



Construction has started for Gale Lofts – a new, 92-unit, loft-style apartment development near Kroger.

## New Apartment Development

BY TAREK EL GAMMAL

Construction is underway on Core Development's 92-unit, loft-style apartment project (Gale Lofts), located on Gale Lane across the street from the Kroger-anchored shopping center and behind the retail center that includes Meridian Furniture and CVS Drug on 8th Avenue.

The four-story building will include an elevator, interior courtyard, and club room for its residents. Gale Lofts will provide new sidewalks and landscaping all along the East side of Gale lane and will continue this sidewalk in front of the

existing shopping center. Gale Lofts is also working with the existing shopping center on upgrades to the existing center to improve pedestrian access, parking and traffic flow, and curb appeal. Rents will range from \$900 to \$1700 for one and two-bedroom units.

This project is located across from Core Development's approved Gale Park project, which is planned to include 58 cottage-style homes and 23 townhome units. The project will also include a 8,400 square foot, mixed-use building that will include retail space and condominium units. The developer indicated the project will commence according to market conditions. No start date was provided.

### 12th Avenue South Detailed Neighborhood Design Plan

## DNDP - A New Planning Tool with Some Limitations

BY TAREK EL GAMMAL

The following is the second of a series of articles that will explore how the recently completed DNDP will help to shape the

future development of neighborhood. In addition, these articles will provide more details into other options available that can

work to enforce the concepts defined in the DNDP. Input from a variety of stakeholders will be included in developing these articles and your input is encouraged and welcomed. Email [info@12south.org](mailto:info@12south.org) with your questions and comments.

In the December, 2008 newsletter, Ken Winter provided an overview of the core principles of the recently completed 12th Avenue South Detailed Neighborhood Design Plan (DNDP). In its entirety, the DNDP provides a vision for the future development of commercial and residential uses in the 12South Neighborhood. The DNDP is a guide only and proposes land uses and design standards as part of a vision for the future living environment for the neighborhood as a whole.

The DNDP does not affect outcomes on properties where the existing zoning does not change. So, if a developer wants to build a new building and the specific design standards meet the requirements in the zoning code, no approvals beyond those of the Codes department are required to obtain building permits. If, however, a property owner wants to develop or rezone their property, the standards outlined in the DNDP are used as a guide for the Planning Department in determining their recommendation to the Planning Commission and, in turn, Metro Council.

In most cases along 12th Avenue South, the existing zoning is Commercial Service (CS) which is, according to the Planning Department, "a very permissive zoning district." Because the current zoning code is so permissive (especially in the urban areas like ours) and a wide variety of uses is permitted, it is difficult to plan for the future. This is regardless if they complement surrounding uses and/or conform to the "vision" of the DNDP.

Continued on page 2

# 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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### CHRISTMAS TREE DROP OFF

Sevier Park – playground parking lot,  
south side (Clayton Avenue)

### NEXT 12SOUTH NEIGHBORHOOD ASSOCIATION MEETING

January 13 • 7 PM • 926 Kirkwood  
(Tarek El Gammal's Home)

# MAFIAZA'S

## Pizzeria

### & NEIGHBORHOOD PUB

DNDP continued from page 1

Developing and/or operating businesses under the existing CS zoning includes a wide variety of uses. These uses could include a used car lot, funeral home, apartment building, office building, hotel, satellite dish, sewer pump station, night club, or pond/lake – to name just a few. Much of the reason for the wide discretion afforded under the CS zoning has been to encourage a mixture of uses in urban areas of the metro area. Encouraging a mixture of uses can be very useful and provide for a greater availability of services to a burgeoning residential population. In fact, the 12South neighborhood is a direct benefactor of this philosophy. We have more services available to us, more investment in the housing stock than ever before, and a growing population of individuals wanting to live closer to where they work. But does it make sense to take steps to secure the success of the past and help to create more clarity for our future?

