

## Comments on October 26, 2017 Planning Commission agenda items, received October 20-24

### Items 1a/b, Green Hills-Midtown Community Plan Amendment/Alexander SP

**From:** Ginger Byrn [mailto:gbyrn@comcast.net]  
**Sent:** Monday, October 23, 2017 9:36 PM  
**To:** Planning Commissioners  
**Cc:** Pulley, Russ (Council Member)  
**Subject:** 2017CP-010-002 and 2017-2SP-045-001

Dear Commissioners,

Please vote to disapprove 2017CP-010-002 and 2017-2SP-045-001.

I am concerned about the Green Hills-Midtown Community Plan being amended for 2041 Overhill Drive and property at that address being rezoned to allow medical office use. Overhill Drive is the boundary between Green Hills commercial and residential properties. The Alexander condo property is currently zoned residential and is surrounded by residential zoning.

A Community Plan should not be amended and zoning changed for just one property, especially when it is only for the financial benefit of one property owner.

Thank you.

Virginia Byrn

4323 Lealand Lane, 37204

**Sent:** Tuesday, October 24, 2017 1:18 PM  
**To:** Planning Commissioners  
**Cc:** Pulley, Russ (Council Member); Henderson, Angie (Council Member)  
**Subject:** Item 1a, 2017CP-010-002 and Item 1b, 2017-2SP-045-001

To the Planning Commission:

I am opposed to the two zoning variance requests referenced above.

Although the zoning on the other three corners allows businesses, Overhill Drive has been *and is* the boundary between commercial business and residential. The Alexander condo property is currently zoned for residential and is surrounded by residential zoning. There is no business anywhere else on that entire block.

Allowing these two zoning requests will result in "commercial creep" into a residential neighborhood. Please protect our Green Hills neighborhoods from this "camel's nose under the tent."

Marthe Cumming  
2116 Hobbs Road  
37215

**From:** Gary Bouge [mailto:garybouge@gmail.com]  
**Sent:** Tuesday, October 24, 2017 10:33 AM  
**To:** Planning Commissioners  
**Subject:** Alexander Condos/Case #2017CP-010-002 and #2017-2SP-045-001

Hello – As I was perusing the rules/regulation regarding zone change proposals, I noticed the following:

*3. Public Hearing Signs. For all zone change proposals, the applicant shall obtain sign(s) at his or her expense and post such sign(s) on the property at least 10 calendar days prior to the Commission meeting at which the application is scheduled to be heard. The number and placement of signs shall be consistent with Section 17.40.730 C of the Metropolitan Code. The Planning Department will provide the required specifications for the sign and a map showing where the sign(s) must be posted.*

*Failure to post the required public hearing sign(s) may result in a decision by the Commission to defer or disapprove the application on the basis of inadequate notice to the surrounding community.*

This property does not have a public hearing sign posted. Therefore, the property owner/owners are in violation of the rules and regulations.

Please defer or disapprove the application based on this violation.

Thank you.

From: Deb Lawson [mailto:debterrylawson@gmail.com]  
Sent: Tuesday, October 24, 2017 10:04 AM  
To: Planning Commissioners  
Subject: Rezoning in Greenhills

Please, let it be known I am not in favor of rezoning the Alexander condos commercially! There is far too much activity in Greenhills as it is without adding more. Thank you!

Sent from my iPhone

**From:** Matthew Pierre [mailto:chewypierre@hotmail.com]  
**Sent:** Tuesday, October 24, 2017 9:58 AM  
**To:** Planning Commissioners; Pulley, Russ (Council Member)  
**Subject:** the Alexander condos

All:

I live on Galbraith drive across from the Alexander. The request appears to be for the sole financial benefit of the owner of the one property in question. This area is zoned residential and should stay that way.

Thanks

**From:** Heidi Welch [mailto:welchart4@gmail.com]  
**Sent:** Monday, October 23, 2017 7:09 PM  
**To:** Planning Commissioners; Heidi Welch; Pulley, Russ (Council Member)  
**Subject:** Oppose 2017CP-010-002 and 2017-2SP-045-001

Dear Planning Commissioners,

I am sorry I can't attend the Oct. 26th meeting.

I oppose both of the below bills.

Item 1a 2017CP-010-002

A request to amend the Green Hills-Midtown Community Plan from T3 Suburban Residential Corridor (T3-RC) Policy to Transition (TR) Policy on property located at 2041 Overhill Drive, at the southeast corner of Overhill Drive and Hillsboro Pike, zoned Multi-Family Residential (RM20) (approximately 0.43 acres).

Item 1b 2017-2SP-045-001

A request to rezone from RM20 to SP zoning on property located at 2041 Overhill Dr, at the southeast corner of Hillsboro Pike and Overhill Dr (0.43 acres), to permit five multi-family residential units and a medical office use, requested by Baker Donelson, applicant; Dube and Whitefield Properties, LLC and O.I.C. Alexander, owners.

Here are two simple reasons why these bills should not be passed. The corner property being discussed is the cornerstone of a residential area to the south and east and should not have a variance in order to allow this property to run a business for the sole financial benefit of one property owner. Overhill Drive has been the boundary between commercial business and residential. The Alexander condo property is currently zoned for residential and is surrounded by residential zoning. There is no business anywhere else on that entire block.

Thank you for your time.

Sincerely,

Heidi Welch

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Heidi Welch  
[welchart4@gmail.com](mailto:welchart4@gmail.com)

“In all things of nature there is something of the marvelous.” - Aristototle

From: Joe Galante [mailto:joe@jgalante.com]  
Sent: Monday, October 23, 2017 5:09 PM  
To: Planning Commissioners  
Cc: Pulley, Russ (Council Member)  
Subject: ALEXANDER condo

The current Community Plan does not allow a business on the property in question. Both the General Plan (NashvilleNext) and our Community Plan were updated just two years ago. Throughout all the meetings leading up to MPC approving both plans, there was no mention of a need to change just one property from T3 Suburban Residential Corridor (T3 RC) to Transition (RC).  
The Alexander condo property is currently zoned for residential and is surrounded by residential zoning. There is no business anywhere else on that entire bloc.  
Please adhere to what we have agreed to and protects our neighborhoods and its citizens .  
We don't need exceptions. Please vote against this ...thank you for your time.  
Multitasking excuse spelling/abbreviations

**From:** mike mondelli [mailto:mfmondelli@yahoo.com]  
**Sent:** Monday, October 23, 2017 4:01 PM  
**To:** Planning Commissioners  
**Cc:** Pulley, Russ (Council Member)  
**Subject:** Alexander Condos

Commissioners:

The Alexander Condos are currently being used as multi-family residential with this property abutting other family residential units and SP property containing a newly constructed duplex (HPR).

The other three corners of this intersection at Overhill Drive and Hillsboro Pike are low intensity, thus acting as the low-intensity transitional area between higher-intensity ( around the Mall at Green Hills) uses and multi-family residential uses.

