

**Comments on January 25, 2018 Planning Commission agenda items,
received through January 19**

Item 3, Lowes Lane SP

SP 2017-078-001

From: Melissa Binkley (mail to: banquetdiva1@yahoo.com)

Sent: Tuesday, January 16, 2018

To: Planning Commissioners

Subject: Comments on Lowes Lane SP

To the Commissioners:

I am a homeowner in the Lowes/Birdwell community. As such I regret that my employment as a librarian at the Goodlettsville Branch Library prevents me from attending the hearing on this matter to be held on January 25. I thank you for your time and thoughtful consideration on this matter.

My brother-in-law is a Fire Marshal employed by the Sumner County Fire Department and I have shown him the plans for this SP. He questions whether the Nashville Fire Department has been consulted regarding the plans for the following reasons:

Fire Dept Vehicle access roads are any road public or private road, driveway, parking lot, ANY WHERE the Fire Dept deems their trucks need to go to access emergency area. The plans do not appear to have provided the space required for NFD trucks to access the area.

Fire Dept access must be minimum of 20' wide with unobstructed access. The plans show the streets to be 22 feet wide. That means no cars can be allowed to be parked along the inside streets of the SP.

Has the development be subjected to the NFD Turning Template? There's a 90 degree turn in the plans that NFD's largest vehicle would not be able to negotiate.

With 15 units but only 6 designated extra parking spaces, the residents must not have friends over for holidays, study groups, sports games. There can be no teens with cars, no car-plus-truck for the man of the house, etc. Will development residents not host holiday parties, super bowl parties, study groups? Will they not have houseguests or visitors?

If the developer thinks that the overflow of cars could be parked on Birdwell or Lowes, the blockage of those streets would most certainly lead to delays in emergency situations, both for development residents as well as the surrounding community.

Obstructions for NFD vehicles would result in "delay" which would lead to loss of life and loss of properties. Homes this close together would most assuredly catch fire if flames jump from one property to another with as little as 25 mph wind gusts.

In conclusion, as a resident of the Lowes/Birdwell I urge the Commission to disapprove this plan. It is not only completely out of context with the character of the surrounding neighborhood, it is also dangerous in its lack of provision for our safety and the safety of its residents.

Sincerely,

Melissa Binkley

224 Birdwell Ct.

Goodlettsville, TN 37072

615-525-3460

From: JOHN BUCK [mailto:jdb9@bellsouth.net]

Sent: Thursday, January 18, 2018 5:33 PM

To: Planning Commissioners; Birkeland, Latisha (Planning); Haywood, Brenda (Council Member); pluboff@writesongs.com

Subject: Comments on Lowes Lane SP

From: Tracy Buck (mail to: jdb9@bellsouth.net)

Sent: Thursday, January 18, 2018

To: Planning Commissioners

Subject: Comments on Lowes Lane SP

To the Commissioners:

I will be having surgery on 1/25, so I will be unable to attend the planning commission meeting. Thank you for your service to our city and for carefully considering the issues in this case.

I am a Metro employee and I am the owner a home on Birdwell Ct. 100% of houses in the Lowes/Birdwell community have signed a petition in opposition to this SP. We all moved into this neighborhood to have the peace and quiet and open green spaces that are associated with a rural setting. That means we chose the inconvenience of being distant from services because we value the rural experience.

This SP is as far from that as possible. It is a city block wanting to move into a country lane. It is not permissible by the basic Community Planning principle of respecting and preserving the character and context of exiting neighborhoods.

Please vote against the rezoning application.

Sincerely,

Tracy Buck

205 Birdwell Ct.

Goodlettsville, TN 37072

615-859-4611

From: Dorothy Wade [mailto:nailsbydorothy@gmail.com]

Sent: Thursday, January 18, 2018 4:34 PM

To: Planning Commissioners; Birkeland, Latisha (Planning); Haywood, Brenda (Council Member); pluboff@writesongs.com

Subject: SP 2017-078-001

From: Christina Wade (mail to: nailsbydorothy@gmail.com)

Sent: Thursday, January 18, 2018

To: Planning Commissioners

Subject: Comments on Lowes Lane SP

To the Commissioners:

I am sorry that I cannot attend the 1/25 planning commission meeting due to the passing of my grandfather. I thank you for volunteering your time to help our city.

I am one of the 100% of houses in the Lowes/Birdwell community that has signed the petition in opposition to this SP. It's just not right for our neighborhood. It would stick out like a sore thumb! Fifteen houses on 2 acres in a neighborhood where the smallest lot is a half-acre and many of the houses on Lowes have over 3 acres? How does that make sense?

Will you please stop this unsuitable development from being built in our neighborhood?

Sincerely,

Christina Wade
108 Katherine Ct.
Goodlettsville, TN 37072
[615-424-6909](tel:615-424-6909)

From: Kim Wilson [mailto:kimannwilson@gmail.com]

Sent: Thursday, January 18, 2018 12:43 PM

To: Birkeland, Latisha (Planning); Planning Commissioners; Haywood, Brenda (Council Member); pluboff@writesongs.com

Subject: SP 2017-078-001

From: Kim Wilson (mail to: kimannwilson@gmail.com)

Sent: Thursday, January 18, 2018

To: Planning Commissioners

Subject: Comments on Lowes Lane SP

To the Commissioners:

Unfortunately, I cannot make it to the 1/25 planning commission meeting due to my work schedule. I am a homeowner in the Lowes/Birdwell community. Thank you for your thoughtful consideration of this matter, which is of vital importance to me and all my neighbors.

I am one of the 100% of our neighbors who have signed a petition protesting this SP. All of us chose to live here and invested in this neighborhood because of what it is, a peaceful rural neighborhood with wide open green spaces and no traffic. We pay a price for that peace, and that is that there are no facilities nearby. We have to drive to everything, work, shopping, medical facilities, etc. That means we need cars.

The number of cars that 15 houses would generate on the lot that is at the stop sign entrance and exit to our neighborhood is totally unacceptable. That kind of development belongs in East Nashville or North Nashville, where there is access to public transportation.

As a resident of the Lowes/Birdwell I urge the Commission to disapprove this plan. It is completely out of context with the character of the surrounding rural neighborhood.

Sincerely,

Kimberly Wilson

101 Katherine Ct

Goodlettsville, TN 37072

727-512-7157

SP 2017-078-001

From: Pat Luboff (pluboff@writesongs.com)

Sent: Thursday, January 18, 2018

To: Planning Commissioners

Subject: Comments on Lowes Lane SP

Bottom line: **Demonstrating the Rural character of the neighborhood**

1. Photo of the 0 Lowes Ln lot, where the developer wants to build 15 houses.



2. Photo taken from the same position looking west up Lowes Ln. Please note there is no difference between this side of the Birdwell Dr. (classified as T-2) and the other (classified as T-3). Also please note there is NO street parking on Lowes Ln.



3. Photo taken from same position looking north up Birdwell Dr. Please note there is NO street parking on Birdwell Dr.



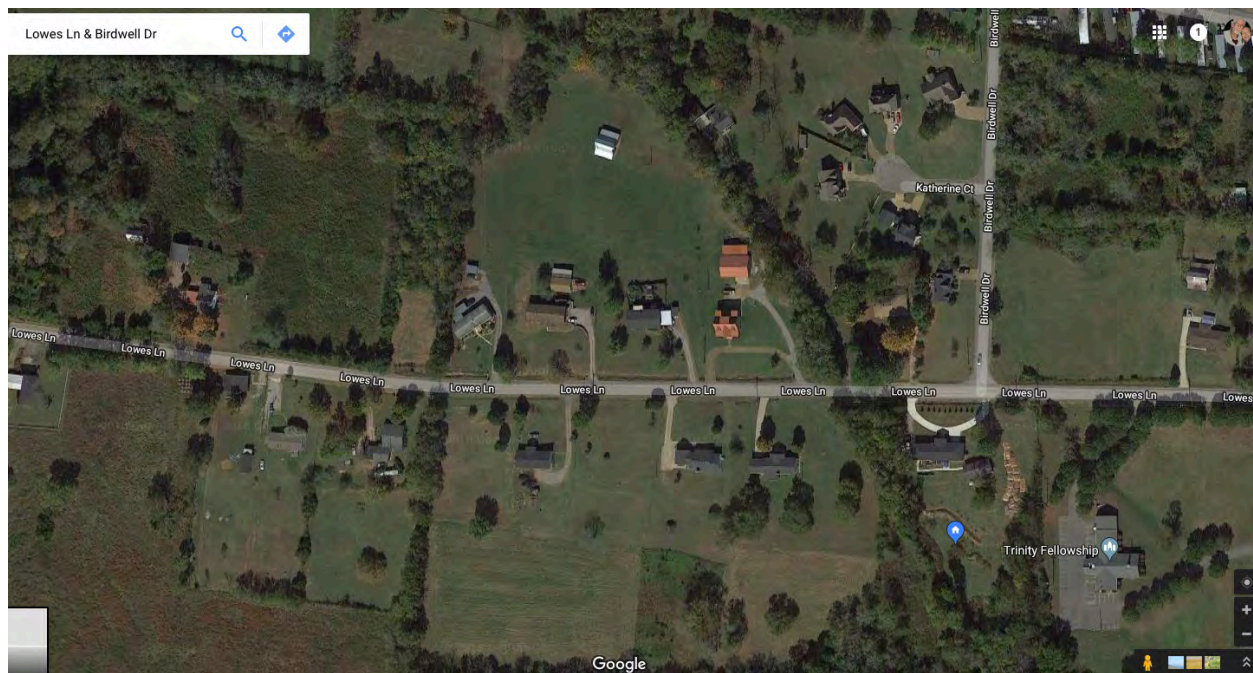
4. Photo taken after walking north on Birdwell Dr. Please note that there is no visible evidence of the mobile home park. These trees form the natural western boundary of our neighborhood.



5. The southern and western boundaries of our T-2 neighborhood are also defined by lines of trees.



6. Aerial view of Lowes Ln shows the lot at the intersection of Lowes and Birdwell. Would 15 houses on that tiny lot enhance and preserved the unique charm and character of our neighborhood? Would it be context sensitive? Would it be a thoughtful transition? These are all mandates of Nashville laws and planning documents!



Respectfully submitted,

Pat Luboff
Chairperson Lowes/Birdwell
1211 Lowes Ln
Goodlettsville, TN 37072
pluboff@writesongs.com
615-578-2035

SP 2017-078-001

From: Pat Luboff (pluboff@writesongs.com)
Sent: Tuesday, January 16, 2018
To: Planning Commissioners
Subject: Comments on Lowes Lane SP

Bottom line: **The applicant has refused to meet with the community.**

I am the chairperson of the Lowes/Birdwell community, which is a part of the Campbell Rd. Neighborhood Watch. Thank you for your careful consideration of the concerns of our community. Please know that at all steps in this process I have consulted either with the Steering committee of eight active neighbors or the entire community of 47 houses.

Although he would like to say he has, the applicant has not truly sought any input from the neighborhood. It would be more accurate to say that the community has given him all the input he needs; that 15 houses on the 2.11 acre lot in the middle of our rural neighborhood is totally unacceptable to 100% of the homeowners on Lowes/Birdwell.

Our first notice that anything was planned for this lot came in the mail, a little yellow postcard, easily ignored and not received by half of the houses on Birdwell, presumably because they were out of the required 600 foot range. I immediately contacted Brenda Haywood (by email and text on 8/18). She knows us, knows our leadership role in the community, knows we have been the chairpersons of the Campbell Rd Neighborhood Watch Group (Lowes/Birdwell is a part of the CRNW) for years. We arranged to have Ms. Haywood speak at one of our meetings and we introduced her at the meeting. And we have sung to open a community meeting for her. If the applicant was in touch with her, and he says he was, she could easily have told him who to contact in the neighborhood. Or, if he really wanted to get input from the neighbors, he could have knocked on any door. The first one would have probably been ours, right across the street from the lot in question. But any door would have done, as everyone in the neighborhood knows us as the leaders of the CRNWX. Also, the Community Police Liaison officers Jessica Ware and Sgt. Henry Particelli know us and our leadership role in the neighborhood watch. It is very easy to find us.

On 8/28, I wrote an email to Marty Sewell asking if changing the policy on the lot would preclude the development. I copied that email to Council Lady Haywood. I had had no reply from her since an 8/19 email in which she said she'd get back to me and she did not reply to the Sewell email I forwarded to her. However, the very next day, I got an email from Mark Wright of Be A Helping Hand. I think it's safe to assume that Council Lady Haywood forwarded my email to Mr. Sewell to the applicant.

In that email, Mr. Wright said:

I want to first apologize for not being able to reach out to your community. I tried to locate an association for your neighborhood, but was unable.

I reached out to Council Lady Haywood and showed her the development and that I wanted to reach out to the community.

We have every intention on meeting with your neighborhood, but I would like to meet with you first since you are the chairperson.

I had no intention of meeting independently with Mr. Wright. Instead, I forwarded his email to the Lowes/Birdwell Steering Committee to ask for their opinions on how to proceed. In the meantime, we got notification that Mr. Wright had submitted a revision to the SP and the case was re-scheduled to the 9/28 meeting.

And again, the case was deferred, this time to the 10/26 MPC meeting. In an email on 9/10, Mr. Wright said that he and Council Lady Haywood really wanted our input "since this will be in your community."

Good morning Pat,

I hope all is well and you don't have any family in harm's way with the hurricanes.

I spoke with Council Lady Haywood and she suggested that we defer the 9/28 planning meeting to another date and I thought that was a great idea. Brenda wants to have community input and involvement throughout the process and I couldn't agree more. I want the community to have a voice. I think, along with Brenda, that we need to hold a community meeting where we can hear your thoughts and concerns and we can show you what we actually have planned. We

want you and your neighbor's involvement in the project since this will be in your community.

Attached is the preliminary SP. We plan to do square footage that is comparable with the existing homes in the neighborhood with two-car garages. The façade will be all brick or brick/siding combo, but you guys can assist us with that decision making. We will be installing sidewalks and improvements. Houses will be sold at a price point that will be comparable to the current value of homes in the area.

Hopefully we can have some renderings completed, so you will have something to work with.

Can you assist in helping orchestrate the meetings? Then we can get together and gives Council Lady Haywood some dates and times?

Thx. in advance for working with our organization.

Respectfully,

Mark A. Wright

I polled the steering committee and the neighbors and the consensus was that before we agreed to meet with Mr. Wright, we wanted some questions answered. On 9/19, I sent him an email with questions that had been gathered from the neighbors. On 9/28, he responded. His email had both our questions and his answers. (Typos and Freudian slips are left intact, e.g. "[We look at the community as a hole.](#)"):

From: PeteandPat Luboff [mailto:peteandpatluboff@gmail.com] **Sent:** Tuesday, September 19, 2017 8:34 AM **To:** Mark Wright <mwright@bahelpinghand.org> **Subject:** Re: Case#: 2017SP-078-001 -0 Lowes Lane

Dear Mr. Wright,

We have met and discussed your email and sought input from the community at

large. We are copying/pasting parts of your email below, followed by our questions regarding your statements.

We need to have answers to these questions before we arrange any meetings for you with our community.

From your email: I spoke with Council Lady Haywood and she suggested that we defer the 9/28 planning meeting to another date and I thought they [sic] was a great idea. Brenda wants to have community input and involvement throughout the process and I couldn't agree more. I want the community to have a voice. I think, along with Brenda, that we need to hold a community meeting where we can hear your thoughts and concerns and we can show you what we actually have planned. We want you and your neighbor's involvement in the project since this will be in your community.

Our questions:

How long have you and Brenda Haywood been working together on this project? Not very long. I just met with her once to show her our conceptual design and talked to her on the phone a few times. The goal is to have something that is viable and that can be built before I bring it to the neighborhood to discuss. That said, as I have stated prior we are very open to discussions with you and your neighbors.

At what point in the process did you ask her who the community representatives are?

I asked in the very beginning, but no one knew of an association for that area. I thought it might have been Highland Heights Acres. I contacted the Neighborhood Resource Center and they said there was not a Neighborhood Association registered; I can forward his email. Talked to Brenda and she invited me to a Skyline meeting to meet some of the neighbors, but I was unable to make the meeting. When I researched I didn't think you guys were part of the Skyline Village Neighborhood Watch. Since I did not know the name of your organization, so I could not look up your charter on the State of Tennessee website to see. Is your organization registered with the state of Tennessee? I, myself, am very diligent within my own neighborhood so I know how important neighborhood

outreach is. I apologize for any confusion in this case but we have halted the process to discuss with you. That is very important to us. Attached is NRC List.

