

**Comments on May 10, 2018 Planning Commission agenda items,
received May 9-10**

**Items 2a/b/c, Green Hills-Midtown Community Plan Amendment/The
Reservoir SP/PUD (Cancel)**

From: Jennifer Harrman [mailto:jennharrman@gmail.com]

Sent: Thursday, May 10, 2018 11:33 AM

To: Planning Commissioners

Subject: Historic Nashville, Inc. Statement on Proposed Reservoir Development

Dear Commissioners,

Please see attached statement.

Regards,

Jenn

Historic Nashville, Inc.

Jenn Harrman

"You can put down a bad book; you can avoid listening to bad music; but you cannot miss the ugly tower block opposite your house." --Renzo Piano

(attachment follows)



Historic Nashville, Inc.
P.O. Box 190516
Nashville, TN 37219

Metropolitan Planning Commission of Nashville and Davidson County
800 2nd Avenue South
P.O. Box 196300
Nashville, TN 37219

May 10, 2018

Dear Commissioners,

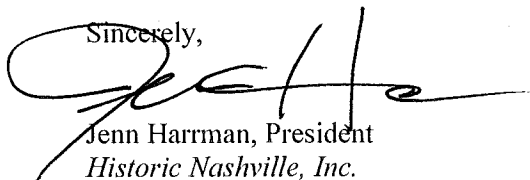
I am writing on behalf of Historic Nashville, Inc. in regards to The Reservoir SP and associated PUD and Community Plan changes.

The historic 1889 reservoir was constructed on Casino Hill, the site of U.S. Civil War Fort Casino. Fort Casino was one of three Civil War forts along with Fort Negley and Fort Morton (Rose Park) and the views between these three important historic sites are integral to interpreting Nashville's Civil War history. Without them, you simply cannot tell this story.

We appreciate the changes made to the proposed plan to maintain these important viewsheds and agree with the recommended conditions made by the Historical Commission that ensure these views remain intact. We do not support any approval of this plan that would adversely impact the visual connection between these three historic sites by incorporating building heights above that of the ring road around the reservoir.

Additionally, we have concerns regarding the development's impact on the structural integrity of the historic 8th Avenue Reservoir, listed on the National Register of Historic Places. The reservoir historically broke in 1912 as a result of a change in ground conditions and we are concerned what affect the means of nearby construction, such as blasting, might have on the physical structure. For this reason, we do not support any approval of this plan without the conditions recommended by Metro Water Services.

Sincerely,



Jenn Harman, President
Historic Nashville, Inc.

From: Bill Friskics-Warren [mailto:bill.friskics-warren@parkcenternashville.org]

Sent: Thursday, May 10, 2018 10:48 AM

To: Planning Commissioners

Subject: Please approve 2018CP-010-001 for Park at Hillside affordability

Dear Planning Commissioners,

I am a member of the NOAH Affordable Housing and Gentrification Task Force. We know the best way to have affordable housing is to KEEP what we now have. Nashville is losing thousands of affordable units every year. You have a chance to preserve 290 units by approving policy change 2018-CP-010-001 and associated items.

The 290 units at The Park at Hillside were in terrible condition a few years ago. Elmington Capital purchased these and began repairs. Their goal is to rebuild the development into a mixed-income community. The residents have formed the Park at Hillside Tenants Association and are working with Elmington and Metro Council Member Colby Sledge to see how 290 units can be maintained for low-income tenants.

Elmington has agreed to one-to-one unit replacement for these low-income units, maintaining what most all the residents are currently paying, with no displacement. Elmington will also build market rate units, but they are signing an agreement with the tenants to keep the 290 units truly affordable and to meet with the tenants quarterly. This kind of owner-tenant agreement is groundbreaking, and as long as this is in place, I urge you to approve 2018-CP-010-001 and associated items.

The Mayor's Office says the city needs 31,000 affordable rental units by 2025. Please approve these changes for The Park at Hillside. If you do not, we will need 31,290 units.

Thank you,

Bill Friskics-Warren

1400 Rosa L. Parks Boulevard, #404

Nashville, TN 37208

Sixteen other community members sent the same email:

Flora C Murray
1001 Rodney Drive
Nashville, TN 37205

Marge Bowers
6903 Highland Park
Nashville, 37205

Rudy Dunlap
1118 McKennie Avenue
Nashville, TN 37206
Rudy Dunlap

Dawnyell Fletcher

1714 Buchanan Ct
Nashville, TN 37208

Jenifer Grady
106 Sanitarium Drive
Madison 37115

Coya Massey
Massey.coya@gmail.com

Patricia Finney
1315 Montgomery Ave.
Nashville, TN 37207

Susie Ries
3506 Richland Ave
Nashville, TN 37205

Martha Carroll
325 Gatewood Ave.
Nashville, TN 37207

Alan Leiserson
2506 Oakland Ave.
37212

Ellen M. Wolfe
915 Montrose Ave.
Nashville, TN 37204

Carleen Dowell
741 Windsor Trace
Goodlettsville, TN 37072

Susan Johnston
1325 5th Ave N, #23
Nashville, TN 37208

Rita Bullinger
Germantown Commons
1325 Fifth Ave No, Unit #1
Nashville, TN 37208

Wanda Hodge
1015 Scovel Street #208
Nashville, Tennessee 37208

Rev. Gail Seavey
3908 Taylor Rd.
Nashville, TN 37211

From: Sabrina Williamson [mailto:williamsonsabrina4@gmail.com]

Sent: Thursday, May 10, 2018 9:14 AM

To: Planning Commissioners

Subject: Preserve Affordable Housing in the Park at Hillside: Please approve 2018CP-010-001

Good morning Planning Commissioners!

Dear Planning Commissioners,

I am involved with the NOAH Affordable Housing Task Force. I am also a social worker, an educator and privileged enough to be a homeowner in Davidson County. I believe affordable housing is a right, and should not be a privilege. We know the best way to have affordable housing is to KEEP what we now have. Nashville is losing thousands of affordable units every year. You have a chance to preserve 290 units by approving policy change 2018-CP-010-001 and associated items. Please take this opportunity!

The 290 units at The Park at Hillside were in terrible condition a few years ago. Elmington Capital purchased these and began repairs. Their goal is to rebuild the development into a mixed-income community. The residents have formed the Park at Hillside Tenants Association and are working with Elmington and Metro Council Member Colby Sledge to see how 290 units can be maintained for low-income tenants.

*Elmington has agreed to one-to-one unit replacement for these low-income units, maintaining what most all the residents are currently paying, with no displacement. Elmington will also build market rate units, but they are signing an agreement with the tenants to keep the 290 units truly affordable and to meet with the tenants quarterly. **This kind of owner-tenant***

agreement is groundbreaking, and as long as this is in place, I urge you to approve 2018-CP-010-001 and associated items.

The Mayor's Office says the city needs 31,000 affordable rental units by 2025. Please approve these changes for The Park at Hillside. If you do not, we will need 31,290 units.

Thank you!

Sabrina Sullenberger

7155 Birch Bark Drive

Nashville TN 37221

From: Hope Welch [mailto:hope@jacksonparkchurch.org]

Sent: Thursday, May 10, 2018 8:29 AM

To: Planning Commissioners

Subject: Affordable Housing

SUBJECT: Please approve 2018CP-010-001 for Park at Hillside affordability

Dear Planning Commissioners,

As a church secretary at a local church, I have had a number of my church family affected by the housing crisis in Nashville. I am also with the NOAH Affordable Housing Task Force. We know the best way to have affordable housing is to KEEP what we now have. Nashville is losing thousands of affordable units every year. You have a chance to preserve 290 units by approving policy change 2018-CP-010-001 and associated items.

The 290 units at The Park at Hillside were in terrible condition a few years ago. Elmington Capital purchased these and began repairs. Their goal is to rebuild the development into a mixed-income community. The residents have formed the Park at Hillside Tenants Association and are working with Elmington and Metro Council Member Colby Sledge to see how 290 units can be maintained for low-income tenants.

Elmington has agreed to one-to-one unit replacement for these low-income units, maintaining what most all the residents are currently paying, with no displacement. Elmington will also build

market rate units, but they are signing an agreement with the tenants to keep the 290 units truly affordable and to meet with the tenants quarterly. This kind of owner-tenant agreement is groundbreaking, and as long as this is in place, I urge you to approve 2018-CP-010-001 and associated items.

The Mayor's Office says the city needs 31,000 affordable rental units by 2025. Please approve these changes for The Park at Hillside. If you do not, we will need 31,290 units.

Thank you!

Hope Welch

Nashville, TN

From: Ceci1825 [mailto:ceci1825@aol.com]

Sent: Thursday, May 10, 2018 1:36 AM

To: Planning Commissioners

Subject: Zoning Change 2018CP-010-001 in support of Park at Hillside Tenants Request for long-term affordability clause

I am Cynthia Clark Matthews, residing at 2923 Vaulx Lane, Nashville, Tennessee 37204.

I am writing in support of the Park at Hillside Tenants Association and it's request that policy change 2018CP-010-001 be passed, contingent upon the legally binding inclusion of their negotiated long-term affordability clause.

As a resident of Nashville, I have been concerned that without binding agreements now, the redevelopment of the Park at Hillside might result in the displacement of our neighbors. I am pleased that Elmington Capital has agreed to include the Tenants Association's demand that 290 units be capped at 60% AMI in their zoning application.