The streets of Overhill Drive and Hillsboro Pike are better suited as the boundary than one property abutting multi-family residential uses.

Thank you,

Michael F. Mondelli

2000 Galbraith Dr.

37215

MFM

**From:** Gary Bouge [mailto:garybouge@gmail.com]

**Sent:** Monday, October 23, 2017 3:19 PM

**To:** Planning Commissioners

**Subject:** Alexander Condos/Case #2017CP-010-002 and #2017-2SP-045-001

Since this issue has been delayed for months, I wanted to again bring the following to your attention.  
Thank you for reading.

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July 25, 2017

VIA EMAIL: [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov)

Metro Nashville Planning Commission

**RE: Plan Amendment 2017CP-010-002**

**Green Hills-Midtown Community Plan Amendment**

**Alexander SP 2017SP-045-001**

Planning Commissioner:

On behalf of the residents of Hillsboro Hall and similarly situated neighbors in the Council District 25, I request that you disapprove the above proposals, items 1a and 1b, respectively, on the Consent Agenda. Originally, these proposals were docketed for July 13, 2017. However, the items were deferred and a community meeting took place on Monday, July 17, 2017 to allow Councilman Russ Pulley and a representative of the property owner, Dr. Scott Dube, to discuss the proposals. I attended the meeting and can report that the attendees, most of whom were not residents of Hillsboro Hall, disapproved of the proposal. Many of the reasons voiced at that meeting are contained in this letter, and I respectfully submit they demonstrate a need to protect the residential character of this area by rejecting transition (TR) zoning for this property.

Contrary to Metro Planning's July 27, 2017 staff report, the proposed amendment to the community character policy *is* significant. For the following reasons, the Commission should reject the proposal: (1) it is being used to allow an SP that fails to address health and safety concerns; (2) it creates unfortunate precedent for future development in the area; and (3) it erodes the distinction between T3-RC and TR.

The proposal should be rejected because the SP does not provide for enough parking. The property was originally constructed as a horizontal property regime as developed by Dube and Whitefield Properties, LLC. Currently, the property consists of units owned and operated by Dube & Whitefield Properties. It is believed that two units, including the top penthouse suite, are owned by Dr. Scott Dube. It appears that some of the downstairs units are rentals. It also appears that some of third floor units are available for sale as condo units. To accommodate parking for the seven units on the property, seventeen parking spaces are available. The SP proposes to dedicate 11 spaces to the medical office. However, the conditions imposed by Metro Traffic and Parking are impractical. According to the condition, staff members of the proposed office "shall be directed to park in the four (4) parking spaces assigned to the two apartments owned by the physician." At the community meeting on July 17, 2017, it was extremely unclear whether Dr. Dube in fact lived in the penthouse unit. In fact, at one point, Dr. Dube did not agree to refrain from renting the penthouse as a STRP should the SP be approved. As a result, unless Dr. Dube lives in both units, it will likely be impossible for Dr. Dube to police the use of parking spaces by residents, short-term or long-term, who live in those units. To complicate matters, access to the building's parking will be prohibited to UPS/FedEx and other similarly-sized vehicles between 8:30 – 4. The likelihood for congestion and confusion presents an excellent opportunity for having patrons and delivery vehicles parking or standing on Overhill where there is simply no space. This could present serious problems considering 16 increased daily trips with the proposed SP.

The increased traffic and parking concerns are only a reflection of the potential problems facing this neighborhood if this SP is allowed to set precedent. Should this SP pass, it will be referred to as an example of future TR plan amendments. Overhill is the beginning of a neighborhood that is buffered by the Alexander. Should Overhill become a street with Transition community policy, it would create a traffic problem that Overhill is not equipped to handle.

Adopting the proposed change to the community character policy will also erode the distinction between T3-RC and TR. These policies differ in one important way: T3-RC preserves and TR transitions.

In an area with T3-RC policy, the suburban residential corridors should be preserved. Meanwhile, areas with TR policy encourage the transition between major thoroughfares and lower density neighborhoods. The current proposal removes this distinction by implying that there is little difference between T3-RC and TR. In other words, the proposal implies that any residential property on a highly trafficked corridor can be either T3-RC or TR regardless of the community character policy that is already in place. The distinction exists for a purpose, and the fact that the Alexander shares an intersection with three high density business uses should not be the only consideration for whether TR is an appropriate policy.

Instead, the Planning Commission should also consider the current community character: residential. This building acts as a buffer between the high density uses and residential properties. It should remain that way.

For these reasons, Hillsboro Hall requests that you disapprove the proposed items above.

Very truly yours,

**ORTALE KELLEY LAW FIRM**

T. William A. Caldwell

TWAC

CC: Russ Pulley, Joey Hargis

<https://www.summitnashville.com/properties/green-hills-condo-for-lease-in-the-alexander/>

<https://www.summitnashville.com/properties/green-hills-condo-for-sale-in-the-alexander/>;

<https://www.summitnashville.com/properties/green-hills-condo-for-sale-nashville-the-alexander/>

It is unclear Dr. Dube's current position on this.

**From:** Gary Bouge [mailto:garybouge@gmail.com]

**Sent:** Monday, October 23, 2017 3:08 PM

**To:** Planning Commissioners

**Subject:** Alexander Condos/Case #2017CP-010-002 and #2017-2SP-045-001



Alexander Condos

Please Refer to Case #2017CP-010-002 and #2017-2SP-045-001

This property has a total of 17 parking spaces - 10 under the building and 7 on the outside of the building. There is absolutely no off street parking on any of the cross streets.

According to the Special Permit, 8 parking spaces are needed for residents of the 4 remaining condos and 11 needed for office employees and patients.

The total parking spaces needed totals 19 - 2 more than the 17 available.

At a recent community meeting regarding the Alexander, it was discovered the plans for the special permit did not allow for handicap parking. ADA required handicap parking will take up to 4 parking spaces – of which 1 must be van accessible which will require footage almost equal to 2 spaces.

Out of the 11 needed for office employees and patients, 4 of those spaces will be required for handicap parking. That leaves you with only 7 parking spaces for employees and patients. Four short of the 11 needed for employees and patients.

When you add the 8 parking spaces needed for the 4 remaining condos, the 11 spaces needed for the office employees and patients, plus the 4 required for handicap parking, the total number of parking spaces needed is 23 spaces. The Alexander only has 17.

This total does not include spaces that will be needed for resident's visitors/guests. It also does not take into consideration delivery trucks, repair trucks, service vehicles, etc.

The parking spaces are already very tight and cramped. When you consider how the parking was originally designed, trying to add a business to a property built for residential use is not a realistic endeavor.

The parking is going to be huge issue.

The commercial zoning does nothing to benefit the residents/property owners in Green Hills. All it does is benefit the owner of the Alexander property. It puts money in the owner's pocket.

