

## Comments on Jan. 14, 2016 MPC agenda items, received Jan. 13-14

### Item 1, Inclusionary Housing

From: Cornelia Coode [mailto:coodece@gmail.com]  
Sent: Thursday, January 14, 2016 8:42 AM  
To: Planning Commissioners  
Cc: Murphy, Kathleen (Council Member); Briley, David (Vice Mayor); Shulman, Jim (Council Member); Mendes, Bob (Council Member); Hurt, Sharon (Council Member); Gilmore, Erica (Council Member)  
Subject: Case #2016Z-001TX-001 Vote No

Funding undefined. Could result in tax burden on citizens.  
Thank you.

Cornelia Coode (district 24)  
3801 Central Ave.  
Nashville 37205  
615-269-9850

### Items 13, 27, 4, and 1

**From:** lmsgreenjeans@aol.com [mailto:lmsgreenjeans@aol.com]  
**Sent:** Thursday, January 14, 2016 7:41 AM  
**To:** Planning Commissioners  
**Subject:** 1/14/16 meeting

Good Morning Commissioners,

I would ask that you vote no on several cases.

Case 2016SP-002-001 Vote no to the LED signs in neighborhoods. It has been voted down in the past by Nashville citizens. Please don't let this president start.

Case 2015s-174-001 Vote no, the applicant has given various information related to the project and lacks completed necessary studies.

Case 2015SP-103-001 Vote no they lack traffic studies and neighborhood support.

Case 2016Z-001TX-001 Vote no there is too much conflicting information and lack of a funding source.

Sincerely,

Louan Brown

3071 Elm Hill Pk.

Nashville, TN 37214

## Item 4, Madison Mill

**From:** Annie Sellick [mailto:info@anniesellick.com]  
**Sent:** Wednesday, January 13, 2016 12:35 PM  
**To:** Planning Staff  
**Cc:** kathleen@murphyformetro.com; Catherine Hayden  
**Subject:** Madison Mills - no

Regarding the proposal to build apartments at 42nd and Charlotte, I am against it. I think single family homes with storefront on Charlotte would suit the character of the neighborhood without sacrificing it's peaceful feel.

The first thought that comes to mind is the residents of Park and Elkins who worked so hard to get a historic overlay to protect the soul and integrity of their street - with Madison Mills, they would LIVE next to a massive (2 massive) structure totally inconsistent with the lay of the land this side of Charlotte. What kind of victory was their preservation effort? What's the point of trying to preserve at all? So sad. I would love to see some of the existing buildings on that 7 acres refurbished and used. How interesting that could be - reuse, recycle, preserve some of Nashville.

Next I think, MONEY. I can see no positive change to the neighborhood with this proposal, only money in the pockets of the owners/developers. I see 540 cars adding pollution and traffic to our currently walk-able neighborhood, perhaps young, perhaps transient apartment dwellers without the consciousness to slow down for families, dogs, children...and just waaaaaaaay too many of them. What will 42nd Ave become? A major cut-through? My God...

With all of the apartments already going up in our area, this is too much change/growth too fast. I've lived on 46th and Utah for 15 years and I am devastated at the thought of this build. I can hardly stand this neighborhood anymore as it is with 2 years of constant construction, greed and large builds, it is practically forcing me out of my home.

I understand the land owner is in a 5 year contract with the developers of Madison Mills to do *something* and they don't do anything but apartments. YIKES! I really hope there is a much much much less congested solution to this proposal. The developer said, "Nashville needs to house all these people moving in and apartments is what is needed". Really? If that's true, why do we need to house all these people? Are we "come give me your tired, your poor, your huddling masses yearning to breathe free"? More tax dollars for the city? Urgh.....responsible, respectful gradual growth please.

Annie Sellick Bergeson

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Greetings From

**Chalice Music Inc. & [anniesellick.com](http://anniesellick.com)**

[info@anniesellick.com](mailto:info@anniesellick.com)

(615) 289-0208

**From:** Hana Pinajian [mailto:[hana.pinajian@gmail.com](mailto:hana.pinajian@gmail.com)]

**Sent:** Wednesday, January 13, 2016 12:11 PM

**To:** Board of Zoning Appeals (Codes); Planning Staff

**Subject:** Opposing Madison Mills in Sylvan Park

Hello - I am a resident of Sylvan Park and I am writing to express my opposition to a zoning change regarding the proposed development at Madison Mills on Charlotte Ave. 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.

Thank you for your time and consideration, we truly appreciate it!

Hana Pinajian

**From:** Lisa L. Collins, Esq. [mailto:llcollins@tnadoption.com]  
**Sent:** Wednesday, January 13, 2016 12:05 PM  
**To:** Planning Staff  
**Cc:** Murphy, Kathleen (Council Member)  
**Subject:** Opposition to Madison Mill Apartment complex

Good morning. I am a long term resident of Sylvan Park and business owner and I oppose another apartment complex being built in such close proximity to two others currently under construction, namely the one at 46<sup>th</sup> and Charlotte and the one going downtown across from HCA/Baptist area. I echo completely the sentiments of the statement of opposition of both the Sylvan Park neighborhood association as well as the Historic Sylvan park association of which do not need to be recited here.

Enough of overbuilding and throwing more people, cars, traffic, noise, pollution in the mix without a sound, legitimate purpose to the neighborhood already in existence other than the pockets of developers. What I see is too much focus on who this will bring in than what is good for the long term members of the community already living there. Charlotte will soon be the nightmare of what 12South has become, and Hillsboro Village through GreenHills in addition to the already overloaded West End and I-440. The corridors of Murphy and 46<sup>th</sup> are next to follow.

As I tell my 7 year old, too much of “good thing” is still too much. He even gets it.

Lisa L. Collins, Esq.

P.O. Box 90744 (mailing address)

4501 Charlotte Avenue, #90744 (Federal Express address)

Nashville, Tennessee 37209

(615) 269-5540

(615) 269-5151 (fax)

[llcollins@tnadoption.com](mailto:llcollins@tnadoption.com)

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

**From:** David Pierson [mailto:dp6025@comcast.net]  
**Sent:** Wednesday, January 13, 2016 12:04 PM  
**To:** Planning Staff  
**Cc:** kathleen@murphyformetro.com; catherineohayden@comcast.net  
**Subject:** Madison Mills Project

Gentlemen:

I oppose this project. It is too dense for the area and it does not keep with Sylvan Park's design.

From: Lucy Owen [mailto:lucy@lucyowen.com]  
Sent: Wednesday, January 13, 2016 12:02 PM  
To: Planning Staff  
Cc: Catherine Hayden; Kathleen Murphy  
Subject: Madison Mills Property

I am a property owner in Sylvan Park and am against the rezoning of the Madison Mills Property. I believe all my reasons are cited in the list compiled by Catherine Hayden as presented at the meeting last night. I believe Sylvan Park will be dramatically negatively affected if this goes through.

Please do not pass this rezoning appeal.

