

## Comments on May 10, 2018 Planning Commission agenda items, received through May 4

### Item 3, 1225 Stainback Avenue (Amendment)

**From:** Alexandria Tyson [mailto:alexlintonrn@gmail.com]  
**Sent:** Friday, May 04, 2018 2:10 PM  
**To:** Planning Commissioners  
**Subject:** 2015SP-049-003 OPPOSE (1225 Stainback)

Dear Commissioners,

Hello again! Here is our current petition against the zoning amendment of 1225 Stainback. We now have over 190 signatures, and of those signatures, I've been able to verify 149 addresses. As you'll see in the attached document (Petition Addresses), the vast majority of these signatures are Cleveland Park and Highland Heights residents in close proximity to 1225 Stainback Avenue. Also, the petition has a comment section at the end where some of the residents who signed submitted a comment as to why they signed. Please let me know if you have any questions regarding these documents.

I know the applicant will likely request to defer (yet again), probably in hopes that the momentum against this zoning amendment will die down. However, this is not fair for the neighbors. It is growing very difficult for many to continuously request off from work or maneuver their schedules around these hearings that keep getting deferred. Please look back at the previous public record emails that were sent in for all the prior hearings where this item was deferred, and you will see the consistent opposition.

Please continue to oppose this zoning amendment as it will set a dangerous and harmful precedent for our neighbors. The residents strongly oppose allowing these 4 units to become non-owner occupied STRs. As you are likely aware, the community meeting you requested the applicant to hold took place on Monday March 12th at 4:00pm, and objectively it did not go very well for the developer and applicant. All of the 20+ residents who were able to attend remained opposed after the meeting. When repeatedly asked how this zoning amendment would benefit our neighborhood, the developer would either disregard the question or say "I don't understand what you're asking." At no point did the developer state any pros or benefits for the neighborhood, and in fact he told us all that our concerns were "over the top." It felt as

though the only reason the applicant and developer held this community meeting was because they were forced to do so, and not because they wanted to better inform the neighbors or ease our apprehension.

If passed, this zoning amendment would negatively impact our quality of life and offer zero benefits to the adjacent neighbors. I also fear that allowing this would further set precedent for future developments that are being initially proposed for increasing housing options or affordable housing. I hope you'll continue to vote in opposition of this zoning amendment. Thank you all for your time, and the residents greatly appreciate you all standing up for us on February 8th when this item was last discussed at the Planning Commission hearing.

Sincerely,

Alexandria Linton Tyson

1223 Stainback Ave

Nashville, TN 37207

**(2 attachments follow)**

Recipient: Metro Nashville Council, Nashville Planning Commission

Letter: Greetings,

Please oppose amending the SP zoning of 1225 Stainback Ave (2015SP-049-003). We do NOT want the planned housing at this lot to be allowed to operate as non-owner occupied short term rentals. Allowing the developers to amend the zoning would only allow them to sell the proposed homes for higher profits at the expense of the residents. This would in no way benefit the neighborhood but, in fact, negatively impact our quality of life. Thank you!

# Signatures

Name	Location	Date
Alex Tyson	Nashville, TN	2018-03-03
Daniel Hutchinson	Nashville, TN	2018-03-03
Nathaniel Muckler	Nashville, TN	2018-03-03
Becky Sprinzen	Nashville, TN	2018-03-03
Devan Baldwin	Nashville, TN	2018-03-03
Max Devaney	Nashville, TN	2018-03-03
Julius Holmes	Chicago, IL	2018-03-03
Yolanda Mara	Nashville, TN	2018-03-03
Omid Yamini	Nashville, TN	2018-03-03
Robert Connor	Nashville, TN	2018-03-03
Caitlyn Leffard	Nashville, TN	2018-03-03
Hayden Forsee	Nashville, TN	2018-03-03
Stephen Joyce	Nashville, TN	2018-03-03
Jami Anderson	Nashville, TN	2018-03-03
Renee Butler	Nashville, TN	2018-03-03
Jonathan DeJoy	New Berlin, NY	2018-03-03
Jonathan Loeser	Nashville, TN	2018-03-03
Carrie Wiese	Joseph Ave, Nashville, TN	2018-03-03
Chris Williams	Nashville, TN	2018-03-03