The commercial zoning request has the potential to devalue the homes of the property owners living south of Overhill Drive.

What if this was your neighborhood? Would you want to purchase a home, condo, apartment, townhome around commercially zoned property?

There is currently no commercial property south of Overhill Drive. It has always been residential and should stay that way. There is plenty of room north and west and east of Overhill Drive to open a business and/or office.

During the first community meeting the owner of the Alexander stated something needed to be done with the building because his expenses were too great.

The owner stated if they were not able to obtain commercial zoning, he was going to open up the property as an airbnb.

The owner used the airbnb concept as leverage to try and convince residents of Green Hills to go along with the commercial zoning request. The owner and his attorney said if residents of Green Hills agree to the commercial zoning request, the owner would put in the special permit an agreement to not use the property as an airbnb in the future.

It is the consensus of most Green Hills homeowners we would rather have the property as an airbnb rather than commercial zoning south of Overhill Drive. We can control an airbnb. The city has even set up a special hot line if there is a problem with certain airbnbs.

Once it starts, we cannot control commercial zoning and the negative impact it will have on our home values.

The homeowners south of Overhill Drive should not have to experience their home values weakening because of the poor decisions and choices of one individual.

Please vote no to the properties owners request.

Thank you.

**From:** Seth Cooper [mailto:[sethcooper@comcast.net](mailto:sethcooper@comcast.net)]

**Sent:** Monday, October 23, 2017 11:19 AM

**To:** Planning Commissioners

**Cc:** russ.pulley@nashville.gov

**Subject:** Alexander Condos on Hillsboro Road (Item 1a 2017CP-010-002; Item 1b 2017-2SP-045-001)

Dear Planning Commissioners and Councilman Pulley:

- As a longtime resident of Green Hills neighborhood, I write to oppose the variant requests for the Alexander Condos on Hillsboro Road (Item 1a 2017CP-010-002; Item 1b 2017-2SP-045-001). Commercial creep into our residential neighborhoods is all too prevalent and is damaging the quality of life for those who live here.
- 
- Both the General Plan (Nashville Next) and our Community Plan were updated just two years ago. Throughout all the meetings leading up to MPC approving both plans, there was no mention of a need to change just one property from T3 Suburban Residential Corridor (T3 RC) to Transition (RC).
- In addition, at all community meetings, the applicant and owner talked about the space being used only as a physical therapy office. Now the SP standards state it is to be limited to medical office use, not specifying the type of medical office use. Although the Staff Report mentions “physical therapy office,” the SP language uses medical office use. The SP language will guide the use, not the Staff Report. Some neighbors have heard it could be medical office use for 3 different types of doctors.
- The Alexander Condos are already currently being used as multi-family residential with this property abutting other multi-family residential units and SP property containing a newly constructed duplex (HPR).
- Although the zoning on the other three corners allows businesses, Overhill Drive has been the boundary between commercial business and residential. The Alexander condo property is currently zoned for residential and is surrounded by residential zoning. There is no business anywhere else on that entire block.
- The very definition of T3 Suburban Residential Corridor (T3 RC) policy is intended to maintain, enhance and create a suburban residential corridor along a prominent arterial corridor served by multiple modes of transportation. This is exactly how all the properties along this block on Hillsboro Pike are being used, including the Alexander – a residential corridor along Hillsboro Pike, a prominent arterial corridor served by multiple modes of transportation.
- The other three corners of this intersection at Overhill Drive and Hillsboro Pike are low intensity, thus acting as the low-intensity transitional area between higher-intensity (around the Mall at Green Hills) uses and multi-family residential uses. The streets of Overhill Drive and Hillsboro Pike are better suited as the boundary than one property abutting multi-family residential uses.
- At the September 21 community meeting a Planning staffer stated it was for the benefit of the community. Yet when asked directly what that benefit would be, there was no rational answer – she simply read the definition of the proposed policy for Transition (TR). Nowhere in that definition does it talk about taking one property and changing it for the financial benefit of one owner. The definition identifies TR as providing transitions in scale, intensity and use at locations between higher-intensity uses and low intensity policy or development. The transition boundary has already been established by Overhill Drive and Hillsboro Pike.
- Amending a Community Plan for just one property surrounded by residential zoning is most unusual,
- These requests appear to be for the sole financial benefit of the owner of the one property in question. especially when only for the financial benefit of one property owner.

- The result of this request to amend the Community Plan by changing the land use to allow a business would further allow the Planning Commission to legitimately consider their rezone request from RM20 to SP to simply allow this one property owner to operate a business.

Please oppose these items for the good of our Green Hills Neighborhood.

Thank you.

Robert Seth Cooper, MD

2311 Valley Brook Road

Nashville, TN, 37215

From: frank rembert [mailto:frankrembert@att.net]  
Sent: Monday, October 23, 2017 11:03 AM  
To: Planning Commissioners  
Cc: Pulley, Russ (Council Member)  
Subject: Alexander condos

The proposed rezoning of this property is not appropriate.

It appears that this property was an investment by an orthopedic surgeon who became overextended when the property did not sell as anticipated.

The rezoning looks like an attempt to salvage an investment. This would start a poor precedent, and the rezoning should be turned down.

Thank you.

Frank Rembert  
4304 Lindawood Drive

From: Barbara A. Lesch [mailto:balesch@gmail.com]  
Sent: Monday, October 23, 2017 10:41 AM  
To: Planning Commissioners  
Subject: Alexander condos

I am opposed to the zoning request to allow a business in a residential facility. It sets a bad precedent for an area that is already being squeezed with commercial and residential development.

Please vote NO.

Sincerely,  
Barbara A. Lesch  
4104 Estes Road  
Nashville, TN. 37215

**From:** Wood, Nicki [mailto:Nicki.Wood@healthstream.com]  
**Sent:** Monday, October 23, 2017 10:04 AM  
**To:** Planning Commissioners  
**Cc:** Pulley, Russ (Council Member)  
**Subject:** Item 2017CP-010-002, request to amend plan

As a lifelong Green Hills resident, I have seen a quiet family suburb turn into a destination shopping center, a medical outpost, a banking hub and a regional destination for high end retail, all at the expense of services that benefit residents, such as a hardware store, office supply, car repair, garden center.

I am dedicating myself to taking Green Hills back for residents, and I can confirm that we don't want another service from which the neighbors draw no benefit. A rezone for a single property owner is unprecedented. A medical practice in a residential building that breaches the traditional Overhill barrier is just not acceptable. It breaches the plan we all agreed on with NashvilleNext and the community plan.

My brother owns a house behind The Alexander and he can foresees that it will generate an especially chaotic traffic situation: patient cars exiting that parking lot will want to take an impossible left turn onto Overhill. So instead, they'll make a right and turn around in residents' driveways.

The subarea plan was confirmed just a couple of years ago, and I hope the commission will vote to stick with that plan that we all agreed upon.

