

## Comments on April 12, 2018 Planning Commission agenda items, received April 11-12

### Item 9, Whitland Realty Company Revision One

**From:** Tom Pennington [mailto:lawdonkey@gmail.com]

**Sent:** Thursday, April 12, 2018 12:12 PM

**To:** Planning Commissioners

**Subject:** Please Approve - 3700 Woodlawn Drive Subdivision Hearing 4/12/2018

Commissioners:

I am one of the heirs of Phyllis Pennington and have direct and extensive involvement in the development of the Subdivision Plan currently before you for consideration. I am also among the group of neighbors that live in vicinity as my personal residence is near the intersection of Whitland Avenue and Craighead.

My parents bought the property at 3700 Woodlawn in the early 1970s. My sisters and I grew up there and enjoyed the many benefits associated with our parents' ownership. With a tennis court and a swimming pool, it was truly like having our own country club.

Sadly, those days are in the past. Our parents are both deceased and none of the siblings is willing or able to take sole responsibility for the upkeep and maintenance of the house and grounds. It falls to us as a group to propose an alternate disposition of the property that is in keeping with the neighborhood and the on-going development of the Metropolitan Nashville as a whole.

We have been through a number of iterations of the Plan for 3700 Woodlawn and have engaged in numerous personal contacts with neighbors and others interested in the development of the property. We have attended three separate community meetings going back as far as October, 2016. Since then, we have supported the down-zoning of the property from R-20 to RS-20 and worked diligently to develop the property in a way that is harmonious with the neighborhood.

The Plan that we have submitted is our best effort to provide for an elegant yet reasonable development in a highly desirable part of the City. The last thing that any of us have in mind is to damage the atmosphere that makes the neighborhood as desirable as it is.

The Plan that we have submitted for consideration has been carefully thought through and developed by the family with the assistance of highly qualified and experienced professionals in land use planning. It is not, as some have suggested, a slap-dash effort to maximize financial return. Had that been the primary goal of the family, we would have approached this project in an entirely different manner.

With the foregoing in mind, I urge you to consider favorably the Plan as proposed. While there is another design that would obviate the objections of the Planning Staff, it is not as aesthetically pleasing and would do less to preserve the character of Woodlawn Drive.

Regards,

Thomas Pennington

**From:** Glenda Hatfield [mailto:glenda.hatfield@oracle.com]

**Sent:** Thursday, April 12, 2018 12:04 PM

**To:** Planning Commissioners

**Cc:** Murphy, Kathleen (Council Member); jnpcoop@gmail.com; Cyrus.hatfield@gmail.com

**Subject:** 3700 Woodlawn - 2018S-046-001 - 4/12/2018 Item #9 - MEETING TONIGHT

**Importance:** High

Dear Commissioners,

I am writing to voice disapproval of the proposed development on the "Pennington Property" at 3700 Woodlawn Drive, 37215.

I am a Nashville native and as a child, I recall my parents driving me down Woodlawn and even then (perhaps call it a love of architecture from a young age!), I was always moved by it's unique beauty. The lots are simply stunning and the character of the Woodlawn corridor is a special piece to the Nashville fabric.

Now, as an adult, I have had the extreme blessing to call Woodlawn our home for 10+ years. My husband and I purchased our home as it was beginning a downward spiral. It needed a tremendous amount of work and we rolled up our sleeves to bring her to her original beauty; original Corinthian columns, original windows, original brick and on our original estate size lot and home footprint. Us, along with other wonderful neighbors on this street, have gone to great strides to keep our street unique and free from the

hands of developers. Our neighborhood has hired incredible craftsmen over the years and in some cases, award winning designers and architects to restore these homes AND the land associated. The folks that live or have lived in these homes have book worthy stories on their restorations and happenings in our neighborhood. It's truly a special, special street.