Sincerely,

Lucille (Lucy) Owen  
5000 Park Avenue #100  
Nashville, TN 37209-3365  
615-385-3439  
615-390-2637  
[Lucy@lucyowen.com](mailto:Lucy@lucyowen.com)

Sent from my iPad

Madison Mills

Mark McEver [mark@fastmail.net](mailto:mark@fastmail.net)

Sent: Wed 1/13/2016 11:55 AM

To: Planning Staff

Cc: Kathleen Murphy

I live only a few hundred yards from Madison Mills, and am NOT in favor of rezoning it to allow for condos. The proposal is primarily a 42nd Avenue project, not a Charlotte corridor project. The added traffic on 42nd will hurt the character of our neighborhood, which we are already struggling to retain. There are already several condo buildings under construction in close proximity to Madison Mills. Residents attending the recent West Police Precinct meeting were unanimously opposed to this project. Please follow Kathleen Murphy's recommendation to deny the rezoning request.

Thank you,

Mark McEver

4200 Dakota Ave.

Nashville, TN 37209

(615) 714-1816

**From:** John Summers [mailto:[johnsummers@comcast.net](mailto:johnsummers@comcast.net)]

**Sent:** Wednesday, January 13, 2016 11:50 AM

**To:** Planning Staff

**Cc:** Kathleen Murphy

**Subject:** Madison Mills 2015SP-103-001

**Importance:** High

Dear Commission Members,

I would like to express my opposition to the proposed rezoning of the Madison Mills property, 2015SP-103-001, for 400 apartment units as not conforming to the Urban Neighborhood Maintenance policy of the General Plan.

An almost identical proposal was submitted to the Planning Commission staff for the December meeting. At that time, the staff determined that the request did not comply with the policy.

The current proposal was only altered minimally from the previous proposal. The current proposal still consists of two large "apartment boxes" located immediately adjacent to single-family residences. There is no real meaningful transition between this proposed rezoning, which is in essence RM60 zoning, and the adjacent RS7.5 single family homes.

It undermines the public's confidence when two essentially similar project receive different recommendations from the staff.

I would respectfully urge you to adopt the earlier recommendation of the staff and disapprove this request as not meeting the Urban Neighborhood Maintenance policy.

Sincerely,

John Summers

John Summers  
5000 Wyoming Ave.  
Nashville, TN 37209  
(615) 386-9660 Home  
(615) 415-3016 Cell



Madison Mills Development

Sent: Wed 1/13/2016 11:46 AM

To: Planning Staff

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

To the Planning Commission Staff,

As a decades-long resident of Sylvan Park, I have welcomed the revitalization of my neighborhood. However, the current proposal for the Madison Mills property is not in keeping with the single-family home nature of the adjacent streets, and, if anything, Park and Elkins historic overlays should be strongly considered.

A large apartment complex with a fenced-in green berm will actually separate the property further from its surroundings.

With 1000 units or more already planned or added to a one-mile stretch being along Charlotte, I would like something more appropriate for this property.

Please vote no.

Sincerely,

Cindy Pennig

147 50th Avenue North

**From:** james davis [mailto:jamesd@ch13bna.com]

**Sent:** Wednesday, January 13, 2016 11:44 AM

**To:** Planning Staff

**Cc:** kathleen@murphyformetro.com; catherineohayden@comcast.net; jdavissmith@yahoo.com

**Subject:** Opposition to Madison Mills proposal

I would like to state my opposition to the Madison Mills Specific Plan proposal (Item #4 on the 1/14 planning agenda). As noted by others, a large number of units are already under construction in the immediate area. I think it would make sense to at least allow some time to assess the effect of these units before approving another 400.

I am not strongly opposed to the building closer to Charlotte, which would be a mixed-use building on a major corridor. But I believe the second building would give the complex an institutional feel that would be detrimental to the area.

To the extent the Commission approves the plan in some form, I would urge specific requirements regarding the open spaces. Without requirements, these spaces might be little more than lawns for tenants to walk their dogs. If these spaces have no real landscaping, I believe they would add to the institutional feel. The spaces might even harm the integration with the neighborhood by emphasizing the separation between the complex and the neighborhood. It goes without saying that any proposals for landscaping should be requirements, not just an "understanding." I was present at one of the neighborhood association meetings when the developers of the project on 46<sup>th</sup> and Utah highlighted their plans to retain several of the large trees on the lot. Those assurances did not prove to be very valuable.

Thank you for your consideration of these comments.

James M. Davis

4111 Utah Ave.

Nashville, TN 37209

From: Beth Kindig [mailto:bkindig@comcast.net]

Sent: Wednesday, January 13, 2016 7:34 PM

To: Planning Staff

Cc: Murphy, Kathleen (Council Member)

Subject: Madison Mill property

As a resident of Sylvan Park, I'd like to weigh in on the Madison Mill project.

The current plan is still entirely too dense on the 42nd Ave side and will adversely affect our neighborhood. There has to be some sort of balance between profit driven developers and the quality of life for current citizens. I don't believe this project is there yet. Please reconsider your plan for approval.

Sincerely,  
Beth Kindig

From: naallen@aol.com [mailto:naallen@aol.com]  
Sent: Wednesday, January 13, 2016 6:57 PM  
To: Planning Staff  
Subject: Madison Mills

I live in the 4500 block of Nevada. I am extremely concerned about the growing increase in traffic in the area. Many properties in the neighborhood use on street parking. Because of this, Nevada becomes a one lane street in several areas. By increasing the population density, traffic is only one of the concerns.

Please disapprove this project.

Sincerely,  
Nancy Allen

**From:** [RTPatten@aol.com](mailto:RTPatten@aol.com) [mailto:RTPatten@aol.com]  
**Sent:** Wednesday, January 13, 2016 4:47 PM  
**To:** Planning Staff  
**Subject:** Letter of support, Case 2015SP-103-001 Madison Mill Loft

Please find attached a letter supporting this SP for your record.

(letter follows)



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

January 14, 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:** Stephanie Bixby [mailto:sfbixby@gmail.com]

**Sent:** Wednesday, January 13, 2016 3:38 PM

**To:** Planning Staff

**Cc:** kathleen@murphyformetro.com

**Subject:** Sylban Park. Madison Mills

Madison Mills needs to be developed with the single family in mind. When we bought in Sylvan Park, we took a risk. At the time, it was not ideal fo families. But, we loved the neighborhood, the people and the history.

It is now a thriving family neighborhood with a tremendous amount to offer. It is desired becuase of the charm, neighborhood vibe, resource, walkability etc. It is a family neighborhood.

A large aprartment complex will drain our charm, resources, increase traffic, especially on the cross roads that run in front of our houses. At our current rate, you cannot turn onto 46th without having to wait for traffic, that seems continuous during peak times. This apartment complex will add to the traffic.

I am certain this has been said before but, we are doing our community a diservice if we do not control our growth and look deep into the historic value of our neighborhood.

I vote NO on this complex for my family and my kids future.