Nicki Pendleton Wood

HealthStream, Inc.

209 10<sup>th</sup> Avenue S. - Suite 450

Nashville, TN 37203

615-843-6195

[nicki.wood@healthstream.com](mailto:nicki.wood@healthstream.com)

[www.healthstream.com](http://www.healthstream.com)

**From:** 13bekem [mailto:13bekem@gmail.com]  
**Sent:** Monday, October 23, 2017 9:36 AM  
**To:** Planning Commissioners  
**Cc:** Pulley, Russ (Council Member)  
**Subject:** Oct 26 meeting requests re: Alexander Condos

Commissioners:

We are writing to add our voices to those opposing changes to zoning for the Alexander Condos, item 1a 2017CP-010-002 and item 1b 2o16- 2SP- 045-001. It is our hope to keep this corner strictly residential and not to allow this zone change so that offices, medical or otherwise, to be established therein. That corner is congested as it is and this will add to it in addition to allowing more commercial interests to creep into our neighborhood. We have seen other businesses move into neighborhoods up and down Hillsboro and we believe it should be stopped.

Thank you,

Julie and Johnny Erwin

1604 Ardenwood Ct

37215

**From:** Chris Hackenbrack [mailto:demuralist@hotmail.com]  
**Sent:** Monday, October 23, 2017 8:26 AM  
**To:** Planning Commissioners  
**Cc:** Pulley, Russ (Council Member)  
**Subject:** Alexander condos

I would like to state my opposition to the proposed requests regarding the Alexander condos. Thank you!

Chris Hackenbrack

"We are what we repeatedly do. Excellence then, is not an act, but a habit."

ARISTOTLE

From: Wayne Renardson [mailto:wayne.renardson@comcast.net]  
Sent: Monday, October 23, 2017 7:40 AM  
To: Planning Commissioners  
Subject: Item 2017CP-010-002 2014 Overhill Dr.

23/Oct/2017 7:34

To: Planning Commission members:  
Fm: Wayne Renardson

The notion that the property located at 2041 Overhill, currently RM-20, should be altered to allow a business to operate at that location is another example of spot-zoning, a practice that is abhorrent. People purchase homes in residential areas to live free from the traffic, noise, and disturbance of business, and there is simply no justification to alter the zoning to accommodate any business, born or unborn.

We purchased our home in this area in 1981 which was then zoned R-10 and later was down zoned to RS-10 for a reason. I do not want any business in my neighborhood. If you think it is a good idea, please move your current residence and live beside a massage parlor, a bowling alley, a bar, or any other business.

Please do not change the zoning to suit the owners of 2014 Overhill Drive.

Wayne & Fay Renardson  
1113 Woodvale Dr.  
Nashville 37204

Agenda Item Item 1a 2017CP-010-002

cc: Councilman Russ Pulley

**From:** Yuveer Dhillon [mailto:[renashville71@gmail.com](mailto:renashville71@gmail.com)]  
**Sent:** Monday, October 09, 2017 10:28 PM  
**To:** Pulley, Russ (Council Member); Planning Commissioners  
**Subject:** Alexander Rezoning Attempt SP 2017SP-04-001

Dear Sir

I am strongly opposed to the proposed rezoning effort to the above named property at 2041 Overhill Dr.

I do NOT support commercial property south of Overhill Drive.

Renee Dhillon

4204 Hillsboro Pike

Unit #115

Nashville, 37215.

Cell : 615-478-1569

## **Item 6, Southpoint SP**

**From:** jkhawk@comcast.net [mailto:jkhawk@comcast.net]

**Sent:** Monday, October 09, 2017 9:34 AM

**To:** Planning Commissioners

**Cc:** Bedne, Fabian (Council Member)

**Subject:** South Pointe

Planning Commissioners and Mr. Bedne,

We worked with the developer of South Pointe to make it something the neighbors could live with. However, we objected to the stub road at the top of the development that goes into the back of the Morris



property. Stub streets are usually placed next to undeveloped land, but this property has a home on it. Any development on this land would place a heavier traffic burden on Pettus Road than it already has and

this family has a history of wanting to develop their small acreage. Pettus Road is a two lane no shoulder road. Please allow this stub to be removed from the South Pointe development. We do not want further

eastward growth in order to keep our neighborhood a good place to live.

Thank you.

June Hawkins

6375 Pettus Road

Cane Ridge, TN 37013

## **Item 27, Draughon Ave/Lealand Lane rezoning**

**From:** TOM SEMMES [mailto:tomsemmes@bellsouth.net]  
**Sent:** Tuesday, October 24, 2017 5:03 PM  
**To:** Planning Commissioners  
**Cc:** Pulley, Russ (Council Member); lindcobb@bellsouth.net  
**Subject:** Subject: Case Number 2017Z-109PR-001

From: Tom Semmes

Date: Tuesday, October 24, 2017

Dear Planning Commissioners:

I am writing this to support a zoning change for Draughon Avenue (Granny White Pike to Lealand Lane) from R10 to RS10. Case number 2017Z-109PR--001

I have lived at 1035 Draughon Ave. for over 68 years, it is my childhood home. Over those years I watched our family grow and the neighborhood trees mature. I remember when the first street lights were installed and I can still recall the names, faces and addresses of my neighbors. To me, it's the best place to be. I want to preserve its character.

Thank you for your consideration.

Respectfully,

Tom Semmes

tomsemmes@bellsouth.net

1035 Draughon Avenue

**From:** Goff, Laura Williams [mailto:laura.goff@Vanderbilt.Edu]

**Sent:** Tuesday, October 24, 2017 5:28 PM

**To:** Planning Commissioners

**Cc:** Pulley, Russ (Council Member); lindcobb@bellsouth.net

**Subject:** case 2017Z-109PR-001

Dear Planning Commissioners,

I am writing to enthusiastically support the rezoning of my street, Draughon Avenue from R10 to RS10. My husband and I purchased our home (our first home together) in 2008 on Draughon because we both love our street. It has a specific feel which really makes it special—old trees, modest homes, well-maintained, friendly neighborhood where people want to put down roots. We brought our son home to this house in 2010, and he has enjoyed playing on our quiet street with the kids from his school, Glendale Elementary. While we have made some renovations to our home (most notably after the flood of 2010), we purposefully and thoughtfully wanted to retain the character of the street and the neighborhood.

I respectfully request that you support this case 2017Z-109PR-001 for rezoning.

Sincerely,

Laura Goff

1029 Draughon Avenue

Nashville, TN 37204

**From:** Garen Eadie [mailto:garen.eadie@gmail.com]

**Sent:** Monday, October 23, 2017 9:44 PM

**To:** Planning Commissioners

**Cc:** Pulley, Russ (Council Member); Jill Lindner

**Subject:** case number 2017Z-109PR-001

Dear Planning Commissioners,

My name is Garen Eadie and I live at 1010 Draughon Ave. I am writing in reference to bill number 2017Z-109PR-001 asking for your support of the downzoning of Draughon Avenue between Granny White Pike and Lealand Lane from R10 to RS10.

