

12SOUTH

NEIGHBORHOOD ASSOCIATION

A neighborhood association serving the 12South Neighborhood between Wedgewood Avenue and Gale Lane

⇒ *Newsletter* ⇐

June 2008

News from the Neighborhood *By Tarek El Gammal*

On Monday, April 28th, area residents gathered at **SEVIER PARK COMMUNITY CENTER** for a meeting with Planning Department representatives to discuss the latest draft of the 12 South Avenue Detailed Neighborhood Design Plan (DNDP). Two follow-up meetings are scheduled for Monday, June 2 and

Monday, June 16 from 6 to 8 p.m. at the **SOUTHSIDE COMMUNITY CHURCH**, 2080 12th Ave. South.



According to the Planning Department's **JENNIFER CARLAT**, the purpose of the June 2nd meeting will be "to remind everyone what we're working on, what the draft plan proposes, what requests for changes we've had since we took a break, and spend most of the meeting taking comments and feedback." Changes will be made to the draft based on these comments; the final draft will be presented at the June 16th neighborhood meeting and then to Planning Commission on June 24 for approval.

The last chance you will have to affect the DNDP's current form will be at the June 2nd meeting. Please plan to attend if you have concerns or comments. The plan is available here: http://www.nashville.gov/mpc/pdfs/subarea12/entire_document.pdf or by calling 862-7150.

The DNDP can chart, on a broad or neighborhood level, how future development activity should be planned. It cannot on its own, however, affect the zoning that currently exists in a

neighborhood. It can work as a basis for future, more specific zoning instruments like overlays. If the neighborhood is interested in pursuing other more restrictive zoning requirements, like overlays, it can do so once the DNDP is in place but not before. But most of all, it can do nothing if it is not approved and should not be approved until it is properly vetted by those in the neighborhood.

As part of the review process, I created an online survey to gauge neighbors and merchants alike on their perceptions of the DNDP. (You can still participate in the survey by going to <http://www.questionpro.com/akira/TakeSurvey?id=913373>). Of the 150 people who viewed the survey, 88 started but only 25 completed it, I think partly because it required reviewing the plan, which is a lengthy, complex document.

Of the 25 participants that completed the survey, the majority lived in six different subdistricts. One-half of the respondents lived outside of the DNDP's boundaries. About two-thirds were somewhat or very satisfied with the DNDP in its current state, and about 50 percent were somewhat or very satisfied with the DNDP as it related to their respective subdistrict. The greatest cause of concern for residents were restrictions related to: 1) Building Heights 2) Proposed Land Uses and 3) Proposed Density and Parking Availability.

I plan to share the survey results with the Planning (Continued on back)

PROGRESSIVE DINNER

SATURDAY, JUNE 28TH
AT 7:00 PM

We are ready to go! Our stops for the evening will be on Dallas, Caruthers and Halcyon Avenues. It's a fun evening, so please let me know if you are interested in one of the remaining 10 spots. There is a suggested donation of \$10 (to help offset the evening's expenses). If you have any questions or would like to RSVP, please call **TODD McEACHERN** at 642.8107 or email todd@mdusi.com. I will email everyone that signs up w/ final details closer to the 28th. *Thanks!*

12SOUTH NEIGHBORHOOD ASSOCIATION MEETING:

The next meeting will take place Tuesday, June 10 at 7 p.m., 1021 Paris Ave. (the home of **KEN WINTER** and **CALLY CHARPING**).
Please join us! ★ ★ ★

(continued from p.1, "News")
 Department in hopes that those concerns can be addressed in the latest draft of the DNDP. If you have not already reviewed the draft DNDP, I encourage you to do so and to identify specific issues that you believe the document does not adequately address.

We each have the chance now to affect the future design of our neighborhood and it is my hope that you will all take advantage of that opportunity.

HOMES FOR SALE
 BY ALYSSA GILLIAM
 Visit the 12South Web site, www.12south.org, for this month's real estate listings.

June Calendar

JUNE 2: DNDP Meeting with Planning Dept., 6 to 8 p.m., Southside Community Church, 2080 12th Ave. S.
JUNE 10: 12S Neighborhood Association Meeting
JUNE 14: Flag Day
JUNE 15: Father's Day
JUNE 16: Final DNDP Meeting with Planning Dept., 6 to 8 p.m. Southside Community Church, 2080 12th Ave. South.

E-mail List, Website & Newsletter Info:

Join the Email List: 12SouthNeighborhoodAssociation-subscribe@yahoo.com
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The **12SOUTH NEIGHBORHOOD ASSOCIATION** is a Tennessee non-profit membership corporation governed by a board of directors. The board holds neighborhood meetings each second Tuesday of the month at 7 p.m. at locations published by newsletter and e-mail. Anyone living in or owning property or a business in the 12South Neighborhood (generally, areas adjacent to 12th Ave. South between Wedgewood Ave. and Gale Lane) may become a voting member of the Association by paying annual dues of \$10 per person or \$5 per person if 65 or older. The Association's meetings, events, and e-mail list are open to everyone in the 12South Neighborhood regardless of membership. Contact Bernadette Welch at bernadettewelch@yahoo.com for more information. Send neighborhood news to Melanie Moran at melanie.moran@12South.org or 297-8204.

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