Developers are generally rational in their decision making. They want to develop projects that will appeal to their target audience and, in doing so, maximize the effectiveness and profitability of those projects. So building a pond versus an income-producing asset would not make sense. One might argue that even though the current zoning code is permissive, market forces will provide all of the protection needed. The rational goes that our area is desirable and, therefore, projects will only be developed that are appealing to those that live there. But one developer's perspective could be independent from the perspective of the developer's building next door or down the street. So his vision for an area may not reach beyond the borders of his own development project.

How then can a community best work to build out the vision they have worked to develop so that all of the major stakeholders (i.e., property owners, merchants, developers, residents, and planners) are provided an opportunity to contribute and benefit? Is it reasonable to infringe of property rights of owners in the area by imposing greater restric-

tions on how they can develop or operate their property? Should residents be held to the whims of developers who may or may not be interested the long-range success of a project or the community? How can planners ensure that urban areas are designed to best accommodate growing populations while providing sufficient services and maintain the highest quality of life possible?

Smart, open, and fair discussions involving the developers, land owners, neighbors, architects, and planners is the best way to reach a shared vision where a document like the DNDP can be embraced, strengthened, and enforced. Unless everyone sees value in the process, there will be little success. In the coming months, some stakeholders will provide their insights into ways of building a shared vision for our community can be achieved. If you would like to learn more about our area's zoning codes, how they affect the future developments coming to our area, or would like to schedule a community meeting, send an email to [info@12south.org](mailto:info@12south.org).

## A Walk on the Wild Side

BY KEN WINTER

Recent reports of assorted wild animals and human predators in the neighborhood are sobering. Four-legged critters haven't been present much for maybe fifty years, while entrenched human crime greatly decreased more than a decade ago. Still, some incidents of the past year warrant review and vigilance.

Neighbor Brock Charping and a red fox took a late night five-minute walk together in Sevier Park on November 11. The bushy-tailed fox loped out of the darkness



from the playground and stopped 20-yards short of Brock, who was circling the mansion on the south side. Keeping their distance, alternately starting and stopping and eyeing each other, they continued across the front lawn almost to Kirkwood, when the fox broke off toward 12th.



A few weeks before, another resident reported a coyote near Kirkwood behind Kroger, a rare sighting north of Woodmont Boulevard. Also over several months, volunteers from the Berry Hill Cat Shoppe helped Paris Avenue neighbors capture and give medical care and homes to about 20 feral cats and kittens.

Wildlife agencies advise keeping yards free of food and possible wild animal habitat – brush, crawlspaces, etc. – and monitoring small pets while outside. Rabies among wild animals is possible.

Sporadic crimes against people and property struck individual neighbors over the past year. Among these were three robberies – two occurring late night near 12th and 10th Avenue retail locations and one in broad daylight on 12th at Clayton. In November, a burglar broke a home window and stole a computer. Several car break-ins in the Belmont area followed in late December; one was the work of

two young men in a white, extended-cab, Chevy pick-up. A similar (or same) pick-up and pair were seen loitering in the Waverly neighborhoods.



Even more serious were fourth quarter 2008 reports of a 24-hour a day drug operation at a neighborhood home (unconfirmed) and a shooting death at 11PM behind the Ace market on Bradford Avenue.

The situations reported above seem no more or less frequent than those across Metro. Police caution neighbors to practice good property and personal security: routinely use locks, lights and tidy yards around homes; avoid dark, poorly populated areas; walk and travel alertly, with others if possible; and remove all property and containers (even empty) from vehicles before locking them. **Report dangerous and suspicious situations to police (862-8600 non-emergency and 911 emergency).**

Finally, these continuing incidents highlight the need for a formal Neighborhood Watch program. NW is a bottom-up initiative, starting fundamentally with one person on a block deciding to establish a phone and email tree with neighbors and the police. This leads to heightened awareness, alertness and help to each other. **Contact Ken Winter (385-9762 or [kcwinter@earthlink.net](mailto:kcwinter@earthlink.net)) about Neighborhood Watch or other matters noted above.**

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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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**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 \_\_\_\_\_

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Cut on dotted line and mail with check (make out to 12South Neighborhood Association) to:  
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