

## *New Neighborhood Design Plan*

# Preserves Past and Promotes Future

BY KEN WINTER

Our community's second century appears promising under the recently completed "Detailed Neighborhood Design Plan." A year in the making and involving residents, Metro Council members and planners, the document requires little but recommends much to capitalize on the physical structure and front porch culture we have inherited.

In brief, the plan memorializes the early 1900's 12th Avenue South business district and subdivisions, glued together by efficient streetcar lines, grids of friendly streets, period homes, schools, churches, abundant green space, and neighborly relations. Through successive periods of growth and decline, the hallmark features have persisted: the commercial buildings and enterprises, the all ages-and-situations population, the bungalows and Folk Victorians, Waverly-Belmont School, Sevier Park and mansion, close friendships, and more.

Now, at the turn of a second century, such near-town, urban neighborhoods are once again highly prized and, at the same time, threatened by spurting, sometimes incompatible construction. Hence, we now have adopted a "particular neighborhood vision for future growth, development and preservation" (see Plan, page 1, online as detailed at end of article). We hope this vision can inspire and unify owners of businesses, homes and vacant land to commit to long-term, reverent nurturing of this treasure of a community.

Toward furthering all residents' consideration of this thought-provoking proposal, here in brief are those essential goals that deal with the original commercial district and the adjacent, mostly single-family subdivisions (a later article will treat the plan's remaining geographical areas and institutions):

-A thriving small business and service sector that meets both local and visitor interests and that spurs adaptive reuse of historical structures, compatible new, street-side construction, rear and shared parking, and has low impact on adjoining residences.

-Broad housing choices that accommodate diverse life needs yet are compatible in scale, mass, height and orientation with the character of the pre-1945 homes.

-Renovation of Sevier Park and its community center in accordance with existing metro plans and enhanced public use of the Waverly-Belmont School property.

-Preservation of traditional civic and public landmarks: schools, churches, parks, etc.

-Investment in sidewalks, crosswalks, lighting, signage and landscaping that will encourage walking, biking and public transit as well as enjoyable and safer use of the service district, civic institutions, parks and open space.

Neighbors are invited to view the plan in detail, either by a paper copy from the Planning Commission (p: 862-7150) or online, [www.nashville.gov/mpc](http://www.nashville.gov/mpc). Further, you are invited to contribute ideas and consensus on moving forward with the high-priority, plan implementation. For comments and questions, contact Ken Winter, 385-9762 or [kcwinter@earthlink.net](mailto:kcwinter@earthlink.net).



## Neighbors Light Up for the Holidays

BY PAMELA MILLER

A slow economy hasn't kept 12South neighbors from showing their holiday spirit. Thanksgiving weekend had many out decorating their homes with lots of beautiful and whimsical lights complete with Santa Claus, Frosty, reindeer, airplanes, trains, penguins, teddy bears and wonderful manger scenes.

Take a drive around the neighborhood one night and appreciate all of the holiday fun.

# 12SOUTH

## The 12South Neighborhood Association

is a Tennessee non-profit membership corporation governed by a board of directors. The board holds neighborhood meetings each 2nd Tuesday of the month at 7 PM 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 Avenue South between Wedgewood Avenue 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@gmail.com](mailto:bernadettewelch@gmail.com) for more information. Send neighborhood news to Pamela Miller at [pmillerkellerwilliams@comcast.net](mailto:pmillerkellerwilliams@comcast.net) or 403-8671.

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[tarek@queenssquaregroup.com](mailto:tarek@queenssquaregroup.com)

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[cvduley@yahoo.com](mailto:cvduley@yahoo.com)

#### Membership

**Katherine Moffat**

[katherinemoffat@yahoo.com](mailto:katherinemoffat@yahoo.com)

#### Newsletter Editors

**Pamela Miller (403-8671)**

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

#### Newsletter Designer

**Pamela Miller (403-8671)**

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

# MAFIOZA'S

## Pizzeria

### & NEIGHBORHOOD PUB

## Dynamic Home Renovators

# Show Your True TV Personality

BY LAUREN JUSTICE

RIVR Media is searching for dynamic homeowners in the 12South area who aren't afraid to show their true personalities! The TV show is about the realities and drama of home renovation.

"We want to see the issues, the arguments and the real effects of taking on a project with a spouse, friend or neighbor. There is no host and no help...you are the star of this 30-minute show," says Lauren Justice, associate producer.

If you have a great home renovation project (must include demolition) and want to share it with millions of people across the US, you might be an excellent candidate! Your personality means everything on this show, so don't worry if you're not the greatest do-it-yourselfer.

For consideration, please send an email to [renovation@rivr.com](mailto:renovation@rivr.com) with the following information included:

- Name
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- Estimated Project Length

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Also you must send us a video (DVD or DV tape format) to: Renovation Realities, 342 Troy Circle, Knoxville, TN 37919. Capture your personality and share some general information about your project. **Deadline is December 22.**

## No Pay, High Satisfaction with Great New Friends Positions Open

BY KEN WINTER

Get involved with 12South! Share your friendly face and talents.

We need: (1) volunteers for monthly board meetings; (2) hosts for quarterly membership meetings; (3) newsletter carriers; (4) neighborhood watch members; (5) attendees or hosts at biannual progressive dinners; (6) home or garden sites for April 09 tour; (7) workers on Saturday morning biannual cleanups; (8) maintenance for the entrance garden at 12th and Ashwood; (9) attendees at monthly Saturday morning breakfasts with Council Lady Sandra Moore and neighbors across the 17th District.