On what do you base your assumption that the Planning Commission will vote positively on your application for a zoning change?

According to the Nashville Next Adopted Policy for your Subarea this is what Planning planned for this lot. We worked with them to create a plan that they wanted. The Planning Staff has reviewed this project thoroughly, along with all other Metro Agencies (Metro Water Services, Metro Public Works, Fire Marshal, etc.). To this date, all comments/revisions have been provided and the plan is anticipated to be supported by the Planning Staff due its compliance with Nashville Next and the Community Character Manual (future growth guidance for Davidson County).

Attached is a short exert of your Adopted Policy for the area.

The entire plan can be downloaded at: <http://www.nashville.gov/Planning-Department/Community-Planning-Design/Community-Plans.aspx>

From your email: Attached is the preliminary SP. We plan to do square footage that is comparable with the existing homes in the neighborhood with two-car garages. The façade will be all brick or brick/siding combo, but you guys can assist us with that decision making. We will be installing sidewalks and improvements. Houses will be sold at a price point that will be comparable to the current value of homes in the area.

Our questions:

How can a plan that proposes to put 15 houses on 2.11 acres on a street where every single house sits on an average of 3.27 acres be comparable to the existing homes?

The Nashville Next Community Plan for this area calls for Neighborhood Evolving with promotes over 20 units per acre in some cases. In this case, that obviously isn't appropriate so our plan of 6.6 units per acres is well within the range of the Policy and actually closer to the lower end of the spectrum.

We look at the community as a hole. When you look at the houses directly across from Birdwell those houses sit on less than an acre, so our sq. footage and lot sizes we will be comparable. We have pulled comps of the entire area and that is how we came up with price point and house square footage.

See attachments

The most recently built homes on Lowes Ln:

Tim & Chinitra Jones, 1301 Lowes Ln, 5237 sq. ft. on 3.08 acres, Property Assessor's Appraised value: \$718,600

Harry & Donna Turner, 1324 Lowes Ln, 3,004 sq. ft. on 5 acres, Property Assessor's Appraised value: \$570,400

How is the price point of the homes you are proposing to build comparable to these?

Those are metro property values not comps. A comparable is not comprised of one street, but an area. Your area is #5. Every area has a number associated with it that appraisers use to provide comparable. Typically, that area is rather large, but we stayed right within the community. Immediate area is Birdwell Ct and Catherine Ct. Here are a few of the latest comps:

237 Birdwell Ct Comp \$299,900

604 Solitude Cir Comps \$246,000

408 Solitude Cir Comps \$345,900

See attachments

There are plenty of subdivisions within the comparable area:

Birdwell

Birdwell Phase 2

Willow Village

Murphy Meadows

What is the anticipated average selling price for each home?

Around \$380,000, but they will be depended upon the comps in that area at that particular time.

What is the average square footage per proposed home?

2,400 sq. ft.

What is the acreage per proposed home?

The density proposed is 6.6 units per acre.

Will these homes be sold in the general marketplace via a realtor? YES

There is no street parking in our neighborhood. It is normal for a house to have four cars parked in the driveway and garage. Using that as the norm for 15 houses, we can expect up to 60 cars needing parking. That does not account for guests. What is your plan for handling parking for the excess cars?

All units are proposed with 2 car garages with 9 visitor spaces. This above the Code requirement and is done in a way that minimizes impervious surfaces yet still provides for ample parking when compared to other similar developments in the past 5 years of its type. Metro Public Works has reviewed the plan and not found opposition but this can be further discussed when we meet with you and your neighbors.

Your organizations previous projects have not been such extensive developments. Why do you think this location is appropriate for such a dense development?

Actually, we have over 8 million in property in our current portfolio. We have developed multiple townhomes and homes on multiple sites. I have 20 years' experience in development and building homes with a degree in architectural engineering. As a developer, our job is to locate the land, acquire the land and provide funding for the project. We have retained professionals for all phases of the project; i.e. Civil, Architecture, Planning, etc.

This project is not a multi-family project, but single-family homes on one site which we have experience. Our organization has received millions from financial institutions, state CITC funding, and grants (HOME, THDA HTF, Barnes Fund) for housing development.

And from your email of 9/19: Since I'm an owner in the community I would like to know the procedure for joining your association.

Reply: Membership in our community organization is open to home owners only.

I disseminated Mr. Wright's email response to all of the neighbors. On 10/5, I

wrote an email to Mr. Wright, after polling the Steering Committee and the neighbors for their input.

This was what I said:

Dear Mr. Wright,

Thank you for your detailed response to our questions. At this point, we see no reason to meet with you because we disagree on your basic vision that 15 houses on this lot is appropriate. We feel that you can fulfill your mission of teaching construction skills within the parameters of the existing zoning, which is appropriately limited to a maximum of four houses on the 0 Lowes Ln lot.

RS20 (low-medium density residential, requiring a minimum 20,000 square foot lot and intended for single-family dwellings)

Our neighborhood is 100% against your proposal and has submitted petitions to that effect to the Planning Commission. That is, every single house on Lowes Ln and Birdwell, plus the nearby houses on Old Dickerson and Trinity Church have signed petitions against your application for re-zoning on this lot.

Sincerely,

Pat Luboff
Chairperson, CRN WG - Lowes Birdwell

This is the sticking point!!!! As long as Mr. Wright insists on building 15 houses on this 2.11 acre lot, we really have nothing to talk about with him!

On 10/18, we got word that the applicant had deferred the case indefinitely.

On 10/28, we received a post card announcing a District 3 Community meeting on 11/4. Again, many of the neighbors did not receive this post card, but found out only because I emailed them. We called Councilperson Haywood and to ask if our case would be discussed and were told this case was “the major reason for the meeting” even though there was no reference to it on the post card. we showed

up for that meeting. Mr. Wright was friendly and personable, but still insisting on his need to build 15 houses. We talked about letting things be in a holding pattern until after the holidays.

At the meeting, five developers revealed their plans. When the applicant presented this project, the lack of sufficient parking in the SP was the only issue we were given time to question. The applicant said, "Well, they can park on the streets inside." No, they can't. The streets are just over 20 feet and any parking would make the street too narrow for emergency vehicles, according to Fire Code 503.2.1 "Fire apparatus shall have an unobstructed width of not less than 20 feet." One of our neighbors said, "If they park on Birdwell, the street will be blocked." He replied that people trying to get out of Birdwell could drive through the middle of the development! The applicant also said, "Well, we'll make rule as part of the SP that they can't own any more than two cars." That only shows that the applicant has not given parking any thought. That's why we need you to make him think about it.

Early in December, I began to work on setting up a meeting with Mr. Wright and our community. He and I exchanged emails about possible dates. The neighbors and Mr. Wright agreed 1/21 would be a good date. I arranged with the pastor of the church to allow us to use his community room. I announced the meeting to the neighbors. On 12/21, just to check, I logged on to the development tracker and found that Mr. Wright had the case scheduled for the 1/25 MPC meeting. This is not the action of a person who intends to hear input from the community and change his plans accordingly. That day, I emailed Mr. Wright and copied Council Lady Haywood on the email:

Dear Mark,

As you know, we have arranged for a meeting in our neighborhood with you and Council Lady Haywood on January 21. To date, we were under the impression that the MPC discussion of this case had been deferred indefinitely to give our neighbors the opportunity to meet with you.

I just checked in with the development tracker and saw that the case is scheduled for discussion at the Metro Planning Commission's January 25 meeting.

If this is the case, we don't see the point of meeting with you on the 21st.

Please advise,

Pat Luboff

His reply came on 12/22:

Hey Pat,

We are doing just that. We are meeting with you and your neighbors on the 21st and the Metro Planning Commission's meeting is on the 25th.

Planning asked us to pick a date so we said the 25th as it would be after the second community meeting for this project.

We definitely want to meet with you and your neighbors, but if you decide you rather not I will respect that.

Respectfully,

Mark A. Wright

And my reply was immediate:

Mark,

I thought the purpose of the meeting with you was to exchange ideas, but with no time between the meeting and the hearing, it is clear that your purpose is just to present your plan as a fait accompli. In that case, we will need to use the time between now and the hearing to organize our resistance to your plan, which is completely out of context with our neighborhood.

Sincerely,

Pat Luboff

Chairperson Lowes/Birdwell

And he replied:

Pat,

You and your neighbors have had from the last meeting until January 21st to come up with ideas and suggestions.

When we meet on the 21st we can discuss your ideas and suggestions and see how they can be incorporated.

Matter-of-fact you can go ahead and send them to me and we might have something together before we meet.

The engineers can put it together pretty quickly. We are not the final design stages with the architect.

Remember, this is just the first meeting with the Planning Commissioning and we still have two more meetings.

Respectfully,

Mark A. Wright

Since he copied that to Council Lady Haywood, I got this email from her:

Hello,

It is imperative that another community meeting is held, which was the purpose of my request. All possible rezoning starts with input from the community! Looking forward to the meeting. In appreciation to all involved.

Sincerely,

Council Lady Brenda Haywood

And I replied to her on 12/24:

Dear Brenda,

But the community DOES NOT WANT the rezoning!!! Have you really looked at the lot, its position in our neighborhood, and considered what 45 to 60 more cars would mean on that corner? Have you really looked at Lowes and Birdwell and the spacing of the houses and realized that houses that are 10 feet apart would be totally out of context in this neighborhood? Please remember that 100% of the homeowners in this neighborhood are 100% against the ridiculous proposal to put 15 houses on that 2 acre lot. Also, please remember your commitment to stand with us: "Please know that you can count on me! I have a legacy of being counted upon."

The meeting on November 4 was not announced as a meeting about this issue, but rather as a "District 3 Community Meeting." While it is true that Mr. Wright made a presentation of the proposed project and there were a few minutes for us to ask questions, I would not call that a true meeting of the neighbors with the builder. A true meeting would have provided an opportunity for a deeper exchange of information and for the homeowners in the neighborhood to fully express their concerns. You know that is not what happened. Now, Mr. Wright claims we've had since that meeting to "come up with ideas and suggestions." If he wanted ideas and suggestions, why didn't he ask for them?

At no point in this whole process has anyone solicited the input or concerns of the homeowners in our neighborhood. That goes from square one when the planners put an imaginary line down the middle of Birdwell and made one side of it Suburban, despite the fact that Lowes Ln and the rest of Birdwell are Rural. Rather, we have been presented with a situation to fight, beginning with a nondescript and uninformative little yellow postcard which was not even sent to all the neighbors and easily ignored by the rest. If I had not called to ask what the postcard meant and checked online in the Development Tracker, the issue would have gone to an MPC meeting with no opposition.

We have told the builder from the start that if his position is that he has to build 15 houses on the lot, we have nothing to talk about. He put the issue on the 1/25 MPC meeting agenda, only 4 days after the scheduled 1/21 meeting with the

neighbors. That doesn't sound like someone who is seeking information that will change his proposal. It seems he wants to meet with us just to say he did.

I would appreciate your reply to this after Christmas. I hope that you enjoy your holiday and feel the peace and joy it brings.

Pat Luboff
Chairperson Lowes/Birdwell

Nevertheless, on 12/27, I emailed Mr. Wright to say that we were still willing to meet with him:

Dear Mark,

I have consulted with the neighbors regarding your request for ideas and suggestions. It is the unanimous suggestion of the neighborhood that you withdraw your application for rezoning and build only the number of houses on the lot that are allowed with the current zoning.

If you will draw up plans to that effect, we will meet with you on 1/21 to give our input. Otherwise, we'll see you on 1/25 at the MPC.

Sincerely,

Pat Luboff Chairperson Lowes/Birdwell

I received no reply from Mr. Wright. As of 1/17, I have also not received a reply to my 12/24 email to Council Lady Haywood.

PLEASE NOTE:

In Mr. Wright's email, he said: "Planning asked us to pick a date so we said the 25th as it would be after the second community meeting for this project."

In reply to my queries, Latisha Birkeland said only the applicant can change the date and she informed us that the applicant set the 1/25 date on 11/17/17. How would he know on 11/17 that there would be a "second" community meeting before the 1/25 date when the 1/21 meeting date wasn't set until 12/8?

How does this jibe with the values stated on the BHHF website: We seek to create an environment of trust and integrity, in word and deed?

Also, when was the “first” community meeting? Although Mr. Wright would like to count the 11/4 meeting as fulfilling his obligation to meet with the community, this is absolutely not true. As one of five development issues on the agenda that day, there were only 5 or 10 minutes allotted to our concerns. That’s not a real meeting with the community.

We have demonstrated our willingness to meet with him, but only if he takes the insane idea of building 15 houses on that lot off the table. Although we have clearly told him this several times and he knows that the community is 100% against the idea, he has not expressed the slightest intention to move off that position.

Respectfully submitted,
Pat Luboff
Chairperson Lowes/Birdwell
1211 Lowes Ln
Goodlettsville, TN 37072
pluboff@writesongs.com
615-578-2035

Related document:

1. Post Card invitation to 11/4 “Community Meeting” where five developments were presented.

SP 2017-078-001

Filename: **Reactions to the sentence: "They want to build 15 houses on the 2.11 acres at Lowes & Birdwell."**

From: Pat Luboff (pluboff@writesongs.com)

Chairperson Lowes/Birdwell

Sent: Tuesday, January 17, 2018

To: Planning Commissioners

Subject: Comments on Lowes Lane SP

Bottom Line: It seems that only the applicant and the councilperson, who should be fighting for us, are the only ones who do not have the eyes to see how ridiculous this proposal is.

These are just some of the written reactions we have received from people:

That's just wrong

I don't see how they can get that many on that small of property

That's just absurd.

This is insane!!! I

I hope your City Councilman is helping you!

Distressing.

...that project would be a travesty there.

Fifteen houses on two acres?! That's absolutely ridiculous! It's unnecessary, and unsightly; it is going to cause an undo traffic burden. How can they possibly even consider this

Unnecessary and inappropriate.

That's sad. There are zoning rules for a reason ... to protect adjacent property owners.

Hire a really good attorney and sue their asses. It's obviously out of place and unconscionable what they are trying to do. Greed.

I'm sure these developers know how to grease the city to move in their favor.

Get media coverage

..they do not have either the community or the municipality interests at heart greed money is behind their motivation

Hopefully your representative is not a real estate investor and sympathetic to the developer.

Sounds like your councilman sold you out

The councilman should be fighting for you and your neighbors!

15 houses on 2 acres?? Are these dog houses because no way is 15 houses fitting on 2 acres.

Horrible idea. People buy houses and move to rural areas to be away from people and have more privacy.

There is no way 15 houses can fit on 2 acres.

I would be devastated.

You can't be serious.

it doesn't fit into the neighborhood. These are all large lots on a quiet dead end. People bought there for a reason.

These stupid little crackerbox houses they're building are awful. Just trying to cram in as many people as they can because \$\$\$\$\$. I hate this so much.

that would be terrible!

I don't think that council person will do any thing to stop this

Why do you think people move "out" away from town? They can have that many people next to them with a 5 min commute. People move out to have less people near them.

They want more people for more taxes.

Fight!

It's all about money!

It would take the privacy away from the neighborhood, which is what I would think you and your neighbors bought acreage for.

That makes me so sad!!!!

that's crazy !!!

It appears that in Nashville if you have enough money you can get anything past metro codes!

They will have to make the road wider, add signs- maybe even a signal- you can't add that many houses into that small of a space without anticipating how many cars and how much traffic it will bring!

This is just POOR planning, does not fit with the character of our community and is being proposed by developers with the support by our councilperson but NO community involvement or support.

Respectfully submitted,

Pat Luboff
Chairperson Lowes/Birdwell
1211 Lowes Ln
Goodlettsville, TN 37072
pluboff@writesongs.com
615-578-2035

SP 2017-078-001

Filename: **The BHHF 501 (c)(3) charter is exclusively for low-income and medium income housing.**

From: Pat Luboff (pluboff@writesongs.com)

Chairperson Lowes/Birdwell

Sent: Wednesday, January 17, 2018

To: Planning Commissioners

Subject: Comments on Lowes Lane SP

Bottom line: According to the IRS, to be tax-exempt under section 501(c)(3) of the Internal Revenue Code, an organization must be organized and operated exclusively for exempt purposes set forth in section 501(c)(3). This SP does not fit the Be a Helping Hand Foundation (BHHF) charter description, or its stated mission. For that reason, we question whether the SP proposal by BHHF is legal.

Thank you for your service to our community. I am writing this to fill you in on the history of the lot and some of the arguments against allowing the applicant to build 15 houses on the 2.11 acres at the corner of Lowes Ln and Birdwell Dr.