We recently worked with incredible neighborhood leaders, including councilwoman Murphy, to downzone our street. This downzoning was met with INCREDIBLE support as again, neighbors want to preserve our unique character and lots. We have no interest in multiple homes on our lots (in this case 3700 Woodlawn) that were zoned in a way to preserve.

As a business gal, I travel the country and experience really good planning, and the really bad. In the case of the Pennington proposal, it's the "bad" we're dealing with and the opposition of this development is simply overwhelming.

I hope we, as Nashvillians, can all rise to the occasion of PRESERVATION and GOOD planning in the case of Woodlawn. It's truly what the neighborhood desires.

Please vote in opposition to the request for a subdivision and the current development plans of 3700 Woodlawn. A subdivision of this nature isn't in keeping with Woodlawn for the reasons mentioned above, never has been and should never be.

Thank you in advance for your commitment to Nashville and Woodlawn Drive.

Glenda and Cyrus Hatfield

3948 Woodlawn Drive

**From:** Tamara Graham [mailto:tlgcpa@comcast.net]

**Sent:** Thursday, April 12, 2018 9:07 AM

**To:** Planning Commissioners

**Cc:** Murphy, Kathleen (Council Member)

**Subject:** 3700 Woodlawn - Pennington Property proposed rezoning to 5 lots...NO

Dear Sir or Madam,

We currently live at 914 Cantrell Avenue, previously on Estes Rd. and have lived in this neighborhood for 25 years. I am writing to express our strong opposition to the proposed zoning change at 3700 Woodlawn that would "extend" Lynbrook road and create a 5 lot subdivision. We supported the downzoning of this area specifically to preserve the current nature of that street and to prevent this type of development which stacks homes behind each other. We support the current zoning that would allow for 3 lots with front facing houses on this land. This proposed subdivision is completely out of character with the surrounding properties on Woodlawn and not the direction we want to go.

We are across the street from a property that was recently divided into two lots and have watched with sadness as buildings go up that are completely out of character with the rest of the neighborhood. Stormwater and stream preservation concerns were quietly changed or ignored by Metro and we are now stuck with an eyesore that will never go away and increased potential for flooding around our neighbors.

We understand that change is inevitable but also believe that zoning laws that have been legally enacted should be enforced with an eye toward preserving the unique nature of our neighborhood.

Thank you for your consideration.

Tammy & Andy Graham

**From:** JOE [mailto:joe-rowland@comcast.net]  
**Sent:** Wednesday, April 11, 2018 2:24 PM  
**To:** Planning Commissioners  
**Cc:** kathleen@murphyformetro.com  
**Subject:** Planning Commission Meeting - Pennington Property

Dear Commissioners...

Thank you for your thorough attention to this matter.

As a home owner that adjoins the property in question on the northwest corner ... I OPPOSE granting any variance outside the existing zoning allowances. It seems to me that our neighborhood has worked together and consistently in a professional and diligent manner to keep the integrity and culture of our neighborhood intact. The recent zoning change that "downsized" allowances is the example. To grant a variance now would seem illogical and insulting to all the good folks who worked for that.

I've yet to read even one person's comments (other than the owners of the property in question) who is in favor of allowing the Pennington's - 5 lot proposal.

I built my house in 2002 and stayed within the zoning requirements and did not request a variance even though there were some structural issues I would have liked to change. That was out of respect for the neighborhood...including the judgement of the planning commission.

Please listen to the neighbors, adhere to the current zoning requirements and don't allow this proposal.

Many thanks..

Joe B. Rowland

Sent from XFINITY Connect Mobile App

**From:** robin campbell [mailto:robincampb@yahoo.com]

**Sent:** Wednesday, April 11, 2018 9:35 AM

**To:** Planning Commissioners

**Subject:** Pennington Proposal

To Whom it May Concern:

I am so sorry that I am unable to attend the meeting Thursday night regarding the Pennington Proposal. I am attending a party at Cheekwood to benefit a garden, so you can probably guess where I stand on this.