Stephanie Bixby

4503 Nevada Ave

**From:** Mekayle Houghton [mailto:mekaylehoughton@gmail.com]  
**Sent:** Wednesday, January 13, 2016 3:33 PM  
**To:** Planning Staff  
**Cc:** Kathleen Murphy  
**Subject:** Please vote NO on Madison Mill SP

Planning Committee and Staff,

I am writing to request that the SP for Madison Mill be denied. While I appreciate the need for more housing and the fact that more density can be directed toward Charlotte, I feel that this is not the right project for the site. This project is directed more toward 42nd than it is Charlotte Pike. This rezoning proposal does not integrate itself into the Sylvan Park community, the design remains to two large, multi-story boxes fenced away from the surrounding single family homes separated by a grass berm. Further the transition from the proposed development into the RS 7.5 neighborhood does not conform with those standards set forth in Nashville Next.

There is so much potential for this site to provide more multi family housing and add the quality of life in Sylvan Park. The neighborhood at numerous meetings prefers that the zoning remain intact until a better proposal is put forward.

I do hope that the Planning Commission will respect the voices of the neighborhood, the council person and the citizens' efforts put forward in developing Nashville Next. Thank you very much,

Mekayle Houghton  
4412 Utah Avenue  
Nashville TN 37209

**From:** Paige Clancy [mailto:paigeclancy@gmail.com]  
**Sent:** Wednesday, January 13, 2016 3:32 PM  
**To:** Planning Staff  
**Cc:** kathleen@murphyformetro.com; catherineohayden@comcast.net  
**Subject:** Sylvan Park resident opposes current Madison Mills project

To the Metro Planning Commission,

I live in Sylvan Park, just a few block from the proposed Madison Mills development, and I object to it because it will have a negative impact on Sylvan Park neighborhood.

My home at 4603 Park Avenue provides a view of the growing traffic problem along 46th Avenue, approaching Charlotte Avenue and I-40, particularly during rush hour, as drivers shortcut through the neighborhood. That location is just one example of the increased traffic congestion we're experiencing in our neighborhood, and the density of the proposed rezoning surely will exacerbate this problem. With other apartment projects coming online along the Charlotte Avenue corridor, specifically the large apartment building at 46th and Charlotte avenues, I'm very worried that our area cannot support additional developments with this level of density.

Thank you for considering the strong concern of this neighborhood resident.

Sincerely,

Paige Clancy

4603 Park Ave.

Nashville, TN 37209

**From:** Elizabeth Dachowski [mailto:edachowski@bellsouth.net]

**Sent:** Wednesday, January 13, 2016 3:26 PM

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

**Subject:** Madison Mill Rezoning

I am a Sylvan Park resident writing in opposition to the proposed rezoning of the Madison Mill property on 42nd Ave. near Charlotte. The density of this development is too great for the location. The proposed density seems more appropriate for an urban core than as a "transition" from a commercial corridor to a single-family (R-7.5) neighborhood.

This development has been touted as providing affordable housing and walkability, but the density of development, the price and size of the proposed units, and its location along a road that is already a "cut-through" in the neighborhood makes it seem more likely to create a glut of overpriced housing and increase traffic in an area that has inadequate protection for pedestrians as it is.

**Traffic:** I live on Nebraska Avenue, a street that already has serious traffic problems from a pedestrian's point of view, and it seems quite likely that a large percentage of the new traffic generated by this complex will head down 42nd Avenue each morning, turn left at the 4-way stop at Nebraska and go speeding towards West End.

**Affordable housing:** The size of the proposed one-bedroom apartments are quite generous for a single person or even a couple, and the rents seem out of the affordable range. There are few multi-bedroom apartments suitable for families, and those aren't particularly cheap either. I would give up some neighborhood amenities to create more affordable housing and a fairer more inclusive world, but these seem more geared to young professionals than for people working at minimum-wage jobs.

**Transition:** My understanding of creating a transition between Charlotte and the neighborhood is that there would be a gradual decrease in density and activity levels as one traveled farther from Charlotte. This, however, seems to be putting a very high-density development in between the moderate retail development on Charlotte and the lower-density development in the neighborhood itself. It seems more of a barrier or interruption than a transition.

Thank you for listening to my concerns.

Elizabeth Dachowski  
4018 Nebraska Ave  
Nashville, TN 37209

**From:** Clare Bratten [mailto:clarebratten@gmail.com]  
**Sent:** Wednesday, January 13, 2016 1:59 PM  
**To:** Planning Staff  
**Cc:** kathleen@murphyformetro.com; Catherine Hayden  
**Subject:** Madison Mills proposed development

I am writing to express my opposition to the proposed apartment complex on the Madison Mills property.

The density (RM60) is far greater than any other property in this neighborhood. Its proximity allows for no transitional density of



housing or condos between it and adjacent single family home -- thus threatening the value of those homes.

We already have over 1,000 apartment units being built in very near proximity to this proposed development.

The traffic load on neighboring streets will increase dramatically and we already have problems with no sidewalks for residents of the neighborhood so pedestrian safety becomes an even larger issue. We have more young families with children in Sylvan Park now so increased traffic using neighborhood streets as cut-throughs becomes a matter of public safety since the developers have already made clear their development is targeting mostly a single or childless adult community.

I personally had a woman rear end my car as I was turning left into my street because she was distracted with her GPS or phone. I can predict more of the same.

Thank you,

Clare Bratten

4802 Nevada Avenue

Nashville 37209

**From:** Mike Noble [mailto:miken37209@gmail.com]  
**Sent:** Wednesday, January 13, 2016 1:37 PM  
**To:** Planning Staff  
**Cc:** Kathleen Murphy  
**Subject:** 2015SP-103-001 MADISON MILL LOFTS

Dear Members of the Planning Commission,

As long time residents of Sylvan Park we are strongly opposed to the rezoning of the property referred to as Madison Mills to 400 unit apartments. This is drastically out of conformity with the neighborhood and is much too dense. It does not transition into the neighborhood as required by NashvilleNext and is adjacent to a National Register historic district and a conservation overlay. The result of the project will bring enormous traffic to and through Sylvan Park and drastically increase the amount of rental property in the area. There is already over 1,000 new apartment units being built within one mile of this site. All of this will negatively impact the value of my home in Sylvan Park. Please do not allow for the current proposed rezoning plan to go through.

Sincerely,

Mike and Karen Noble

4301 1/2 Wyoming Ave.