While I welcome change in our city, redevelopment must be done in a way that prioritizes the needs of everyday working people who must be able to reside in the city in order to support the many new businesses that are locating here. So long as the affordability clause is included and enforced, I support this zoning change.

Thank you for your consideration.

Sincerely,

Cynthia Clark Matthews

From: Jyoti Gupta [mailto:jyoti.gupta75@gmail.com]

Sent: Wednesday, May 09, 2018 10:22 PM

To: Planning Commissioners

Subject: Re: Zoning Change 2018 CP-010-001 in support of Park at Hillside Tenants request for long-term affordability clause

Dear Metro Planning Commissioners,

My name is Jyoti Gupta and I live at 1221 B Howard Ave. I am writing in support of the Park at Hillside Tenants Association and their request that policy change 2018CP-010-001 be passed, contingent upon the legally binding inclusion of their negotiated long-term affordability clause. These tenants have been committed to a rigorous and sustained process of active civic engagement to work with Elmington Capital on this agreement and participate in decision-making about their homes. I know the Planning Department values and has sought to cultivate civic participation from residents across the county, and I hope you will honor this commitment now.

As a resident of Nashville, I have been concerned that without binding agreements now, the redevelopment of Park at Hillside might result in the displacement our neighbors. I am pleased

that Elmington Capital has agreed to include the tenant association's demand that 290 units be capped at 60% AMI in their zoning application.

While I welcome change in our city, redevelopment must be done in a way that prioritizes the needs of everyday working people. So long as the affordability clause is included and enforced, I support this zoning change.

Thank you for your consideration.

Sincerely,
Jyoti Gupta

From: James Zralek [mailto:zralek28@gmail.com]

Sent: Wednesday, May 09, 2018 9:59 PM

To: Planning Commissioners

Subject: 290 Units at the Park at Hillside

Please vote to protect the 290 units. There is such a lack of affordable units that we need to protect the small amount that we have.

Thank you for your consideration in this important matter.

Jim Zralek 615-352-2184

From: Phyllis Sells [mailto:thesells836@gmail.com]

Sent: Wednesday, May 09, 2018 8:42 PM

To: Planning Commissioners

Subject: Please vote to keep the village at Hillside affordable!

Thanks - Phyllis Sells 37209

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

From: Elaine and Bob Smyth [mailto:smyth416@comcast.net]

Sent: Wednesday, May 09, 2018 4:48 PM

To: Planning Commissioners

Subject: In favor of Rezoning Bill CP-010-001

Dear Commissioners,

I have read enough about this bill to know it is a good move for Nashville in that it meets our needs for providing housing to income levels at the lower end...a housing segment that has been reduced dramatically over recent years. If 290 units can be replaced with new construction, one-for-one, thereby reducing displacement and providing higher density in an inner-loop neighborhood at the same time— why not do it?

As a member of NOAH, i have had an opportunity to meet with people at Elmington Capital in their office, observe their workplace and learn the company's personality. These are the right people to carry this work forward.

I hope the bill passes with little to no objection.

Thank you,
Elaine Smyth
Green Hills resident

From: Marcus and Tracy Beard [mailto:marcusandtracyb@gmail.com]

Sent: Wednesday, May 09, 2018 4:35 PM

To: Planning Commissioners

Subject: Zoning Change 2018 CP-010-001 in support of Park at Hillside Tenants request for long-term affordability clause

Dear Metro Planning Commissioners,

My name is Marcus Beard and I live at 5949 Monroe Crossing, Antioch, TN 37013. I am writing in support of the Park at Hillside Tenants Association and their request that policy change 2018CP-010-001 be passed, contingent upon the legally binding inclusion of their negotiated long-term affordability clause.

As a resident of Nashville, I have been concerned that without binding agreements now, the redevelopment of Park at Hillside might result in the displacement our neighbors. I am pleased that Elmington Capital has agreed to include the tenant association's demand that 290 units be capped at 60% AMI in their zoning application.

While I welcome change in our city, redevelopment must be done in a way that prioritizes the needs of everyday working people. So long as the affordability clause is included and enforced, I support this zoning change.

Thank you for your consideration.

Sincerely,

Marcus Beard

From: Paulette Coleman [mailto:saico7@aol.com]

Sent: Wednesday, May 09, 2018 4:32 PM

To: Planning Commissioners

Subject: Support of rezoning of Park at Hillside which includes the voluntary affordability language in the SP

Dear Planning Commissioners,

I am writing in support of the rezoning of the Park at Hillside because it saves 290 units of affordable housing without displacing residents and while maintaining rents at the 50 percent of AMI level. These units are also being upgraded and will basically be brand new. Another plus is that these improvements occur without displacing any of the current residents unless they choose not to remain. The only question I have is how long is the period of affordability?

