

Comments on March 28, 2012 agenda items, assembled March 28

**From:** Emily Lamb [mailto:emilyhlamb@gmail.com]  
**Sent:** Thursday, March 28, 2013 10:05 AM  
**To:** Bernhardt, Richard (Planning); Owensby, Craig (Planning); Cuthbertson, Duane (Planning)  
**Subject:** SP -- 51st and Illinois

Dear Sirs,

I am a resident of the Nations and live on Illinois Avenue. Please allow this email to serve as notice of my support of the SP requested for the property located at the 5100 and 5104 Illinois Ave parcels that will be voted on at today's meeting.

I have spoken with John Brittle, the realtor representing Gene Nelson, on multiple occasions. John and Dr. Nelson have both been willing to listen to the suggestions and concerns of our neighborhood, and I appreciate their working with us to come up with a plan that I believe will benefit and improve our neighborhood.

Please forward this email to all of the Planning Commissioners so they are aware of my support.

Thanks very much.

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Emily Lamb  
[emilylamb.isagenix.com](http://emilylamb.isagenix.com)

**From:** Jenny Murphy [mailto:murphyj84@gmail.com]  
**Sent:** Thursday, March 28, 2013 10:58 AM  
**To:** Planning Commissioners; Cuthbertson, Duane (Planning); Planning Staff  
**Subject:** Concern about SP for Tract B in The Nations neighborhood

Planning Commission,

I'm concerned about the SP for Tract B on the corner of Illinois and 51st in The Nations neighborhood. In particular, a height restriction of 35 feet for this SP would be more accommodating for the neighborhood, and I urge you to please consider this. While 51st is developing and we are looking forward to a bustling, 12-South environment in the future, we are not yet at the point where a 4 story or even 3 story building would benefit the community.

Furthermore, our neighborhood needs the required notice time for this SP request. I only became aware of this situation yesterday. Allowing our neighborhood the required time will enable us to better inform ourselves on these developments.

Jenny Murphy  
806 45th Ave N.

**From:** Michael Lee Bierly [mailto:mlbierly@bellsouth.net]  
**Sent:** Thursday, March 28, 2013 10:26 AM  
**To:** Planning Commissioners; Planning Staff; Cuthbertson, Duane (Planning)  
**Cc:** Frankie Stabile; 'TONI'  
**Subject:** RE: Regarding SP rezoning at 5200 Illinois Avenue

Planning Commissioners:

The hearing today on the rezoning at 5200 Illinois Avenue needs to be deferred as the notification of this meeting was not met in a timely manner according to your rules. The letter on this matter was four days late (postmarked March 19) and the signs two days late. I have verified this timeframe with Duane Cuthbertson of planning. Consequently, there has not been enough time for concerned neighbors to meet and discuss the proposed SP. A letter from a Mr. Jeter approving of this proposal by the neighborhood is a total misrepresentation.

- There have been two meetings about the rezoning, the first by an invitation by a neighbor in the area and the second at NNA. Both were prior to the writing of the SP. No meetings have been called after the writing of the SP to discuss what is in it and what should be in it. It is imperative that this be allowed before the hearing at the Planning Commission.
- Mr. Jeter says he speaks for 200 homes, that the number of member homes at the website Nextdoor. He does not represent me and had been so informed previously. When I join Nextdoor I did not want to be automatically associated with NNA. He said no one is, but obviously that is not so.
- Mr. Jeter is not an elected official to any neighborhood organization. How then can he represent the neighborhood especially when he did not call a meeting to discuss the SP after it was written and did not post it (someone opposed to it had to).

There are many questions still to be answered about the proposal. There are certain elements that the neighborhood asked for in the SP and were not included. These must be included.

- There should be a maximum height of 35 feet in the front. It is true as the property is currently zoned CS, that a 45' frontage is allowed. By allowing this to continue in an SP, this sets a precedent for the rest of the street. This is wrong. This 35' frontage limitation was virtually unanimous at the first neighborhood meeting.
- Where are the drawings about what is going to be built on 5200 Illinois and the use of the property at 5204 Illinois? Mr. Brittle will not provide these.
- If passed, the property owners have 6 years to do anything with it, including selling the property. This should not be allowed. There should be a set number of days before construction begins and exactly what is to be built and how the properties are to be used. And that the properties cannot be sold.
- There are concerns about materials and looks. Again, there are no drawings!
- And there are others.

The neighborhood needs proper time to address this SP, something that they have been denied. It is not the neighborhood's fault that Mr. Brittle was late submitting the SP to meet the

timeframe for this planning meeting and the neighborhood should not be punished. Thank you for your considerations and interest in this developing neighborhood.

