soon, no one will want to live here. Adamant! Hillwood resident.

Thank you for listening.

Janet Schneider

--

Janet Schneider  
Director of College Counseling  
University School of Nashville  
Nashville, TN 37205  
615-321-8020  
[jschneider@usn.org](mailto:jschneider@usn.org)

**From:** Adrienne Marianelli [mailto:almnash57@yahoo.com]

**Sent:** Tuesday, January 12, 2016 11:14 PM

**To:** Planning Commissioners

**Subject:** re: Item 13, 2016SP-002-001, Church of Christ at Jackson Street, Sign SP

Dear Commissioners,

I respectfully ask that you disapprove an item that has the **potential to set precedent for all Districts** across Nashville.

Item 13, 2016SP-002-001, Church of Christ at Jackson Street, Sign SP, requests 0.2 acre within a larger RM property be rezoned to SP to allow a digital (LED) sign.

Metro Code 17.32.050 H.2 prohibits LED signage in residential zoned neighborhoods, including RM zoning. This property is located in an area where all the nearby properties are zoned RM20.

The Planning Staff has recommended Disapproval since it does not meet the criteria in the Community Character Manual nor the North Nashville Community Plan.

I am opposed to LED signs in residential neighborhoods. I live on Davidson Road and could be subjected to numerous LED sign intrusions should they start being permitted. There are three churches, two schools and a golf course on one side of the road to my house, and another school and swim club on the other.

If this type of precedent is set, then there is the potential for any one of the churches / schools / businesses to ask for and receive permission to have this type of sign.

Please disapprove the above request.

Respectfully,

Adrienne Marianelli

417 Davidson Rd

Nashville, TN 37205

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

**Sent:** Tuesday, January 12, 2016 2:27 PM

**To:** Planning Commissioners

**Subject:** Please vote NO, 2016SP-002-001, Jackson Street Church of Christ requesting SP zoning for LED sign

Dear Commissioners:

I ask that you vote NO for 2016SP-002-001, Church of Christ at Jackson Street Sign SP; and thankfully, the staff has recommended Disapproval. For those of you new to the Planning Commission, this is not the first request of this type; I have a long history, almost 10 years, of concerns over this type of request.

Metro Code 17.32.050 H.2 prohibits LED signage in residentially zoned neighborhoods, including RM zoning. This property zoned RM20 is located in an area where all the nearby properties are also zoned RM20.

SP zoning came about to provide developers “*additional flexibility*” to create developments. Rezoning 0.2 acres within a larger property zoned RM20 does not meet the intentions of SP zoning. Placing an LED sign is not creating or designing a development. I think Metro Code 17.08.020 C is pretty clear that SP may be applied to any property, but not any portion of a property.

The Staff Report discusses how this SP request does not meet the criteria in the Community Character Manual and the North Nashville Community Plan. The Report also points out that digital signage is not permitted in RM20 zoned property. However, living outside District 19, my main concern is if approved, it creates a potentially dangerous precedent for all Districts across Nashville. That is why I am concerned over a SP request outside my District.

Therefore, I ask that you follow the Staff Recommendation and vote NO for this SP request.

Thank you for your time and consideration.

Charlotte Cooper

## Item 26, Carrollton Station

**From:** Kiersten Collier [mailto:kierstencollier@gmail.com]

**Sent:** Wednesday, January 13, 2016 2:02 PM

**To:** Planning Commissioners

**Subject:** Carrollton Station PUD

Dear Commissioners:

My name is Kiersten Collier and I have been an Antioch resident since 2003. I do not support the applicants moving into our area. Although Antioch is on an upswing, there are many services the applicant will need that Antioch can't support.

We have many families, children and elderly that live in our area. In addition, when we had our community meeting on January 7, 2016, they were invited to attend and failed to show up. As a show of good faith and collaboration, an applicant should come to as many community meetings as possible and address concerns that the residents of that community as well as introduce themselves. From what I understand, the facility will not have any licensed or trained staff on-site. Who will be responsible if something happens? However, if an applicant chooses not to attend and develop a collaborative atmosphere, then they should not be able to "bulldoze" their way in. For far too long, Antioch has been treated that way and now it is time for that to end.