From: Tracy Beard [mailto:tracy.beard820@gmail.com]

Sent: Wednesday, May 09, 2018 4:28 PM

To: Planning Commissioners

Subject: Support for 2018CP-010-001

Dear Metro Planning Commissioners,

My name is Tracy P. Beard and I live at 5949 Monroe Crossing, Antioch, TN 37013. I am writing as a concerned constituent in support of the Park at Hillside Tenants Association and their request that policy change 2018CP-010-001 be passed, contingent upon the legally binding inclusion of their negotiated long-term affordability clause.

As a resident of Nashville, I have been concerned that without binding agreements now, the redevelopment of Park at Hillside might result in the displacement our neighbors. I am pleased that Elmington Capital has agreed to include the tenant association's demand that 290 units be capped at 60% AMI in their zoning application.

While I welcome change in our city, redevelopment must be done in a way that prioritizes the needs of everyday working people. So long as the affordability clause is included and enforced, I support this zoning change.

Thank you for your consideration.

Sincerely,
Tracy P. Beard

From: Ellen Wolfe [mailto:emwolfe84@att.net]

Sent: Wednesday, May 09, 2018 3:33 PM

To: Planning Commissioners

Subject: Re: Zoning Change 2018 CP-010-001 in Support of Park at Hillside Tenants request for long-term affordability

Re: 2018CP-010-001

Dear Metro Planning Commissioners,

My name is Ellen M. Wolfe and I live at 915 Montrose Ave. I am writing in support of the Park at Hillside Tenants Association and their request that policy change 2018CP-010-001 be passed, contingent upon the legally binding inclusion of their negotiated long-term affordability clause.

As a resident of Nashville, I have been concerned that without binding agreements now, the redevelopment of Park at Hillside might result in the displacement of our neighbors. I am pleased that Elmington Capital has agreed to include the tenant association's demand that 290 units be capped at 60% AMI in their zoning application.

While I welcome change in our city, redevelopment must be done in a way that prioritizes the needs of everyday working people. So long as the affordability clause is included and enforced, I support this zoning change.

Thank you for your consideration.

Sincerely,

Ellen M. Wolfe

915 Montrose Ave.

Nashville, TN 37204

Board Member of N.O.A.H.

From: Vid Sankar [mailto:vidssankar2@gmail.com]

Sent: Wednesday, May 09, 2018 3:20 PM

To: Planning Commissioners

Subject: RE: 2018 CP - 010 - 001

Dear Metro Planning Commissioners,

My name is Vid Sankar and I live at 1001 Granada Ct, Nashville, TN 37206. I am writing in support of the Park at Hillside Tenants Association and their request that policy change 2018CP-010-001 be passed, contingent upon the legally binding inclusion of their negotiated long-term affordability clause.

As a resident of Nashville, I have been concerned that without binding agreements now, the redevelopment of Park at Hillside might result in the displacement our neighbors. I am pleased that Elmington Capital has agreed to include the tenant association's demand that 290 units be capped at 60% AMI in their zoning application.

While I welcome change in our city, redevelopment must be done in a way that prioritizes the needs of everyday working people. So long as the affordability clause is included and enforced, I support this zoning change.

Thank you for your consideration.

Best,

Vid

From: Regena Davis [mailto:davisr6@bellsouth.net]

Sent: Thursday, May 10, 2018 11:17 AM

To: Planning Commissioners

Subject: Support of the Park at Hillside project

Dear Planning Commission Members:

I am writing in support of the rezoning of the Park at Hillside because it saves 290 units of affordable housing without displacing residents and while maintaining rents at the 50 percent of AMI level. These units are also being upgraded and will basically be brand new. Another plus is that these improvements occur without displacing any of the current residents unless they choose not to remain.

This project demonstrates that working with tenants and preserving affordable housing are goals that can be beneficial when addressing Nashville's growing affordable housing crisis.

Thank you for your consideration of this request. I trust that we can count on you to support this rezoning request for the Park at Hillside.

Regena Davis

NOAH Affordable Housing Task Force

Items 9a/b, West Nashville Community Plan Amendment/33rd Ave North

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

From: Terrabnelson@gmail.com [<mailto:terrabnelson@gmail.com>]

Sent: Thursday, May 10, 2018 11:02 AM

To: Leeman, Bob (Planning)

Subject: Zoning

Dear Commissioners,

Tomorrow you will review case

2018CP-007-001. The owner will request new OR-20 zoning. While this neighbor is well behaved and reasonable, there is no reason to build this new property for a 6 person company. All of this is unnecessary. Our concerns are:

1. This creates a precedent that other new owners will try to get their properties OR-20 as well. We believe that keeping Sylvan Summit R-6 is all we need.
2. This owner is requesting this zoning change for a company that they admit will never be larger than 6-8 people!! Why set a dangerous precedent on a sensitive hillside in a Conservation Overlay Area.