Michael Lee Bierly  
5211 Kentucky Avenue  
Nashville, TN 37209-2006  
615-292-4783  
[mlbierly@bellsouth.net](mailto:mlbierly@bellsouth.net)

**From:** Jack Blair [mailto:johnmichaelblair@gmail.com]  
**Sent:** Thursday, March 28, 2013 10:09 AM  
**To:** Planning Commissioners; Cuthbertson, Duane (Planning); Planning Staff  
**Subject:** Regarding SP near 51st ave North--3 stories max on Illinois, please.

My wife and I own a house and reside in the neighborhood at 806 45th Avenue North. We are excited about the possibilities of further commercial redevelopment on 51st ave and very much support the SP being considered for the corner lot and the house on Illinois. Our only concern is the 45 foot height restriction might be too lenient. That might allow a four story, flat-roofed structure which we think would not help the neighborhood. If the Illinois ave property were limited to three stories, we'd feel much better about the SP. A height restriction of 35 feet or even 39 feet, 13 yards, or 12 meters would seem better. We could even support a 45 foot height on 51st if it didn't extend up the block on Illinois. Perhaps a 45 foot frontage with a downward slope of 0.15 going up Illinois. I'm not sure how that is best phrased. But thank you for considering it.

Sincerely,

Jack Blair  
806 45th Avenue North

**From:** lankymusic@gmail.com [mailto:lankymusic@gmail.com] **On Behalf Of** Frank Stabile  
**Sent:** Thursday, March 28, 2013 9:24 AM  
**To:** Planning Commissioners; Planning Staff; Cuthbertson, Duane (Planning)  
**Subject:** 5100/5104 Illinois Ave SP - Case 2013SP-013-001

Planning Commission,

I urge you to please ask the applicants to put a height restriction of 35 feet in the conditions for Tract B. If and when a site plan for that property is presented less height restrictions can be addressed at that time.

51st Ave N is certainly in need of revitalization. And I applaud Mr Nelson for investing so heavily in the corridor thus far. This SP is much more thorough than I expected but I also feel, as do many neighbors I have talked with recently, that two stories should be the limit at this time. I have attached

minutes from one of our meetings. Please note the sentence at the bottom stating “2 story buildings”.

If we are working toward a 12 South outcome (and considering how many years behind that neighborhood we are) two stories is clearly the height limit at this time. As density grows, heights will mirror it.

I spoke with Mr Brittle last night regarding the height and he claimed he sits in a local bar three nights a week, talking to “everyone in the neighborhood” and telling them about their “coffeehouse and a big building on the corner” and that no one disagrees. Now if Mr Brittle thinks sitting in a local bar “three nights a week” is a neighborhood meeting and by doing so the applicants should be allowed to not meet the required days for signage and mailings, so be it. I disagree.

In regard to Mr Jeter’s letter, the Nations Nextdoor website is helpful in communicating information to the neighbors. The SP was made available only seven days ago on that site and a lack of responses should not be considered unanimous support. In fact, there have been recent posts regarding the SP that show confusion. One post states Mr Brittle said “a two story building” on Tract B. (Please see attached.) No one from the neighborhood leadership with whom Mr Brittle has talked to in the last week has clarified those posts. Furthermore, many people that attend the neighborhood meetings and consider themselves part of the neighborhood association do not use the website Nextdoor.com and do not live within the mailing distance and may or may not have seen the signs yet.

I would also point out that during all neighborhood meetings in which the SP had been discussed, height was still an issue. And most importantly, we were not reviewing the version that is before you now.

I have talked at length with Duane Cuthertson. He has gone above and beyond the call of duty, working very hard to steer the applicants and neighbors through this process. So much work has gone into this SP, it should not be rushed through.

I urge the commission to give this request the required notice time, which would allow the applicants to go over their completed SP with the neighborhood in a proper neighborhood meeting setting. This would insure that everyone has had time to digest the SP and be informed.

Thank you,

Frank Stabile  
5203 Kentucky Ave Nashville TN 37209

NEIGHBORHOOD MEETING ON ZONING at 5104 Illinois

January 20, 2013 5:30pm

5110 Michigan Ave

The meeting was hosted by Mary Carolyn Roberts and well attended.

Jason Holleman – councilman for Sylvan park area came and helped us understand the different zonings and options we have.

After lengthy discussion the group came up with the following SP conditions for 5104 Illinois and the corner lot. These conditions will be presented to the developer and we will negotiate with him and the SP language he is putting together.

