

## Comments on September 22, 2016 Planning Commission agenda items, received Sept. 21-22

### Item 8, Glen Echo Subdivision Resub of Lot 26

**From:** M Stroop [mailto:mcstroop@gmail.com]  
**Sent:** Wednesday, September 21, 2016 3:21 PM  
**To:** Napier, Patrick (Planning)  
**Subject:** NO on Case#2016-171-001

Please vote no on this case that is on Glen Echo Lot 26.

Thank you,  
  
M'Lissa Stroop  
  
Shys Hill Rd

From: Anne Trainer [mailto:ahtrainer@gmail.com]  
Sent: Wednesday, September 21, 2016 12:45 PM  
To: Napier, Patrick (Planning)  
Subject: Case #2016S-171-001 Glen Echo Subdivision is Lot 26

Dear Mr. Napier,  
I have only this morning heard of the plans to subdivide this lot to accommodate 6 houses. Is this a joke? While I understand the temptation to maximize the retail value of land in tony Green Hills at a time when Nashville's growth trend is up, up, up, I object wholeheartedly to living quarters this tight in an area already suffering from traffic standstills, overbuilt lots, and massive congestion. Please stand up for our way of life and help ensure the name "Green Hills" actually means what it says. If we continue this way, we will have to rename it "Paved Hills." Just make it stop.  
Thanks for your attention to this problem.  
Best  
Anne H. Trainer  
615.584.3223

## Item 24, Woodlawn Drive/Lynbrook Road/Bowling Ave rezoning

**From:** David Kleinfelter [mailto:DKleinfelter@renocavanaugh.com]

**Sent:** Wednesday, September 21, 2016 3:16 PM

**To:** Planning Commissioners

**Cc:** Murphy, Kathleen (Council Member); Sloan, Doug (Planning); Leeman, Bob (Planning); Logan, Carrie (Planning); Swaggart, Jason (Planning); Thomas Pennington; Tracy L. Childress

**Subject:** 2016Z-106PR-001 - BL2016-411

Members of the Commission:

I have been retained by Tom Pennington, who was the son and is an heir of Ms. Phyllis Pennington, who passed away in February of this year. Ms. Pennington was the owner of 3700 Woodlawn Drive, which is in the middle of the area covered by the R20 to RS20 downzoning identified above, which is on your September 22 agenda. I am writing to ask that Commission defer this matter for one meeting so we can review the proposal and consider appropriate actions. Please note that I have contacted the Councilmember/sponsor directly about this issue. Because of my travel schedule, and I know she is busy with many matters, I do not know whether she has received my email, or if she is willing to agree to the deferral.

My basis for requesting the deferral is that Mr. Pennington had no knowledge of the pending zoning until I told him about it after I reviewed the Commission agenda on Monday. The mail addressed to the property is forwarded and the first notice they are aware of was received yesterday. Also, Mr. Pennington lives in the area and is regularly on Woodlawn, but he had not seen a sign. He drove the street Monday evening for the specific purpose of seeing what signs are posted. There is only one sign, which is posted very close to Wilson Boulevard – at the end of the area to be rezoned, if it is even within the area. The Commission rules require posting of signs in accordance with the standards required for Council public hearings under 17.40.730 C. Signs are normally required every 300 feet of public street frontage. The Code allows for “greater spacing intervals . . . as appropriate” for Council-initiated “large area” rezonings. I’m not sure whether a 1-block rezoning is a “large area,” but use of a single sign surely exceeds an “appropriate” greater spacing of signs.

We understand the neighbors likely have concerns about development in light of Ms. Pennington’s passing. While the land may be sold to someone outside the family, there is no expectation that someone will try to cram 4-5 duplexes on the site. Nevertheless, we do believe it is appropriate to give

Ms. Pennington's heirs a reasonable time to determine what their options are under their current – and very long standing – land use entitlements for this property. The land has been zoned R20 for more than 40 years, so hopefully a 1 meeting deferral is not an earth-shattering request. It is entirely possible that once we are able to review development options for the property – including under R20 – that the Pennington family will not object to the rezoning. They simply need a reasonable amount of time to review their options.