We do not want this sensitive hillside ruined.

Thanks for all you do,

Terra and Chris Sherry
3302 Felicia Street

From: Robert Lewin [<mailto:aidanslegacy@gmail.com>]

Sent: Wednesday, May 09, 2018 9:00 PM

To: Planning Commissioners

Subject: Fwd: 2018CP-007-001

Begin forwarded message:

From: Robert Lewin <aidanslegacy@gmail.com>

Date: May 9, 2018 at 9:58:34 PM EDT

To: Lilly Lewin <lillylewin@gmail.com>

Subject: 2018CP-007-001

Dear Commissioners,

Tomorrow you will review case

2018CP-007-001. The owner will request new OR-20 zoning. While this neighbor is well behaved and reasonable, there is no reason to build this new property for a 6 person company. All of this is unnecessary. Our concerns are:

1. This creates a precedent that other new owners will try to get their properties OR-20 as well. We believe that keeping Sylvan Summit R-6 is all we need.
2. This owner is requesting this zoning change for a company that they admit will never be larger than 6-8 people!! Why set a dangerous precedent on a sensitive hillside in a Conservation Overlay Area.

This is unnecessary. Please kindly ask the owners to rent office space ANYWHERE ELSE IN NASHVILLE, other than this sensitive hillside.

Thanks for all you do,

Rob Lewin
3306 Trevor Street

Item 20, Ivy Hall

From: emelie sciarpetti [mailto:esharp24@gmail.com]
Sent: Thursday, May 10, 2018 9:50 AM
To: Planning Commissioners
Cc: Davis, Anthony (Council Member)
Subject: Ivy Hall

Consent Agenda item # 20

2018NHL-002-001

Ivy Hall

Dear Members of the Planning Commission:

We live at 1419 Shelton Avenue and have come to love our street and our neighborhood so much that we purchased a second home here that our daughter lives at (1427). We strongly urge the commission to deny the application of the owners of 1431 Shelton Avenue, Ivy Hall from being given a Neighborhood Landmark Overlay. Despite the good intentions of this neighbor, a commercial establishment in the middle of a residential neighborhood is unwelcome. When they purchased their house, the owners should have known that it was located in a residential neighborhood. Requesting a zoning change for their benefit

affects everyone else on the street. Allowing them to run a recording studio in their home would change the entire feel of the neighborhood and; once established, would set an example that would be onerous to modify.

Please be aware that in private conversations, many of the residents of Shelton Avenue, living in close proximity to Ivy Hall, appreciate their neighborhood and wish to keep it the way it is. There are some neighbors who have lived here between 25 and 40 years. It is inconceivable that the average person would understand all of the aspects of this proposal as the result of one conversation on a doorstep by the owners of Ivy Hall. Even the brochure that the owners distributed does not include all the information necessary to understand the complete picture of their proposal. It is misleading to think that the majority of residents on Shelton Avenue are genuinely in favor of this proposal without the full disclosure of the owner's intent.

To this organization, this issue is just a decision; to us it is about our home.

Please accept the desires of the residents of this street and do not approve or allow the approval of the first step in the potential commercialization of our neighborhood.

Thank you.

Emelie Sciarpelletti

Anthony Sciarpelletti

1419 Shelton Avenue

From: Evelynmariehale [mailto:haleevelyn09@gmail.com]
Sent: Thursday, May 10, 2018 5:53 AM
To: Planning Commissioners; Davis, Anthony (Council Member)
Cc: Evelyn Hale; Howard Hale
Subject: Ivy Hall Application

Please see the attached letter outlining my concerns about the Ivy Hall Application

Thank you,

Evelyn Hale

1209 Greenfield Avenue

(attachment follows)

To: Members of the Metropolitan Planning Commission
From: Evelyn Hale, resident of Inglewood Place Neighborhood Conservation Overlay
Date: May 9, 2018
Re: Application to apply Neighborhood Landmark Overlay District on property located at
1431 Shelton Avenue

To Whom it might concern:

I am a member of the Inglewood Place neighborhood group that have worked for several years to preserve the historic nature of our neighborhood through developing guidelines for the properties included within the overlay district. It has been difficult for me to understand the intent of the applicants for Neighborhood Landmark Overlay designation for the property on Shelton Avenue when the historic nature of the property is protected under the Inglewood Place Neighborhood Conservation Overlay. The Guidelines for the protection of properties within the overlay are designed to ensure the character of properties and their use.

We are a residential neighborhood group and will continue to work toward ensuring that it remains a residential neighborhood group. I understand that there are some alterations to the property due to the lot size that are permitted. An example is the subdivision of 1201 Greenfield Avenue, just one house away from my property. Under the current overlay and zoning for 1201 Greenfield Avenue, the previous owner of the property subdivided into three lots. Any new construction must meet the overlay and zoning guidelines for the property. I had no objection to the changes for the 1201 Greenfield property since the changes are within the overlay guidelines.