Over the last few years, I have watched with horror and sadness the development along Woodmont Blvd by Vintage South and others. The proposed Pennington plan is, in my mind, a direct path to turning Woodlawn into Woodmont. It is not at all in keeping with the neighborhood. I am strongly opposed to this proposal and wish I could be there in person to say so.

Catherine Campbell

3603 Meadow Drive

Nashville, TN 37215

**From:** James Bristol [mailto:JamesBBristol@outlook.com]

**Sent:** Wednesday, April 11, 2018 8:39 AM

**To:** Planning Commissioners

**Cc:** Murphy, Kathleen (Council Member)

**Subject:** 3700 Woodlawn

I understand a hearing is scheduled to consider a proposed development at 3700 Woodlawn. The proposed development is [HERE](#) . I have lived in this neighborhood for 10 years and knew the Penningtons who lived there for many years. Compared to many of my neighbors, I am a relative newcomer.

I appreciate the position of those who are opposing. Their position has been stated publicly as "preserving the character of the neighborhood." I think this proposal improves the character and helps meet the high demand for affordable housing. I think we all agree that a development is appropriate but some think it should be limited to two or three homes. Nothing over here is cheap housing but limiting this would just result in builders putting up larger and far more expensive homes that would be affordable for a more select group. This development is proposed by the family with a long history and understanding of the character of our fabulous neighborhood. Every home has a half acre lot in the proposal. I hate to do yard work and would be happy with a smaller lot, myself. All the same, I think they have hit the mark and I am fully in support of the project.

I commute to work everyday through the intersection of Lynnbrook and Woodlawn where this development is proposed. I believe this change would improve that intersection. I hope to see more proposals like this as properties in my neighborhood change hands. Nashville is a growing city and we need responsible development to meet the huge demand for housing. Please support the proposed development.

James B. Bristol

500 Oaklawn Avenue

Nashville, TN 37215

**From:** Stef Phone [mailto:sdred3@gmail.com]

**Sent:** Thursday, April 12, 2018 11:29 AM

**To:** Planning Commissioners; jnpCOOP@gmail.com; Murphy, Kathleen (Council Member)

**Subject:** 3700 Woodlawn Dr., 37215

Hello Commissioners,

Thank you for your time. My family (daughter, son in law and grandson) and I live at 613 Lynnbrook Rd and have since 1992. We are four houses down from the proposed mini subdivision development of the Pennington property. We are NOT in favor of the concept of a mini subdivision. We have seen too many lots already succumb to a developers hand. Like many have said, Woodlawn alone is a beautiful estate lot street (especially that stretch)... the neighborhood has many more too. Please vote to preserve the beautiful character of the neighborhood which does not involve any more mini subdivisions by todays developer style and trend. We realize it is a far stretch not to add any more houses to that beautiful land, but please vote NO on five which is what is currently being proposed.

Josephine Dean

Stefanie Brown

Jason Brown

**From:** Inez Pennington [mailto:zenipenn@gmail.com]

**Sent:** Wednesday, April 11, 2018 5:38 PM

**To:** Planning Commissioners

**Subject:** Fwd: [Woodlawn] Note from Inez Pennington

Dear Planning Commission members,

It was suggested that I forward this note on to you (see email below). I sent this out to the Woodlawn Neighborhood Association mailing list, and I have received a number of private replies from neighbors who support our limited development plan of this large property, but are not able to be present at the evening meeting time.

Respectfully,

Inez Pennington

----- Forwarded message -----

From: Inez Pennington <[zenipenn@gmail.com](mailto:zenipenn@gmail.com)>

Date: Tue, Apr 10, 2018, 8:44 PM

Subject: [Woodlawn] Note from Inez Pennington

To: Woodlawn Area Neighborhood Association <[woodlawn@googlegroups.com](mailto:woodlawn@googlegroups.com)>

Hi, y'all - I've never posted to this list before, but I grew up at 3700 Woodlawn, and was very closely associated with it the entire 40+ years my parents lived there. I remember my excitement when my parents bought a house with a swimming pool and a tennis court! It was a dream come true for our family, almost like a private country club. And I felt so fortunate to have "woods" in our own yard. Fall was glorious, with so many trees changing color. And certainly, none of my friends who went to Ensworth or Harpeth Hall or who lived in the area had anything like it. It was definitely unique.