Why is it when Antioch is re-inventing itself, businesses that are not leading to the betterment of Antioch, they want to move in. If businesses that are not supporting the growth and betterment of Antioch are so great, why don't they try moving into Brentwood and Belle Meade?

The Carrollton PUD is outdated and I don't support the applicant moving into the area. Thank you for your time and attention.

- Sincerely,

Kiersten Collier

--



Kiersten N. Collier

Email: [KierstenCollier@gmail.com](mailto:KierstenCollier@gmail.com)

**From:** Deborah Wallace [mailto:deborah.wallace@ghertner.com]

**Sent:** Wednesday, January 13, 2016 1:32 PM

**To:** Planning Commissioners; Council Members; tanacka.vercher@nashville.gov

**Subject:** PUD 2004P-004-003

Please be advised of the following message sent on behalf of the Cambridge Forest Homeowners Association:

The Cambridge Forest HOA Association is submitting this letter requesting that you declare the **PUD 2004P-004-003 for Carrolton Station inactive.**

While our area supports growth, we understand the importance of growing responsibly. We believe that any new development must be done in a way to not adversely impact the community.

The Carrolton Station PUD was approved in 2004. The Una Antioch area of our community has grown tremendously within the last twelve years. No road improvements have been made in the area despite the growth.

The current plan for the Carrolton development is not aligned to our current community plan for the Antioch- Priest Lake area nor the Rural Hill Moss Rd SP. During the most recent Antioch Priest Lake community plan and Nashville Next update process, neighbors shared the desire to keep dense

developments along our corridors for safety and to ease traffic congestion. Additionally, the community expressed a strong desire to stabilize the area by attracting more neighbors vested in the community.

It was our understanding that at the time the approved development was rezoned, it would be an owner-occupied multi-family community. In the recent community meeting, it was shared the development would now be utilized as a rehabilitation complex center including commercial facilities/ancillary services to assist ex-offenders and assist with re-entry into the community.

More importantly, we understood that significant road improvement to the area we refer as “five points” (Una Antioch, Blue Hole Rd, Moss Rd, Hickory Hollow Parkway and Mt View Rd) would be preclude any type of development in that area. After careful review of the plan, there does not appear to be any improvements.

The owners’ did not attend the meeting and has refused to address our concerns. Since this proposed complex will house some vulnerable members of the community, it is necessary to develop an environment that ensures both the residents and the community’s safety. The proposed location is in the center of our education and recreational area. Our greenway, park, schools, day care and soccer fields will be neighbors to the development.

We ask that the Planning Commission recommend the Carrolton Station PUD be declared inactive. We also invite the new owners’ of the property to meet with the community to develop a zoning policy for their complex that includes the community and addresses our safety concerns.

Sincerely,

Cambridge Forest HOA

**Deborah Wallace, CMCA, AMS**

*Community Association Manager*



50 Vantage Way, Suite 100

Nashville, TN 37228

Tel: 615-277-0340

[deborah.wallace@ghertner.com](mailto:deborah.wallace@ghertner.com)

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

**From:** Bahner, Michelle [mailto:Michelle.Bahner@53.com]

**Sent:** Wednesday, January 13, 2016 9:03 AM

**To:** Planning Commissioners; Council Members; Mayor (Mayor's Office); Mayor's Office Staff

**Subject:** PUD: Carrolton Station

Dear Planning Commissioners, Council Members, Mayor Berry and Staff:

The Oak Highlands/Deer Valley Homeowners' Association is deeply concerned about the Carrolton Station development . After the initial approval of the rezone in 2004, this PUD has not come back before Metro Council with consideration of our community's growth. This area is not the same as it was 12 years ago! The initial rezoning of this property was intended for owner-occupancy. It is our understanding this developer does not plan for these units to be owner-occupied, but instead as transitional housing for ex-convicts. We are opposed to this change in use. **We ask that the Planning Commission recommend the PUD be declared inactive.**