For information on any of the above, contact Ken Winter, 385-9762 or [kcwinter@earthlink.net](mailto:kcwinter@earthlink.net).

## Remember Our Soldiers

Neighbor Todd McEachern found a wonderful way to support our troops:

When doing your holiday cards this year, take one card and send it to the address below. If everyone sends one card, think of how many cards these special people, who have sacrificed so much, will get.

**A Recovering American Soldier/Marine**  
c/o Walter Reed Army Medical Center  
6900 Georgia Avenue, NW  
Washington, D.C. 20307-5001



# DESTRESS

## Your Holidays

BY PAMELA MILLER

Protect your health and pocketbook during the holidays by following simple hints to make the season more enjoyable:

**Delegate.** When planning your family get together, ask others to bring a dish (or beverage or bottle of wine) and get help setting things out and cleaning up. There's more family/friend bonding when others are in the kitchen with you than your being overwhelmed by yourself.

**Don't sweat the small stuff.** There is no such thing as the "perfect holiday." Relatives argue. Candy canes drop on the carpet. Clutter happens. Relax and let your house be a home.

Try rotating certain decorations every other year (so that there are not too many out) and put them in different places. Make the house uniquely festive each year with things you already have.

**Be realistic with gift giving.** Remember the holidays are about love and family, not about the latest gadget seen on TV. Plan your budget early and stick to it. Consider drawing names or doing a "nice" dirty Santa game with a price limit on the gift. Give "gift certificates" of your time and talents (babysitting, cooking, yard service, household repair).

**Watch the sugar.** Wonderful cookies and desserts abound during this time.

However, too much sugar in your blood stream can leave you feeling depressed and bloated – not to mention the extra pounds you'll have to get off the first of the year. Try to munch in moderation and bake sugarless goodies.

**Plan exercise, spiritual and "me" time.** Schedule 30 minutes of exercise everyday. Endorphins are released during exercise and act as a natural anti-depressant. Other endorphin releasers include meditation or spiritual reflection. Allow 20 minutes of quiet time for these, preferably every morning for a good start to your day. Lastly, take a warm, 15-minute, bubble bath to wind down the day and ease you into a restful, sugar-plum sleep.



### Grandma's Hot Chicken Christmas Dip

- 1 10 3/4 oz. can cream of mushroom soup
- 1 8 oz. package of cream cheese
- 1 5 oz. package of can chunk white chicken
- 1 2 3/4 oz. package of slivered almonds
- 1 2 oz. can of sliced mushrooms, drained
- 1/2 tsp. Worcestershire sauce
- 1/8 tsp. garlic powder
- 1/8 tsp. pepper

Combine all ingredients in a one-quart sauce pan or fondue pot. Cook over medium heat, stirring often until blended and thoroughly heated. Serve with chips or crackers. (Yields about 3 1/2 cups.)



To all our neighbors in the 12th South District for your support in making us your neighborhood coffeehouse.

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## 12South Neighborhood Association Membership Application

### 12SNA Programs and Activities

The purpose of the 12SNA is to promote the common welfare of all residents. All residents, members or not, are invited to participate in the following regular functions, as well as to suggest others. Check those of primary interest:

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Newsletter Writing                    | <input type="checkbox"/> Newsletter Distribution               | <input type="checkbox"/> Website             |
| <input type="checkbox"/> Management                            | <input type="checkbox"/> Adopt a Block                         | <input type="checkbox"/> Litter control      |
| <input type="checkbox"/> Neighborhood Watch                    | <input type="checkbox"/> Crime Control                         | <input type="checkbox"/> Membership          |
| <input type="checkbox"/> 12 Avenue South Garden Maintenance    | <input type="checkbox"/> Home & Garden Tour (April)            | <input type="checkbox"/> Tour Proceeds Gifts |
| <input type="checkbox"/> Community Cleanups (April & November) | <input type="checkbox"/> Progressive Dinners (June & December) |  |

Other \_\_\_\_\_

Contact Ken Winter for more information (385-9762 or [kcwinter@earthlink.net](mailto:kcwinter@earthlink.net)).

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It is very important that every incident of crime be reported to three phone numbers.

1) Police Non-emergency: 862-8600  
2) Sgt. Connie Tripp: 862-7747, ctrippp@police.nashville.org  
3) 12South Neighborhood Association: 298-2144, 12southneighbors@bellsouth.net

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Contact Pamela Miller:  
403-8671 or pmillerkellerwilliams@comcast.net



**PLEASE PRINT** **12South Neighborhood Association Membership Application**

Membership is open to any resident or employee living or working within the boundaries of the neighborhood as defined by the Neighborhood Association. Dues are \$10 per person if under the age of 65. For those older than 65 years, the annual dues are \$5. (Go to www.12south.org for more information.)

Name(s) \_\_\_\_\_

Address \_\_\_\_\_  
STREET

\_\_\_\_\_ CITY STATE ZIP

Home Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_

Email \_\_\_\_\_ Amount Enclosed \$ \_\_\_\_\_

Cut on dotted line and mail with check (make out to 12South Neighborhood Association) to:  
Bernadette Welch 12South Neighborhood Association P.O. Box 158603 Nashville, TN 37215-8603