Nashville, TN. 37209

[615-512-5897](tel:615-512-5897)

**From:** Jennifer Heerman [mailto:jenndoll1981@yahoo.com]  
**Sent:** Wednesday, January 13, 2016 1:28 PM  
**To:** Planning Staff  
**Cc:** Murphy, Kathleen (Council Member)  
**Subject:** Oppose the Madison Mills project

As a homeowner in the Sylvan Park neighborhood, I am writing to ask that you NOT approve the current proposal for the Madison Mills property. Charlotte Avenue is in great need of development and revitalization. We need more grocery stores and affordable retail and family friendly restaurants. We do NOT need more apartments, especially one bedroom apartments. There are currently close to 1,000

new apartments being constructed within a mile or two of the Madison Mills site. Nashville, especially this part of the city, needs more single family houses. Sylvan Park is a desirable place to live because it is a family neighborhood with yards, parks, safe places to ride bikes, and a great elementary school. This proposal, even with the decrease in apartments from 500 to 400, is too dense and does not fit the character of the neighborhood. The increased traffic and population pressure will significantly alter the character and liveability of the neighborhood we love. In doing so, I fear that families with young children, like mine, will slowly be pushed out of this part of Nashville. Furthermore, the proposal is not in line with the Nashville Next plan which was just adopted. Please do not approve this proposal!  
Thank you.

Jennifer Heerman  
4310 Nebraska Ave.  
Nashville, TN 37209

**From:** Sarah Sadler Butler [mailto:sarahsbutler@gmail.com]  
**Sent:** Wednesday, January 13, 2016 1:15 PM  
**To:** Planning Staff  
**Cc:** Kathleen Murphy; catherineohayden@comcast.net  
**Subject:** Fwd: Madison Mills project - Sylvan Park

Dear Metro Planning Commission,

We would like to reiterate our position on the rezoning of Madison Mills into an apartment-heavy development and show our opposition of the newly proposed plans.

Our hope, as "30 something" homeowners living very close to the site, the developers see the great potential for the site for years and generations to come. The blatant disregard for the needs and wishes of the neighborhood as well as the obvious over-extended apartment boom on Charlotte currently underway seems negligent and short-sighted on their behalf.

Thank you for your attention in this matter and your service.

Sincerely,

-Sarah Sadler Butler-

Sent by magic.

Begin forwarded message:

**From:** Sarah Sadler <[sarahsbutler@gmail.com](mailto:sarahsbutler@gmail.com)>

**Date:** December 7, 2015 at 1:48:43 PM CST

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

**Cc:** [kathleen@murphyformetro.com](mailto:kathleen@murphyformetro.com)

**Subject:** Madison Mills project - Sylvan Park

To Whom It May Concern,

I am writing to you in regard to the proposed redevelopment of Madison Mill located at 4101 Charlotte Avenue in my neighborhood of Sylvan Park.

My husband and I own a home on the corner of 42nd Avenue and Nevada, a stone's throw away from the mill, and are concerned at the proposed plan to build 457 apartments in a manner that is both inconsistent with and detrimental to the charming character that is synonymous with Sylvan Park.

While I am all for (and even excited about) a thoughtfully planned and forward thinking redevelopment of the 7 acre tract, increasing Sylvan Park's population density by a staggering 25% seems short sighted, negligent and inconsiderate on behalf of the developers.

This is a tremendous opportunity and responsibility for our quaint neighborhood and I hope that your office joins the overwhelming opinion of our residents in our desire to protect and preserve this frontier while moving forward in a manner that benefits and respects both parties.

Thank you for your thoughtful consideration and service.

Kindest Regards,

--

Sarah Sadler-Butler  
615.364.9634  
[sarahsbutler@gmail.com](mailto:sarahsbutler@gmail.com)  
[www.sarahsadler.com](http://www.sarahsadler.com)

"Never give in except to convictions of honour and good sense." -Churchill

From: Jennifer Heerman [mailto:[jenndoll1981@yahoo.com](mailto:jenndoll1981@yahoo.com)]  
Sent: Wednesday, January 13, 2016 1:28 PM  
To: Planning Staff  
Cc: Murphy, Kathleen (Council Member)  
Subject: Oppose the Madison Mills project

As a homeowner in the Sylvan Park neighborhood, I am writing to ask that you NOT approve the current proposal for the Madison Mills property. Charlotte Avenue is in great need of development and revitalization. We need more grocery stores and affordable retail and family friendly restaurants. We do NOT need more apartments, especially one bedroom apartments. There are currently close to 1,000 new apartments being constructed within a mile or two of the Madison Mills site. Nashville, especially this part of the city, needs more single family houses. Sylvan Park is a desirable place to live because it is a family neighborhood with yards, parks, safe places to ride bikes, and a great elementary school. This proposal, even with the decrease in apartments from 500 to 400, is too dense and does not fit the character of the neighborhood. The increased traffic and population pressure will significantly alter the character and liveability of the neighborhood we love. In doing so, I fear that families with young children, like mine, will slowly be pushed out of this part of Nashville. Furthermore, the proposal is not in line with the Nashville Next plan which was just adopted. Please do not approve this proposal!

Thank you.

Jennifer Heerman  
4310 Nebraska Ave.  
Nashville, TN 37209

**From:** Catherine Hayden [mailto:catherineohayden@comcast.net]  
**Sent:** Wednesday, January 13, 2016 12:50 PM  
**To:** Planning Staff  
**Cc:** Kathleen Murphy  
**Subject:** Madison Mills 2015SP-103-001

Letter from Historic Sylvan Park, Inc. neighborhood association in opposition to Madison Mills rezoning  
2015SP-103-001

Catherine Hayden  
5000 Wyoming Ave.  
Nashville, TN 37209  
(615) 386-9660 Home

(letter follows)

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# Historic Sylvan Park<sup>INC.</sup>

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...a neighborhood association with a *purpose*.

January 13, 2016

Members of the Metropolitan Planning Commission  
800 2nd Ave S,  
Nashville, TN 37210

Dear Commission Members,

The Board of Historic Sylvan Park, Inc. has voted unanimously in opposition to the new proposal to rezone the property at Madison Mills that would allow the construction of 400 apartments and 10,000 sq. feet of retail space, 2015SP-103-101

The Board believes this development will have a negative impact on Sylvan Park 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 is immediately adjacent to a National Register Historic District and neighborhood conservation overlay;
- 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;

P.O. Box 90526 • Nashville, TN 37209

- The apartment complex will negatively impact the value and marketability of the single-family homes adjacent to the site.

In addition, the community remains overwhelming opposed to the project. The survey conducted by HSP has over 200 respondents, with 97% opposing the rezoning to apartments. While 96% of the respondents want the single-family zoning along Park and Elkins Aves. extended to this adjacent site.

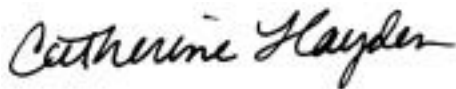
An almost identical proposal was submitted to the Planning Commission staff for the December meeting. At that time, the staff determined that the request did not comply with the policy.

The current proposal was only altered minimally from the previous proposal. The current proposal still consists of two large “apartment boxes” located immediately adjacent to single-family residences. There is no real meaningful transition between this proposed rezoning, which is in essence RM60 zoning, and the adjacent RS7.5 single family homes.

It undermines the public’s confidence when two essentially similar project receive different recommendations from the staff.