When we spoke to the applicant informally after the 11/4 District 3 meeting, he said that he had to build 15 houses because it was going to cost him \$100,000 to put in a water line. He didn't mention that he bought the lot on January 15, 2016 for \$30,000 (according to the Property Assessor's website) which was \$120,000 below the market value and original asking price for the lot. We know the asking price because we were among several neighbors who called the realtor for the price when the "for sale" sign first went up on the lot.

From July 2000 to January 2016, the lot was owned by Regency Construction, Ltd., a company that consisted of Mr. & Mrs. Stromatt. Mr. Stromatt now lives at 1006 Madison Creek Rd. Goodlettsville, TN 37072. I contacted him to ask why he never built on the lot. He said his business was either too busy and he had no time to build there or it was too slow and he had no money.

I asked him why the lot was sold for such a low price. Mr. Stromatt told me that he did the building and his wife did the paperwork for the business. Their

marriage fell apart when she began develop mental illness. She had control of the paperwork and sold the lot at a fraction of its value in revenge against him. I asked Mr. Stromatt why he didn't challenge the legitimacy of the sale and he said he just wanted to have no further contact with his ex-wife. Since there was a question as to the wife's sanity, this sale could still be disputed, as the statue of limitations on a felony has not expired. <http://statelaws.findlaw.com/tennessee-law/tennessee-criminal-statute-of-limitations-laws.html>

So, the \$100,000 water line is no excuse for being "forced" to build 15 houses. And what is \$100,000 when you're talking about \$5,850,000?

The applicant says he intends to sell the houses for \$340,000 to \$390,000 each (current comps permitting). 15 times \$390,000 is \$5,850,000. That's a lot of money. Who is profiting from that? Is a 501 (c)(3) with a charter that specifies low and middle income housing allowed to build big-ticket houses and sell them on the retail real estate market? If this is truly a project of the Be A Helping Hand Foundation (BHHF), a non-profit organization, why the need to force 15 houses on a neighborhood that they are well-aware is 100% against the project?

Their mission is stated on their website as: "to provide affordable housing, education, and advocacy for low-income families." \$390,000 is not affordable housing. This proposed project doesn't fit their mission statement because it doesn't provide housing for low-income families. According to the IRS: To be tax-exempt under section 501(c)(3) of the Internal Revenue Code, an organization must be organized and operated exclusively for exempt purposes set forth in section 501(c)(3). For that reason, we question whether the SP proposal by BHHF is legal.

I refer you to the document following this one, which is the Initial Decision and Order by the TN State Board of Equalization for a Claim of Exemption by BHHF. I quote: "BHHF, a Tennessee non-profit corporation exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, was organized "(t)o provide education and training for underprivileged people which will help them to become skilled professionals, as well as to build homes, including affordable homes (80% or below of AMI) and medium income families. Charter, paragraph 9(a)."

We question whether the building of homes to sell for \$340,000 to \$390,000 is within the parameters of BHHF's charter. According to the U.S. [Census ACS*](#), the median household income for the Nashville-Davidson--Murfreesboro-Franklin Tennessee metro area was \$60,030 in 2016, the latest figures available. Using the Zillow affordability calculator: a person with the median income who has a \$20,000 down payment for a house and no other debts, can only afford a \$287,555 house. With \$10,000 down, the buyer can afford a \$272,272 house. Neither of these figures is anywhere near the lowest house price the applicant cites for this development.

BHHF have no history of such a large high-ticket development. Their completed projects, as documented on their website, mainly consist of rehabbing and construction of single and duplex affordable housing in North Nashville. When we questioned in an email, the applicant about the lack of history in building this kind of development, Mr. Wright replied, "we have over \$8 million in property in our current portfolio." This development has a price tag of almost \$6 million, if built and sold as planned. That's more than half of the present claimed portfolio (see below for facts that refute that). Why can't BHHF just build the number of houses that are allowed by the current zoning? The applicant has shown zero willingness reduce the number of houses in his proposal, even though the neighborhood has made it perfectly clear that the number is unacceptable.

The \$8 million figure is NOT substantiated up by the information published on [guidestar.org](#):

FINANCIALS

Be A Helping Hand Foundation

Fiscal year: Jan 01-Dec 31

Revenue and Expenses

Fiscal Year 2017

Source: Self-reported by organization

Revenue

Contributions, Grants, Gifts	\$2,174
Program Services	\$0
Membership Dues	\$0
Special Events	\$0

Revenue

Other Revenue	\$0
Total Revenue	\$226,195

Expenses

Program Services	\$323,288
Administration	\$170,347
Fundraising	\$0
Payments to Affiliates	\$0
Other Expenses	\$0
Total Expenses	\$493,635

Balance Sheet

Fiscal Year 2017

Source: Self-reported by organization

Assets

Total Assets	\$3,173,464
---------------------	--------------------

Liabilities

Total Liabilities	\$1,218,965
--------------------------	--------------------

Fund Balance (EOY)

Net Assets	\$1,954,499
-------------------	--------------------

This figure is confirmed by BHHF's tax return, which also shows the assets at the end of 2016 to be \$1,954,499

<http://www.guidestar.org/FinDocuments/2016/621/853/2016-621853537-0e514226-9.pdf>

Because of the discrepancy between what the applicant says and the what the record shows, we feel the community needs a full disclosure on the activities of BHHF. This SP appears to have a level of money-grabbing greed that is suspicious. BHHF's refusal to acknowledge the 100% opposition of 100% of the community calls for an investigation into BHHF. We need to audit their financial records. Who are the Board members and what are their qualifications? Do they have criminal records? What are the organization's current and past projects? What is the track record of the program as far as training individuals and their success in obtaining construction work after the training? How many graduates of the program are there and where are they employed? If this or any other construction project on the site is done under the BHHF auspices, what will be the ratio of training staff to trainees? If they are going to be putting up structures with unqualified people who are in the process of getting qualified, how will they be supervised?

Also, BHHF has a contract with MDHA. What is the nature of that contract? Is there a conflict of interest generated by BHHF's ties to Nashville government and the process for disapproval or approval of this SP?

Additionally, the idea of selling these 2,400 square foot houses, five of which are planned to be a mere 10 feet apart along 210 feet of Lowes Ln, for \$390,000 is ludicrous. The last house bought in the neighborhood was on August 30, 2017. It is a 2,612 square foot house on a little under a half an acre with a full basement, located at 237 Birdwell Ct. It sold for \$292,000. Officer Randy Jones has his home for sale; 1513 Birdwell Dr, right across the street from the Lowes Ln SP lot. It is a 1,942 sq. ft. home on over a half acre and he's asking \$259,900. He's had no takers since October.

This from the Be A Helping Hand website:

VISION is creating sustainable communities and families through affordable housing

MISSION is to provide affordable housing, education, and advocacy for low-income families

VALUES: We seek to be the positive change we want to see in the world.

We seek to create an environment of trust and integrity, in word and deed.

We aim to exceed expectations when encountering others regardless of the relationship

Our work is to create trust and respect for all people regardless of their circumstances.

We provide quality housing that we would be happy to live in.

Our work is to focus on improving communities

We don't see how victimizing the homeowners who live in the 47 houses in our neighborhood by destroying the character of our neighborhood with a nearly \$6 million project has anything to do with any of the stated goals of this organization. This is supposed to be a non-profit organization that cares about people. It looks like Be A Helping Hand just wants a fistful of money regardless of the cost to us.

Respectfully submitted,

Pat Luboff

Chairperson Lowes/Birdwell
1211 Lowes Ln
Goodlettsville, TN 37072
615-578-2035
pluboff@writesongs.com

* The [American Community Survey](#) helps local officials, community leaders and businesses understand the changes taking place in their communities. It is the premier source for detailed information about the American people and workforce. Associated with the U.S. Census Bureau.

Related documents:

1. Initial Decision and Order by the TN State Board of Equalization for a Claim of Exemption

SP 2017-078-001

Filename: **The law supersedes the policy**

From: Pat Luboff (pluboff@writesongs.com)

Chairperson Lowes/Birdwell

Sent: Tuesday, January 17, 2018

To: Planning Commissioners

Subject: Comments on Lowes Lane SP

Bottom Line: The Community Planners agree that the Policy on the Lowes Ln lot is not accurate. However, the law supersedes policy and the law says:

17.40.105 - Specific plan—Purpose and intent.

...a **SP** district requires the specific plan to be designed such that, at a minimum, the location, integration and arrangement of land uses, buildings, structures, utilities, access, transit, parking, and streets collectively avoid monotony, promote variety, and yield a **CONTEXT SENSITIVE** development.

Ordinance No. BL2013-516:

“Whereas, the specific plan zoning district will continue to be **CONTEXT SENSITIVE**, promote variety, and result in high-quality development that **RESPECTS THE UNIQUE CHARACTER AND CHARM OF ABUTTING NEIGHBORHOODS** and the larger community.”

(To save time, just read “THE BEGINNING” and “THE END”)

THE BEGINNING:

It all began with a non-descript little postcard, easily lost in the pile of junk mail, with cryptic information on it that I received in the mail in mid-August 2017. The rest of my neighbors on Birdwell and Lowes, who are directly affected by the issue, either didn't receive the postcard or ignored it.

But I called the number on the card and said, “What is this?” The helpful person at planning told me how to access the information on the development tracker,

where I was able to see the application. So, I asked, “What is Parkwood-Union Hill?” She said, “That’s the community you’re in.” I said, “I never heard of it!” I was not alone in this. Not one of my neighbors was aware of our being defined as part of a community we never even heard of. So, I asked, “What is T3-NE?” She said, “That’s your transect.” I said, “What’s a transect?” She then directed me to the online information about Planning and Policy and I had to learn a whole new language – planningspeak.

This is when I found out that an imaginary line had been drawn down the middle of Birdwell Dr, making one side T-3 Suburban, when the entire rest of the neighborhood is T-2 Rural. This decision, made in an office downtown, looking at abstract maps, gave the applicant the outrageous idea he could build 15 houses on the 2.11 acres of the lot at 0 Lowes Ln. Not one of the neighbors were aware of this erroneous designation of the keystone lot at the crossroads of our two-dead-end-street neighborhood! How did that happen if the plan was supposed to be made with community input?

I got the idea that we might be able to change that incorrect T3 designation. So, I asked to whom I should write to find out about that. Here is my email to Marty Seward, dated 8/28:

Dear Mr. Sewell,

Our Lowes Ln/Birdwell neighborhood is part of the Campbell Rd. Neighborhood Watch Group, and I am its chairperson.

I live at 1211 Lowes Ln, 37072.

We have recently been informed that an organization is seeking a zoning change from R80 (although they say R20 on their application) to SP, and they want to build 15 houses on the 2.11-acre lot at the northeast corner of the intersection of Lowes Ln and Birdwell.

All the rest of the houses on Lowes Ln are built on an acre or more, some of them, 3, 5 or 10 acres. Our block is the very definition of T2 RURAL. However, right across the street, that one corner has been designated as T3. This has opened the

door for the possibility of destroying the essential nature of our neighborhood and inserting a completely inappropriate housing development.

One of our neighbors called and asked why that one lot is designated as T3 and was told it was because it is next to a mobile home park. I am attaching photographs to show you the lot. Please note that there is absolutely no visual connection with the mobile home park either from the lot or no matter how far you walk up Birdwell on the west side of the mobile home park. There IS a connection with the RURAL feel of the rest of the block of the house east of the lot, which has a nice barn out back.

Also, I live across the street and my lot is in T2, even though our 3+ acres are right next to another mobile home park, so I don't think that argument holds water. And looking at the boundary between green and not-green on the community planning map, I see that it can be irregular to coincide with the reality of the site.

Our neighborhood is gearing up for a big fight at the next planning meeting. Lowes Ln will have 100% participation in a petition to deny this zoning change request and many neighbors, including our 94-year-old next door neighbor, are ready to go to that meeting and protest.

But, you could save us all and save our neighborhood if you realize that designating that lot as T3 was a mistake and change it to the more appropriate T2. I believe that might preclude the construction of a multi-housing development on that lot. Am I right?

Thanking you in advance for your help, sincerely,

Pat Luboff

Please note the question that I ask in my email: But, you could save us all and save our neighborhood if you realize that designating that lot as T3 was a mistake and change it to the more appropriate T2. I believe that might preclude the construction of a multi-housing development on that lot. Am I right?

SKIP TO "THE END", IF YOU LIKE....

When I had no reply for a week, I emailed again, and on 9/6, I got two replies:

Hi Pat,

Anna Grider, a planner within my division will be contacting you to outline the community plan amendment process for changing your policy to T2-Rural. I have copied Anna on this email, so that you can communicate directly with her. If you have any additional questions, please feel free to contact me.

Thanks,

Lee Jones, Lee (Planning)

And:

Pat,

My apologies for the delay in communication. I have attached a pdf to this email that explains the process for applying for an amendment to the policy. Please read through this and let me know if you have questions.

In terms of the current Specific Plan application (2017SP-078-001), as you mentioned, it is scheduled for Sept 28th Planning Commission meeting. Any policy change that you wish to pursue would not occur prior to this public hearing due to the timing of the process. If you wish to voice your opposition to the Specific Plan application please email planning.commissioners@nashville.gov or Latisha Birkeland latisha.birkeland@nashville.gov for the public record. Additionally, you may request to speak at the Planning Commission hearing on the 28th, Planning staff will be present in the lobby to greet you and assist you with the request to speak.

Best,

Anna Grider, Community Plans
Metropolitan Nashville Planning Dept.
anna.grider@nashville.gov
[615.862.7199](tel:615.862.7199)

I replied the same day:

Dear Ms. Grider and Mr. Jones,

Thank you so much for your reply. We will get to work right away on this. We realize that the policy cannot be changed by the 9/28 meeting, but do you think it is feasible for the process to be started by then?

Sincerely,

Pat Luboff

And on that same day, I sent a proposal for the change:

Dear Ms. Grider,

I am attaching a proposal for a Community Plan Amendment. Please let me know if it will suffice. I could go on and on about why this is the right thing to do, but I don't know if that is advisable or necessary. If you feel I should expand on the argument, please let me know. I am also attaching photos of the site. You already have my email to Marty Sewell, in which I explain the situation in more detail

We are aware of and preparing for the Planning meeting on 9/28, with a petition signed by 100% of the neighbors on Lowes, people who will come to speak and audio/visual support for our fight against the current absurd proposal. A reclassification to the more appropriate T-2 Rural would preclude future fights against this type of thoughtless destruction of the integrity of our neighborhood.

Thank you for your help,

Pat Luboff
Chairperson Lowes Ln/Birdwell

Application for a Community Plan Amendment

Regarding:

Map & Parcel: 033 00 0 055.00 aka 0 Lowes Ln, Goodlettsville, TN 37072

Map & Parcel: 033 00 0 283.00 aka 1206 Lowes Ln Goodlettsville, TN 37072

Located in the Parkwood – Union Hill Community Plan.

The current policy for these two lots is T-3 Suburban.

The proposed policy is to reclassify these two lots as T-2 Rural.

Reclassifying to the more accurate T-2 Rural preserves the character of the neighborhood, is in keeping with the **Community Character Policy Plan intention to “reinforce and enhance the development pattern of existing neighborhoods.”**

The classification of these lots as T-3 opened them up to completely inappropriate development proposals. For instance, a developer has used this situation to apply for rezoning from R20 to SP to put 15 houses on 2.11 acres on Lowes Ln. The average acreage per house on Lowes Ln is 3.27. The proposal is for 23 times the current building density.

This situation can be easily remedied by classifying the lots as T-2, in keeping with the rest of the neighborhood.

And a reply the same day from Anna:

Pat,

Before beginning the plan amendment process it is helpful to have a meeting so we can all have a clear picture of the process and the items we consider in reviewing applications. Next week I have availability Wednesday (13th) afternoon and Friday (15th) morning or afternoon. Would any of those times work for you?

Best,

Anna Grider, Community Plans

Metropolitan Nashville Planning Dept.
anna.grider@nashville.gov
[615.862.7199](tel:615.862.7199)

So, we had a lovely meeting with Anna and Dara of Community Planning and show them photos and made our case.

After several back and forth emails, we got this on 9/14:

Hi Pete and Pat –

Anna is going to work on paperwork that we must prepare prior to you submitting. She has a full day today preparing for a complex plan amendment at our Commission meeting this evening, so it may be tomorrow or Monday before she gets back in touch. You need to wait for her to do the background paperwork before you fill out the applications, as it determines whether it's a major or minor amendment.

Here's the link to the application.

<http://www.nashville.gov/Planning-Department/How-can-we-help-you/Applications-and-Fees/Community-Plan-Fees.aspx>

Go ahead and email us a copy of the petition so that we have it as part of our records.