It was so great, our parents bought the single lot to the west of our house (click [HERE](#) to see plan; it is LOT #1 facing Woodlawn) which does NOT go all the way to the back of the property, in order for my uncle Jeff and his family to build a home next to ours. But he couldn't relocate, so the lot remained empty, a greenspace. Now apparently some people are trying to say this lot is too small to build on? The Woodlawn Drive I knew for so long had nice homes, but not grand. I was very aware growing up, that we were NOT in Belle Meade. Huge difference, and my family liked it that way!

After Mom died we had to have some time to grieve, but then our family worked very hard to come up with a plan that not only preserved the old (not grand) stone home we love so well, but was also something that our parents would personally approve. And we SUPPORTED the recent down-zoning to RS20. The Pennington Family is making a huge effort to **prevent** irresponsible development.

I now live on a **half-acre** lot in Kansas City, and we have a 4,000 SF house (Georgian red brick colonial



built in 1935) with a spacious front yard, a swimming pool, detached garage and plenty of room for us to play with our family, dogs and friends. We think a half acre in town is luxurious.

So I am having a lot of trouble wrapping my brain around the idea that the lots (click [HERE](#) to see plan) we are proposing which average **over** a half acre each, are somehow not grand enough to be harmonious with the rest of the neighborhood? My family & I are wounded by the unexpected strident opposition to our plans. We understand objections to high density development, but these are spacious lots, in keeping with the RS20 zoning. It is not reasonable or fair to throw us under the bus to make up for previous errors made with zoning variations.

PLEASE take a look at the PLAN (click [HERE](#)) before you object to it. You can see the ORIGINAL plat lines of the Lot #1 that was intended my uncle Jeff back in 1973. And notice the additional public greenspace within a cul-de-sac road to provide an additional quiet place away from traffic to ride trikes/bikes or throw a frisbee for the dog.

If you come to the meeting, please do so in SUPPORT of our tasteful & conservative plan, in support of responsible building in our neighborhood. I also look forward to meeting the newcomers to the area. My email is [4paws@zeni.net](mailto:4paws@zeni.net), if you would like to contact me directly.

By the way, we have gone to considerable expense with Engineers to consider storm drainage, and the reason there is not an approved "plan" is that the builder has designed each home to have its own retention basin. Again, responsible building.

Sincerely,

Inez Pennington

--

You received this message because you are subscribed to the Google Groups "Woodlawn Area Neighborhood Association" group.

To unsubscribe from this group and stop receiving emails from it, send an email to [woodlawn+unsubscribe@googlegroups.com](mailto:woodlawn+unsubscribe@googlegroups.com).

To post to this group, send email to [woodlawn@googlegroups.com](mailto:woodlawn@googlegroups.com).

Visit this group at <https://groups.google.com/group/woodlawn>.

For more options, visit <https://groups.google.com/d/optout>.

**Items 16, 1519 Meridian Street, and 17, 1702 Meridian Street**

**From:** Ashonti Davis [<mailto:ashontidavis@gmail.com>]  
**Sent:** Wednesday, April 11, 2018 5:11 PM  
**To:** Planning Commissioners  
**Subject:** Please defer Item 16 and Item 17 on 4/12 agenda

Dear Members of the Planing Commission,

Please defer the upzoning petitions reflected in Item 16 (1519 Meridian St -- 2018Z-038PR-001) and Item 17 (1702 Meridian St. -- 2018Z-039PR-001). It is my understanding that additional zoning changes would not occur until after the public hearing on the Highland Heights land use policy update in May.