<b>Name</b>	<b>Location</b>	<b>Date</b>
brandi prewitt	Nashville, TN	2018-03-03
Kendra Oliver	Nashville, TN	2018-03-03
Rachel Horres	Nashville, TN	2018-03-03
Joe Totaro	Lebanon, TN	2018-03-03
Will Tyson	Nashville, TN	2018-03-03
Brooke Yamini	Nashville, TN	2018-03-04
Sarah Jones	Nashville, TN	2018-03-04
Amanda Hachey	Nashville, TN	2018-03-04
Larriet Yarnell	Conway, AR	2018-03-04
Ian Bishop	Nashville, TN	2018-03-04
Allison Taylor	Mobile, AL	2018-03-04
Silvia Lewis	Nashville, TN	2018-03-04
Carol Williams	Nashville, TN	2018-03-04
Tj Jordan	Nashville, TN	2018-03-04
Ric Jordan	Hermitage, TN	2018-03-04
Whitney Pastorek	Nashville, TN	2018-03-04
Will Baldwin	Nashville, TN	2018-03-04
Jason Stalcup	Nashville, TN	2018-03-04
Robert Arts	Nashville, TN	2018-03-04
Harmony Lopez	Nashville, TN	2018-03-04

<b>Name</b>	<b>Location</b>	<b>Date</b>
Sally Worsham	Nashville, TN	2018-03-04
Nancy Muckler	Nashville, TN	2018-03-04
Jessie Skipworth	Nashville, TN	2018-03-04
Kyle Barber	Nashville, TN	2018-03-04
Katie Burnett	Nashville, TN	2018-03-04
Sarah Martin	Nashville, TN	2018-03-04
Frank Hundley	Nashville, TN	2018-03-04
Stephanie Reed	Nashville, TN	2018-03-04
Kelly Brier	Nashville, TN	2018-03-04
Eric Wilkey	Nashville, TN	2018-03-04
Rosalynn Phillips	Nashville, TN	2018-03-04
Victoria Woodard	Nashville, TN	2018-03-04
Samantha Singer-Swofford	Nashville, TN	2018-03-04
Alex Grant	Nashville, TN	2018-03-04
stephanie ashworth	austin, TX	2018-03-04
M'Lissa Stroop	Nashville, TN	2018-03-05
Suzette Barreto	Nashville, TN	2018-03-05
Marie Ringel	Nashville, TN	2018-03-05
Laura Hill	Nashville, TN	2018-03-05
Juliette Vara	Nashville, TN	2018-03-05
Hilary Beamon	Nashville, TN	2018-03-05
Matthew Bond	Nashville, TN	2018-03-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Coral Smith	Nashville, TN	2018-03-05
LaShawn Stewart	Madison, TN	2018-03-05
Jay Phillips	Nashville, TN	2018-03-05
Kylie Rickards	Nashville, TN	2018-03-05
David Grant	Nashville, TN	2018-03-06
Christy Freeze	Nashville, TN	2018-03-06
Steven Knudson	US	2018-03-06
Elena Sola	Nashville, TN	2018-03-06
Christine Card	Nashville, TN	2018-03-06
Deborah Flynt	Nashville, TN	2018-03-06
Elizabeth Carter	Nashville, TN	2018-03-06
Susanne Hines	Nashville, TN	2018-03-07
Paul Pleiman	Chuckey, TN	2018-03-07
Sarah Bratcher	Nashville, TN	2018-03-07
Josh Gruner	Nashville, TN	2018-03-07
James Mayesky	Nashville, TN	2018-03-07
Trish Jordan	San Angelo, TX	2018-03-07
Tony Thompson	Nashville, TN	2018-03-08
Stephanie Becker	Madison, TN	2018-03-08
Mary Taylor Tepper	Nashville, TN	2018-03-08
Mike Sammon	Nashville, TN	2018-03-08