Best,

Anita

Anita McCaig
Community Plans
Metro Nashville/Davidson County Planning Department
And on 9/15:

Pat,

Just a brief update: your plan amendment paperwork is in process and I hope to have a signed Determination Form and Study Area Boundary to send to you by the end of next week.

Enjoy your weekend!

Anna Grider, Community Plans
Metropolitan Nashville Planning Dept.
anna.grider@nashville.gov
[615.862.7199](tel:615.862.7199)

And, after several MORE back and forths, I asked this question on 9/20:

Dear Anna and Anita,

Just one more question: The idea behind doing this is to prevent future plans to build an urban-type plan, such as the one currently being proposed, 2017SP-078-001. Are we right in assuming we will accomplish this goal by getting this lot/these lots re-classified as RURAL?

By asking the questions in my previous email, I don't mean to throw a wrench in the works, or delay the process.

Thanks again,

Pat Luboff

That same day:

Pat,

Would you be able to come back in and meet with us next week? We will have the study area boundary and determination form to go over with you and will be able to answer your email questions also at that time. I have availability Wednesday afternoon, Thursday morning and most of Friday currently. Just let me know what works best. I appreciate your willingness to come in and meet as we work through this process.

Best,

Anna Grider, Community Plans
Metropolitan Nashville Planning Dept.
anna.grider@nashville.gov
[615.862.7199](tel:615.862.7199)

So, we went downtown for a second meeting. At this point, they presented us with a plan not to change the lots to rural as we had requested, but to change those lots and most of the neighborhood to suburban. Also, at this point in time we were told that, since the issue would be going before the MPC at the next meeting, no action would be taken to change the Policy until after the MPC. So, we stopped work on this aspect of our fight and concentrated on mobilizing the neighborhood to fight the development at the next MPC meeting.

On October 18, we got word that the applicant had deferred the case indefinitely, and I wrote to Anna:

Dear Anna,

I called you today about the decision on the part of the builder to delay his rezoning request indefinitely and the possibility of proceeding with the Community Plan Amendment Application. You said you needed to do a number of things before you could tell us the next steps to take.

Is it possible for you to do that before the end of Friday? We are having a community meeting on Sunday and it would be great to be able to tell the folks where we go from here.

Thanks so much for your help.

Pat

And she replied the next day:

Hi Pat,

I am working on the determination form and map of the study area boundary today based on our conversation last time we met. Once it's signed by the Planning Director, which should hopefully be next week, I will send it to you and you can bring it in to apply. The next application deadline is November 2nd and it will be an approximately 8-week process which can vary depending on the schedule of community meetings etc.

Hope that helps in explaining the process. Great website by the way!

Anna Grider, Community Plans
Metropolitan Nashville Planning Dept.
anna.grider@nashville.gov
[615.862.7199](tel:615.862.7199)

Meanwhile, I was collecting money from the neighbors, collecting letters of support from all the surrounding properties, holding meetings of the neighbors, writing up the application.... (a pdf file of that application and the accompanying letters follows this document.)

On October 22, I wrote to Anna:

Dear Anna,

We had a neighborhood meeting tonight and we shared the proposed changes that you gave us at our last meeting. I am attaching that (slide 5).

The owners voted unanimously to request that our original idea of making just the two lots on Lowes Ln T-2 RM. We began a petition, which will eventually be 100% (not every neighbor could attend).

Here's our reasoning. The two lots are experienced as part of Lowes Ln, which is rural. They are not experienced as part of the Birdwell development, which is out of sight from the lots' perspective. The people on Birdwell are reluctant to give up their current T-2 status. Wouldn't it be easier to just deal with changing two

lots than it would be to expand the change area into Birdwell? Wouldn't that make for a more complicated amendment which would require a \$2,000 payment instead of the \$1,000 we hope for.

I'm going to attach some photos to back up the on-the-ground reality of our neighborhood. It is not the same as the theoretical assignment of categories from an abstract map. Shouldn't the community character be based on reality?

Here is the 0 Lowes Ln lot. (slide 1) I took this photo standing in the middle of Lowes Ln. Beyond it, you see the other lot in question, which sure looks like rural to me! Slide 2 was taken standing in the same spot, looking west up Lowes Ln. to show there is no difference in the land from one side of the Birdwell Rd. to the other. Then I turned to look North up Birdwell Dr. to show you the natural boundary of trees that defines the east boundary of our neighborhood as we experience it on the ground (slide 3). Then I walked a little bit up Birdwell Dr. and took another photo. (slide 4) to show that no matter how far up you go on that street there is no visible evidence of the mobile home park that is so easily seen from above. We have an oddly shaped aerial photo is the actual shape of the neighborhood as we live in it, defined by the natural boundary of trees all around, which we will show you at our next meeting.

In a separate email, I am sending you the preliminary version of a filled-out Plan Amendment request, which gives more of our case for T-2 RM. Also with that are letters of agreement from all the lots that surround the ones in question.

Thanks for your help,

Pat

On October 24, I received this reply:

Pat,

Thanks for your email and attachments. As we talked about when we met based on our initial analysis, we will likely not support the request to apply T2 RM to those two properties. We are more likely to support the request we presented to you at our last meeting. If you wish to submit the application for those two

properties we will hold the community meeting and receive input from the community; but at the end of the day, our recommendation to the MPC will not be solely based on input from the community, but it will be balanced with existing conditions, context, and the potential for future development in the surrounding area.

Let me know how you wish to proceed. I have a signed Determination Form and study area boundary based on our last meeting. If you would like to adjust it to T2 RM for the two properties I will remake it, however, we want to be clear that we will likely not recommend approval to the Planning Commission for that request.

Best,

Anna Grider, Community Plans
Metropolitan Nashville Planning Dept.
anna.grider@nashville.gov
[615.862.7199](tel:615.862.7199)

And I replied:

Dear Anna,

Thanks for your reply. I have forwarded it to the people in the neighborhood for their response. My first thought is that as far as existing conditions, and context the lots are definitely rural. As to potential development of the surrounding area, as I understand it, classifying the lots as T-3 NM would mean that the lots would not be developed in the future any more than the rest of the neighborhood on Birdwell is. So, with either proposal, the development would be the same if the zoning remains the same. The surrounding area, which would be the properties on Old Dickerson are still open to whatever kind of development comes up.

I asked in my previous email about the difference between changing the two lots and the larger change that you are proposing in regard to the level of complication by the sheer number of households involved. Wouldn't your plan be more complicated and require double the fee? Also, that would involve households outside of the Lowes Ln/Birdwell area, none of whom have any idea of this issue even existing.

How does the community meeting you proposed get set up? Where? What determines who is invited?

Is it possible that you would present the idea you support to the MPC and we present ours and let them choose?

Thanks again for all your help and patience,

Pat

And she replied:

Pat,

I've answered your questions below!

Best,

Anna Grider, Community Plans
Metropolitan Nashville Planning Dept.
anna.grider@nashville.gov
[615.862.7199](tel:615.862.7199)

From: PeteandPat Luboff [mailto:peteandpatluboff@gmail.com] **Sent:** Tuesday, October 24, 2017 10:06 AM **To:** Grider, Anna (Planning) **Subject:** Re: Regarding Lowes Ln Community Plan Amendment

Dear Anna,

Thanks for your reply. I have forwarded it to the people in the neighborhood for their response. My first thought is that as far as existing conditions, and context the lots are definitely rural. As to potential development of the surrounding area, as I understand it, classifying the lots as T-3 NM would mean that the lots would not be developed in the future any more than the rest of the neighborhood on Birdwell is. So, with either proposal, the development would be the same if the zoning remains the same. The surrounding area, which would be the properties

on Old Dickerson are still open to whatever kind of development comes up.

I asked in my previous email about the difference between changing the two lots and the larger change that you are proposing in regard to the level of complication by the sheer number of households involved. Wouldn't your plan be more complicated and require double the fee? Also, that would involve households outside of the Lowes Ln/Birdwell area, none of whom have any idea of this issue even existing. **I believe your proposal for the T2 RM on two lots will be determined by the Planning Director to be a minor amendment with a community meeting (he has the final determination so I don't want to put words in his mouth but that's my feeling) rather than the major amendment with a community meeting that we are recommending. The former has a \$1000 fee and a 600-foot notification boundary, the latter has a \$2000 and a 1300-foot notification boundary. The applicant is responsible for both the fee and the cost of mailing notifications.**

How does the community meeting you proposed get set up? Where? What determines who is invited? **I will work with you to set up the meeting. It should be at a public place close to the subject property on an evening date that works for both of us. Depending on whether it is a major or minor amendment those within either 1300 or 600 feet will be notified of the meeting. We have very specific requirements on the timing of the notifications and meetings so we will work together to make sure it meets our Rules and Procedures. I will present the plan amendment request and background on policy. Then open it up for feedback from the community.**

Is it possible that you would present the idea you support to the MPC and we present ours and let them choose? **No, there will only be one application to the Planning Commission. We will present and then as the applicant you will speak on your behalf and can provide a handout to the commissioners prior to speaking.**

And again, on October 24:

Dear Anna,

Thanks for your answers, but I'm still not clear on this one:

I asked in my previous email about the difference between changing the two lots and the larger change that you are proposing in regard to the level of complication by the sheer number of households involved. Wouldn't your plan be more complicated and require double the fee? Also, that would involve households outside of the Lowes Ln/Birdwell area, none of whom have any idea of this issue even existing. I believe your proposal for the T2 RM on two lots will be determined by the Planning Director to be a minor amendment with a community meeting (he has the final determination so I don't want to put words in his mouth but that's my feeling) rather than the major amendment with a community meeting that we are recommending. The former has a \$1000 fee and a 600-foot notification boundary, the latter has a \$2000 and a 1300-foot notification boundary. The applicant is responsible for both the fee and the cost of mailing notifications.

So, would the larger change you recommend be a major amendment?

Thanks,

Pat

SO, in other words, the Community Planning people want to make the application for a Policy change more difficult by making it bigger, costing twice as much to the neighborhood, plus having to involve people who are not in the neighborhood and have no idea of what's going on here. Campbell Road has NO connection to the Birdwell/Lowes neighborhood, and they would be notified and invited to a meeting to discuss two lots they have never seen?

So, I asked:

Dear Anna,

Thanks again. Can you please explain to me why you think the larger change is a better idea?

Sincerely,

Pat

And Anna replied:

Pat,

As we discussed in our last meeting we are recommending the larger change based on the existing land use and development pattern in the area. Policy is different from zoning and typically applies to a larger area rather than one or two parcels. We agree that the policy in your area may need some fine tuning and we do this by looking at a larger area. Our view is that the existing conditions, surrounding context and potential for future development in the surrounding area indicate that the policy change we are proposing is most appropriate. Again, the whole process includes significant community input **and** planning principles combined. At this point we can likely recommend approval for the larger area but are unlikely to recommend approval for the two properties to go to T2 RM. We like to be upfront about this in the beginning.

Hope that helps,

Anna Grider, Community Plans
Metropolitan Nashville Planning Dept.
anna.grider@nashville.gov
[615.862.7199](tel:615.862.7199)

Please note that she said: We agree that the policy in your area may need some fine tuning.

Meanwhile, I was polling the neighbors to see if they wanted to go with the changes that Community Planning suggested. The vote was 100% in favor of going for a change to Rural for 0 Lowes Ln and the lot next to it.

By October 30, I was down to needing input from one more neighbor.

Dear Anna,

We are awaiting input from one more neighbor who has some ideas for a rewrite on the application. So, I will not be able to finish that today. Will waiting one more day push us past the November 2 deadline? If so, what is the next deadline?

I can tell you that the vote is still unanimous to apply for the simpler change of making the two lots on Lowes Ln T-2 RM like the rest of Lowes Ln. One neighbor said this morning, "We don't want to change the whole neighborhood. We just want to make our neighborhood whole."

Perhaps with that knowledge, we can make a date to expedite the application and meet the November 2 deadline.

Thanks for your help,

Pat Luboff

And Anna replied:

Pat,

I will go ahead now and change the map and Determination Form to reflect the smaller change and try to get it signed so you can come in on Nov 2nd to apply. The next submittal deadline is Nov 30th. Once it's signed I will email it to you so you can bring it in when you apply.

Best,

Anna Grider, Community Plans
Metropolitan Nashville Planning Dept.
anna.grider@nashville.gov
[615.862.7199](tel:615.862.7199)

On October 31, the plot thickened:

Dear Anna,

Thanks so much.

Two new things have happened. One, the arrival of a postcard from Council Lady Brenda Haywood (attached) announcing a Community Meeting this Saturday. I am copying my email to Latisha about that postcard below. Two, a neighbor called to say she was going to the (now deferred indefinitely) Planning Commission meeting and I realized I had the wrong email and she had not been in the loop about all the developments. When I told her what was going on, she said she would look into it and try to help. She confirmed my impression that the postcard arrived in Saturday's mail and yesterday was the first day I could inquire as to the nature of the meeting.

That email to Anna included a copy of the email I sent to Latisha on the same day:

Dear Latisha,

The attached postcard was sent on 10/26 and I'm not sure of the exact day I received it. Couldn't have been earlier than 10/27. Yesterday I texted Brenda Haywood and asked her if one of the "several proposed developments" was the 0 Lowes Ln lot. She replied via text that it was the "primary reason for the meeting" although there is nothing on the postcard to indicate that. Also, I immediately sent out an email to all the people on Lowes Ln and Birdwell and some of them replied that they did not get the postcard.

Council Lady Haywood then called me and said again that the primary reason for the meeting was to discuss the 0 Lowes Ln lot. She also said that she had deferred the rezoning request indefinitely until this meeting could be arranged.

I thought you told me that only the applicant could defer the Planning Commission agenda item...

So, my questions are: Is there an official significance to the meeting this Saturday? I mean, is it a step that is necessary, according to the rules, for the applicant to take as part of legitimizing his rezoning request? If so, shouldn't there have been a specific mention of the SP in the postcard announcement? Also, shouldn't it have gone to all of the houses on Lowes and Birdwell that are affected by the proposed development?

The sign for the 10/26 rezoning hearing is still posted on the lot.

Thanks for your help.

Pat

And, finally, the last neighbor, who had not been in the loop because I made a typo in her email address, dropped a big bombshell. Turns out she is a personal friend of a supervisor at Planning and in their conversation about the situation this fact emerged:

It wouldn't matter one bit if we got the Policy changed on the lot because the case would ALWAYS refer to the policy that was in effect WHEN THE APPLICATION WAS MADE.

WHY IN THE WORLD WAS I DOING ALL THIS WORK WHEN IT OBVIOUSLY WOULD NOT HAVE ANY EFFECT WHATSOEVER IN THE OUTCOME!!!!????

On November 1, I wrote to Anna:

Dear Anna,

I have some questions:

If we present our idea of changing the lots to T-2 RM without the support of the Planning Staff, are our chances slim to none of getting approval from the Planning Commission? In other words, in past similar situations, has the Commission always voted as the Staff recommends?

We have been told that even if we do get the Policy changed, the SP proposal would always be linked to the Policy that was in force when the original SP was submitted (T-3 NE). Is that true?

If so, what is the point of trying to change it?

Exactly when was the decision made to put the theoretical spilt in our neighborhood? Nobody in the neighborhood was aware of it. Was the

community consulted or advised when the split was originally instated? Who were the people who did that? Have they seen the reality of the land (as opposed to abstract maps of the area)? Can they admit they made a mistake?

Thanks for your always excellent help,

Pat

And Anna's answer, on 11/2:

If we present our idea of changing the lots to T-2 RM without the support of the Planning Staff, are our chances slim to none of getting approval from the Planning Commission? In other words, in past similar situations, has the Commission always voted as the Staff recommends?

The planning commission does not always vote as staff recommends. The commission balances the material presented by staff with all the correspondence and testimony from the community, the councilmember and the applicant and considers each case on its own merits.

We have been told that even if we do get the Policy changed, the SP proposal would always be linked to the Policy that was in force when the original SP was submitted (T-3 NE). Is that true?

Yes

If so, what is the point of trying to change it?

That's why staff has repeatedly encouraged you to apply for a plan amendment for a larger area, if you wanted to proceed. And why staff has repeatedly cautioned you against applying for a plan amendment for just that property when staff is unlikely to support it.

Exactly when was the decision made to put the theoretical split in our neighborhood? Nobody in the neighborhood was aware of it. Was the community consulted or advised when the split was originally instated? Who were the people who did that? Have they seen the reality of the land (as opposed to abstract maps of the area)? Can they admit they made a mistake?