I feel that there are underlying reasons for this application and that the owners have plans for the use of the property that do not meet the guidelines set forth in the Inglewood Place Conservation Overlay Guidelines. Therefore, I ask that you vote to deny the application for Neighborhood Landmark Overlay for 1431 Shelton Avenue.

Thank you for your consideration

Evelyn Hale
1209 Greenfield Avenue
Nashville, TN 37216

Sent from [Mail](#) for Windows 10

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

From: Katie Doyle [mailto:doylekm9@hotmail.com]

Sent: Wednesday, May 09, 2018 3:45 PM

To: inglewood-place@googlegroups.com

Cc: Planning Commissioners

Subject: Re: [Inglewood-Place] Ivy Hall update

Thank you Anthony; very informative. I know I've been absent from all of the meetings, but love walking past Ivy Hall in my hood, and I too would like to ensure the right program/overlay/protections are passed for all involved.

The thought occurred to me that if it's of historical interest, is this marketable by the tenants? I.e. I'm envisioning worse case scenario, with cars parked outside the gates up and down the street for "tours" or other business events that suddenly turn this quiet recording studio into an unexpected neighborhood hotspot. I read through your descriptions quickly, so apologies if I missed anything, but is parking on premise their responsibility? To me, the landscaping/lot is as important as the structure - or it wouldn't look like Ivy Hall, with the sprawling lawn, etc. Just a consideration in my mind. I would want to protect every aspect of it - as well as have eyes wide open to its potential appeal as a business and tourism destination.

With Nashville's explosive growth, I'm starting to think worse case scenario more than I did 2 years ago.

Thanks all -

Katie Doyle
1140 Shelton

Sent from my iPad

> On May 9, 2018, at 11:43 AM, Davis, Anthony (Council Member) <Anthony.Davis@nashville.gov> wrote:

>

> Hey everyone,

> Just wanted to shed some light, and catch everyone up to how we got to this point. The applicant came to me a couple months back with this proposal, which was to put a Landmark Overlay District over Ivy Hall, and continue using it as a home recording studio (they had been doing so without knowing that they cannot, which I do believe them that they didn't realize they weren't allowed). This is a tool that can be used on a unique property like Ivy Hall that has historical significance, and can be helpful in long term viability and protection.

>

> When I met with the applicant, I asked them of course to get with neighbors as a first step, go to INA, and more importantly speak with all your neighbors nearby to gather interest in this proposal. Also (after speaking with Metro Historic prior to my meeting), I asked them if they would do a "Historic Landmark" as well. I felt this could provide something back to the neighborhood if they agreed to do this as well. It's confusing because the both use the word "Landmark" but they are two different things. Historic Landmark does provide additional protection on Ivy Hall, namely it has Metro Historic Review

ALL EXTERIOR ALTERATIONS to Ivy Hall. This is much more stringent than the existing conservation overlay.

>

> I have told the applicant I would not support the "Neighborhood Landmark" if we do not track the "Historic Landmark" with it. It does provide additional protections on the exterior of Ivy Hall (which is the difference between "Conservation Overlay and "Historic Overlay"). And again, the applicant has agreed to track both of these together. I also had been waiting to hear more feedback from neighbors. I just received the attached petition with strong support in the immediate vicinity. I will continue to listen to neighbors at planning commission this Thursday.

>

> So to recap, what this proposal would do:

> 1) Landmark Overlay District - This is Step 1, and what they are doing with what is currently before Planning Commission, is creating a Landmark Overlay District. This allows unique conditions for a property with historic and relevant conditions. It is not zoning the property commercial or addressing use yet, and it does not create a precedent for commercial infiltration into neighborhoods. During step one, they visit the Planning Commission (this THURSDAY), and an ordinance comes to me at Metro Council.

>

> 2) Development Plan - This will be step 2 (we are not here yet), applicant will submit a plan for proposed use of property. This is where they submit for using the property as a home recording studio, and any other conditions. They will have to provide conditions that will mitigate any potential impact to adjacent property owners. For example, a condition that no noise can be heard off-site, parking conditions, etc. Applicant is telling us on the front end, yes, they wish to do a home recording studio. Any and all conditions though would be hashed out during this phase, and have to be approved by planning commission.

>

> 3) Historic Landmark - This is what I and Metro Historic have asked for, to track together with the Landmark Overlay, to give further restrictions on the property. The applicant agreed to do this, and I feel it is a nice "win" for the neighborhood. Neighbors may be in disagreement with me that this is a win for the neighborhood, but I believe it is a win for long term Ivy Hall protection (20 years from now). I at least wanted to dispel the notion that we don't get further protections, we do. And there is a reason "Historic Overlay" is near impossible to pass, whereas "conservation overlay" is much easier. We would never have passed this more restrictive type of overlay in Inglewood Place or on Riverwood/Plymouth, I guarantee you that. Historic Landmark, like Historic Overlay has the exterior alteration review process, Ivy Hall's look and facade would be protected and maintain a historical look and feel.