I am out of town this Thursday, attending the fall meeting of the TN chapter of the American Planning Association, so I am unable to attend the hearing. Mr. Pennington will be at the hearing along with Tracy Childress from my office. I want to reiterate, however, that even though we did receive some notice and are able to have someone attend the hearing, the notice procedures were lacking and we need more time to understand what our position ultimately will be with respect to this proposal.

Thank you very much for considering this request.

David Kleinfelter



424 Church Street, Suite 1750  
Nashville, TN 37219

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**David Kleinfelter** [vCard]  
Of Counsel  
(615) 866-2320  
[dkleinfelter@renocavanaugh.com](mailto:dkleinfelter@renocavanaugh.com)

**Item 25, Linmar Ave./Marlin Ave. rezoning**

**(letter from CM Russ Pulley follows)**



## METROPOLITAN COUNCIL

Russ Pulley

Member of Council

Metro Council 25<sup>th</sup> District

843 Battlefield Drive, Apt. B • Nashville, TN 37204

Telephone 615 308-4972

September 21, 2016

Dear Planning Commissioners,

As you know, my Council District is just across the street from Councilwoman Murphy's rezone request, 2016Z-107PR-001, before you today. On August 25<sup>th</sup>, you approved an amendment to an SP on Sharondale on my side of Woodlawn. The intent of the SP and the amendment was to preserve the character of the neighborhood. Councilwoman Murphy's efforts to downzone Marlin and Linmar have similar intent and support the character of Sharondale on my side of the district line.

This neighborhood area that we share currently contains a diversity of housing types including single-family, two-family and multifamily. It has a diversity of zoning districts including large areas zoned for one and two-families. Her proposed zoning is consistent with the Green Hills-Midtown Community Plan and T3 Suburban Neighborhood Maintenance policy that is intended to preserve the general character of developed suburban areas.

The development of Linmar and Marlin into one and two-family homes serves as an appropriate buffer to the more dense zoning of RM20 in her district at the end of Linmar. The development of Linmar and Marlin into one or two-family homes ensures that the established residential area is developed in a manner consistent with the overall development pattern that exists between Linmar and Marlin and 440 as you travel through my district on Sharondale or Councilwoman Allen's district on Woodlawn.

Please support Councilwoman Murphy's request to rezone this area from RM20.

Sincerely,

Councilman Russ Pulley

**From:** Kendall Calvert [mailto:kwcalv@gmail.com]  
**Sent:** Thursday, September 22, 2016 8:38 AM  
**To:** Sloan, Doug (Planning)  
**Subject:** Support for Case 2016Z-107PR-001

Dear Mr. Sloan,

I am writing because I would like to go on record as a homeowner on Linmar Avenue that I fully support case 2016Z-107PR-001 to rezone Linmar and Marlin ave. I believe this is important to help control traffic, parking, and overall density levels in our community. I recently moved to the area with my family and I believe any additional residences could make this already full community even tighter. I want my children to be able to ride bikes and walk around feeling safe, but with any additional demand for parking this may become impossible.

I appreciate your attention in this matter, and I respectfully request that the Commission vote to move this to a council vote.

Thank you,

Kendall, Joshua, Henry, and Charlie Calvert

2715 Linmar Ave

**From:** Kendall Calvert [mailto:kwcalv@gmail.com]  
**Sent:** Thursday, September 22, 2016 8:33 AM  
**To:** Planning Commissioners  
**Subject:** Support on Case 2016Z-107PR-001

Dear Planning Commissioners,

I am writing because I would like to go on record as a homeowner on Linmar Avenue that I fully support case 2016Z-107PR-001 to rezone Linmar and Marlin ave. I believe this is important to help control traffic, parking, and overall density levels in our community.

I respectfully request that the Commission vote to move this to a council vote.

Thank you,

Kendall Calvert and Joshua Calvert

2715 Linmar Ave