**26. 2004P-004-003**

**CARROLTON STATION (PERIODIC REVIEW)**

Map 149-13-0-C, Parcel(s) 900

Council District 28 (Tanaka Vercher)

Staff Reviewer: Lisa Milligan

A request for a periodic review for a portion of the Carrolton Station Planned Unit Development Overlay

District for property located at 308 Carrolton Station Drive, at the intersection of Una Antioch Pike and Payne Road S., zoned MUL and RM6 (21.61 acres) approved for 139 multi-family units, requested by Councilmember Tanaka Vercher, applicant; O.I.C. Carrolton Station Phase 1 Townhomes, owner.

- This organization functions like a commercial complex and therefore the use is not appropriate with the current zoning
- Community agreed to the rezone under the premise of the property being owner occupied
- The proposed use of this property is not consistent with our community plan
- Increased development in area since 2004 has not been considered
- Surrounding area is primarily residential and rural in nature
- This development will have an impact on schools
- The infrastructure cannot support another large development: Water Pressure in area, Flood Zone, Road conditions
- The intersection at Una-Antioch and Blue Hole Road is not designed to handle the current traffic volume.
- The entire intersection at Una-Antioch, Blue Hole Road, including the train track and Hickory Hollow Parkway desperately needs to be redesigned and redone.
- Traffic in the area is already significantly high, with long delays during peak hours.
- We oppose simply putting up a traffic light at Hickory Hollow Parkway, as that will not solve the problem.
- This development poses a serious safety concern: Demographic of our community is seniors, families and children
- We already have concerns and issues with the number halfway houses in the area
- Safety: This facility would be within walking distance to children, schools, greenway and park
- Safety: There would be no licensed clinical staff on site
- Community does not support and the lack of collaboration by the developer, who refused to meet with the community

We want our community's voice to be heard! We recommend the PUD be declared inactive.

Thank you,

Michelle J. Bahner

Concerned Homeowner

**From:** stevie fennessee [mailto:sfennessee@gmail.com]

**Sent:** Tuesday, January 12, 2016 1:16 PM

**To:** Planning Commissioners

**Subject:** Our Community Matters

Dear Planning Commissioners, Council Members and Mayor:

The Oak Highlands/Deer Valley Homeowners' Association is deeply concerned about the Carrolton Station development . After the initial approval of the rezone in 2004, this PUD has not come back before Metro Council with consideration of our community's growth. This area is not the same as it was 12 years ago! The initial rezoning of this property was intended for owner-occupancy. It is our understanding this developer does not plan for these units to be owner-occupied, but instead as transitional housing for ex-convicts. We are opposed to this change in use. **We ask that the Planning Commission recommend the PUD be declared inactive.**

## **26. 2004P-004-003**

### **CARROLTON STATION (PERIODIC REVIEW)**

Map 149-13-0-C, Parcel(s) 900

Council District 28 (Tanaka Vercher)

Staff Reviewer: Lisa Milligan

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- We already have issues with halfway houses in the area
- Safety: This facility would be within walking distance to children, schools, greenway and park
- Safety: There would be no licensed clinical staff on site
- Community does not support and the lack of collaboration by the developer, who refused to meet with the community

We want our community's voice to be heard! We recommend the PUD be declared inactive.

Thank you,  
Concerned Homeowner

From: suzannekaylor924@gmail.com [mailto:suzannekaylor924@gmail.com]  
Sent: Monday, January 11, 2016 5:25 PM  
To: Planning Commissioners  
Subject: Men of Valor

For the love of all that is good in this world, do not let this organization SNEAK into our community! They are cowards who failed to respond to the many invitations to address our concerns and answer our questions at our community meeting. Antioch isn't the same community it was when the property was bought 10 years ago. Why do they want to DUMP these violent offenders in our area. Why NOW? Why not buy farm land far away from communities, churches, and schools. Let the offenders work the land for their food and shelter! Whether it is their objective or not, their motives seem very underhanded, sneaky and cowardly to put these men (and their families?!) in OUR TOWN expecting us just to say "Okay. Everyone deserves a 2nd chance." These offenders did not steal groceries or money. They need to prove themselves worthy before they rejoin society and fresh out of prison is not the way.