The first community plan for your area was done in 1995. Residential low density and low-medium density policy was applied here in 2006 (our older density-based policy categories), and although notices were mailed to each property owner, there was very limited public participation at that time.

As part of NashvilleNext (the city's update to its General Comprehensive Plan), the Planning Department was using older density-based policy categories and newer character policies. Before the city-wide visioning workshops, staff worked on translating policy so that everyone was looking at the same categories across the city on the maps, instead of around 120 policy categories. As part of the community-wide choosing of the vision, folks chose continuing to grow in our centers and along our pikes. It was never staff's approach to "split" the neighborhood, instead when you look at a map, you see large properties along Dickerson Road that could be developed with more density along the pike and less as it transitions back to the single family area. Appropriate transitions are part of every policy category although transitions are tricky when one character area, in this case Rural, is abutting another, in this case Suburban. The policy along the pike became Suburban Neighborhood Evolving.

Rural Neighborhood Maintenance policy was applied to the larger portion of the area, even though the existing zoning of R20 is not Rural in character. Rural Maintenance policy calls for 1 dwelling unit per 2 acres, while land with R20 zoning can be with more density than that.

And my reply to that:

My response to your response:

We have been told that even if we do get the Policy changed, the SP proposal would always be linked to the Policy that was in force when the original SP was submitted (T-3 NE). Is that true?

Yes

If so, what is the point of trying to change it?

That's why staff has repeatedly encouraged you to apply for a plan amendment for a larger area, if you wanted to proceed. And why staff has repeatedly cautioned you against applying for a plan amendment for just that property when staff is unlikely to support it.

If it is true, that the SP will always refer to the Policy in force when it was first proposed, why would any change have any effect, including the staff's recommended plan amendment?

And: It was never staff's approach to "split" the neighborhood, instead when you look at a map, you see large properties along Dickerson Road that could be developed with more density along the pike and less as it transitions back to the single family area. Appropriate transitions are part of every policy category although transitions are tricky when one character area, in this case Rural, is abutting another, in this case Suburban. The policy along the pike became Suburban Neighborhood Evolving.

Rural Neighborhood Maintenance policy was applied to the larger portion of the area, even though the existing zoning of R20 is not Rural in character. Rural Maintenance policy calls for 1 dwelling unit per 2 acres, while land with R20 zoning can be with more density than that.

Our neighborhood is not along Dickerson Road. It does not even connect with Old Dickerson, although the stop sign at Lowes Ln and Old Dickerson is the only entrance/exit to the neighborhood. As I understand it, the R20 zoning means the maximum houses allowed are 2 per acre. If that is the case and we fight the rezoning (not bothering to change the Plan because that has zero effect), then we can keep the maximum houses on the lot at 4. Is this correct?

Sincerely,

Pat

And my response to her response:

RE:

If it is true, that the SP will always refer to the Policy in force when it was first proposed, why would any change have any effect, including the staff's recommended plan amendment?

We discussed this when you met with us here in our offices. We explained that attempting to change the policy for a property with a zone change application

currently under review was not an effective way to stop the zoning from happening. We explained our rationale behind the policy changes that we could support, and how those policy changes could impact future zone changes and development in the area. We also explained that, while the policy amendment could affect other properties in the area, it would not impact our recommendation on the application that was currently being reviewed. You indicated that you understood our reasoning for our recommended plan amendment policy categories and boundary that we shared with you, and that the policy change that we could support would be beneficial, even if it did not stop the rezoning of the property currently being considered.

We made it perfectly clear that our one and only goal was to stop the building of 15 houses on that 2-acre lot. You told us that you would not move forward on any Transect change while the SP was on the agenda, so we ceased trying to change the Transect after our first meeting with you. Then, when the applicant deferred the item indefinitely, we contacted you and asked if we could go ahead with trying to get the lot changed to rural. I wrote the application and got supporting letters for our case to change the lot to rural and brought that to our second meeting. Instead of taking that application, you presented us with another scenario. You did not explain your reasoning, except that you wanted it that way. (And, really, how is any reasoning relevant if the goal we clearly stated could never be achieved?) We said we'd go back to our neighbors and consult with them. The neighbors voted unanimously to go with our original idea of getting the lot classified as rural. At no point did we say that we had a different goal than changing the lot to rural in order to block the proposed urban-type development. If you knew, and we have to assume that you did know, that there was no point to trying to change the Transect, you could have saved us all a lot of time and effort if you had responded accurately to my initial question in my 8/28 email to Mr. Sewell.

Sincerely,

Pat Luboff

THE END:

I will put that question here that I asked at the outset to remind any Planning Commission readers who have hung in this far: “But, you could save us all and save our neighborhood if you realize that designating that lot as T3 was a mistake and change it to the more appropriate T2. I believe that might preclude the construction of a multi-housing development on that lot. Am I right?”

A simple NO would have saved everyone a lot of time and effort!!!!

Still, Anna replied on 11/3:

Pat,

I’m very sorry that you feel we have miscommunicated with you and wasted your time, that has never been our intention. At this point we may have to agree to disagree on how events have transpired. From our perspective, we thought we had made it abundantly clear from the beginning, both via email and at both meetings at our offices, that attempting to change the policy on the subject lot was not an effective way of preventing the current SP. We presented you with a policy change to T3-NM that we felt we could support, we explained our rationale and how the change may affect future development in your neighborhood. When you declined this change and requested the change to T2-RM on the two lots we put the paperwork together for that and sent it to you with the openness that we were unlikely to support this change but we will go through the process.

Best,

Anna Grider, Community Plans
Metropolitan Nashville Planning Dept.
anna.grider@nashville.gov
[615.862.7199](tel:615.862.7199)

To which I replied the same day:

Dear Anna,

Thank you.

Pat

_____ (end of emails)

I have copied here all the pertinent emails exchanged, excluding only those with no information but date-setting. I challenge anyone to find a place where it was made “abundantly clear... that attempting to change the policy on the subject lot was not an effective way of preventing the current SP.” So, all of my holding neighborhood meetings, taking votes from the neighbors, collecting money, collecting letters of support, writing the proposal, going downtown for meetings, researching and writing the proposal for amendment and negotiating the final determination was for naught. I did it all because I thought I could affect some change. One wonders why the Community Planners put in so much effort if they knew the whole exercise was futile.

Again, a simple NO in answer to my first question on August 28 would have sufficed.

However, the overall outcome of this process is that there is at least some recognition by the Community Planners that the Policy on this lot is not accurate.

Even so, I believe the question of Policy is superseded by the law:

Ordinance No. BL2013-516:

“Whereas, the specific plan zoning district will continue to be **context sensitive**, promote variety, and result in high-quality development that **respects the unique character and charm of abutting neighborhoods** and the larger community.”

THERE IS NO WAY THAT 15 HOUSES ON 2.11 ACRES AT THE CROSSROADS IN THE MIDDLE OF A NEIGHBORHOOD WHERE MOST HOUSES ARE ON AN AVERAGE OF 3+ ACRES AND THE SMALLEST LOT IS AROUND .5 ACRES CAN BE **CONTEXT SENSITIVE** or that it **RESPECTS THE CHARACTER AND CHARM** of our **neighborhood!!!** IT’S JUST SIMPLE MATH.

THE PROPOSED DEVELOPMENT:

2.11 acres divided by 15 houses = .14 acres per house.

On Lowes Ln, the average per house is 3.27 acres, although some have over 10.

3.27 divided by .14 = **23.36 TIMES DENSER** THAN LOWES LN

On Birdwell, the houses are each on approx. .5 acre

.5 divided by .14 = **3.57 TIMES DENSER** THAN BIRDWELL

Thank you for your time and consideration of these issues.

Respectfully submitted,

Pat Luboff

Chairperson Lowes/Birdwell

1211 Lowes Ln

Goodlettsville, TN 37072

pluboff@writesongs.com

615-578-2035

Related documents follow:

1. Discrepancy in SP application (pdf)
2. Points to support the change of Policy (word doc)
3. Preliminary Plan Amendment (pdf)
4. Proposed Policy Change from Community Planners (pdf)
5. Signed Determination Form & Map (pdf)

SP 2017-078-001

Filename: **The law supersedes the policy**

1. Discrepancy in SP application

Current # of acres are incorrect.

The correct figure is 2.11 acres.

While it is technically correct to label the community plan T3 NE, if the proposal really speaks to Community Plan Consistency, there should be acknowledgement that the lot is entirely bounded on the west and south by T2 – Rural.

Also, the Dale & Associates plan shows the “existing building” to the east of the lot as one small rectangle. Actually, it is a 2078 sq. ft. house and a large barn on .75 acres, the smallest lot on Lowes Lane, where some houses are on acre plus lots and most on 3 to 10 acre lots.



Metropolitan Nashville Planning Department

Nashville & Davidson County

Metro Office Building
800 Second Avenue South
Nashville, TN 37201
www.nashville.gov/mpc

Voice: 615.862.7190
Fax: 615.862.7130
E-mail: planningstaff@nashville.gov

JUL 19 2017

Metropolitan Planning Department

2017SP-078-001

Specific Plan Application

SP Project No. _____

Date Submitted: 7/14/17

SP Name Lowes Lane SP

Type of SP Request ? Preliminary SP Preliminary & Final SP Final SP Amend SP

Description of the SP:
Preliminary Approval to Permit a
15 Unit Development.

Associated cases: PUD General Plan Amendment Subdivision Mandatory Referral

Map	Parcel(s) If portion, use "part of parcel...."	Current Zoning	# of Acres
33	55	R20	2.28

←
INCORRECT
SHOULD
BE 2.11

Community Plan Consistency (to be completed by applicant):

Parkwood - Union Hill - 2 - T3NE
Community Plan Name Land Use Policy (e.g. Neighborhood Maintenance, Neighborhood Evolving, Mixed-Use Corridor, etc.)

Application Fees - New/Amendment/Final		
SP Type	Application Fee	Description
Tier 1	\$2,500	Project is 0-5 residential units and/or less than 10,000 Sq. Ft. of non-residential uses
Tier 2	\$4,500	Project is 6-25 residential units and/or 10,000-25,000 Sq. Ft. of non-residential uses
Tier 3	\$6,195	Project is 26 or more residential units and/or greater than 25,000 Sq. Ft. of non-residential uses

SP 2017-078-001

Filename: **The law supersedes the policy**

2. Points to support the change of Policy

Points to support a Community Plan Amendment:

Regarding:

Map & Parcel: 033 00 0 055.00 aka 0 Lowes Ln, Goodlettsville, TN 37072

Map & Parcel: 033 00 0 283.00 aka 1206 Lowes Ln Goodlettsville, TN 37072

Located in the Parkwood – Union Hill Community Plan.

The current policy for these two lots is T-3 Suburban.

The proposed policy is to reclassify these two lots as T-2 Rural.

Reading from the T2 Rural Transect definition, which also could be a verbatim description of Lowes Lane:

GENERAL CHARACTERISTICS OF T2 RURAL*
• Sparsely developed
• Low density rural development pattern
• Single- and two-family homes only
• Natural and rural countryside
• Low connectivity (ped/bike/vehicular)
• Shoulder and ditch or swale, no curb or sidewalk
• Generally large irregular lots
• Long distances between intersections
• Low lot coverage
• Deep and varying setbacks
• Wide spacing between buildings
• Low rise development

- | |
|------------------------|
| • Informal landscaping |
| |

From definition of T2:

“The impact of land subdivision, land development, and intensification of activities in T2 Rural can impact the region’s resources and health and well-being. As such, the maintenance of a harmonious development pattern, preservation of prime agricultural lands, and the conservation of sensitive environmental resources and rural character is the key focus of any T2 Rural development.”

The categorization of these two lots as T3 Suburban has opened the door to development that is anything but an “harmonious development pattern.” We have a total of 21 houses on Lowes Ln, situated on 68.65 acres, or an average of 3.27 acres per house. The current development, based on the mis-categorization of these lots as T3, proposes 15 houses on 2.11 acres. That is 23 time the density and totally out of the “rural character” of our neighborhood.

From the Parkwood – Union Hill CCM:

“Parkwood– Union Hill is one of Nashville’s quietest communities, its adjacency to rural counties, and its concentration of hilly terrain, floodplain and farmland create the community’s split suburban and rural character.”

The split between suburban and rural must be based on actual physical site reality. Our neighborhood should not be defined by imaginary lines drawn in the middle of the street by people looking at maps in an office in downtown Nashville. The on-the-ground reality of our neighborhood is that it is defined by a natural boundary of trees.

Question: What is the green mark on the Parkwood map? Is it a conservation designation?

- Preserve in perpetuity:

» Unique or sensitive natural resources such as groundwater, floodplains and floodways, wetlands, streams, steep slopes, prime agricultural land, woodlands, and wildlife corridors and habitat.

Figure PUH-1: Growth & Preservation on Concept Map

The entire neighborhood is in the “Green Network” except for the lot and the one next to it. The same is true on

Figure PUH-2: The Transect

The entire neighborhood is classified T-2 Rural, except for the lot and the one next to it. This was an error on the part of the planners. There is no difference in the land from one side of the street to the other.

3. Preliminary Plan Amendment



Metropolitan Nashville Planning Department

Metro Office Building
800 Second Avenue South
Nashville, TN 37201
www.nashville.gov/mpc

Voice: 615.862.7190
Fax: 615.862.7130
E-mail: planningstaff@nashville.gov

Application No. _____ Date Submitted: _____

(Assigned by Planning Department staff)

Community Plan(s) PARKWOOD - UNION HILL

Associated cases: PUD UDO Zone change Subdivision Mandatory Referral
 Major and Collector Street Plan Amendment

A Plan Amendment Determination Form signed by the Planning Department Executive Director is required as part of this application. Failure to attach this material will result in an application being considered incomplete.

Attach a list containing the following information for each parcel in the application:

- Map and Parcel Numbers (if any portions of parcels are included, use "part of parcel...")
- Number of Acres
- Property Owner(s)
- Current Community Character Policy or other provision to be amended
- Requested Community Character Policy or other amendment

Describe how the proposed community plan amendment would be a better fit for the future of the area in question and adjacent areas than the current policy(ies).

These two lots are in the center of a neighborhood that consists of two dead end streets with one entry/exit at Lowes Ln and Old Dickerson. The rest of the neighborhood is T2 – Rural. The designation of these two lots as different from the rest of the neighborhood, T3 – Suburban, has opened the door to a proposal of completely inappropriate urban-type development on the lot. Restoring these two lots to the neighborhood would be a better fit in accomplishing the planners' stated goal of "preserving the character of established residential areas."

Summarize the changed conditions that might support changing the community plan as proposed in this application.

The conditions of these lots have not changed. They have always been, and still are, rural in character. The proposal of an urban-type development on 0 Lowes Ln triggered awareness in the people of the neighborhood, for the first time, of the discrepancy between the characterization of these lots and their reality. Correctly characterizing these lots will ensure that any building done on them will be in character with the rest of the neighborhood.

Explain why a change to the community plan might be justified at this time.

We have just now become aware that we are considered a part of the Parkwood-Union Hill Community Plan, and that our neighborhood has been theoretically split down the middle by designating one side of Birdwell that borders on Lowes Ln as T3, when the entire rest of the neighborhood is T2. We experience these lots as one and the same as the rest of our neighborhood. We have 100% participation of the home owners on Lowes and Birdwell on a petition to block dense development on these lots. Now is the time to correct what we believe is an error in the classification of these two lots, to prevent future misunderstandings by potential developers.

APPLICANT CONTACT INFORMATION

NOTE: All communication by phone, fax, e-mail, or mail will be with the applicant.
You must fill in all information — fields are not optional.

A letter indicating the consent of the property owner, signed by the property owner may be requested and required at the discretion of the Executive Director.

Applicant's Name: PAT LUBOFF, CHAIRPERSON
Company Name: CAMPBELL RD NWG, LOWES-BIRDWELL
Address: 1211 LOWES LN
City: GOODLETTSVILLE State: TN Zip: 37072

Phone: 615-578-2035 business home cell BEST #
Phone: 615-859-8143 business home cell
Fax: N/A business home

Applicant E-mail: PLUBOFF@WRITESONGS.COM
Applicant Signature: *[Signature]*
Print Name: PAT LUBOFF

Checklist – for staff use only

- _____ Application filled out completely
- _____ Planning Department Executive Director Major or Minor Amendment Determination
- _____ Memo with map showing properties to be included in the amendment study area
- _____ List of properties
- _____ Application fee
- _____ Trustees - disclosure of all beneficiaries

Application Fee: \$ _____ .00

Accepted by: _____ Date: _____

Map & Parcel: 033 00 0 055.00 aka 0 Lowes Ln, Goodlettsville, TN 37072

- 2.11 Acres

Owner: Be A Helping Hand Foundation
827 W MCKENNIE AVE, NASHVILLE, TN 37208

Map & Parcel: 033 00 0 283.00 aka 1206 Lowes Ln Goodlettsville, TN 37072

- .75 acres

Owner: Washington Saltos
1206 LOWES LN, GOODLETTSVILLE, TN 37072

Current Community Character Policy: T3 – Suburban
Requested Community Character Policy: T2 – Rural

9/25/2017

Washington Saltos
1206 Lowes Ln
Goodlettsville, TN 37072
Map & Parcel: 033 00 0 283.00

Mr. Doug Stone, Executive Director
Metropolitan Nashville Planning Department
Metro Office building
800 Second Ave. South
Nashville, TN 37201

Dear Mr. Stone,

I am the owner of the home at the above address. I am writing this letter to document to you that I am in full support of the application for the Community Plan Amendment to reclassify my property as T2 – Rural.