We would respectfully urge you to adopt the earlier recommendation of the staff and disapprove this request as not meeting the Urban Neighborhood Maintenance policy.

Sincerely,

A handwritten signature in black ink that reads "Catherine Hayden". The signature is written in a cursive, flowing style.

Catherine Hayden  
President



## Item 5, Arcadia Brentwood

**From:** Shawn R. Henry [mailto:shenry@tewlawfirm.com]

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

**To:** planning.commissioners@nashville.org

**Cc:** Sloan, Doug (Planning); Leeman, Bob (Planning); Logan, Carrie (Planning); Swaggart, Jason (Planning); Owensby, Craig (Planning)

**Subject:** MPC agenda item 5 (Arcadia Brentwood 2015SP-109-001)

**Importance:** High

My clients oppose this rezoning. Please see attached letter. Thank you.

Shawn Henry

**Tune, Entrekin & White, PC**

315 Deaderick Street, Suite 1700

Nashville, Tennessee 37238-1700

615.244.2770 x232

[shenry@tewlawfirm.com](mailto:shenry@tewlawfirm.com)

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

(letter follows)

**TUNE, ENTREKIN & WHITE, P.C.**

ATTORNEYS AT LAW

JOHN C. TUNE  
1931-1983

UBS TOWER  
SUITE 1700  
315 DEADERICK STREET  
NASHVILLE, TENNESSEE 37238

ERVIN M. ENTREKIN  
1927-1990

TEL (615) 244-2770 FAX (615) 244-2778

January 13, 2016

*\*Rule 31 listed General Civil Mediator*

THOMAS V. WHITE  
JOHN W. NELLEY, JR.  
THOMAS C. SCOTT  
PETER J. STRIANSE  
HUGH W. ENTREKIN  
JOHN P. WILLIAMS \*  
ROBERT L. DELANEY  
GEORGE A. DEAN  
LESA HARTLEY SKONEY  
JOSEPH P. RUSNAK  
TODD E. PANTHER \*  
DAVID B. GRAY  
SHAWN R. HENRY  
T. CHAD WHITE  
BRANDT M. MCMILLAN \*

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

**and U.S. Mail**

Chairman Jim McLean  
Metro Planning Commission  
800 Second Avenue South  
Nashville, TN 37219

**Re: Arcadia Brentwood (2015SP-109-001)**

Dear Chairman McLean and Planning Commissioners:

This law firm represents the Copperfield Homeowners Association (“Copperfield”) and the Montgomery Place Homeowners Association (“Montgomery Place”) (collectively “the HOAs”). **The two HOAs are OPPOSED to the rezoning of 511 Old Hickory Boulevard from residential R40 zoning to medical SP zoning.** *Arcadia Brentwood* is an assisted-care living facility. “Assisted-care living” is classified as a medical use in the Metro zoning code land use table.<sup>1</sup>

The site does not meet the location requirements of the General Plan. According to Nashville Next, the T3-Suburban Residential Corridor land use policy is applied to areas that are zoned residential, where the primary land use is residential, or that are envisioned to become or remain primarily residential. (III-CCM-217, adopted June 22, 2015). Moreover, “Institutional buildings, such as religious institutions and community service providers, are often found at prominent locations such as intersections or the termini of roads and can provide a focal point along the corridor.” (CCM p. 217) If Arcadia is denied a community service provider, then this site does not qualify for their medical institution because this site is not prominently located. It is not at an intersection. It is not at the termini of a road. It does not provide a focal point along the corridor.

The Arcadia Brentwood infill project is not compatible within the context of the adjacent residential densities. Copperfield and Montgomery Place are zoned R20/PUD. This vacant 5-acre tract sits between them. Copperfield consists of 157 detached single-family homes on 58 acres (a density of 2.7 du/acre). Montgomery Place consists of 26 detached single-family homes on 12.5

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<sup>1</sup> "Assisted care living" means a licensed "assisted-care living facility" by the State of Tennessee Board of Health that provides domiciliary care, room, board and nonmedical living assistance service to primarily aged, ambulatory persons (sixty-two years of age or older) who live in a rooming unit. ML § 17.08.030

**TUNE, ENTREKIN & WHITE, P.C.**

Chairman Jim McLean  
Metro Planning Commission  
January 13, 2016  
Page 2

acres (a density of 2 du/acre). The Arcadia medical facility will have twice as much density (4 du/acre<sup>2</sup>).

Based on 1) the T3-RC policy, 2) the site's infill location, and 3) the as-built density of adjacent residential subdivisions, the property should be rezoned from RS40 to a compatible infill residential zoning district and developed accordingly. The HOAs generally support that development approach and welcome the opportunity to participate if such a rezoning is proposed.

Please DISAPPROVE this rezoning.

Sincerely,



Shawn R. Henry

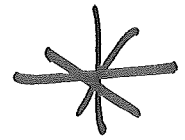
SRH/acr  
Enclosure

cc: Councilman Robert Swope, District 4  
Copperfield HOA  
Montgomery Place HOA

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<sup>2</sup> Where there is a common kitchen and communal area for all residents within the facility, three rooming units in the facility shall be counted as one dwelling unit for determining the facility's density. MCL § 17.04.060

# T3-RC Suburban Residential Corridor



The building mass, orientation, and placement are appropriate to the building type and street type, size and are designed to be cohesive throughout the development—providing a thorough mix of housing types versus groupings of single types of housing. Residential development on the T3 Suburban Residential Corridor is located to preserve the existing environmental features and land form to frame the corridor. The corridor is preferably framed by significant, dense landscaping, preserving existing trees and vegetation. If that is not possible due to depth of the site or environmentally sensitive features, then the corridor is framed by the residential buildings, oriented toward the corridor with moderate to deep and consistent setbacks that preserve and create a combination of buildings and landscaping framing the corridor.

An integrated mixture of building types, including single-family houses, plex houses, townhouses, flats, and manor houses to provide housing choice, are found on T3 Suburban Residential Corridors. Massing of buildings results in a footprint with moderate lot coverage. Residential buildings internal to the development are oriented to the street or to an open space with moderate and consistent setbacks. Types of open spaces may vary and could include courtyards or other types of functional and accessible open spaces. Spacing between buildings should also preserve greenspace and environmentally sensitive features. Spacing is generally moderate.

New structures are designed to provide a transition in scale and massing to adjacent historic structures. A successful transition may be provided by reducing the height and massing of the new structure when approaching a smaller historic structure and using a building type such as articulated townhouses near historic structures to complement the historic structure's form. Applicants are also encouraged to offer additional or alternative innovative ways to provide transition in scale, massing and building type. In all cases, new structures adjacent to historic structures complement in height and massing historic structures and do not threaten the integrity of the historic property and its environment.

Institutional buildings for users, such as religious institutions and community service providers, are often found at prominent locations such as intersections or the termini of roads and can provide a focal point along the corridor. The relationship of such buildings to the street and streetscape may vary in relation to other buildings, however, the buildings, including entrances, are oriented to the street with parking behind or beside to preserve open space in front of the building or to frame the street with the building.