<b>Name</b>	<b>Location</b>	<b>Date</b>
Joshua France	Nashville, TN	2018-03-08
Daniel Pratt	Nashville, TN	2018-03-08
Kathryn Turner	Nashville, TN	2018-03-08
john pratt	North Chicago, IL	2018-03-08
Charlie Staton	Nashville, TN	2018-03-08
Matt Sullivan	Nashville, TN	2018-03-08
Luise Stone	Nashville, TN	2018-03-08
Ryan Gardarsson	Nashville, TN	2018-03-08
Marilyn Cameron	Nashville, TN	2018-03-08
Michael Craft	Nashville, TN	2018-03-08
Erick Charles	Nashville, TN	2018-03-08
Tara Curtis	Nashville, TN	2018-03-08
Roberto Cocco Jr	Nashville, TN	2018-03-08
Michael Bowlds	Nashville, TN	2018-03-08
Hack Russell	Nashville, TN	2018-03-08
Melissa Velez	Kingsport, TN	2018-03-08
Alexandra Russell	Nashville, TN	2018-03-08
Caroline Miller	Nashville, TN	2018-03-08
Johannes Ordziniak	Nashville, TN	2018-03-08
Kelly Pruitt	Nashville, TN	2018-03-08
Adam Walker	Brooklyn, NY	2018-03-08
Alison Haymer	Nashville, TN	2018-03-08



<b>Name</b>	<b>Location</b>	<b>Date</b>
Jamie Stump	Nashville, TN	2018-03-08
Dawson McGough	Nashville, TN	2018-03-08
Rachel Joyce	Nashville, TN	2018-03-08
Elizabeth Baldwin	Murfreesboro, TN	2018-03-08
Anne McEntire	Nashville, TN	2018-03-08
Kevin Coughlin	Nashville, TN	2018-03-08
Katie Jones	Nashville, TN	2018-03-08
Megan Wilkey	Nashville, TN	2018-03-08
Mary Price	Nashville, TN	2018-03-08
Haleigh Deskins	Tuscaloosa, AL	2018-03-08
Andrew De Vries	Nashville, TN	2018-03-08
Ali Sevilla de Cocco	Nashville, TN	2018-03-08
Shonna Perdue	Nashville, TN	2018-03-08
Alicia Threlkeld	Nashville, TN	2018-03-08
Hilary Hommes	Nashville, TN	2018-03-08
Mason Wheaton	Nashville, TN	2018-03-08
Michael Parrish	Nashville, TN	2018-03-08
Ashley Wood	Nashville, TN	2018-03-09
Bryan Young	Nashville, TN	2018-03-09
Meagan Jenkins	Nashville, TN	2018-03-09
Alexandria Hadd	Nashville, TN	2018-03-09
Tara Jo Kirk	Nashville, TN	2018-03-09

<b>Name</b>	<b>Location</b>	<b>Date</b>
Christine Pratt	Nashville, TN	2018-03-09
Michael Downs	Nashville, TN	2018-03-09
Adam Sumrall	Nashville, TN	2018-03-09
Ariana Evans	Nashville, TN	2018-03-09
Dave Morgan	Brentwood, TN	2018-03-09
Susan THOMPSON	Saint Louis, MO	2018-03-09
Rebekah Batyah Freedman	Nashville, TN	2018-03-09
Clint Williams	Nashville, TN	2018-03-09
Candice Bosworth	Nashville, TN	2018-03-09
Michael Kight	Nashville, TN	2018-03-09
David Sprinzen	Nashville, TN	2018-03-09
Jeff Woodard	Nashville, TN	2018-03-09
Jose Espailat	Nashville, TN	2018-03-09
Rachel Peiffer	Nashville, TN	2018-03-09
Brianna Swanberg	Nashville, TN	2018-03-09
Mark Lenihan	Nashville, TN	2018-03-09
Terra James-Jura	Nashville, TN	2018-03-09
Ben Harper	Nashville, TN	2018-03-09
Christian Hommes	Nashville, TN	2018-03-09
Claudia Lofton	Nashville, TN	2018-03-09
Eugenia Izmaylova	Brandon, TN	2018-03-09
Anthony Doling	Nashville, TN	2018-03-09