Thank you for your time in listening to my voice.

Suzanne R. Kaylor  
1813 Isabelle Lane; less than a year resident Antioch, TN. 37013

## Item 28, Monroe Harding Children's Home

**From:** Ginger Byrn [mailto:gbyrn@comcast.net]

**Sent:** Wednesday, January 13, 2016 2:23 PM

**To:** Planning Commissioners

**Subject:** Project - 2016S-010-001 - Monroe Harding Request for Plat Approval on Scenic Drive

Dear Planning Commissioners,

The Planning Staff's reason for disapproval of Monroe Harding's plat request on Scenic Drive is right on. The plat really isn't harmonious with the surrounding neighborhood. I have enjoyed walking on Scenic Drive for many years. The walk along Scenic and Brown's Creek is a little like being in the woods, and, since that part of Scenic is in a floodplain, I always thought it would stay that way, despite the development happening on the Monroe Harding property.

Brown's Creek floods, and building on that part of the Monroe Harding property just doesn't make sense. Aren't there some places where a house just shouldn't be built? Didn't we learn that after the flood in 2010? In other neighborhoods along Brown's Creek, developed properties flooded and were purchased by the city after the flood.

Please support the Planning Staff's recommendation and disapprove Monroe Harding's request for final plat for one lot on Scenic Drive.

Thank you.

Virginia Byrn

4323 Lealand Lane

Nashville, TN 37204

**From:** Bryant, John [<mailto:JBryant@healthcarerealty.com>]  
**Sent:** Tuesday, January 12, 2016 10:56 AM  
**To:** Planning Staff; Birkeland, Latisha (Planning)  
**Cc:** Christie ([cw-cls@comcast.net](mailto:cw-cls@comcast.net)); Scot Cherry ([rsc-cls@comcast.net](mailto:rsc-cls@comcast.net)); John Horst ([johnroberthorst@gmail.com](mailto:johnroberthorst@gmail.com)); Mary Baker ([MaryBaker@monroeharding.org](mailto:MaryBaker@monroeharding.org))  
**Subject:** Monroe Harding proposed subdivision - 1/14/16 MPC agenda (2016S-010-001)

Please see the attached letter and attached exhibits (3 pages total) submitted on behalf of Monroe Harding, Inc. concerning the proposed subdivision of 2.25 acres on Scenic Drive (item #28 on proposed agenda for the January 14, 2016 meeting).

I would appreciate your submission of this material to the commissioners for review prior to the meeting on January 14. Thanks very much for your assistance and please do not hesitate to call me at 615-463-7734 with any questions.

John M. Bryant, Jr.

Member - Monroe Harding Property Committee

3310 West End Avenue, Suite 700

Nashville, TN 37203

615-463-7734

[jbryant@healthcarerealty.com](mailto:jbryant@healthcarerealty.com)

[jmbryantjr@comcast.net](mailto:jmbryantjr@comcast.net)

(letter follows)



January 12, 2016

Metropolitan Planning Commission  
c/o Metropolitan Planning Department  
800 2<sup>nd</sup> Avenue South  
Nashville, TN 37219-6300  
Via e-mail ([planningstaff@nashville.gov](mailto:planningstaff@nashville.gov))

Re: Proposed subdivision – Monroe Harding – Project # 2016S-010-001  
January 14, 2016 MPC meeting (item #28 on proposed agenda)

Ladies and Gentlemen:

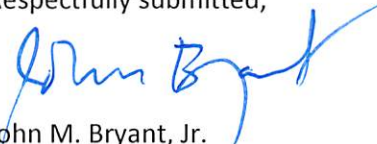
I am a member of the Property Committee of Monroe Harding, Inc. and write on its behalf in support of the proposed subdivision of 2.25 acres on the west side of Scenic Drive. The staff has recommended disapproval of the proposed subdivision because there are no “surrounding parcels” on the west side of Scenic Drive to compare to for lot frontage or lot size. The problem appears to be that Monroe Harding owns all the property on the west side of Scenic Drive (and has since at least 1934) and has not previously subdivided any of its Scenic Drive frontage.