New developments that create their own street or internal drive systems also provide inviting, functional, and accessible open space as an integral part of the development. Less extensive new developments provide smaller open spaces that may serve multiple purposes, such as rain gardens that serve as storm water management devices as well as site amenities.

Density is secondary to the form of development; however, T3 Suburban Residential Corridor Areas are intended to be moderate density with smaller lots and a more diverse mix of housing types than are typically found in T3 Suburban Neighborhood Maintenance areas. Buildings in T3 Residential Corridor policy areas are generally one to three stories tall but taller buildings of up to five stories may be found at major intersections along arterial-boulevard streets that are sufficiently wide to avoid the effect of a building overshadowing the street. The appropriate height is based on the building type, location, and surrounding context. Consideration of taller heights is based on the following factors:

- » Proximity to other Community Character Policies and the role of the building in transitioning between policies (see below for further details on transitions);
- » Planned height of surrounding buildings and the impact on adjacent historic structures;
- » The contribution that the building makes to the overall fabric of the corridor in terms of creating pedestrian-friendly streetscapes, plazas and open space, public art, innovative stormwater management techniques, etc.;
- » Relationship of the height of the building to the

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

**From:** THOMAS AND LINDA SKEETERS [mailto:tm\_skeeters@bellsouth.net]

**Sent:** Wednesday, January 13, 2016 6:20 PM

**To:** Planning Commissioners

**Subject:** Item13,2016-002-001

I oppose item13,2016-002-001!

I oppose all SP zoning, as it is used by the rich developer to grow richer and screw the neighbors and neighborhood! Milton Skeeters, 744 Adkisson Ln, Nashville.

**From:** Wallace Lampley [mailto:wallace.lampley506@comcast.net]

**Sent:** Wednesday, January 13, 2016 6:04 PM

**To:** Planning Commissioners

**Subject:** ITEM 13, 2016SP-002-001 ON JANUARY 15, 2016 AGENDA

Dear Planning Commissioners:

I am writing to ask that you please vote NO on LED sign in a neighborhood for a church on this Item 13, 2016SP-002-001.

Neighborhoods have worked long and hard back down the line, and spent hours on not having LED Signs in our neighborhoods on church signs. Neighborhoods are just that, residential, and people like to have peace, quiet, darkness to some extent, not bright LED Signs blaring out at them at night when they are at home. Neighborhoods welcome churches to our neighborhoods, and religious sites, but we do not prefer that these groups bring in bright LED signs, and this, if approved, will set a precedent that we haven't had before, and do not want. Please vote NO on this bill.

Janice Lampley

506 Achievement Drive

Nashville, TN 37209

615-352-0528

**From:** Gary Lee [mailto:lgarp77@bellsouth.net]  
**Sent:** Wednesday, January 13, 2016 7:59 PM  
**To:** Planning Commissioners  
**Subject:** Item 13 2016 SP-002-001 on Jan 15th agenda

We've been through this before, and now they are trying to sneak it in again. Neighborhoods have voted overwhelmingly in opposition to LED signs in the recent past. We don't want them, and once they get started- look out. I urge you please to vote NO on this. We are not Las Vegas. Studies show that churches do not gain members by what kind of sign they have out front. LED signs are a public nuisance and a form of pollution. Thank you for your time.

Gary Lee 6614 Wilhugh Place 37209

**From:** Trish Bolian [mailto:tmbolian@comcast.net]  
**Sent:** Wednesday, January 13, 2016 4:47 PM  
**To:** Planning Commissioners  
**Cc:** 'Trish Bolian'  
**Subject:** Subject: Item 13, 2016SP-002-001 on Jan 15, 2016 agenda

I am writing to urge you to vote NO on the above named item. It is spot zoning at its worse (solely for the placement of an LED sign) and is against the hard fought (many months long) effort to collaboratively reach an agreement regarding LED signs in neighborhoods. When churches choose residential neighborhoods for their churches it is for cheaper real estate rates vs. commercial areas and they like the neighborhood feel. With that comes the need to be a good neighbor to those neighbors. Abiding by the neighborhood LED signage rules is key to being a good neighbor.

This is needs to be disapproved on its own merits. Aside from that the establishment of a dangerous precedent would be set.

As one who has worked on this issue for many hours over many months, I urge you to vote NO on this agenda item.

Trish Bolian

6002 Hickory Valley Rd.

Nashville, TN 37205

**From:** Nancy Kirkland [mailto:nancykirklandis@gmail.com]

**Sent:** Wednesday, January 13, 2016 9:42 PM

**To:** Planning Commissioners; O'Connell, Freddie (Council Member)

**Cc:** Colby Sledge for Metro Council District 17

**Subject:** Digital Billboard

Dear Members of the Metro Planning Commission:

I wish to express my outrage over the Agenda Item for tomorrow's meeting:

*Agenda for Jan. 14, 2016, Item 13, 2016SP-002-001, Church of Christ at Jackson St., Sign SP, is requesting 0.2 acres within a larger RM property be rezoned to allow a digital (LED) sign.*

Are you aware of the number of communities in the U.S. that are OUTLAWING digital billboards entirely? Plenty! Including our neighbor - Knoxville. Digital signs should not be approved ANYWHERE let alone in a residential community.

Have you driven down 8th Ave at night and seen the digital sign at Life Way Dry Cleaners? Have you spoken with residents in Woodland-in-Waverly and Wedgewood Houston whose homes sit in the glow of bright digital signage on I-65? PLEASE, just "Google" cities that BAN digital signage altogether- there are many! They are distracting, UNSAFE for drivers, annoying to residents and eyesores in our community.

Municipalities around the country are moving to prohibit digital billboards over safety, aesthetic and quality of life concerns. **Ann Arbor** joins other cities such as **Denver**, St. Louis, **San Francisco** and **Knoxville** in banning the signs.

Or how about if TN follows these states to REMOVE billboards altogether? Wouldn't that be fantastic?

## **States Prohibiting All Billboards**

- Vermont - Removed all billboards in 1970s
- Hawaii - Removed all billboards in 1920s
- Maine - Removed all billboards in 1970s and early 80s
- Alaska - State referendum passed in 1998 prohibits billboards

I urge you to denounce these applications for digital signs across our community!

Nancy Kirkland

742 Roycroft Place

Nashville TN 37203

From: Cornelia Coode [mailto:coodece@gmail.com]

Sent: Thursday, January 14, 2016 8:31 AM

To: Planning Commissioners

Cc: Cooper, John (Council Member); Gilmore, Erica (Council Member); Briley, David (Vice Mayor); Mendes, Bob (Council Member); Hurt, Sharon (Council Member); Shulman, Jim (Council Member); Murphy, Kathleen (Council Member)

Subject: Case #2015SP-002-001 Vote No

LED signs should not be allowed where not permitted already by zoning.

Thank you.