>

> Here is the difference between "Historic Landmark" vs. what we have today in Conservation Overlay:

>

> Conservation Overlay: Metro Historic reviews

> Demolition

> New construction

> Moving a building

>

> Historic Landmark: Metro Historic reviews

> Demolition

> New construction

> Moving a building

> All exterior alterations

>

> Hope this helps at least clarify what is going on with this proposal. I look forward to additional feedback, and appreciate everyone weighing in. I apologize for any confusion out there, and I want to do what is best for Inglewood of course always, and it is a question of do we feel this is a good direction here. I am confident to move it forward if again neighbors can settle in to what we are looking to do here. This petition appears we do have some strong support in close proximity. Thanks if you read this far!

>

> All my best,

>

>

> Anthony Davis

> Nashville Metro Council, District 7

> anthony.davis@nashville.gov

> 615-775-8746

>

From: Rebecca Freeman [mailto:rebeccafreeman49@gmail.com]

Sent: Thursday, May 10, 2018 12:27 AM

To: Planning Commissioners

Cc: Davis, Anthony (Council Member)

Subject: Please Oppose Landmark Overlay status for Ivy Hall 2018NHL-002-001

Dear Commissioners:

Please oppose the proposed overlay for 1431 Shelton, also known as Ivy Hall. I think that a landmark overlay is unnecessary to protect this structure, and the effort to ask for the overlay is an effort to embed commercial operations in our neighborhood which is zoned as residential. There are no other commercial businesses within at least half a mile (Gallatin Road) of this structure.

Such an overlay is unnecessary because the house is protected by the Inglewood Place Conservation Overlay, passed by the Planning Commission and the Metro Council in early 2016. I, along with many of my neighbors, worked hard to get that overlay passed. One of the principal benefits of the conservation overlay is that it protects existing structures from demolition and destruction. This is the same rationale advanced in the Metro Code sections creating the Neighborhood Landmark Overlay.

A principal concern that I have is that the landmark overlay opens the door for consideration of commercial operations in the house. If the overlay is passed, then a development plan would be advanced. The current owners have represented that they wish to operate a recording studio on the premises and would put that forward in their plan along with proposals to expand the structure to

include an apartment that they might rent. The house has been described in prior real estate promotions as a four bedroom house. The owners now have a type one STR permit for the house. In addition, the owners have admitted in a public meeting that they already have a recording studio on site. To my knowledge there is no current permitted zoning use for that operation.

They have also flipped the argument for this overlay to tell residents that they, the owners, could pursue construction of new houses in their front yard if this overlay is not passed.

I understand that the owners or their representative might argue that additional uses would make it more feasible to preserve the property. I would say in response that Metro and the Planning Commission does not have a duty to make it easier to for them to make money in their chosen pursuits at the expense of the community.

The house was constructed by a notable architect of the 1930s. If more public recognition is needed for that, let the owners pursue the Historic Landmark Overlay, recommended by the district council member. I have lived in this neighborhood for most of my life. For the most part, there are few ongoing problems with noise, excessive traffic, truck traffic through the neighborhood and similar urban problems. I am concerned that this could change with the advancement of expanded operations like Ivy Hall. Please vote against this landmark overlay to preserve and maintain the fabric of our community.

Sincerely,

Rebecca Freeman

1304 McChesney Ave.

Nashville, TN 37216

(615) 428-9667

Item 22, Whitland Realty Company Revision One

From: Lisa Butlak [mailto:lisabutlak@gmail.com]

Sent: Thursday, May 10, 2018 9:53 AM

To: Planning Commissioners; kathleen@murphyformetro.com

Subject: Fwd: 3700 and 0 Woodlawn a.k.a. The Pennington Property 2018S-046-001

To Whom It May Concern:

Recently, I purchased and closed on my home at 3701 Brighton Road. I wasn't aware at the time of the pending hearing for an approval of multi lot housing development, otherwise I would not have purchased the home. Five homes crammed in on a lot that currently has one changes the neighbored feel entirely. These homes and the run off they create will directly impact my property lot. Already there is water intrusion evidenced by the moss and moisture at the back of my property (it stays wet at all times). There is a culvert that has been created to take in water to left of my property but it clearly doesn't adequately drain now, much less with the addition of 5 additional large homes that will increase run off with less land to absorb the water shed.