Thank you for your consideration,



Washington Saltos

9/25/2017

Ralph McAdams III
1257 Old Dickerson Pike
Goodlettsville, TN 37072
Map & Parcel: 033 00 0 281.00

Mr. Doug Stone, Executive Director
Metropolitan Nashville Planning Department
Metro Office building
800 Second Ave. South
Nashville, TN 37201

Dear Mr. Stone,

I am the owner of the home at the above address. I am writing this letter to document to you that I am in full support of the application for the Community Plan Amendment to reclassify the adjacent lot to my property:

1206 Lowes Ln
Goodlettsville, TN 37072
Map & Parcel: 033 00 0 283.00

as T2 – Rural.

Thank you for your consideration,

A handwritten signature in black ink that reads "Ralph McAdams III". The signature is written in a cursive style with a distinct "III" at the end.

Ralph McAdams III

9/25/2017

Rebecca Shubert
1239 Old Dickerson Pike
Goodlettsville, TN 37072

- **Map & Parcel:** 033 00 0 051.01

Mr. Doug Stone, Executive Director
Metropolitan Nashville Planning Department
Metro Office building
800 Second Ave. South
Nashville, TN 37201

Dear Mr. Stone,

I am the owner of the home at the above address. I am writing this letter to document to you that I am in full support of the application for the Community Plan Amendment to reclassify the adjacent lot to my property:

1206 Lowes Ln
Goodlettsville, TN 37072
Map & Parcel: 033 00 0 283.00

as T2 – Rural.

Thank you for your consideration,



Rebecca Schubert

9/25/2017

Pat Luboff

1211 Lowes Ln

Goodlettsville, TN 37072

- **Map & Parcel:** 033 00 0 199.00

Mr. Doug Stone, Executive Director

Metropolitan Nashville Planning Department

Metro Office building

800 Second Ave. South

Nashville, TN 37201

Dear Mr. Stone,

I am the owner of the home at the above address. I am writing this letter to document to you that I am in full support of the application for the Community Plan Amendment to reclassify the adjacent lot to my property:

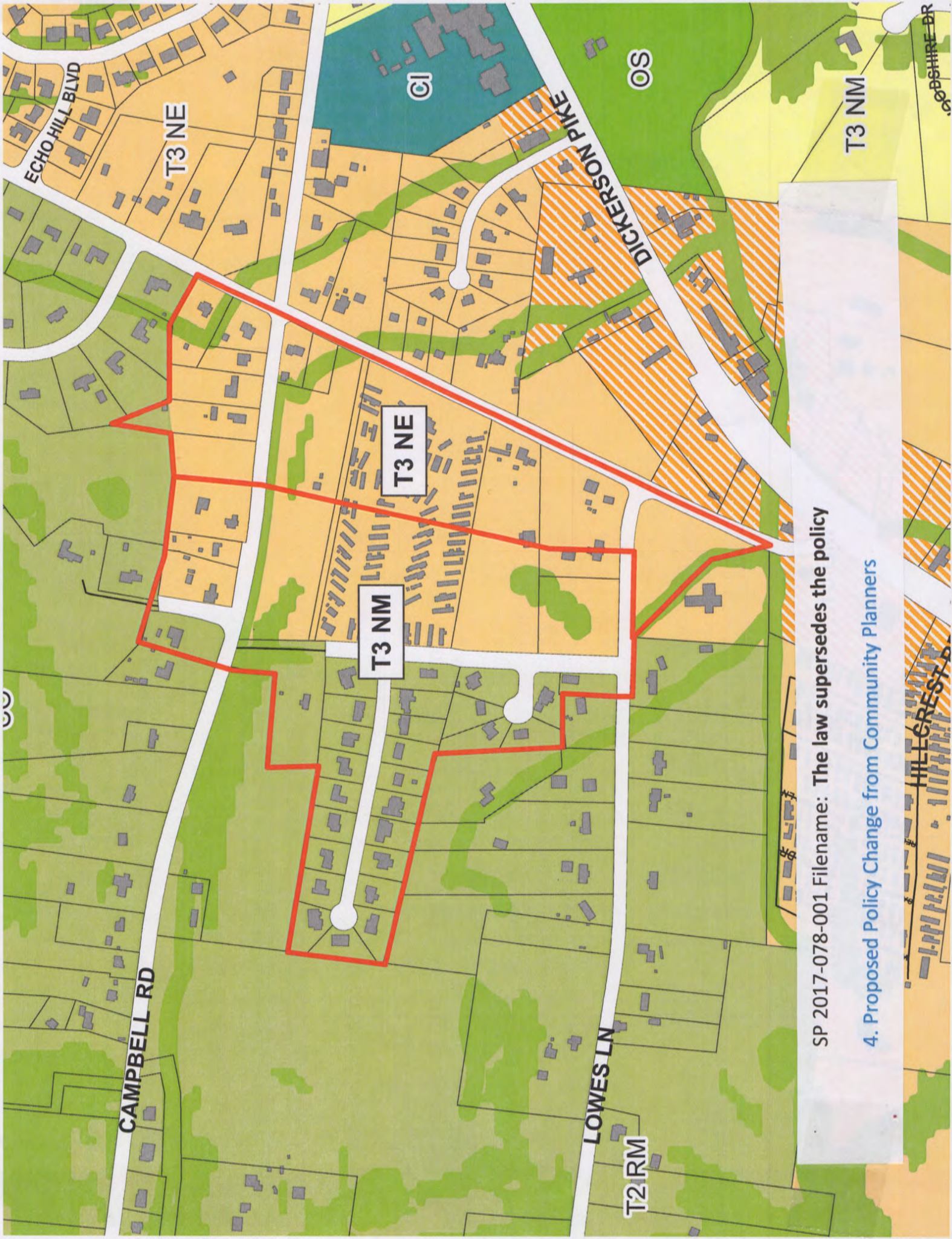
Map & Parcel: 033 00 0 055.00

Location: 0 LOWES LN

as T2 – Rural.

Thank you for your consideration,


Pat Luboff



SP 2017-078-001 Filename: The law supersedes the policy

4. Proposed Policy Change from Community Planners



Metropolitan Nashville Planning Department

Metro Office Building
800 Second Avenue South
Nashville, TN 37201
www.nashville.gov/mpc

Voice: 615.862.7190
Fax: 615.862.7130
E-mail: planningstaff@nashville.gov

Planning Department Executive Director Community Plan Amendment Level and Plan Amendment Study Area Determination

Project Name: Lowes Lane & Birdwell - Parkwood/Union Hill Community Plan Amendment

Project Location: See attached map

Current Community Plan Policy: T3 Neighborhood Evolving (T3 NE)

Proposed Community Plan Policy or other change: T2 Neighborhood Maintenance (T2 NM)

MPC Case Number (to be filled in by Planning Staff when application is filed): _____

Associated Case: _____

Applicant Name & Address: Pat Luboff, 1211 Lowes Lanes, Goodlettsville, TN 37072

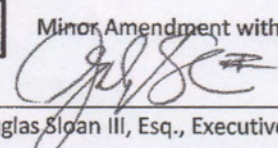
According to the Metropolitan Planning Commission Rules & Procedures Section VIII.A.1., the Planning Department Executive Director determines whether any proposed amendment filed by an applicant is a major or minor amendment. In addition, the Planning Department will communicate with an applicant for a community plan amendment to determine the study area required to be used for the proposed community plan amendment. These determinations affect the Planning Department review process and timeline, public notice requirements, and public participation process.

The Planning Executive Director has reviewed your proposed application for a community plan amendment and determined that it is a:

Major Amendment (one or more community meetings required)

Minor Amendment (community meeting not required)

Minor Amendment with a required community meeting



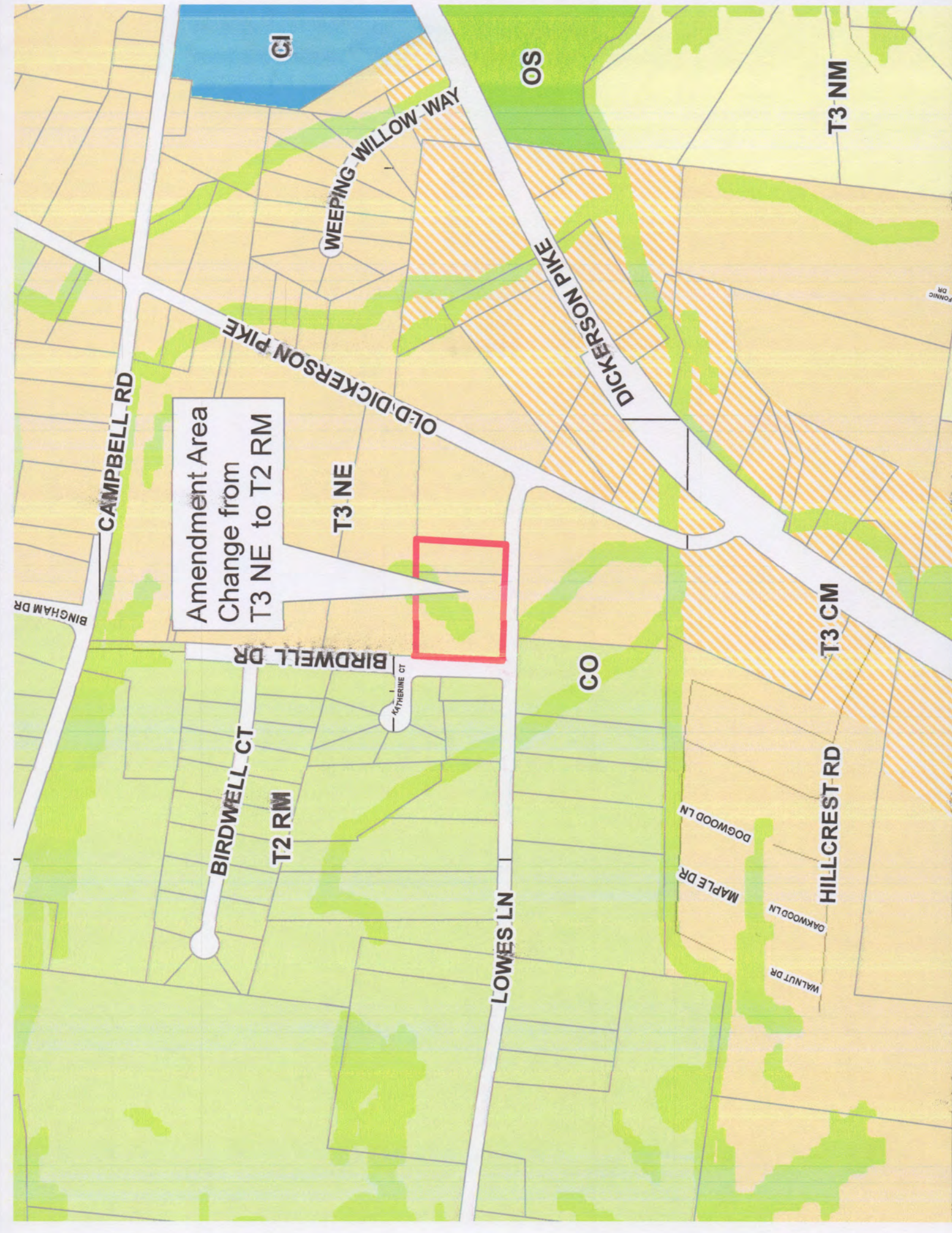
J. Douglas Sloan III, Esq., Executive Director

Date: October 30, 2017

Valid through: October 30, 2018 (1 year from the date it was signed)

A map of the required plan amendment study area is attached.

5. Signed Determination Form & Map



Amendment Area
Change from
T3 NE to T2 RM

CAMPBELL RD

BIRDWELL CT

T2 RM

BIRDWELL DR

T3 NE

LOWES LN

CO

WEEPING WILLOW WAY

OLD DICKERSON PIKE

OS

DICKERSON PIKE

HILLCREST RD

T3 CM

T3 NM

DOGWOOD LN

MAPLE DR

OAKWOOD LN

WALNUT DR

BINGHAM DR

POWING DR

Case #2017SP-078-001

Cover sheet for petition to deny application for zoning change from R20 to SP.

1. Signed petitions from 16 neighbors on Campbell and Dry Creek who volunteered to support Lowes/Birdwell's fight against this re-zoning.
-

We the members of the Campbell Rd.
Neighborhood Watch Group stand in support of
the owner/residents of Lowes Lane and
Birdwell Drive who demand that the request for
rezoning, case # 2017SP-078-001 be denied.
The design and density are completely out of
keeping with the rest of the neighborhood.
This application needs to be stopped now!

Signature of Home Owner Carol J. Miller
Address 1294 Campbell Rd Goodlettsville TN 37072-4128

Signature of Home Owner Charles D Miller
Address 1294 Campbell Rd Goodlettsville TN 37072-4128

Signature of Home Owner _____

Address _____

Signature of Home Owner _____

Address _____

Signature of Home Owner _____

Address _____

We the members of the Campbell Rd.
Neighborhood Watch Group stand in support of
the owner/residents of Lowes Lane and
Birdwell Drive who demand that the request for
rezoning, case # 2017SP-078-001 be denied.
The design and density are completely out of
keeping with the rest of the neighborhood.
This application needs to be stopped now!

Signature of Home Owner *Deyl Moore / Sally Moore*
Address 1592 Campbell Rd.

Signature of Home Owner *Mihesi & Jim Taylor*
Address 1620 Campbell Rd.

Signature of Home Owner *Doug & Amy Speltzer*
Address 1634 CAMPBELL RD.

Signature of Home Owner *William W. Moore*
Address 1602 CAMPBELL RD

Signature of Home Owner _____
Address _____

We the members of the Campbell Rd.
Neighborhood Watch Group stand in support of
the owner/residents of Lowes Lane and
Birdwell Drive who demand that the request for
rezoning, case # 2017SP-078-001 be denied.
The design and density are completely out of
keeping with the rest of the neighborhood.
This application needs to be stopped now!

Signature of Home Owner Grady L. Bryant
Address 516 Dry Creek Rd, Goodlettsville, TN 37072

Signature of Home Owner Virginia Gayle Bryant
Address 516 Dry Creek Road Goodlettsville, TN 37072

Signature of Home Owner John A Ricks
Address 476 Dry Creek Rd. Goodlettsville, TN. 37072

Signature of Home Owner [Signature]
Address 465 DRY CREEK RD. GOODLETTSVILLE, TN. 37072-4022

Signature of Home Owner Joni Hunter Kiew
Address 465 Dry Creek Rd, Goodlettsville, TN 37072-4022

We the members of the Campbell Rd.
Neighborhood Watch Group stand in support of
the owner/residents of Lowes Lane and
Birdwell Drive who demand that the request for
rezoning, case # 2017SP-078-001 be denied.
The design and density are completely out of
keeping with the rest of the neighborhood.
This application needs to be stopped now!

Signature of Home Owner Melissa Binkley MELISSA BINKLEY
Address 224 Birdwell Ct SEE BIRDWELL

Signature of Home Owner John Valentin
Address 1244 Campbell Rd

Signature of Home Owner Judy Valentin
Address 1244 Campbell Rd

Signature of Home Owner _____
Address _____

Signature of Home Owner _____
Address _____

Case #2017SP-078-001

Cover sheet for petition to deny application for zoning change from R20 to SP.

1. Printout from Assessor's web page showing names and addresses of all the houses on Lowes Ln.
2. Signed petitions for 20 of the 21 houses – one house is vacant. That is 100% of the owners/residents on Lowes Ln have signed a petition to deny this re-zoning request.
3. Signed petition from the pastor of Trinity FWB Church.
4. Signed petition from owner of 1257 Dickerson, the house on the corner of Lowes and Old Dickerson.
5. Signed petition from owner of 1243 Old Dickerson, the house that borders the 0 Lowes Ln lot on the north side.