However, there are seven residential lots fronting on the east side of Scenic Drive north of Glendale Lane across from the proposed subdivision (4300-4312), and four residential lots on Tower Place (1002-1008) which are actually on the same side of the same street as the proposed subdivision. Tower Place is in effect a continuation of Scenic Drive from the point at which Scenic makes a hard bend to the right just to the east of the proposed lot. There is no intersection at the bend between Scenic Drive and Tower Place.

We urge the commission to consider the lots on the east side of Scenic Drive and the north side of Tower Place for purposes of general compatibility and harmonious development under Section 3-5.2 of the subdivision regulations. If you do consider these other proximate lots, the proposed lot easily satisfies the community character standards regarding lot frontage and lot size. The frontage of the proposed lot (371') well exceeds 70% of the average frontage of these parcels. The size of the proposed lot (2.25 acres) well exceeds 70% of the average size of these parcels. I have attached a map and a table with supporting data taken from the Metro GIS maps for your reference.

Thank you for your consideration of this request.

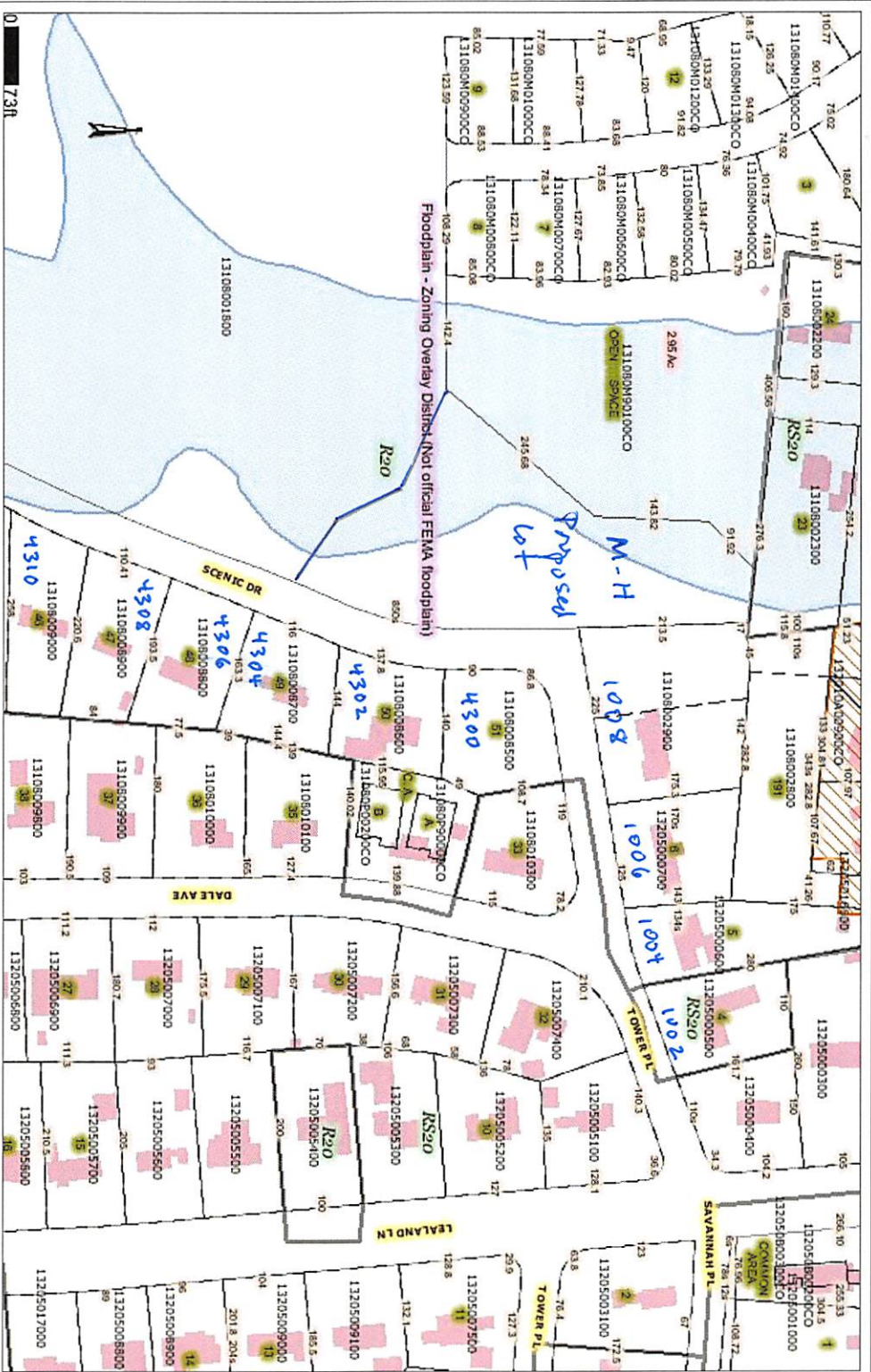
Respectfully submitted,



John M. Bryant, Jr.  
For the Property Committee of Monroe Harding, Inc.  
([jmbryantjr@comcast.net](mailto:jmbryantjr@comcast.net))

cc: Latisha Birkeland (via e-mail [latisha.birkeland@nashville.gov](mailto:latisha.birkeland@nashville.gov))