I am concerned about the new construction currently underway on Draughon and the construction coming in the near future. Since this spring, we have seen 5 homes on our block demolished to make way for 11 new houses. Two of these lots are across the street from ours and one is next door. My 2 yr old and 4 yr old children routinely worry that our home will be torn down next.

I am concerned that, because of the current R10 zoning, all builders will choose to build as many homes as possible on lots on Draughon which will drastically alter the character of our street. I lament the increase in traffic that the construction has brought and that 6 additional homes and driveways are sure to bring.

I am concerned about the numerous mature and beautiful trees that have been and will be removed during construction on lots that were the site of one residence and will now hold two residences. I believe that if the focus was on building or remodeling one residence instead of finding room for two, then builders might design with these remarkable trees in mind.

I am further concerned about the impact this new construction will have on water run-off on our street and on those who live downhill from us as the structures built will include a considerable increase in surface area and decrease in grass and land. Many residences on Draughon Ave between Lealand and General Bate are already in a flood plain and I will be surprised if the new construction does not draw more homes into the flood plain.

As a resident of Davidson County, I appreciate your support as we work as a neighborhood to prevent these drastic aesthetic and environmental changes on our street. Please approve this bill and alter the zoning of Draughon from R10 to RS10.

Sincerely,

Garen Eadie

**From:** Garen Eadie [mailto:garen.eadie@gmail.com]

**Sent:** Monday, October 23, 2017 9:44 PM

**To:** Planning Commissioners

**Cc:** Pulley, Russ (Council Member); Jill Lindner

**Subject:** case number 2017Z-109PR-001

Dear Planning Commissioners,

My name is Garen Eadie and I live at 1010 Draughon Ave. I am writing in reference to bill number 2017Z-109PR-001 asking for your support of the downzoning of Draughon Avenue between Granny White Pike and Lealand Lane from R10 to RS10.

I am concerned about the new construction currently underway on Draughon and the construction coming in the near future. Since this spring, we have seen 5 homes on our block demolished to make way for 11 new houses.

Two of these lots are across the street from ours and one is next door. My 2 yr old and 4 yr old children routinely worry that our home will be torn down next.

I am concerned that, because of the current R10 zoning, all builders will choose to build as many homes as possible on lots on Draughon which will drastically alter the character of our street. I lament the increase in traffic that the construction has brought and that 6 additional homes and driveways are sure to bring.

I am concerned about the numerous mature and beautiful trees that have been and will be removed during construction on lots that were the site of one residence and will now hold two residences. I believe that if the focus was on building or remodeling one residence instead of finding room for two, then builders might design with these remarkable trees in mind.

I am further concerned about the impact this new construction will have on water run-off on our street and on those who live downhill from us as the structures built will include a considerable increase in surface area and decrease in grass and land. Many residences on Draughon Ave between Lealand and General Bate are already in a flood plain and I will be surprised if the new construction does not draw more homes into the flood plain.

As a resident of Davidson County, I appreciate your support as we work as a neighborhood to prevent these drastic aesthetic and environmental changes on our street. Please approve this bill and alter the zoning of Draughon from R10 to RS10.

Sincerely,

Garen Eadie

**From:** Jill Lindner [mailto:lindcobb@bellsouth.net]  
**Sent:** Monday, October 23, 2017 8:16 PM  
**To:** Planning Commissioners  
**Cc:** Pulley, Russ (Council Member); Home  
**Subject:** Case Number 2017Z-109PR-001--DRAUGHON AVEN

Dear Planning Commissioners,

I am asking for your support for case number 2017Z-109PR-001 in order to preserve the integrity of the neighborhood on Draughon Avenue between Granny White Pike and Lealand Lane.

Having lived here for over 30 years I've seen many changes to our neighborhood, but none as devastating and dangerous as what is transpiring now. In the past homes were bought and remodeled, never torn down, and friends were made and families were raised.

Our children rode their bikes up and down the street, caught the school bus at the end of our driveway and sledded from Granny White to Lealand in the winter. With the addition of 11 new, as they are referred to "Tall and Skinny" homes, we can expect an increase of 2 cars per family. Most likely a minimum of 22 cars will be added to this block in the coming months. I fear most families will be too scared to allow their children to ride bikes on Draughon, let alone skateboard or sled.

Unlike the houses being built now, our house was hand built by the original owner, David Selph, in 1948. He went to great lengths to make his home fit into the style and harmony of the existing homes and neighborhood. If you drive down our street today you will see that the new construction has taken none of those concerns into consideration.

Please support the down zoning to RS10.

Donald Cobb

1022 Draughon

**From:** Jill Lindner [mailto:lindcobb@bellsouth.net]  
**Sent:** Monday, October 23, 2017 8:16 PM  
**To:** Planning Commissioners  
**Cc:** Pulley, Russ (Council Member); Home  
**Subject:** Case Number 2017Z-109PR-001--DRAUGHON AVEN

Dear Planning Commissioners,

I am asking for your support for case number 2017Z-109PR-001 in order to preserve the integrity of the neighborhood on Draughon Avenue between Granny White Pike and Lealand Lane.

Having lived here for over 30 years I've seen many changes to our neighborhood, but none as devastating and dangerous as what is transpiring now. In the past homes were bought and remodeled, never torn down, and friends were made and families were raised.

Our children rode their bikes up and down the street, caught the school bus at the end of our driveway and sledded from Granny White to Lealand in the winter. With the addition of 11 new, as they are referred to "Tall and Skinny" homes, we can expect an increase of 2 cars per family. Most likely a minimum of 22 cars will be added to this block in the coming months. I fear most families will be too scared to allow their children to ride bikes on Draughon, let alone skateboard or sled.

Unlike the houses being built now, our house was hand built by the original owner, David Selph, in 1948. He went to great lengths to make his home fit into the style and harmony of the existing homes and neighborhood. If you drive down our street today you will see that the new construction has taken none of those concerns into consideration.

Please support the down zoning to RS10.

Donald Cobb

1022 Draughon

**From:** Linda Semmes [mailto:linda.semmes@yahoo.com]

**Sent:** Monday, October 23, 2017 7:58 PM

**To:** Planning Commissioners

**Cc:** Pulley, Russ (Council Member); Jill Lindner

**Subject:** RS10 Case 2017Z-109PR-001

I am writing to say I am strongly in favor of this upcoming case. My home is within the case area.

Our homes are mostly one story homes with a second level within the original homes attic spaces.

I have lived here for the last 39 years and have no intention of leaving. My three children were all raised here. And they come "home" with their children quite often. They are all very upset with all the changes in our street in just the last few months.