<b>Name</b>	<b>Location</b>	<b>Date</b>
Nichole Bauer	Lebanon, TN	2018-03-09
Katie Umberg	Nashville, TN	2018-03-09
Noel Henniger	Nashville, TN	2018-03-09
Ryan Ervin	Nashville, TN	2018-03-10
Joshua Hernandez	Nashville, TN	2018-03-10
Mary Waymire	Alpharetta, GA	2018-03-10
Hallie Dillon	Chicago, IL	2018-03-10
Doy Gardner	US	2018-03-11
Tracy Jennette	Nashville, TN	2018-03-12
Dustin Overton	Nashville, TN	2018-03-14
Betty Overton	Nashville, TN	2018-03-15
Danielle Magaard	Nashville, TN	2018-03-15
Aaron farmer	Nashville, TN	2018-03-15
Chase Castleberry	Nashville, TN	2018-03-15
Hunter Spurgeon	Nashville, TN	2018-03-16
Amanda Widner	Nashville, TN	2018-03-19
Tracey Collins	nashville, TN	2018-03-19
Hollister Whaling	Nashville, TN	2018-03-19
John Whaling	Nashville, TN	2018-03-20
Robert Stout	Nashville, TN	2018-03-20
Adam Buzard	Nashville, TN	2018-03-20
Russell Kirchner	Nashville, TN	2018-03-20

<b>Name</b>	<b>Location</b>	<b>Date</b>
Kirby Lewis	Nashville, TN	2018-03-21
Donald Tangren	Nashville, TN	2018-03-21
Megan Cole	Nashville, TN	2018-03-21
Jonathan Deloach	Nashville, TN	2018-03-21
Jacob Hurt	Nashville, TN	2018-03-21
Robert Foriest	Nashville, TN	2018-03-26
Bernadette Reisbeck	US	2018-03-29
Lin Crowson	Nashville, TN	2018-04-01
whitney campbell	Nashville, TN	2018-04-06
Michael McEachern	Nashville, TN	2018-04-07
Eddie Thurman	Nashville, TN	2018-04-09
Ashlye Underwood	Nashville, TN	2018-04-09
Julie Burnette	Nashville, TN	2018-04-10
Ellice Evins	Nashville, TN	2018-04-10
Martha Taylor	Nashville, TN	2018-04-10
Rae Sovereign	Nashville, TN	2018-04-11
Diane Szczesniak	Nashville, TN	2018-04-12
Marcus Ferreira	Nashville, TN	2018-04-26

# Comments

Name	Location	Date	Comment
Chris Williams	Nashville, TN	2018-03-03	It's absurd to put four residential units on .14 acres. Especially for short term rental purposes. Furthermore, this thoroughfare is sorely lacking in commercial space that would improve neighborhood walkability.
Alex Tyson	Nashville, TN	2018-03-03	We live directly next door to this property, and this new 3 story building will be only 5 feet from our home and tower over our one-story house. Filling these 4 units with tourists will only serve to negatively impact the neighborhood. This zone change has zero benefits for the neighbors, and only put more money in the pockets of the developers and investors.
Tj Jordan	Nashville, TN	2018-03-04	It is wrong to force this type of structure onto the residents of this community by squeezing this building into an already congested area. It is not fair to the people who are living there nor is it fair to the customers/residents the developer is hoping to attract. Please use common sense and human compassion over greed. Thank you.
Eric Wilkey	Nashville, TN	2018-03-04	This zoning request is in direct opposition to the effort of Nashville Metro council's effort to phase out non-owner occupied short-term rentals that was codified into an official position with overwhelming support in January. Further, the metro council took this stance due to overwhelming support from neighborhood organizations and the people of Nashville to take action. Despite heavy lobbying from AirBnB, HomeAway, and other short-term rental companies that would rather the city government turn a blind eye to the problem so that they can make a buck, the city government took a principled stance. Approving this rezoning would be a slap in the face of our community after having just done the right thing last month. Please continue to act in favor of the people that live in our neighborhoods by not approving this rezoning.
Matthew Bond	Nashville, TN	2018-03-05	This is an appalling development, simply chasing dollars at the expense of the neighborhood. This parcel could use one house--and only one house.
Coral Smith	Nashville, TN	2018-03-05	allowing this zoning change would effectively be allowing a hotel (with drastically insufficient parking and no on site manager) to be built in a residential neighborhood.
Kylie Rickards	Nashville, TN	2018-03-05	This lot is too small for planned development and use. The development will also not blend into the historic fabric of neighborhood.
Christy Freeze	Nashville, TN	2018-03-06	I want my neighborhood to stay a neighborhood and not be used as a hotel service.
Trish Jordan	San Angelo, TX	2018-03-07	I'm signing because people bought in the neighbor BECAUSE IT IS A NEIGHBORHOOD, not for commercial use. Keep neighbors in neighborhoods.

