

bwithers Posted April 15, 2014 (edited)

1 Unfortunately, Zaxby's will not be replacing any pawn shops, Hair Worlds or check cashing places. It will just be sitting in amongst them. So it's not like they are coming in to save the day and "improve" the neighborhood.



Members+
1.7k

Location: Nashvi
lle, TN

I don't have a problem with chains coming in to East Nashville (or anywhere, for that matter) as long as they play by the rules and Planning/Council Members do not grant them variances to setbacks or design guidelines that everybody else has to live with.

On 4/14/2014 at 7:26 PM, RandomHero said:

With the literally THOUSANDS of businesses in East Nashville to lament over I would be over the moon to get a Zaxbys within reasonable distance. Not everything can be a walkable, organic, hormone-free, privately-owned, free-trade, hemp necklace factory. I'll take Zaxbys as an upgrade over a pawn shop or check cashing store anyway.

Edited April 15, 2014 by bwithers1

bwithers1



Members+
1.7k

Location: Nashville, TN

Posted March 5, 2014

On 3/5/2014 at 9:01 AM, dmillsphoto said:

It wasn't very good. Unless I went on an off night, but we went for my birthday and, while it's an interesting concept (home setting with way better food), I wasn't especially fond of the fact that my dish arrived 20 minutes after the rest of my family was finished eating theirs, on a slow night.

Wow, I'm glad we didn't wait the 90 minutes to be seated! Maybe they are still working out some kinks.

In other East Nashville news, lots of permits are being pulled for new check cashing places on Gallatin. Hooray!

And Ghot Wings is going to be turned into a cafe or something. Here's to up-and-coming Renraw (the NADC area. That is Warner spelled backwards and was the name of Percy Warner's estate on that site).

Haji's middle eastern restaurant in the former Mapco at Gallatin/Sharpe gets lots of props from my neighbors (I can see it from my house). Further up Gallatin, HopStop and Mickey's Tavern are the new go-to spots in that Middle East Nashville area near Trinity Lane anchored by Logue's Black Raven Emporium. Maybe the Amp will extend on up Gallatin with a stop there. Especially to cater to the new condos going in at Litton Ave, which are marketing themselves with "Five Points" in their name.

Quote

Posted March 6, 2014

Who knows what is going in former Crossfit bldg by Kroger on Gallatin? Recently painted white

Quote

Posted March 6, 2014

On 3/6/2014 at 6:04 AM, FatherLand said:

Who knows what is going in former Crossfit bldg by Kroger on Gallatin? Recently painted white

A check cashing venue. No joke.

Quote

Posted March 6, 2014

On 3/6/2014 at 8:27 AM, bwithers1 said:

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Filling a desperate need there on Gallatin, huh?

Quote

Posted March 6, 2014

On 3/6/2014 at 8:55 AM, UTgrad09 said:

Filling a desperate need there on Gallatin, huh?

Well, the parking lot at the Advance Financial by my house is always packed. Moreso than the TitleMax, Mo Money Taxes, and the rest. But apparently there is always room for more. We are scheduled to get two more check cashing places in the stretch of Gallatin between Eastland and Douglas that I know of at this moment.

Then again, the Hair Worlds are also frequently packed. The hair extension/weave place next to the Rite Aid has a packed parking lot into the wee hours on Friday and Saturday nights.

Perhaps the two are related? Lots of folks desperately need high interest loans to support their hair habit?

FatherLand



Members+
165

Location: East Nashville

bwithers1



Members+
1.7k

Location: Nashville, TN

UTgrad09



Members+
3.1k

Location: on the fringes of the city

bwithers1



Members+
1.7k

Location: Nashville, TN

bwithers

Posted March 6, 2014

1

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Location: Nashville, TN

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bwithers Posted August 16, 2014

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On 8/15/2014 at 6:43 PM, 1nm said:

I hope the West Eastland development will include parking sufficient for the tenants *and* the patrons of whatever stores they stick in there. That building will be right next to blocks of West Eastland and Chicamauga that are already pretty badly affected by people parking to eat at Holland House, Mas Tacos, and the Pharmacy.