TOTAL OF 23 PETITIONS.



Address



Lowes Ln

Number

Search Examples

Enter 3 or more characters of the street name

Name: Doe, John

Address: Main St, 100

Map & Parcel: 19514000500 or 199000c00100CO







*lowes 21 houses
68.65 acres*

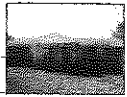




For Sales Search select your property and click the Red Comper Sales Search under the map on the Property Summary Page

Page(s) 1 2 3



*average 3.27 acres
PER HOUSE!*

Showing 1 to 10 of 26 results

- | | | | | | |
|----|---|---|-----------------------|---|--------------------------------|
| 1. |  | 033 00 0 055.00 BE A HELPING HAND FOUNDATION
(/prc/property/8005/card/1)
0 Lowes Ln
Goodlettsville
37072 | <i>2.11 acres</i> | Total Appraised Value: \$42,600
Land Size: 2.110 acres
Land Use: R80 | <i>.14 acres
PER HOUSE</i> |
| 2. |  | ✓ 033 00 0 057.00 STOCKTON, DORIS UNDERWOOD (LE)
(/prc/property/8007/card/1)
0 Lowes Ln
Goodlettsville
37072 | <i>SEE 1267 LOWES</i> | Total Appraised Value: \$43,000
Land Size: 1.160 acres
Land Use: R80 | |
| 3. |  | ✓ 033 00 0 128.00 BALLOU, GAYLE G. ET UX (/prc/property/8079/card/1)
0 Lowes Ln
Goodlettsville
37072 | <i>SEE 1285 LOWES</i> | Total Appraised Value: \$89,700
Land Size: 10.490 acres
Land Use: R80 | |
| 4. |  | ✓ 033 00 0 283.00 SALTOS, WASHINGTON (/prc/property/205499/card/1)
1206 Lowes Ln
Goodlettsville
37072 | | Total Appraised Value: \$280,000
Land Size: 0.750 acres
Land Use: R81 | |
| 5. |  | ✓ 033 00 0 056.00 TRINITY FREE WILL BAPTIST CHUR
(/prc/property/8006/card/1)
1207 Lowes Ln
Goodlettsville
37072 | | Total Appraised Value: \$768,800
Land Size: 5.140 acres
Land Use: E91 | <i>CHURCH</i> |
| ② |  | ✓ 033 00 0 199.00 LUBOFF, PETER & PATRICIA M.
(/prc/property/8127/card/1) | | Total Appraised Value: \$255,600
Land Size: 3.310 acres
Land Use: R81 | |


- 6.  ✓ 1211 Lowes Ln
Goodlettsville
37072
- 7.  ✓ 033 00 0 053.00 REESE, STEPHEN (/prc/property/8004/card/1)
1226 Lowes Ln
Goodlettsville
37072
Total Appraised Value: \$168,200
Land Size: 1.000 acres
Land Use: R81
- 8.  ✓ 033 00 0 223.00 WILLIAMS, ROSE C. (/prc/property/8148/card/1)
1233 Lowes Ln
Goodlettsville
37072
SEE 1239
Total Appraised Value: \$43,000
Land Size: 1.610 acres
Land Use: R80
- 9.  ✓ 033 00 0 219.00 NEWMAN, RAYMOND E. & SHARON J.
(/prc/property/8145/card/1)
1236 Lowes Ln
Goodlettsville
37072
Total Appraised Value: \$301,200
Land Size: 1.350 acres
Land Use: R81
- 10.  ✓ 033 00 0 198.00 WILLIAMS, ROSE C. (/prc/property/8126/card/1)
1239 Lowes Ln
Goodlettsville
37072
Total Appraised Value: \$283,500
Land Size: 1.610 acres
Land Use: R81

Showing 11 to 20 of 26 results

- 11.  ✓ 033 00 0 162.00 GRAVES, KENNETH F. (/prc/property/8098/card/1)
1242 Lowes Ln.
Goodlettsville
37072
Total Appraised Value: \$96,900
Land Size: 2.000 acres
Land Use: R81
- 12.  ✓ 033 00 0 197.00 ORR, ROBIN D. (/prc/property/8125/card/1)
1245 Lowes Ln
Goodlettsville
37072
Total Appraised Value: \$275,300
Land Size: 1.930 acres
Land Use: R81
- 13.  ✓ 033 00 0 157.00 GELLIN AND JACKSON PROPERTIES,
(/prc/property/8093/card/1)
1248 Lowes Ln
Goodlettsville
37072
VACANT
Total Appraised Value: \$252,000
Land Size: 2.690 acres
Land Use: R81
- 14.  ✓ 033 00 0 160.00 DOWNEY, ESMA (/prc/property/8096/card/1)
1254 Lowes Ln
Goodlettsville.
37072
Total Appraised Value: \$261,700
Land Size: 3.000 acres
Land Use: R81
- 15.  ✓ 033 00 0 196.00 JONES, JOHN H. ET UX (/prc/property/8124/card/1)
1255 Lowes Ln
Goodlettsville
37072
Total Appraised Value: \$263,700
Land Size: 5.010 acres
Land Use: R81
- 16.  ✓ 033 00 0 158.00 SIMPSON, JUSTIN W. (/prc/property/8094/card/1)
1258 Lowes Ln
Goodlettsville
37072
Total Appraised Value: \$149,000
Land Size: 3.000 acres
Land Use: R81

- 17.


(12)



✓ 033 00 0 060.00 STOCKTON, DORIS JEAN (LE) & HE
 (/prc/property/8010/card/1)
 1267 Lowes Ln
 Goodlettsville
 37072

Total Appraised Value: \$136,800
 Land Size: 1.880 acres
 Land Use: R81
- 18.


(13)



✓ 033 00 0 255.00 CARRILLO, FRANCISCO (/prc/property/8171/card/1)
 1271 Lowes Ln
 Goodlettsville
 37072

Total Appraised Value: \$106,400
 Land Size: 0.910 acres
 Land Use: R81
- 19.


(14)



✓ 033 00 0 058.00 GOBER, KENNETH W. ETUX (/prc/property/8008/card/1)
 1274 Lowes Ln
 Goodlettsville
 37072

Total Appraised Value: \$203,100
 Land Size: 6.490 acres
 Land Use: R81
- 20.

(15)




✓ 033 00 0 059.00 CONTRERAS, JUAN CARLOS & MARTI
 (/prc/property/8009/card/1)
 1275 Lowes Ln
 Goodlettsville
 37072

Total Appraised Value: \$81,600
 Land Size: 0.990 acres
 Land Use: R81

Showing 21 to 30 of 26 results

- 21.

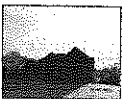
(16)



✓ 033 00 0 229.00 BALLOU, GAYLE G. ET UX (/prc/property/8149/card/1)
 1285 Lowes Ln
 Goodlettsville
 37072

Total Appraised Value: \$188,200
 Land Size: 0.760 acres
 Land Use: R88
- 22.


(17)



✓ 033 00 0 280.00 JONES, TIM & CHINITA (/prc/property/205083/card/1)
 1301 Lowes Ln
 Goodlettsville
 37072

Total Appraised Value: \$718,600
 Land Size: 3.080 acres
 Land Use: R81
- 23.

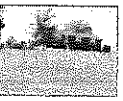
(18)



✓ 033 00 0 149.00 HUGHES, MARK S. (/prc/property/8087/card/1)
 1313 Lowes Ln
 Goodlettsville
 37072

Total Appraised Value: \$303,200
 Land Size: 4.680 acres
 Land Use: R81
- 24.


(19)



✓ 032 00 0 100.00 WEATHERSPOON, MYRA M. ET VIR
 (/prc/property/7518/card/1)
 1315 Lowes Ln
 Goodlettsville
 37072

Total Appraised Value: \$236,700
 Land Size: 3.000 acres
 Land Use: R81
- 25.

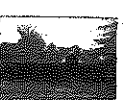
(20)



✓ 032 00 0 099.00 MASON, DOYT E. & ARLENE A.
 (/prc/property/7517/card/1)
 1319 Lowes Ln
 Goodlettsville
 37072

Total Appraised Value: \$146,500
 Land Size: 2.950 acres
 Land Use: R81
- 26.

(21)



✓ 032 00 0 125.00 TURNER, HARRY LEWIS & DONNA EL
 (/prc/property/7538/card/1)

Total Appraised Value: \$570,400
 Land Size: 5.000 acres
 Land Use: R81

1324 Lowes Ln
 Goodlettsville
 37072

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner Washington Sattos


Name (Please Print) Washington Sattos

Address 1206 Lowes Lane &

Email erika4834@att.net

Phone 615-525-7949

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner 

Name (Please Print) PAT LUBOFF

Address 1211 LOWES LN

Email PLUBOFF@WRITESONGS.COM

Phone 615-578-2035

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner Alison + Stephen Reese

Name (Please Print) Alison + Stephen Reese

Address 1226 Lowes Ln

Email alidaawn³⁷@gmail.com

Phone 629-200-5078

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner Ray Newman

Name (Please Print) Ray New man

Address 1236 Lowes LN

Email rayshaneewman@yahoo.com

Phone 615-394-0451

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner Rose C. Williams


Name (Please Print) Rose C. Williams

Address 1239 LOWES LN 37072

Email _____

Phone 615-851-7127

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner 

Name (Please Print) KEN GRAVES

Address 1242 LOWES LANE

Email KEN-GRAVES@ATT.NET

Phone 615-347-6404 615-859-0885

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner Robin Orr

Name (Please Print) ROBIN ORR

Address 1245 LOWES LANE 37072

Email Rdeniseorr@aol.com

Phone 615-305-0233

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner Verbal (DISABLED)

Name (Please Print) ESMA DOWNEY

Address 1254 LOWES LN 37072

Email _____

Phone _____

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner John H Jones

Name (Please Print) John H Jones

Address 1255 Lowes Lane

Email grandprix62@att.net

Phone 615-859-1817

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner Justin Simpson

Name (Please Print) Justin Simpson

Address 1258 Lowes Ln

Email TLCS.BOY@Gmail.Com

Phone 615 973 8141

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner Dylan Henry

Name (Please Print) Dylan Henry

Address 1267 Lowes Lane

Email dylan.henry@outlook.com

Phone 615-859-4606

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner Richard Garcia

Name (Please Print) Richard Garcia
+271 Lowes LN

Address 1271 Lowes LN Goodlettsville TN

Email _____

Phone 615 972-5910

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner JUAN CARLOS CONTRERAS

Name (Please Print) Juan Contreras

Address 1275 Lowe Ln goodieville

Email FrowyoTwizzy@gmail.com

Phone 615 730 1696

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner Elaine Ballou

Name (Please Print) ELAINE BALLOU

Address 1985 Lowes LN

Email _____

Phone 615-859-5583

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner Jim & Chinita Jones

Name (Please Print) Chinita + Tim Jones

Address 1301 Lowes Lane

Email finkerbell1645@gmail.com

Phone 615-522-2984

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner MSA

Name (Please Print) Mark Hughes

Address 1313 Lowes Lane

Email markhugh@aol.com

Phone 615-596-6084

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner David Weatherspoon & Myra Weatherspoon

Name (Please Print) DAVID WEATHERSPOON & Myra Weatherspoon

Address 1315 Lowes Lane, Goodlettsville, TN 37072

Email _____

Phone 615-859-5163

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner Doyt E Mason

Name (Please Print) DOYT E MASON

Address 1319 Lowes Lane

Email DOYTMASON@COMCAST.NET

Phone 615 851 8612

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner Donna Turner

Name (Please Print) Donna Turner

Address 1324 LOWES LANE

Email DonnaTurner4509@comcast.net

Phone 215-202-6396

TRINITY CHURCH

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner _____

Name (Please Print) _____

Address _____

Email _____

Phone _____

THIS IS THE OWNER OF THE HOUSE AT
THE CORNER OF LOWES + OLD DICKERSON

We the owner/residents of Lowes Lane and
Birdwell Drive hereby demand that the request
for rezoning, case # 2017SP-078-001 be denied.
Our neighborhood consists of two dead-end
streets of only single-family owner-occupied
houses. The lot size for each house on Lowes
Lane ranges from .75 to over 10 acres. The
proposed plan would put 15 units on 2.11
acres, or less than .14 acres per unit. The design
and density are completely out of keeping with
the rest of the neighborhood. This application
needs to be stopped now!

Signature of Home Owner Ralph H. Adams III

Name (Please Print) Ralph H. Adams III

Address 1257 Old Dickerson Rd

Email _____

Phone 615-977-4093

This is the owner of the house that borders the lot on the north 5 ACRES

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Rebecca Schubert

Signature of Home Owner _____

Name (Please Print) _____

REBECCA SCHUBERT

Address _____

1243 OLD DICKERSON RD 37072

Email _____

Phone _____

615-851-1992

Case #2017SP-078-001

Cover sheet for petition to deny application for zoning change from R20 to SP.

1. Printout from Assessor's web page showing names and addresses of all the houses on Birdwell, which includes Katherine Ct., Birdwell Dr. and Birdwell Ct.

2. Signed petitions for 26 of the 26 houses. That is 100% of the owners/residents on Birdwell have signed a petition to deny this re-zoning request.

3. Signed petition from 1249 Campbell, which has no access to Campbell Rd. and enters/exits their property from Birdwell.

TOTAL OF 27 PETITIONS.



Address Katherine Number

Search Examples

Enter 3 or more characters of the street name

Name: Doe, John




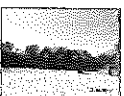
Address: Main St, 100

Map & Parcel: 19514000500 or 199000c0010DCO

For Sales Search select your property and click the Red Comper Sales Search under the map on the Property Summary Page

Page(s) 1 2 3

Showing 1 to 10 of 22 results

- 1.  ✓ 033 05 0 001.00 TATE, JOSEPH L. (/prc/property/8421/card/1)
100 Katherine Ct
Goodlettsville
37072
Total Appraised Value: \$223,900
Land Size: 0.580 acres
Land Use: R11
- 2.  ✓ 033 09 0 002.00 WILSON, STEPHEN & KIMBERLY
(/prc/property/8685/card/1)
101 Katherine Ct
Goodlettsville
37072
Total Appraised Value: \$236,700
Land Size: 0.470 acres
Land Use: R11
- 3.  ✓ 033 05 0 002.00 SANDLIN, MICAH L. & MOLLY
(/prc/property/8422/card/1)
104 Katherine Ct
Goodlettsville
37072
Total Appraised Value: \$208,100
Land Size: 0.510 acres
Land Use: R11
- 4.  ✓ 033 05 0 003.00 WADE, CHRISTINA (/prc/property/8423/card/1)
108 Katherine Ct
Goodlettsville
37072
Total Appraised Value: \$189,400
Land Size: 0.520 acres
Land Use: R11
- 5.  ✓ 033 09 0 001.00 QUINTANILLA, PABLO SIBRIAN ET
(/prc/property/8684/card/1)
109 Katherine Ct
Goodlettsville
37072
Total Appraised Value: \$263,300
Land Size: 0.550 acres
Land Use: R11

ALL 5 ✓



Address Number

Search Examples

Enter 3 or more characters of the street name

Name: Doe, John

Address: Main St, 100





Map & Parcel: 19514000500 or 199000c00100C0

For Sales Search select your property and click the Red Comper Sales Search under the map on the Property Summary Page

Page(s) **1** 2 3

Showing 1 to 10 of 21 results

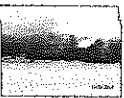

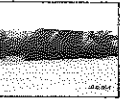



- | | | | |
|----|---|--|---|
| 1. |  | ✓ 033 05 0 023.00 BARBEE, HOWARD L. & LINDA G.
(/prc/property/8443/card/1)
200 Birdwell Ct
Goodlettsville
37072 | Total Appraised Value: \$292,100
Land Size: 0.640 acres
Land Use: R11 |
| 2. |  | ✓ 033 05 0 022.00 MOORE, ROBERT E. (/prc/property/8442/card/1)
204 Birdwell Ct
Goodlettsville
37072 | Total Appraised Value: \$222,100
Land Size: 0.460 acres
Land Use: R11 |
| 3. |  | ✓ 033 05 0 019.00 BUCK, JOHN D. & TRACY F. (/prc/property/8439/card/1)
205 Birdwell Ct
Goodlettsville
37072 | Total Appraised Value: \$231,200
Land Size: 0.480 acres
Land Use: R11 |
| 4. |  | ✓ 033 05 0 021.00 VALENTINE, KASHETRA & RICHARD
(/prc/property/8441/card/1)
208 Birdwell Ct
Goodlettsville
37072 | Total Appraised Value: \$253,600
Land Size: 0.460 acres
Land Use: R11 |
| 5. |  | ✓ 033 05 0 018.00 WEBB, SHIRLEY M. (/prc/property/8438/card/1)
209 Birdwell Ct
Goodlettsville
37072 | Total Appraised Value: \$206,400
Land Size: 0.460 acres
Land Use: R11 |
| 6. |  | ✓ 033 05 0 004.00 GREER, STEPHANIE (/prc/property/8424/card/1)
212 Birdwell Ct
Goodlettsville
37072 | Total Appraised Value: \$223,800
Land Size: 0.460 acres
Land Use: R11 |