Name	Location	Date	Comment
Tony Thompson	Nashville, TN	2018-03-08	We want to keep the neighborhood a neighborhood. Not a bachelor party hotel
Marilyn Cameron	Nashville, TN	2018-03-08	We live one block from this lot, where we are raising our two small children. We sold our house in 12South one year ago and bought in Cleveland Park specifically to escape the STR culture that surrounded us. Please protect our neighborhood!
Roberto Cocco Jr	Nashville, TN	2018-03-08	I want grocery stores, restaurants and coffee shops in our neighborhood.
Alexandra Russell	Nashville, TN	2018-03-08	I am against the overcrowding of neighborhoods by tourists. Non-owner occupied Short Term Rentals that house 10-15 people each are a detriment to the quality of our neighborhoods. I currently live next to 2 and it is an absolutely terrible experience. Keep buildings used for this purpose out of Nashville neighborhoods.
Jamie Stump	Nashville, TN	2018-03-08	Rezoning this property does not serve the needs of this community. There is no lack of STRP, but there is a lack of affordable housing. In addition, STRP in this configuration, will result in multiple noise and parking complaints.
Kevin Coughlin	Nashville, TN	2018-03-08	All I want is a bagel shop that serves breakfast sandwiches.
Katie Jones	Nashville, TN	2018-03-08	I don't want my neighborhood to become a party zone.
Andrew De Vries	Nashville, TN	2018-03-08	This is clearly developer gain at the expense of neighbors and is not good for the neighborhood.
Michael Parrish	Nashville, TN	2018-03-08	This is not conducive to a neighborhood this is a party hotel whose sole purpose is to make cash.
Ashley Wood	Nashville, TN	2018-03-09	Ashley wood
Christine Pratt	Nashville, TN	2018-03-09	I love my single family home in East Nashville with large lots in the neighborhood and many trees, squirrels, and birds. Let's control the growth of Nashville and keep it friendly for all of Earth's creatures!
Joshua Hernandez	Nashville, TN	2018-03-10	I want our neighborhood to be a neighborhood.
Dustin Overton	Nashville, TN	2018-03-14	I would like my Neighborhood to have only short term rentals where the occupant lives in the property rented out only
Jacob Hurt	Nashville, TN	2018-03-21	Rezoning this property does not serve the needs of this community. There is also inadequate parking in this area to support STRP's.
Rae Sovereign	Nashville, TN	2018-04-11	Please do not pass this rezoning. We do not want Airbnb in this Neighborhood.