Please consider passing this zoning issue 2017Z-109PR-001

Thank you very much for your time

Linda R Semmes

1035 Draughon Ave

Nashville TN 37204

[Sent from Yahoo Mail for iPhone](#)

**From:** Mike Pinter [mailto:mike.pinter@belmont.edu]

**Sent:** Monday, October 23, 2017 7:20 PM

**To:** Planning Commissioners

**Cc:** Jill Lindner; Pulley, Russ (Council Member)

**Subject:** case number 2017Z-109PR-001

Dear Planning Commissioners:

I write to express my support for changing the zoning on Draughon Avenue (Granny White Pike to Lealand Lane) from R10 to RS10, as indicated in case number 2017Z-109PR-001. My family has lived in our house on the street for 30 years - the only house we have owned. Throughout that time, we have valued the established neighborhood of modest homes, lovely trees and many long-time residents. We are concerned with the recent rapid removal of well-maintained houses (and accompanying beautiful mature trees) for replacement with two or more larger houses per lot.



In addition to changing the character and feel of the street, we will have substantially less surface for absorbing stormwater runoff. Future heavy rain events like the 2010 flood and recently from Harvey will likely create additional stormwater runoff problems. The replacement of a single dwelling with two much larger houses (completed in 2012) and their impervious surfaces on the Draughon Avenue property immediately "upstream" from our property at 1026 Draughon has already added to our stormwater issues. Changing our zoning from R10 to RS10 will at least prevent the stormwater problem on our street from worsening too much.

Thank you for consideration of this zoning change request.

Sincerely,

Michael Pinter

1026 Draughon Avenue

Nashville, TN 37204

**From:** Jill Lindner [mailto:lindcobb@bellsouth.net]

**Sent:** Monday, October 23, 2017 6:00 PM

**To:** Planning Commissioners

**Cc:** Pulley, Russ (Council Member); Home

**Subject:** Draughon Ave. Downzoning Support - card number 2017Z-109PR-001

Dear Planning Commissioners,

I am writing in support of the down-zoning on Draughon Ave. between Granny White Pike and Lealand Ave. from R10 to RS10 - case number 2017Z-109PR-001.

I co-own the property at 1022 Draughon Ave. with my husband, Donald Cobb. We moved here in 1985 with our then 2 year old son, Adrian. Our second son, Paul, was born two years later. When we

purchased our home, we were not only purchasing a house. We were purchasing the location, the neighborhood, the wonderful old established trees, the school zone, the history, the look and feel of our neighborhood. We have spent well over twice the price we paid for our house in renovations; however, the original footprint of the home and garage has not changed and the original 1948 feel remains. Nashville is blessed with many older neighborhoods. Unfortunately, many of these, including ours, are being destroyed and beginning to look like rows of beach houses from the Florida gulf coast, only less attractive. Tall and skinnies are going up in record time on Draughon, which makes us question the quality of these homes.

I am not universally opposed to development, but I am opposed to development of low quality that does not blend in with the neighborhood. My greatest concerns include the following:

1. The developers on Draughon are removing beautiful old established trees that cannot be replaced. I have enclosed a photo of a 100+ year old maple that was destroyed last weekend. This is not the first. These trees provide beauty, shade, privacy and oxygen. Each time one of these mighty trees is destroyed it feels like a death - gone forever.
2. There are some stormwater drainage issues on our street, including my front yard as well as the yards at 1016 and 1026. Doubling the density of homes leaves less earth for water absorption while increasing run-off and erosion. The combination of more homes and fewer trees is very concerning with regard to storm water.
3. The look and feel of the neighborhood is a huge concern for me as well as other neighbors. 92% of our homeowners surveyed support the down zoning from R10 to RS10.
4. To date there have been five tear downs on six lots. Eleven or twelve new homes are being, or have been built, on these lots. The homes do not blend well with the existing 1930-40's homes. Developers have razed the vast majority of the trees and the overall feel of the neighborhood has already been damaged.

I am also enclosing some photos for your review.

1. Kaufman photo is another home that has been renovated in the vein of the existing neighborhood. It is beautiful!
2. 1026 Draughon photo shows the looming new home in white that overlooks the backyard and infringes on the privacy at 1026 Draughon (a family that has lived there for 30 years).
3. Old Maple photo show the destruction of one of many beautiful trees that cannot ever be replaced.
4. Tall and skinnies photo shows the beach style homes being constructed on Draughon.

Please search you conscious and make your determination based on how you would feel if this was your neighborhood. We trust that you will do the right thing.

Best regards,

Jill Lindner

1022 Draughon Ave.

[lindcobb@bellsouth.net](mailto:lindcobb@bellsouth.net)

615-364-4089









**From:** Kaufman, Jenneen [mailto:jkaufman@TITANS.NFL.COM]  
**Sent:** Monday, October 23, 2017 4:52 PM  
**To:** Planning Commissioners  
**Cc:** lindcobb@bellsouth.net; Pulley, Russ (Council Member)  
**Subject:** Draughon Avenue - Re-Zoning Case Number 2017Z-109PR-001

To the Planning Commission:

I am writing to request that the re-zoning of our neighborhood on Draughon Avenue between Granny White and Lealand Avenue be re-zoned from R10 to RS10. I live in the house that was built by my great-uncle and has been in our family since 1947. It is the house that my dad grew up in and that I remember visiting as a grandchild. I moved into the house in 1996 and then recently renovated my house to fit with the current neighborhood – keeping the original footprint and integrity of most of the houses on

our street. My daughter who is thirteen has grown up on this street as well. She has been upset watching the houses on our street be torn down and “row” houses be built without so much as a yard or place to run and play. She was equally upset when a tree was recently removed from across the street and did not understand how we could allow this to happen.

Our street has always been a very quiet street, with very little traffic. It is a great street to walk the dogs, run, sled, and for the kids to ride bikes. **Please approve the re-zoning from R10 to RS10 to help preserve our neighborhood and the charm that has existed on our street for decades!**

Thank you,

Jenneen Kaufman

1110 Draughon Avenue

Nashville, TN 37204

**From:** Marlee Mitchell [mailto:Marlee.Mitchell@wallerlaw.com]

**Sent:** Monday, October 23, 2017 4:38 PM

**To:** Planning Commissioners

**Cc:** Pulley, Russ (Council Member); lindcobb@bellsouth.net

**Subject:** Council Bill No. BL2017-935/Case 2017Z-109PR-001--DRAUGHON AVENUE

October 23, 2017

To: Metro Planning Commission

Re: **Council Bill No. BL2017-935**

**Case 2017Z-109PR-001**

Dear Planning Commissioners:



**I am requesting your support of the proposed RS-10 zoning in Council Bill No. BL2017-935 for the block of Draughon Avenue between Granny White Pike and Lealand Lane.**

My home for the last 24 years, at 1119 Draughon Avenue, was built in 1938 and is located within the area designated for this change in zoning which, I believe, will result in a positive impact to the neighborhood overall by preserving the character of one of Nashville's earliest twentieth-century suburban residential neighborhoods.