Cornelia Coode (district 24)

3801 Central Ave

Nashville 37205

615-269-9850



## Item 26, Carrolton Station

**From:** Karen Dapolito [mailto:dapolitokaren@gmail.com]  
**Sent:** Thursday, January 14, 2016 9:47 AM  
**To:** Planning Commissioners  
**Subject:** Planned Unit Development 2004P-004-003

Dear Commissioners. I am writing about an item that will be on the planning commission agenda for today. It is 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 the Councilmember Tanaka Vercher, applicant; O.I.C Carrolton Station Phase 1 Townhomes, owner. Staff Recommendation: Find the PUD to be active.

At a recent community meeting I found out about owners of this property would like to develop a facility that will become a half way house for criminals who are transitioning from jail to the community. I am very apposed to this proposal. I have been a resident and taxpayer in Antioch for the past 16 years and am very disappointed in what has been happening in our community. Crime and gang activity has increased. In fact there was a shooting at a school bus just yesterday that was filled with children. Adding a half way house for criminals is not good for our neighborhood. The property being discussed in near churches, schools and neighborhoods. It is the last thing we need in our community. I would prefer this land be used for the good of our community rather than further depress our area. I loved living in Antioch because it is so close to everything and I am very disheartened with what is happening to the community in which I live. Allowing this project to be completed has the potential to increase the violence in our community and make it unsafe for our residents. I urge the commission to reject any plans to build a half way house for criminals in our neighborhood. Thank you.

Karen D'Apolito

2548 Treetop Drive

Antioch, TN

**From:** M M [mailto:meqmehl@bellsouth.net]  
**Sent:** Wednesday, January 13, 2016 6:43 PM  
**To:** Planning Commissioners; Mayor (Mayor's Office)  
**Subject:** CARROLTON STATION PUD SHOULD BE  
INACTIVE!!.....

.....

Respected Officials:

Our community is completely against this project. We have enough troubles in our city to add one more. It seems that anything 'unwanted' in Davidson County it is sent to Antioch, at least it seems like, enough is enough!. We are desperately trying to restore our community thus we need your help by cancelling this project.

Thank you,

Mrs. Miller

Homeowner and Taxpayer

**From:** Vicki Jennings [mailto:vyjenn@comcast.net]

**Sent:** Wednesday, January 13, 2016 10:45 PM

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

**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

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 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

Vicki Jennings

4716 Aaron Drive

Antioch, TN 37013

**From:** Joan Burton [mailto:joanjbarton@gmail.com]  
**Sent:** Wednesday, January 13, 2016 4:35 PM  
**To:** Planning Commissioners; Council Members; Mayor's Office Staff  
**Cc:** Vercher, Tanaka (Council Member)  
**Subject:** Proposed Transitional Housing

I have been a resident of Davidson County since 1973, a resident of Antioch since 1982, and in my current home for over 15 years.

My concerns pertain to the transitional housing that is proposed for the Una-Antioch Pike area of Antioch, approximately ½ mile from my home, offering housing to released prisoners. Not only am I concerned for my own safety due to the nearby proximity, but the fact that this location is with 1 mile of 4 schools, and 4 churches. In addition, there is a senior citizen's residence (high rise) located directly on Mt. View Road about a mile from this location.

Certainly, I am for advancement in the community. Since the close of Hickory Hollow Mall, property values have plummeted. Some new businesses are trying to start up in the area which means that Antioch is trying to recover. Unfortunately, housing has not recovered yet...with market values down by 20-30%. Where else in Nashville/Davidson County is the housing market losing value? Daily, you hear of the increased value of housing...but not here. I don't see this as an "improvement" to our community, but more detriment to an area that is already suffering.

The original intent for the land in question was single family homes. The key word is FAMILY. Because of the market value decline, this fell through. Once that failed, the next proposed improvement was to rezone and build condominium/townhomes on that site. Again, very little seemed to be considered regarding the traffic issue at that section of Una-Antioch Pike. There is a 3 way stop at Blue Hole Road, a railroad track, a second set of 3 way stops, and then the property. There is already a massive traffic jam in that area, especially when a train is blocking the road. Please see the map view I am providing by Google...you will see the property in question on the opposite side of the road from the camera shot. [https://www.google.com/maps/@36.058902,-86.6704689,3a,75y,342.24h,63.89t/data=!3m6!1e1!3m4!1s\\_rsmG1EIC9LEqWAEXLynA!2e0!7i13312!8i6656](https://www.google.com/maps/@36.058902,-86.6704689,3a,75y,342.24h,63.89t/data=!3m6!1e1!3m4!1s_rsmG1EIC9LEqWAEXLynA!2e0!7i13312!8i6656) As you can see, there are no sidewalks, no shoulder of road, and it is not a safe area to walk to the bus stop.

Another view as you approach the intersection of Una-Antioch Pike and Hickory Hollow

Parkway: [https://www.google.com/maps/@36.0594813,-](https://www.google.com/maps/@36.0594813,-86.6700544,3a,50.3y,294.86h,82.57t/data=!3m6!1e1!3m4!1sYT1rrnxGwdEkWg7YNVR0LA!2e0!7i13312!8i6656)

[86.6700544,3a,50.3y,294.86h,82.57t/data=!3m6!1e1!3m4!1sYT1rrnxGwdEkWg7YNVR0LA!2e0!7i13312!8i6656](https://www.google.com/maps/@36.0594813,-86.6700544,3a,50.3y,294.86h,82.57t/data=!3m6!1e1!3m4!1sYT1rrnxGwdEkWg7YNVR0LA!2e0!7i13312!8i6656)

In review "Men of Valor" appears to operate as a donation based, non-profit organization. I find nothing in their website nor their Mission Statement to indicate that they take any responsibility, legally or morally, for the former prisoners that they plan to counsel.

You must reconsider this proposed housing!

Regards,

Joan Burton

**From:** Plummer, Kathryn C [mailto:kathryn.plummer@Vanderbilt.Edu]

**Sent:** Wednesday, January 13, 2016 4:23 PM

**To:** Planning Commissioners

**Subject:** South East Nashville

Dear Commissioners,

I hope you will carefully consider the strong concerns many from South East Nashville have regarding the proposed transitional housing for drug offenders (Valor Ridge, Carrollton Station PUD). I feel very badly for my friends and family in South East Nashville; it seems like that area continues to be a target for initiatives that threaten to diminish rather than improve the quality and safety of the area's residents. I stand with my friends from South East Nashville and hope you will support their efforts as they work to improve their community.