## Petition Addresses

1. Alex Linton Tyson: 1223 Stainback Ave Nashville, TN 37207
2. Will Tyson Jr: 1223 Stainback Ave Nashville, TN 37207
3. Jami Anderson: 1219 Stainback Ave Nashville, TN 37207
4. Danielle Magaard: 1012 Lischey Ave Nashville, TN 37207
5. TJ Jordan: 1224 Stainback Ave Nashville, TN 37207 (owner)
6. Stephen Joyce: 1224 Stainback Ave Nashville, TN 37207 (renter)
7. Nathaniel Muckler: 1008 Stainback Ave Nashville, TN 37207
8. Nancy Muckler: 1008 Stainback Ave Nashville, TN 37207
9. Robert Connor: 1304 Pennock Ave Nashville, TN 37207
10. Sarah Martin: 1020 Stainback Ave Nashville, TN 37207
11. Ariana Evans: 1424 Stainback Ave Nashville, TN 37207
12. Marie Ringel: 1100 Meridian Street Nashville, TN 37207
13. Hayden Forsee: 1211 N 5th Street Nashville, TN 37207
14. Devan Baldwin: 1334 Lischey Ave Nashville, TN 37207
15. Will Baldwin: 1334 Lischey Ave Nashville, TN 37207
16. Renee Butler: 1103 Lischey Ave Nashville, TN 37207
17. Joey Butler: 1103 Lischey Ave Nashville, TN 37207
18. Courtney Williams: 1303 Lischey Ave Nashville, TN 37207
19. Carrie Wiese: 1119 Joseph Ave Nashville, TN 37207
20. Jonathon Loeser: 1200 N 2nd Street Nashville, TN 37207
21. Omid Yamini: 1204 N 2nd Street Nashville, TN 37207
22. Brooke Yamini: 1204 N 2nd Street Nashville, TN 37207
23. Silvia P Lewis: 1306 Stainback Ave Nashville, TN 37207
24. Victoria Woodard: 1025 Dickerson Pike Nashville, TN 37207
25. Jeff Woodard: 1025 Dickerson Pike Nashville, TN 37207
26. Brandi Prewitt: 1204 N 2nd Street Nashville, TN 37207
27. Sarah Jones: 1101 Stockell Street Nashville, TN 37207
28. Ian Bishop: 300 11th Ave N Nashville, TN 37203
29. Whitney Pastorek: 917 Spain Ave Nashville, TN 37216

30. Jason Stalcup: 906 N 5th Street Nashville, TN 37207
31. Kyle Barber: 906 N 5th Street Nashville, TN 37207
32. Robert Arts: 301 Gatewood Ave Nashville, TN 37207
33. Harmony Lopez: 242 Treutland Ave Nashville, TN 37207
34. Jessie Skipworth: 1021 Stainback Ave Nashville, TN 37207
35. Frank Hundley: 921 Delmas Ave #A Nashville, TN 37216
36. Stephanie Reed: 309 W Trinity Lane Nashville, TN 37207
37. Brandon Wood: 1115 Meridian Street Nashville, TN 37207
38. Kelly Brier: 1320 Stainback Ave Nashville, TN 37207
39. Rosalynn Phillips: 1105 Pennock Ave Nashville, TN 37207
40. Samantha Singer-Swofford: 1014 Lischey Ave Nashville, TN 37207
41. Alex Grant: 1126 Stockell Street Nashville, TN 37207
42. Suzette Barreto: 702 N 2nd Street Nashville, TN 37207
43. Laura Hill: 1104 Stockell Street Nashville, TN 37207
44. Juliette Vara: 1318 Stainback Ave #B Nashville, TN 37207
45. Coral Smith: 2683 Old Matthews Road Nashville, TN 37207
46. David Grant: 1126 Stockell Street Nashville, TN 37207
47. Christy Freeze: 1522 Jones Ave Nashville, TN 37207
48. Elena Sola: 1905 Fatherland Street Nashville, TN 37206
49. Josh Gruner: 1410 Pennock Ave Nashville, TN 37207
50. James Mayesky: 1402 Lischey Ave Nashville, TN 37207
51. Tony Thompson: 1217 N 6th Street Nashville, TN 37207
52. Mike Sammon: 1018 Pennock Ave Nashville, TN 37207
53. Joshua France: 1211B N 8th Street Nashville, TN 37207
54. Daniel Pratt: 342 Edith Ave Nashville, TN 37207
55. Charlie Staton: 1019 Lischey Ave Nashville, TN 37207
56. Ryan Gardarsson: 57 Creighton Ave Nashville, TN 37206
57. Marilyn Cameron: 1117 Stainback Ave Nashville, TN 37207
58. Erick Charles: 1431 Stainback Ave Nashville, TN 37207
59. Tara Curtis: 1431 Stainback Ave Nashville, TN 37207
60. Roberto Cocco Jr: 1021 N 2nd St Nashville, TN 37207