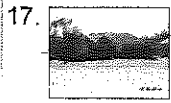
- | | | | |
|-----|---|---|---|
| 7. |  | 033 05 0 017.00 ✓ KORNPROBST, DEBRA (/prc/property/8437/card/1)
213 Birdwell Ct
Goodlettsville
37072 | Total Appraised Value: \$207,700
Land Size: 0.460 acres
Land Use: R11 |
| 8. |  | 033 05 0 005.00 ✓ BUNCH, THOMAS LAMONT & SHARON
(/prc/property/8425/card/1)
216 Birdwell Ct
Goodlettsville
37072 | Total Appraised Value: \$210,300
Land Size: 0.460 acres
Land Use: R11 |
| 9. |  | 033 05 0 016.00 ✓ POWELL, GEORGE A. JR. & ROTONI
(/prc/property/8436/card/1)
217 Birdwell Ct
Goodlettsville
37072 | Total Appraised Value: \$203,700
Land Size: 0.460 acres
Land Use: R11 |
| 10. |  | 033 05 0 006.00 ✓ BASS, PHYLLIS V. (/prc/property/8426/card/1)
220 Birdwell Ct
Goodlettsville
37072 | Total Appraised Value: \$294,800
Land Size: 0.460 acres
Land Use: R11 |

Page(s) 1 2 3

Page(s) 1 2 3

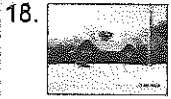
Showing 11 to 20 of 21 results

- | | | | |
|-----|---|---|---|
| 11. |  | 033 05 0 015.00 ✓ LE, KINH QUANG & BICH THI NGOC
(/prc/property/8435/card/1)
221 Birdwell Ct
Goodlettsville
37072 | Total Appraised Value: \$347,000
Land Size: 0.460 acres
Land Use: R11 |
| 12. |  | 033 05 0 007.00 ✓ BINKLEY, MELISSA J. (/prc/property/8427/card/1)
224 Birdwell Ct
Goodlettsville
37072 | Total Appraised Value: \$204,000
Land Size: 0.460 acres
Land Use: R11 |
| 13. |  | 033 05 0 014.00 ✓ WESBY, KENTON & TANISHA (/prc/property/8434/card/1)
225 Birdwell Ct
Goodlettsville
37072 | Total Appraised Value: \$311,300
Land Size: 0.460 acres
Land Use: R11 |
| 14. |  | 033 05 0 008.00 ✓ NICHOLS, CHAD K. & STACY K.
(/prc/property/8428/card/1)
228 Birdwell Ct
Goodlettsville
37072 | Total Appraised Value: \$244,500
Land Size: 0.460 acres
Land Use: R11 |
| 15. |  | 033 05 0 013.00 ✓ BROWN, JESSIE ET AL (/prc/property/8433/card/1)
229 Birdwell Ct
Goodlettsville
37072 | Total Appraised Value: \$303,000
Land Size: 0.460 acres
Land Use: R11 |
| 16. |  | 033 05 0 009.00 ✓ PHAM, THANG VAN & TRAN (/prc/property/8429/card/1)
232 Birdwell Ct
Goodlettsville
37072 | Total Appraised Value: \$268,400
Land Size: 0.510 acres
Land Use: R11 |



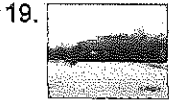
17. ✓ 033 05 0 012.00 FITCH, MICHAEL R. & TRACEY A.
(/prc/property/8432/card/1)
233 Birdwell Ct
Goodlettsville
37072

Total Appraised Value: \$249,000
Land Size: 0.470 acres
Land Use: R11



18. ✓ 033 05 0 010.00 AGUILAR, MAYRA (/prc/property/8430/card/1)
236 Birdwell Ct
Goodlettsville
37072

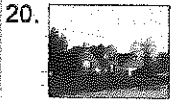
Total Appraised Value: \$241,400
Land Size: 0.480 acres
Land Use: R11



19. ✓ 033 05 0 011.00 WRIGHT, DANAM. & GENEVA A.
(/prc/property/8431/card/1)
237 Birdwell Ct
Goodlettsville
37072

DON + DAWN JONES
NEW OWNERS

Total Appraised Value: \$269,100
Land Size: 0.490 acres
Land Use: R11



20. ✓ 033 09 0 003.00 FREEMAN, TONY A. & LAJOY R.
(/prc/property/8686/card/1)
1501 Birdwell Dr
Goodlettsville
37072

Total Appraised Value: \$212,000
Land Size: 0.470 acres
Land Use: R11

Page(s) 1 2 3

Page(s) 1 2 3

Showing 21 to 30 of 21 results



21. ✓ 033 05 0 020.00 JONES, RANDY B. & SANDRA G.
(/prc/property/8440/card/1)
1513 Birdwell Dr
Goodlettsville
37072

Total Appraised Value: \$199,900
Land Size: 0.600 acres
Land Use: R11

Page(s) 1 2 3

PADCTN.ORG

- Home (<http://www.padctn.org>)
- Who We Are, What We Do (<http://www.padctn.org/general/>)
- Real Property Search (<http://www.padctn.org/real-property-search/>)
- Real Property (<http://www.padctn.org/real-property/>)
- Personal Property (<http://www.padctn.org/personal-property/>)

- Terms of Use (<http://www.padctn.org/terms-of-use/>)
- System Requirements (<http://www.padctn.org/system-requirements/>)

QUICK LINKS

- Metro Sites (<http://www.padctn.org/general/topic-index-and-links/>)
- Surrounding Counties (<http://www.padctn.org/general/topic-index-and-links/>)
- State Sites (<http://www.padctn.org/general/topic-index-and-links/>)

CONTACT

- Staff Directory (<http://www.padctn.org/staff-directory/>)
- Directions (<http://www.padctn.org/directions/>)
- Survey (<http://www.padctn.org/survey/>)
- E-mail Customer Service (<mailto:assessorweb@nashville.gov>)

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner 


Name (Please Print) MARK TATE

Address 100 KATHERINE CT 37072

Email _____

Phone _____

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner  _____

Name (Please Print) Kimberly Wilson

Address 101 Katherine Ct Goodlettsville TN 37072

Email Kimannwilson@gmail.com

Phone 727-512-7157

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner 

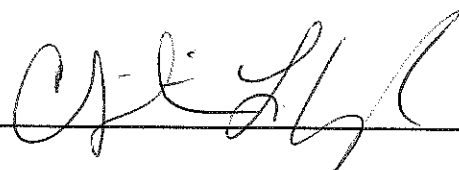
Name (Please Print) Micah Sandlin

Address 104 Katherine Ct.

Email Micahsandlin@gmail.com

Phone _____

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner 

Name (Please Print) Christina L. Wade

Address 108 Katherine Ct

Email nailshydorothy@gmail.com

Phone (015) 424-6909

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner Pablo Sibrían

Name (Please Print) pablo Sibrían

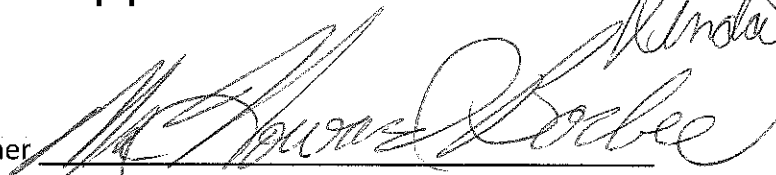

Address 109 Katherine ct

Email PAUVARADO2626@gmail.com

Phone 615-999-3795

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner

Name (Please Print)

HOWARD BARBER AND LINDA TRIBUE-BARBER

Address

200 Birdwell Court

Email

LINDA TRIBUE@YAHOO.COM

Phone

615-851-4060

216

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner Robert Moore

Name (Please Print) Robert Moore

Address 204 Birdwell Ct

Email RM00RE@FISK.EDU

Phone 615-424-9070

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner John O B Tracy F. Buck

Name (Please Print) John Beck Tracy F. Buck

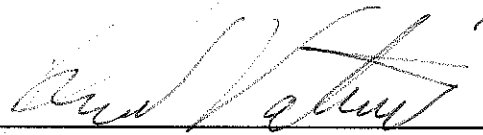
Address 205 Birdwell Court

Email jd b 9 @ bellsouth . net

Phone 615-859-4611

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner



Name (Please Print)

Richard Valentine

Address

208 Birdwell Court Goddlettsville TN, 37072

Email

Valentine37072@att.net

Phone

615-498-1349

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner Kashetra Valentine

Name (Please Print) Kashetra Valentine

Address 208 Birdwell Court Goodlettsville TN 37072

Email Valentine37072@att.net

Phone 615-584-3093

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner Shirley M Webb

Name (Please Print) Shirley M Webb

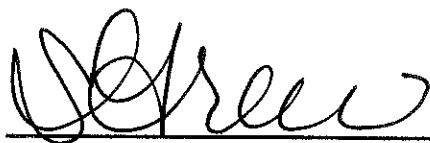
Address 209 Birdwell Court

Email Shirley.Webb12@comcast.net

Phone 615 859-7421 (cell # 615 512-5027)

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner



Name (Please Print)

Stephanie Greer

Address

212 Birdwell Ct, Goodlettsville, TN 37078

Email

littlemartingirls@yahoo.com

Phone

615 423 9045

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner 

Name (Please Print) Debra Hornprobst

Address 213 Birdwell Ct. Goodlettsville TN 37072

Email debra.hornprobst@mnp5.org

Phone 615-496-8635

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner 

Name (Please Print) SHARON BUNCH

Address 216 BIRDWELL CT, GOODLETTSBURG TN

Email SHARONELANE6@YAHOO.COM

Phone 615-200-5193

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner Lamont Bunch

Name (Please Print) LAMONT Bunch

Address 216 Birdwell Ct Goodlettsville, TN
37072 37072

Email LAMONT.Bunch69@gmail.com

Phone 615-766-8100

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner George n- Rotonia Powell
Name (Please Print) George Powell Rotoni Powell
Address 217 Birdwell Ct / Goodlettsville TN 37078
Email _____
Phone 615-851-4632

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner Phyllis V. Bass

Name (Please Print) Phyllis V. Bass & Charles Smith

Address 220 Birdwell Court

Email pvb2@comcast.net

Phone 615-589-7980

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner Kinh Le

Name (Please Print) KINH LE

Address 221 Birdwell Ct Goodlettsville TN 37072

Email KINH.LE@YAHOO.COM

Phone 615 962-200-1803

We the members of the Campbell Rd.
Neighborhood Watch Group stand in support of
the owner/residents of Lowes Lane and
Birdwell Drive who demand that the request for
rezoning, case # 2017SP-078-001 be denied.
The design and density are completely out of
keeping with the rest of the neighborhood.
This application needs to be stopped now!

Signature of Home Owner *Melissa Binkley* MELISSA BINKLEY

Address 224 Birdwell Ct

Signature of Home Owner *John Valentin* see CRNWG

Address 1244 Campbell Rd

Signature of Home Owner *Judy Valentin*

Address 1244 Campbell Rd

Signature of Home Owner _____

Address _____

Signature of Home Owner _____

Address _____

We the members of the Campbell Rd.
Neighborhood Watch Group stand in support of
the owner/residents of Lowes Lane and
Birdwell Drive who demand that the request for
rezoning, case # 2017SP-078-001 be denied.
The design and density are completely out of
keeping with the rest of the neighborhood.
This application needs to be stopped now!

Signature of Home Owner Dr. Kenton O. Uley
Address 225 BIRDWELL COURT Goodlettsville TN 37072

Signature of Home Owner Dr. James F. Uley
Address 225 Birdwell Court, Goodlettsville, TN 37072

Signature of Home Owner _____

Address _____


Signature of Home Owner _____

Address _____

Signature of Home Owner _____

Address _____

We the members of the Campbell Rd. Neighborhood Watch Group stand in support of the owner/residents of Lowes Lane and Birdwell Drive who demand that the request for rezoning, case # 2017SP-078-001 be denied. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner  CHAD NICHOLS

Address 228 Birdwell Court Crooketsville, TN 37072

Signature of Home Owner _____

Address _____

Signature of Home Owner _____

Address _____

Signature of Home Owner _____

Address _____

Signature of Home Owner _____

Address _____

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner Louise Jones & Teresa Brown

Name (Please Print) LOUISE JONES & TERESA BROWN

Address 229 Birdwell Ct 37072

jlouise244@gmail.com

Email Tebrown08@yahoo.com

Phone 615-738-8215-615-299-0546

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner Thang Pham

Name (Please Print) THANG PHAM

Address 232 BIRDWELL CT. GOODLETTSVILLE, TN 37072

Email 2ptdan@att.net

Phone 615 - 855 - 3145

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner Tracey Fetch

Name (Please Print) Tracey Fetch

Address 233 Birdwell Dr

Email tfitch669@gmail.com

Phone 607-226-3970

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single family owner occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner Mayra Aguilan

Name (Please Print) Mayra Aguilan

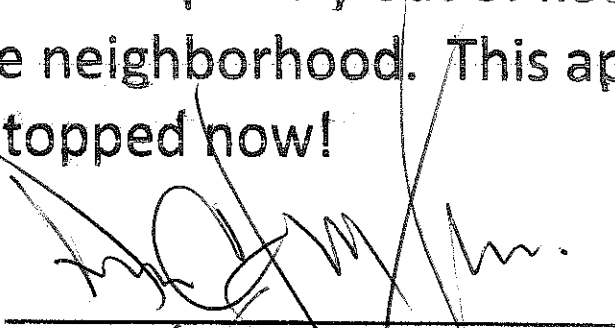
Address 236 Birdwell Ct. Crockettville TN

Email mayra_eide76@yahoo.com

Phone 615-766-2272

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner



Name (Please Print)

DON C. JONES

Address

237 BIRDWELL CT. GOODLETTSVILLE,

Email

JONES-USA@WESTDAWN.COM TN 37072

Phone

818-237-8057

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner Dawn E. Jones

Name (Please Print) DAWN E. JONES

Address 237 Birdwell Ct. Goodlettsville, TN 37072

Email BOFA-USA@WESDAWN.com

Phone 818-391-7311

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner Tony A Freeman

Name (Please Print) TONY A. FREEMAN

Address 1501 BIRDWELL DR

Email TONY.A.FREEMAN@VANDERBILT.EDU

Phone 615-243-5484

We the owner/residents of Lowes Lane and Birdwell Drive hereby demand that the request for rezoning, case # 2017SP-078-001 be denied. Our neighborhood consists of two dead-end streets of only single-family owner-occupied houses. The lot size for each house on Lowes Lane ranges from .75 to over 10 acres. The proposed plan would put 15 units on 2.11 acres, or less than .14 acres per unit. The design and density are completely out of keeping with the rest of the neighborhood. This application needs to be stopped now!

Signature of Home Owner Sandra & Randy Jones Jones/RJones

Name (Please Print) OFFICER RANDY JONES

Address 1513 BIRDWELL DR 37072

Email 615 500 - 6354

Phone RJONES 9233@Yahoo.com

ADDRESS ON CAMPBELL, BUT NO ACCESS
TO CAMPBELL — ENTRANCE TO PROPERTY
ON BIRDWELL.

We the owner/residents of Lowes Lane and
Birdwell Drive hereby demand that the request
for rezoning, case # 2017SP-078-001 be denied.
Our neighborhood consists of two dead-end
streets of only single-family owner-occupied
houses. The lot size for each house on Lowes
Lane ranges from .75 to over 10 acres. The
proposed plan would put 15 units on 2.11
acres, or less than .14 acres per unit. The design
and density are completely out of keeping with
the rest of the neighborhood. This application
needs to be stopped now!

Signature of Home Owner



Name (Please Print)

KENNEY VERNON

Address

1249 Campbell Rd

Email

jembvac.kenny@gmail.com

Phone

615-403-5473