The area for which the change in zoning is requested is characterized primarily by a collection of Cape Cod and Tudor Revival style houses that were constructed in the late 1930s and early 1940s on the grounds of a former golf course. Many of the homes appear to have been constructed by the same developer in the same style and many still enjoy one or more sugar maples planted 80 years ago by this developer. This area was once home to the historic Glendale Park, and this block of Draughon Avenue, along with the block of Graybar immediately behind us, is one of the few remaining sections of the historic, planned subdivision which largely remains intact as designed.

However, this year several of the older homes on this long block of Draughon Avenue have been razed and are being replaced by houses that are not compatible with the character of the neighborhood achieved over the last 80 years. This new construction is not consistent with the scale of our older homes, thus disrupting the visual continuity of its historic appearance. We have lost a large number of shade trees, including one of the aforementioned 80-year old sugar maples. Front yards are giving way to concrete pads leading to front-facing garages on homes designed with expedient profits in mind. The new buildings' height and design have already begun to change the overall character and livability of our street. Changing the current zoning from R-10 to RS-10 would help provide some level of protection against further unsympathetic construction. In addition, this bill would prevent the construction of multiple dwellings on a single lot, which is not in keeping with the original design of our neighborhood or the desire of most of the residents who live on this block.

As currently allowed, the continued construction of multiple housing units on lots that were originally designed for single, 1-1.5 story residences will adversely affect the quality of life of our neighborhood by increasing (a) building density, which will destroy the historic appearance of the street, (b) vehicular traffic, which will diminish the walkability of the neighborhood, and (c) impervious surfaces in an area already affected by the May 2010 flood (a spring that feeds into Brown Creek runs alongside Draughon Avenue), and decreasing economic diversity by providing housing stock available only to those who can afford \$750K+ houses.

Following a community meeting with Councilman Pulley, a survey was undertaken of the property owners on this block of Draughon Avenue. The results of the survey revealed that 85% percent of the respondents support changing the zoning to RS-10 Zoning. We ask for your support in passing this bill in order to preserve the integrity of the neighborhood on Draughon Avenue between Granny White Pike and Leland Lane, consistent with the recent action taken to re-zone Graybar Lane running behind directly behind my house. Please help us preserve Mr. Draughon's dream!

Thank you for your consideration, and I hope you will vote in favor of the passage of this bill so that I can look forward to another 24 years in my home on Draughon Avenue.

E. Marlee Mitchell

Partner

**waller**

511 Union Street, Suite 2700

Nashville, TN 37219

615.850.8943 direct | 615.364.4846 mobile

[marlee.mitchell@wallerlaw.com](mailto:marlee.mitchell@wallerlaw.com)

From: Richard Smith [mailto:[joyrismith@comcast.net](mailto:joyrismith@comcast.net)]

Sent: Monday, October 23, 2017 3:45 PM

To: Planning Commissioners; Pulley, Russ (Council Member); [lindcobb@bellsouth.net](mailto:lindcobb@bellsouth.net)

Subject: Draughon Avenue Rezoning Case Number 2017Z-109PR-001

Dear Planning Commissioners,

I am writing in support of the proposed change in zoning of Draughon Avenue between Granny White Pike and Leland Lane case number 2017Z-109PR-001.

We have lived and reared our family at 1012 Draughon Avenue since April 1977. Recently in a Draughon Avenue community meeting I learned many new families had moved to our community to have a privilege I had taken for granted, i.e. a community of smaller housing and open yards where they too could rear their children. Some spoke of searching for months before they found this type of neighborhood on Draughon Avenue. I am asking for your support in maintaining this wonderful community.

Thanks to each of you on the Planning Commission for making this happen,

Richard B. Smith

1012 Draughon Avenue  
Nashville, TN 37204

**From:** Harvey Floyd [mailto:harveyf.floyd@gmail.com]  
**Sent:** Monday, October 23, 2017 3:33 PM  
**To:** Planning Commissioners  
**Cc:** Pulley, Russ (Council Member); Jill Lindner  
**Subject:** case number 2017Z-109PR-001 In favor of rezoning from residential 10 to RS-10

Dear Commissioners,

I am Harvey Floyd, and I have lived for 30 years with my wife and son at 1104 Draughon Ave. Since I taught at Lipscomb University for many years, this location seemed ideal for our home. I feel that our street is now under attack by an invading army of greedy developers. Our peaceful and quiet street has been ruined. *I favor the rezoning of the street from R 10 to RS 10. Case file 2017Z-109PR-001.*

-----Original Message-----

From: Richard Smith [mailto:joyrsmith@icloud.com]  
Sent: Monday, October 23, 2017 2:30 PM  
To: Planning Commissioners; Pulley, Russ (Council Member); lindcobb@bellsouth.net  
Subject: Draughon Ave Rezoning Case Number 2017Z-109PR-001

Dear Planning Commissioners,

I am writing in support of the proposed change in zoning of Draughon Avenue between Granny White Pike and Leland Lane case number 2017Z-109PR-001.

We have lived and reared our family at 1012 Draughon Ave since April 1977. It has been a beautiful place to call home with homes built with individual charm and character. Yards have large treasured old trees that give shade in summer and brilliant color each fall.

Directly across from our home, we have watched 2 homes and 5 large trees come down in the past few weeks. Two tall thin houses have already replaced where one home stood, and instead of 3 beautiful mature trees we now have two large garages for our view. This is being repeated on additional lots across from us.

I am asking for your support in protecting our distinctive neighborhood street where front lawns are being replaced by concrete, and individually designed homes are being replaced with style that repeats itself over and over.

Please consider the request of home owners on Draughon Avenue that zoning be changed from R10 to RS10 as requested in case number 2017Z-109PR-001.

Thank you to each of you on the Planning Commission

Joy H. Smith  
1012 Draughon Avenue  
Nashville, TN 37204

**From:** Harvey Floyd [mailto:harveyl.floyd@gmail.com]  
**Sent:** Monday, October 23, 2017 2:16 PM  
**To:** Planning Commissioners  
**Cc:** Pulley, Russ (Council Member); Jill Lindner  
**Subject:** case number 2017Z-109PR-001 In favor of rezoning from residential 10 to RS-10

Hello,

My name is Virginia Floyd and I live at 1104 Draughon Ave with my husband Harvey and son H.L.. All three of us are in favor of: case number 2017Z-109PR-001

**We are in favor of changing the zoning of this street from residential 10 to RS-10."**

When we first moved here we loved the quiet street, children playing in the big yards, and the tall shade trees and good neighbors.

Now many of these are disappearing before our eyes!

This summer directly across the street from our home two "tall and skinny" houses have been built on a lot that had only one "perfectly good house" as our mailman said.