Thank you,

Kathryn Plummer

Green Hills

Kathryn Plummer

Professor of Viola

Blair School of Music, Vanderbilt University

<http://blair.vanderbilt.edu/departments/string.php>

<http://www.kathrynplummer.com>

**From:** Jerry O'Connor [mailto:[ocoandasoc@aol.com](mailto:ocoandasoc@aol.com)]

**Sent:** Thursday, January 14, 2016 1:20 AM

**To:** Planning Commissioners

**Cc:** Vercher, Tanaka (Council Member)

**Subject:** Planning Commission Meeting re Carrollton Station PUD

To: Metro Nashville Planning Commission

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

Re: Carrollton Station PUD

Ladies and Gentlemen of the Planning Commission:

I have mixed feelings about voicing an objection to the construction of a transitional housing facility for rehabilitating offenders. In my 20 plus years as a Connecticut resident I often worked in support of similar facilities and programs. Group homes, addiction rehabilitation centers, homeless shelters and soup kitchens, and actually served as a consultant for a work-release, rehabilitation and training program for convicted felons. I believe in the need for these kinds of institutions and, despite the inevitable problems associated with them, I have often been encouraged by their success. I have even battled against those who I refer to as "draw bridgers," residents who adamantly refuse to accept these kinds of facilities into their communities or neighborhoods because of their exaggerated fears and selfish interests. ("We're happy here – pull up the draw bridge so no one else can come in.") And I would certainly not want to be counted among their numbers.

But the situation before the commission on Thursday night is not as simple as ignoring some “not in my neighborhood” rants. Far from it. And there are sound reasons for the Commission to declare the more than a decade old PUD in question inactive and remand the matter to the Metro Council for further consideration and appropriate rezoning.

I have lived in Antioch just off Antioch Pike for two and a half years, but have been visiting the area several times a year for over 12 years since my son relocated here. I have been amazed at the recent growth in this area, and the way this community has picked itself up after a crippling recession, a collapse of both the commercial and residential real estate markets, and a once-in-a-hundred years flood. Similar changes, of course, are occurring all over Nashville, and my point is this: The economic, demographic and infrastructure conditions that existed when this PUD was issued are so dramatically different now that it would be an abuse of discretion by this Commission not to seriously reconsider its current applicability.

My home (which I believe was a vacant lot when the PUD was approved) is three-quarters of a mile from the proposed development site as the crow flies. I drive past its location at least twice, and sometimes four times a day. And I believe that it's fair to say that while the nature of this neighborhood has been completely altered over the last decade, it is regrettable that its associated infrastructure has not kept pace, and now – even without further development – represents a safety hazard to the thousands of local residents that currently pass through this area daily on their way to work, school, worship, or shopping.

A simple scan of the map shows no change in the major thoroughfares that pass through or the number of lanes available for a traffic flow that I would estimate to be greater than ten times what it was a decade ago. In the space of 800 feet we have the intersection of Antioch Pike, Una Antioch Pike, Blue Hole Road, Hickory Hollow Parkway, Mt. View Road, Ottenville Avenue, Moss Road and Antioch Woods Way. In fact, all of these heavily trafficked roads terminate and intersect at nearly this exact point. Throw in an antiquated railroad crossing with 120-car freight trains chugging through frequently and you wind up with traffic jams that rival I-24 South at 5 pm on a Friday. These roads are narrow; the sight lines are poor; and the number of new homes on the roads that feed into this seven-point intersection has increased logarithmically over the past ten years. When I first moved here neighbors warned me to beware of stopping on the tracks as the traffic inched ahead. “You can get trapped if a train comes and you can't move in either direction.” And I honestly think about that every time I drive across them.

When this intersection backs up, it adversely affects traffic flow on Hickory Hollow, Blue Hole, and of course on the Pike itself. Folks living in the large residential areas below Richards Road can wait 15 minutes during rush hour just to be able to turn on to the Pike, which they have to do no matter which direction they're going in. With no traffic signals or stop signs at upstream intersections on the Pike like Reeves Road, this presents an additional safety concern as cars try to dart out through dangerously short gaps in the steady stream of stop and go traffic. And it's not even just rush hour where the traffic is an issue. Traffic and buses from five different schools pass through this cluster of intersections. One or two of these schools didn't exist 10 years ago; the others had far fewer students that had to be transported to and from. There are also more after-school sports programs and extracurricular activities and more participation in programs at the many churches in this area with folks coming and going from dawn until well past dark. Plus all the car and foot traffic to and from the newly constructed Ford Ice

Center, Antioch Community Center, and branch library. And, while we're on the subject, there are no sidewalks on the majority of these roads and vastly increased pedestrian traffic is also a serious issue. (I've nominated this stretch for inclusion in our Mayor's new sidewalk initiative, but the poor conditions of the roads, water runoff issues, and the narrowness of the right-of-ways make this both a financial and engineering challenge!)

I understand there are more projects being planned within a mile radius of this intersection. Two new residential developments on Payne Road. The possibility of a transitional housing complex and training center for the homeless. If well planned, coordinated and supervised they could all be worthwhile projects, as could the halfway house for former prisoners. (I wish I knew more about their plans but, as I'm sure some of my angry neighbors will point out, they have been much less than forthcoming with the members of the community they purportedly want to welcome them.) But I think we need to take a breath here. And a fresh look at the current situation. We need some assurances that the infrastructure needs of this area are considered, addressed and reflected in the actions of this Commission and other Metro departments.

I am sure that some the comments I will hear on Thursday night from some of my neighbors will make me cringe. For there are draw bridgers here just as there are in Connecticut. And though they may be louder and more belligerent, I can assure you that they are in the minority. I have talked to many of my neighbors, they are good, hard-working and caring people, many live closer to the proposed project than my wife and I, and they are as conflicted as I am about it. Sure, some of them have concerns about safety, property values, etc., and the fact that the PUD originally was put in place to allow owner occupied dwellings rather than the new proposed use and that specific infrastructure improvements were promised then but never executed. But they believe, as I do, that our overriding interest is for the safety and welfare of our families as the current infrastructure situation in the area we're discussing has moved from inconvenient to downright dangerous.

My wife and I have been involved in community planning and zoning efforts in the past in our former home state (my wife was the President of the Chamber of Commerce and served on the Redevelopment Commission) and we understand that consistency is an important element in P&Z. But a great New England author once noted that "a foolish consistency is the hobgoblin of small minds." And the matter in hand could be a good example of that, as a reassessment certainly seems in order.

For the reasons I've outlined above, we respectfully request that you declare the PUD "inactive," and allow the Council to consider the matter, at which time my neighbors and I will be able to explain our issues to the governmental body that may be able to resolve them to everyone's satisfaction.

Thank you for your time and consideration.

Sincerely,



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## **Item 27, Welch Property Subdivision**

From: Cornelia Coode [mailto:coodece@gmail.com]  
Sent: Thursday, January 14, 2016 8:36 AM  
To: Planning Commissioners  
Cc: Murphy, Kathleen (Council Member); Mendes, Bob (Council Member); Briley, David (Vice Mayor); Hurt, Sharon (Council Member); Gilmore, Erica (Council Member); Shulman, Jim (Council Member); Cooper, John (Council Member)  
Subject: Case #2015S-174-001 Vote No

This exception would impact land use on West End Avenue which is already congested enough.  
Thank you.

Cornelia Coode (district 24)  
3801 Central Ave  
Nashville 37205  
615-269-9850