Yes, Joni Priest from Hastings has done a terrific job explaining this project at community meetings. One of the things that like best about this proposal is that it will include quite a few one-bedroom and efficiency units. We desperately need those in East Nashville. Not everybody needs a 3/2. We actually need tons more small units.



Members+

1.7k

Location: Nashville, TN

But parking is not going to be the issue either for the residential or retail tenants for this project. Thank goodness all of these people can walk to Holland House/Pharmacy/Mas Tacos/Kroger/Hair World/Hair World/Hair World. One interesting fact about this lot it is that it has a deeded parking access easement with the 2-story parking deck behind the Rite Aid. So that is yet more overflow parking available.

The concern that I and another neighborhood leader expressed at the hearing is about the need to correct that Gallatin/Eastland intersection. Between this project and the very large project proposed across the street, there will be a lot more people traveling through that already bad intersection. You will be pleased to know that we are advocating FOR these dense projects located where they should be along an arterial BUT we are trying to apply pressure to Public Works to establish a path for correcting that offset intersection before the final site plans are approved and you need a helicopter to get into/out of East Nashville.

On 8/15/2014 at 9:49 AM, nashvillwill said:

The mixed used development on W. Eastland is going before the planning commission today for a zoning change. It's recommended for approval with conditions. Does anyone know what those conditions are?

I'm trying to remember what the conditions were. What I recall from the presentation is that the building height will be a little taller on West Eastland and a little lower on the Bailey Street side, and that all of the commercial will front West Eastland, with the Bailey Street side street frontage being all residential. That is an appropriate transition between the Gallatin commercial corridor and the residential interior of the Greenwood neighborhood.

On 8/15/2014 at 9:06 PM, smeagolsfree said:

Welcome to the forum 1nm.

Bwithers on this forum should be able to give you more information on that. I do know there are requirements for parking for most of the developments being done. I am not sure of the requirements in E. Nash., but in other areas I think it is 1.5 parking spots per unit. That is just trying to recall from memory as I do not have to deal with that on a daily basis.

Yes, inside the Urban Zoning Overlay the requirement is just 1.5 spots per unit for multifamily residential. The other thing about the Urban Zoning Overlay is that the first 1,000 SF of retail spaces are exempt from any parking requirements. That is why we are battling some of these retail/restaurant spaces that are wanting to rezone from residential to commercial. They are small spaces and would have no parking requirements, but then some press get ahold of them and our quiet neighborhood streets turn into parking lots.

bwithers Posted August 12, 2014

On 8/10/2014 at 6:12 PM, **grilled_cheese** said:



My god. They're going to turn East Nashville into 12South. Boohoo there is an EVENT going on at ALL HOURS OF THE NIGHT. WE MUST DO SOMETHING ABOUT IT.

Wish I had \$500k+ laying around so I could live within walking distance from these awesome spots but alas I'm slumming it up here in north Inglewood where all I can walk to are discount tobacco stores. Sucks to be a poors.

Members+
1.7k

Location: Nashville, TN

The LSNA president and I met with some neighbors on Sunday and with CM Westerholm last night. We are trying to see what kind of a compromise we can work out prior to Thursday's hearing. Perhaps there are some specific uses that neighbors would be comfortable having next door?

But honestly, I completely agree with neighbors' concerns about allowing retail uses here. What if we agree to retail for this great store called Any Old Iron, but then they move out and we get a Cricket Store or a Hair World? And instead of being on Gallatin Road, it is literally next to your house? Neighbors are prudent to express concerns not only about this particular business, but what other things could follow. Retail is a wide-open category of commercial use.

Even office uses are pretty wide open: office uses include check cashing businesses.

And sometimes businesses are successful and catch fire and the neighborhood becomes a victim of its own success. That's definitely the case with Holland House/The Pharmacy. Neighbors expressed concerns about parking at first, and their fears were more than justified. Nobody in Greenwood ever thought that there would be people standing in a line in front of their houses for the burger joint down the street.