That seemed to be the start of several more “tear downs” that now total five counting one at the corner of Lealand Lane and Draughon Ave.

Although the zone change will come too late for many of us, we hope that others in the area can be prevented the extreme dissatisfaction that we have experienced.

We do appreciate the encouragement we have received in this matter from Sandra Ragland at 1111 Draughon Ave and Russ Pulley, our councilman and Jill Lindner; all are leaders in the community.

Sincerely,

Virginia Floyd

1104 Draughon Ave

Nashville TN

**From:** Don Schneider [mailto:don.schneider@mac.com]

**Sent:** Monday, October 23, 2017 12:25 PM

**To:** Planning Commissioners

**Cc:** Pulley, Russ (Council Member); Jill Lindner

**Subject:** Re: Case number 2017Z-109PR-001

**Re: Case number 2017Z-109PR-001**

We ask for your support in passing this bill in order to preserve the integrity of the neighborhood on Draughon Avenue between Granny White and Leland.

In as recently as a few months, we have watched as the very essence of what is valuable in our beautiful neighborhood seems to be systematically being destroyed. On some streets the number of houses have doubled changing the charm of the area. Smaller houses are torn down for at least two to replace them. It appears economic diversity will soon be gone for only those who can afford \$800K houses.

By ensuring that homes are built with a footprint and height that are similar to the other homes, Draughon Avenue can continue to be a family centered neighborhood that keeps its charm. By ensuring that only one home can be built on a lot, we can ensure the privacy of all residents, without another house in the backyard.

We love Nashville and welcome our new neighbors but are asking you to limit one house per lot (RS10) and the height of the house.

Thank you.

Don Schneider

1102 Draughon Ave

This message was not sent while driving.

**From:** Shari Dennis [mailto:sharidennis@comcast.net]

**Sent:** Monday, October 23, 2017 10:07 AM

**To:** Planning Commissioners

**Cc:** "mailto:Russ.Pulley@nashville.gov"@hobvmisav08.pubnet.metro; lindcobb@bellsouth.net

**Subject:** Case number 2017Z-109PR-001

**Re: Case number 2017Z-109PR-001**

We ask for your support in passing this bill in order to preserve the integrity of the neighborhood on Draughon Avenue between Granny White and Leland.

Over the last year, this area has changed dramatically. On some streets the number of houses have doubled changing the charm of the area. Smaller houses are torn down for at least two to replace them. It appears economic diversity will soon be gone for only those who can afford \$800K houses.

By ensuring that homes are built with a footprint and height that are similar to the other homes, Draughon Avenue can continue to be a family centered neighborhood that keeps its charm. By ensuring that only one home can be built on a lot, we can ensure the privacy of all residents, without another house in the backyard.

We love Nashville and welcome our new neighbors but are asking you to limit one house per lot (RS10) and the height of the house.

Thank you.

Shari Dennis

1102 Draughon Avenue

Nashville TN 37204

**From:** Duncan Allen [mailto:dmcallen33@gmail.com]

**Sent:** Sunday, October 22, 2017 8:29 PM

**To:** Planning Commissioners

**Cc:** Jill Lindner; Pulley, Russ (Council Member); Sloan Allen

**Subject:** Case #: 2017Z-109PR-001

Dear Commissioners,

Three years ago my wife and I moved to Draughon Avenue after finding the perfect house and street to begin our life here in Nashville. Over the past year we have seen Draughon Avenue converted from the quaint 1940's charm that it once had into cheaply constructed new builds. During this time the beautiful vegetation that used to create the defining character of the street has been ripped up. 100+ year old trees dating back to some of the historical eras that give this area their lure have been uprooted. It is ashamed to see a beautiful neighborhood affected this way. Nashville is a growing a city and frankly that growth brought both of us here. However, any time a city is growing at this rate, its historic neighborhoods have to be protected so that you can restore the charm that they provide. I hope that you will support us in our application for RS10 designation and allow this street to keep its charm for future generations.

We appreciate your support.

Duncan Allen

Owner: 1039 Draughon Ave.

**From:** Sloan Allen [mailto:sloancrawfordallen@gmail.com]

**Sent:** Sunday, October 22, 2017 6:54 PM

**To:** Planning Commissioners

**Cc:** Pulley, Russ (Council Member); Jill Lindner; Duncan M. Allen

**Subject:** Case #: 2017Z-109PR-001

Dear Commissioners-

Please consider Draughon avenue for the re-zoning to RS10. My husband and I moved here just three years ago as we were drawn to the charming unique street full of 1940s cottages and quaint lovely homes. In such a short time, in just the last year, much of this charm and unique feel has been put at risk



with so many homes torn down and two put in its place. There are all kinds of issues we have already witnessed from this change, congestion, drainage issues, etc.

Please help preserve what is left of the character of this street.

Sloan Allen

1039 Draughon Avenue

**From:** Carl M. Heinemann [mailto:heinemann@mindspring.com]  
**Sent:** Sunday, October 22, 2017 4:35 PM  
**To:** Planning Commissioners  
**Cc:** Pulley, Russ (Council Member); lindcobb@bellsouth.net  
**Subject:** Case #2017Z-109PR-001

To whom it may concern,

I am writing in support of the RS10 Proposal change from R10 on Draughon Avenue. Case #2017Z-109PR-001. Our home is located at 1033 Draughon Avenue. We have lived in the area and Councilman Pulley's District almost 20 years having just moved from Sutton Hill to Draughon Avenue earlier this year. We love what was a very historical and quaint neighborhood. We were going to remodel our old home but came across the Draughon Property back in December. It just made sense for us to make the move rather than live in construction. We had a cozy street with homes built and many remodeled from the 40's. Our old property at Sutton Hill went through a zoning change many years ago and quite honestly I didn't think of Draughon as being R10 when we purchased it.

The street has been run over by developers recently and homes are being demolished at a steady pace. In fact the home to our left was just sold and demolished. It is now staked for two but in many people's opinions on the street are not adhering to proper setback rules. If given the green light their home will sit about 15 feet closer to the road than any other home in line on my side of the street. We all have farther setbacks. When I spoke to the developer I asked him why he was pushed out. He said he wanted

to have more of a backyard so he could sell them for 800K each. The rear setbacks are mandated for a minimum of 20 feet but he is using 35 feet. They also just removed a beautiful Oak tree that the property to their left benefitted from. We will all be losing privacy. I am also very concerned on drainage in to our property. He is 3.5 feet from our driveway not 5 feet but contests that our driveway is 1.5 on his property. I just don't buy that.

I have lived in Nashville since 1987 and my wife is a native of Nashville.

It is a shame what is going on and what developers are getting away with. Our quite, cozy neighborhoods are changing and not for the good.

Carl M. Heinemann

1033 Draughon Avenue

Nashville, TN 37204

615.385.1993 office

615.975.8253 cell

heinemann@mindspring.com