Every time an expansion of back terrace or a pool is added with one of these homes this will directly impact those of us below, yet we have no say or ability to insist on a cure before it's implemented, yet we are the owners directly impacted. I strongly request the committee to vote against this proposal by the Pennington's, and request they go back to requiring a minimum of one-acre lots with no more than 14% hardscape coverage of property (to include the home, pool, tennis courts, guest house) and require architectural/engineer approved drainage plans developed and stamped before a home is built. Should a home be modified or added to going forward the homeowner at their

expense would have to secure an architecturally approved drainage plan that ties into the culvert currently created.

Respectfully,

LISA BUTLAK

3701 BRIGHTON ROAD, Nashville, TN 37205

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

Sent: Thursday, May 10, 2018 9:51 AM

To: Planning Commissioners

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

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

Due to the deferral of the last meeting, I am resending my letter to voice disapproval. Please see below in anticipation of tonight's meeting on this topic. Thank you.

Glenda Hatfield

On Apr 12, 2018, at 1:04 PM, Glenda Hatfield <glenda.hatfield@oracle.com> wrote:

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

Sent: Wednesday, May 09, 2018 7:02 PM

To: Planning Commissioners

Subject: The Pennington Property 2018S-046-001

Dear Commissioners,

I am writing to express my support for the development of **The Pennington Property 2018S-046-001** that has been submitted to the Commission by the Pennington family. I have lived in the neighborhood for ten years and have been active in our neighborhood association and in supporting improvements to Woodmont Park. My daily work commute takes me to the intersection of Lynnbrook and Woodlawn, so I get a good look at this property everyday. In my view, the proposed development would significantly enhance both the property and the neighborhood. The proposed cul-de-sac would also be a significant improvement at that intersection.

I understand the property is zoned RS20, and that the proposed five home development will be well within that zoning - 1 house per 20,000 square feet. The objections I've heard raised in our community seem to be based on the "character" of the neighborhood, particularly with respect to homes on Woodlawn. There are some stately homes on Woodlawn that have stood for nearly a century and have been well-preserved. I do not understand how this development detracts from those homes or the character of street.

Some of our neighbors have suggested that the owners should essentially accept a down zone and have only three homes on that property rather than the five that are permitted under the RS20 zoning. I don't see how 3 homes would be consistent with the "character" of the street while 5 homes would not. Neither do concerns about character seem to be a valid basis for restricting the property rights of the Pennington family. In addition, there are several other similar cul-de-sac developments that are a short distance from the Pennington Property. One at the end of Cantrell is very attractive. The homes that are planned for construction will be of higher caliber than many of the aging homes that are not so stately but have been in the neighborhood for decades.

Nashville is a growing city. Responsible development is needed to serve the growing population. This is a responsible, well-conceived development. I respect my neighbors' opinions that are against the development but do not see a logical or legal basis for restricting the family's use of the property. To the contrary, I believe that this one will enhance our neighborhood.

Thank you for your consideration.

Respectfully,

James Bristol

500 Oaklawn Avenue

Nashville

615-243-2422

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

Sent: Wednesday, May 09, 2018 4:14 PM

To: Planning Commissioners

Subject: Please Approve - 3700 Woodlawn Drive Subdivision Plan (2018S 246-001)

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

Sent: Wednesday, May 09, 2018 4:03 PM

To: Planning Commissioners

Subject: In support of APPROVAL of Pennington property development

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 who are not able to be present at the weeknight meeting time.

Until my email was published, I doubt that any of the neighbors knew that there exists a separate, smaller vacant lot as part of our property, facing the street. Our plan proposes to making it larger than it already is. The other lot facing Woodlawn on our plan contains the family home (Lot 5) which, for the almost 50 years we have owned the home, has been located shockingly close to the neighbors to the east. One can almost reach out and touch their house. That abutting lot must have been sold off of the original as natural infill. When complaints about ruining the "existing character" of this area are considered, this existing proximity should be taken into account, as well as three other developments on the same block.

Unlike this infill spacing to our east, our proposed plan is spacious, and places each home strategically in order to preserve the many mature trees. Working around these trees makes the lot sizes somewhat irregular, but we have gone to considerable trouble to propose a plan that has the same look & feel of the area, and to be harmonious with the surrounding homes. All of our proposed lots are well within the current zoning requirements, and so generously spaced that only two homes will be seen from Woodlawn: one being the existing home, and the other to be built on an enlarged version the vacant lot that already exists.

Many of the homes on our block have put up elaborate landscape screens to protect themselves from the view from the street, but we have not. As a result, for almost 50 years passers by have become accustomed to the open space there (including the vacant lot) and apparently have taken "visual possession" of the green space. It would be lovely to leave it vacant, but no one has stepped up to buy it for this purpose.

I urge the Committee to APPROVE the plan proposed by the Pennington family.

Respectfully,

Inez Pennington

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

From: Inez Pennington <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>

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, 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