CONDITIONS:

1. Maintain the existing structure at 5104 Illinois Ave
2. Require landscaping that at a minimum complies with the conservation zoning
3. The following types of businesses are not allowed: check cashing; cash advance; title loans; auto sales/mechanic/body shop; car wash; funeral home; mobile storage; hotel/motel; pawn shop; all communication uses; all industrial uses
4. Height restriction – 30 ft roof ridge ( 2 story)
5. Mixed use – residential only as part of a mixed use that must be at least 50% commercial
6. Signage – no pole signs
7. Materials – at least 60% wood; brick; stone; or hardy wood – no vinyl or concrete
8. Rear parking
9. Minimum block face coverage of 70%

These conditions are our wish to see a 12 south/ Hillsboro Village type of development for 51<sup>st</sup> ave. Where there will be 2 story buildings with commercial on bottom and residential or office space on 2<sup>nd</sup> floor.

We further discussed the issues with the current issue where initially the house had 25 foot lots and then metro created the 50 foot lots – the developers can go back and build two houses on the 50 foot



Nextdoor Nextdoor Nextdoor

**51st and Illinois Ave SP** 20 Mar  
 Frankie Stabile from The Nations

I have a copy of the SP but it's too large to upload here. Anyone who would like to see it can shoot me an email and I will send it to you.

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

Shared with The Nations only in General

REPLY 10

★ Liz thanked you

Rick Bradley from The Nations 20 Mar

Send me a copy and I can put it on a website for general download.

Thanks!  
 Rick

Thank Flag

Liz and Jeremy thanked Rick

Rick Bradley from The Nations 20 Mar

The PDF Frank provided can be downloaded at:  
[http://stuff.rickbradley.com/misc/SKMBT\\_C652130](http://stuff.rickbradley.com/misc/SKMBT_C652130)

Thank Flag

Erik and Liz thanked Rick

Erik Schaffer from The Nations 21 Mar

That looks pretty darn good. I am excited to see what they do with the space.

Thank Flag

Marc Taylor from The Nations 22 Mar

Marc Taylor from The Nations 22 Mar

I would be interested to know what plans they have for those lots as well. I'm assuming it's not going to be a coffee house.

Thank Flag

Erik Schaffer from The Nations 22 Mar

I talked to Mr. Brittle 2 weeks ago and he confirmed the existing structure would become a coffee house and the vacant lot would eventually become a 2 level mixed use structure, pulled right up to the sidewalk with retail on the first floor. Sounded good what he described. Here's hoping it will come to fruition and sooner than later.

Thank Flag

Frankie Stabile from The Nations 22 Mar

The SP allows for 500 sqft addition and front



# Nextdoor

**Frankie Stabile** from The Nations 22 Mar

The SP allows for 500 sqft addition and front porch expansion, so it's safe to assume their move toward a neighborhood eatery has become more concrete. Also language was added to Phase II that keeps the structure (house) on 5104 Illinois.

Delete

**Rick Bradley** from The Nations 23 Mar

For further reference, here is the proposed Metro Council resolution for the re-zoning:

[https://www.nashville.gov/mc/ordinances/term\\_20](https://www.nashville.gov/mc/ordinances/term_20)

Note that this is still a rezoning ... [View more](#)

Thank Flag

Mary Carolyn thanked Rick



# Nextdoor

Mary Carolyn thanked Rick

**Erik Schaffer** from The Nations 24 Mar

Rick, I thought the deal was that in exchange for having the R6 lot rezoned MUL with SP they agreed to have the adjoining CS lot rezoned MUL with SP as well. How come there is no mention of that in the ordinance in your link?

Thank Flag

**Frankie Stabile** from The Nations 24 Mar

I think that ordinance is outdated. Note that it states being deferred indefinitely on Feb 5.

Delete

**Rick Bradley** from The Nations 24 Mar

Our councilperson will presumably amend the resolution based on the SP filing. It's not clear to me that it will go to Council before it goes to



# Nextdoor

**Frankie Stabile** from The Nations 24 Mar

I think that ordinance is outdated. Note that it states being deferred indefinitely on Feb 5.

Delete

**Rick Bradley** from The Nations 24 Mar

Our councilperson will presumably amend the resolution based on the SP filing. It's not clear to me that it will go to Council before it goes to the Planning Commission if that happens (and the Planning Commission is probably the most important place it will go in case it doesn't meet with the sensibilities of neighbors). Worth keeping an eye on the Planning Commission calendar if this is an item of interest.

Thank Flag

Mary Carolyn thanked Rick

Write a reply