# Scenic-Tower lots



**DISCLAIMER:** The user understands that the entities which comprise Metropolitan Government make no representations as to the accuracy of the information in the mapping data, but rather, provide said information as is. The user knowingly waives any and all claims for damages against any and all of the entities comprising Metropolitan Government that may arise from the mapping data. This is not a legal document!

Created: 1/12/2016 10:20:55 AM



### Legend

- Property Acre Text
- Property Dimension Text
- Property Lot Text
- Street Names
- Airport
- Lot Lines
- Railroad
- Buildings
- Interstates
- Parcel Numbers
- Lot Polygons
- Ownership Parcels
- Planned Unit Developments
- Floodplain Overlay District
- Zoning
- Lakes and Water Bodies
- Satellite Cities
- County Boundary



**Monroe Harding proposed 2.25 acre subdivision (2016S-010-001)**  
**Scenic Drive/Tower Place lot characteristics**

Address	Acreage	Lot frontage
4300 Scenic Dr	0.45	176.8 (90' on Scenic + 86.8' curve into Tower)
4302 Scenic Dr	0.42	137.8
4304 Scenic Dr	0.44	116.0
4306 Scenic Dr	0.43	112.0
4308 Scenic Dr	0.45	110.0
4310 Scenic Dr	0.45	110.0
4312 Scenic Dr	0.49	120.2 (66' on Scenic + 54.2' curve into Glendale)
1002 Tower Pl	0.45	120.0
1004 Tower Pl	0.53	100.0
1006 Tower Pl	0.52	125.0
1008 Tower Pl	1.00	225.0 (adjacent parcel to the east)
Average Lot Frontage (feet)	132.1	
Surrounding lot w/least frontage (feet)	225	(1008 Tower Place)
Average Lot Size (acres)	0.51	
Smallest surrounding lot (acres)	1.00	(1008 Tower Place)
Proposed lot size (acres)	2.25	(1.25 acres > than smallest surrounding lot)
Proposed lot frontage (feet)	371	(146 feet > than surrounding lot with least frontage)

\*All data from Metro GIS maps and Metro Assessor's office