In light of all the hard work during the Highland Heights charrette, which is still ongoing, it is appropriate that these upzoning petitions be heard after the land use policy update becomes final at the public hearing.

Thank you so much for your consideration of my comments,

Ashonti Davis

321 Edwin Street, 37207

**From:** Christy Grace [<mailto:christy.h.grace@gmail.com>]  
**Sent:** Wednesday, April 11, 2018 9:00 PM  
**To:** Planning Commissioners  
**Subject:** Please defer

Please defer the upzoning petitions reflected in Item 16 ([1519 Meridian St](#) -- 2018Z-038PR-001) and Item 17 ([1702 Meridian St.](#) -- 2018Z-039PR-001). It is my understanding that additional zoning changes would not occur until after the public hearing on the Highland Heights land use policy update in May.

Thanks,

Christy Grace

Sent from my iPhone

**From:** Courtney Williams [mailto:courtneywilliamsdesign@gmail.com]

**Sent:** Wednesday, April 11, 2018 8:56 PM

**To:** Planning Commissioners

**Subject:** 2018Z-038PR-001 and 2018Z-039PR-001

Dear Commissioners,

I'm writing to ask that you please defer the following upzoning petitions: Item 16 (1519 Meridian St / 2018Z-038PR-001) and Item 17 (1702 Meridian St. / 2018Z-039PR-001). Following our recent Highland Height's Neighborhood Charrette, it was my understanding as a resident that additional zoning changes would not occur until after the public hearing on the Highland Heights land use policy update in May.

Thank you for your consideration,

Courtney Williams

1303 Lischey Ave.

Nashville, TN 37207

--

*-Courtney Williams*

**From:** Ariana Evans [mailto:mattlovesariana@gmail.com]

**Sent:** Wednesday, April 11, 2018 8:51 PM

**To:** Planning Commissioners

**Subject:** Please defer the upzoning petitions reflected in Item 16 (1519 Meridian St -- 2018Z-038PR-001) and Item 17 (1702 Meridian St. -- 2018Z-039PR-001)

Please defer the upzoning petitions reflected in Item 16 (1519 Meridian St -- 2018Z-038PR-001) and Item 17 (1702 Meridian St. -- 2018Z-039PR-001). It is my understanding that additional zoning changes would not occur until after the public hearing on the Highland Heights land use policy update in May. We are hoping changes are not pushed through on properties before the new land use hearing.

Sincerely,

Ariana Evans

1424 Stainback Ave.

**From:** Alex Linton [mailto:alexlintonrn@gmail.com]

**Sent:** Wednesday, April 11, 2018 7:47 PM

**To:** Planning Commissioners

**Subject:** Please Defer Item 16 (1519 Meridian St—2018Z-038PR-001) and Item 17 (1702 Meridian St. -- 2018Z-039PR-001)

Dear Planning Commission,

Please defer the upzoning petitions reflected in Item 16 ([1519 Meridian St -- 2018Z-038PR-001](#)) and Item 17 ([1702 Meridian St. -- 2018Z-039PR-001](#)). It is my understanding that additional zoning changes would not occur until after the public hearing on the Highland Heights land use policy update in May. Thank you!

Alexandria Linton Tyson

1223 Stainback Ave

Nashville, TN 37207

Sent from my iPhone

**From:** Omid Yamini [mailto:omid1130@gmail.com]

**Sent:** Wednesday, April 11, 2018 5:52 PM

**To:** Planning Commissioners

**Subject:** Please defer items #16 & #17

Planning Commissioners,

I am writing to ask that you please defer the upzoning petitions reflected in:

Item 16 ([1519 Meridian St](#) -- 2018Z-038PR-001)

Item 17 ([1702 Meridian St.](#) -- 2018Z-039PR-001).

It was my understanding that additional zoning changes would not occur until after the public hearing on the Highland Heights land use policy update in May.

Sincerely,

Omid Yamini

1204 N. 2nd St

Nashville, TN. 37207

**From:** whitney pastorek [mailto:whittlz@gmail.com]

**Sent:** Wednesday, April 11, 2018 5:37 PM

**To:** Planning Commissioners

**Subject:** deferral request

Dear Commissioners:

I am writing to support my neighbors in Highland Heights and ask that you please defer the upzoning petitions reflected in [Item 16 \(1519 Meridian St -- 2018Z-038PR-001\)](#) and [Item 17 \(1702 Meridian St. -- 2018Z-039PR-001\)](#) from tomorrow's agenda. So much work has gone into the HH charrette and I think it was everyone's understanding that additional zoning changes would not occur until after the final public hearing on the land use policy in May.

Thank you!

whitney pastorek

east hill

347-512-5075

**From:** Russ Sims [mailto:rnsims@gmail.com]

**Sent:** Wednesday, April 11, 2018 5:21 PM

**To:** Planning Commissioners

**Subject:** [Item 16 \(1519 Meridian St -- 2018Z-038PR-001\)](#) and [Item 17 \(1702 Meridian St. -- 2018Z-039PR-001\)](#)

Please defer the upzoning petitions reflected in [Item 16 \(1519 Meridian St -- 2018Z-038PR-001\)](#) and [Item 17 \(1702 Meridian St. -- 2018Z-039PR-001\)](#). It is my understanding that additional zoning changes would not occur until after the public hearing on the Highland Heights land use policy update in May.

Sincerely,

Russ Sims and Sophia Lee

1601 Lischey

**From:** Frank Hundley [mailto:frankhundley@gmail.com]

**Sent:** Wednesday, April 11, 2018 5:13 PM

**To:** Planning Commissioners

**Subject:** Please defer Item 16 (1519 Meridian St -- 2018Z-038PR-001) and Item 17 (1702 Meridian St. -- 2018Z-039PR-001) at tomorrow's Planning Commission Meeting

Dear Members:

In light of all of hard work during the Highland Heights charrette, it is appropriate that these upzoning petitions be heard after the land use policy update becomes final at the public hearing on May 23, 2018.

Please defer the upzoning petitions reflected in Item 16 (1519 Meridian St -- 2018Z-038PR-001) and Item 17 (1702 Meridian St. -- 2018Z-039PR-001).

Respectfully,

Frank Hundley

921A Delmas Ave

Nashville, TN 37216

(323) 252 3413

**From:** Will Tyson [mailto:willjtyson@gmail.com]

**Sent:** Wednesday, April 11, 2018 5:12 PM

**To:** Planning Commissioners

**Subject:** Defer :Item 16 (1519 Meridian St -- 2018Z-038PR-001) and Item 17 (1702 Meridian St. -- 2018Z-039PR-001)

Dear Commissioners:

Please **defer** the upzoning petitions reflected in Item 16 (1519 Meridian St -- 2018Z-038PR-001) and Item 17 (1702 Meridian St. -- 2018Z-039PR-001). It is my understanding that additional zoning changes would not occur until after the public hearing on the Highland Heights land use policy update in May.

Will Tyson

1223 Stainback Ave

Nashville, TN 3207

**From:** Devan Baldwin [mailto:devc20@hotmail.com]

**Sent:** Wednesday, April 11, 2018 10:01 PM

**To:** Planning Commissioners

**Subject:** 1519 Meridian

Hello,

Please defer the upzoning petitions reflected in Item 16 ([1519 Meridian St -- 2018Z-038PR-001](#)) and Item 17 ([1702 Meridian St. -- 2018Z-039PR-001](#)). It is my understanding that additional zoning changes would not occur until after the public hearing on the Highland Heights land use policy update in May.

Highland Heights Resident

Devan Baldwin

Sent from my iPhone