61. Caroline Miller: 2011 Overby Rd Nashville, TN 37207
62. Kelly Pruitt: 1011 Chicamauga Ave Nashville, TN 37206
63. Adam Walker: 1422 Sharpe Ave Nashville, TN 37206
64. Alison Haymer: 1214 Pennock Ave Nashville, TN 37207
65. Jamie Stump: 1200 Lischey Ave Nashville, TN 37207
66. Rachel Joyce: 1113 Lischey Ave #B Nashville, TN 37207
67. Anne McEntire: 1023 Stainback Ave Nashville, TN 37207
68. Kevin Coughlin: 1023 Stainback Ave Nashville, TN 37207
69. Rebecca Batyah Freedman: 1209 Meridian Street Nashville, TN 37207
70. Mary Price: 1204A N 6th Street Nashville, TN 37207
71. Shonna Perdue: 1307A Stainback Ave Nashville, TN 37207
72. Alicia Threlkeld: 328 Edith Ave Nashville, TN 37207
73. Hillary Hommes: 1015 Joseph Ave Nashville, TN 37207
74. Michael Parrish: 1407 N 14th Street Nashville, TN 37206
75. Ashley Wood: 1020 Pennock Ave Nashville, TN 37207
76. Bryan Young: 1112 N 7th Street Nashville, TN 37207
77. Meagan Jenkins: 1122 N 7th Street Nashville, TN 37207
78. Tara Jo Kirk: 1232 Joseph Ave Nashville, TN 37207
79. Alexandria Hadd: 2659 Blakemore Ave Nashville, TN 37212
80. David Sprinzen: 1020 Dew Street Nashville, TN 37206
81. Becky Sprinzen: 1020 Dew Street Nashville, TN 37206
82. Michael Bowlds: 488 Lemont Dr Nashville, TN 37216
83. Matthew Bond: 3519 Golf Street Nashville, TN 37216
84. M'Lissa Stroop: 62 Lutie Street Nashville, TN 37210
85. Katie Burnett: 4809 Milner Drive Nashville, TN 37211
86. Kendra Oliver: 512 Lovell Street Nashville, TN 37209
87. Betty Overton: 3205 Healy Dr Nashville, TN 37207
88. Christine Pratt: 342 Edith Ave Nashville, TN 37207
89. Michael Downs: 620 Stockell St Nashville, TN 37207
90. Adam Sumrall: 1011 N 6<sup>th</sup> St Nashville, TN 37207
91. Rachel Peiffer: 1601 Jones Ave Nashville, TN 37207

92. Candice Bosworth	4824 Hopedale Dr Nashville, TN 37211
93. Ben Harper	1305 Stainback Ave Nashville, TN 37207
94. Eugenia Izmaylova	1118 Stockell St Nashville, TN 37207
95. Christian Hommes	1015 Joseph Ave Nashville, TN 37207
96. Mark Lenihan	1213B N 7 <sup>th</sup> St Nashville, TN 37207
97. Brianna Swanberg	1316 Rosedale Ave Nashville, TN 37207
98. Clint Williams	217 Downeymeade Dr Nashville, TN 37214
99. Terra James-Jura	1112 Chapel Ave Nashville, TN 37206
100. Claudia Lofton	1117 N 2 <sup>nd</sup> St Nashville, TN 37207
101. Michael Kight	320 Old Hickory Blvd Apt 800 Nashville, TN 37221
102. Nichole Bauer	1012 N 2 <sup>nd</sup> St Nashville, TN 37207
103. Noel Henniger	314A Scott Ave Nashville, TN 37206
104. Doy Gardner	1215 Pennock Ave Nashville, TN 37207
105. Anthony Doling	2008 Beech Ave Nashville, TN 37204
106. Katie Umberg	4812 Overcrest Dr Nashville, TN 37211
107. Mary Waymire	109 10 <sup>th</sup> Ave S Suite 208 Nashville, TN 37203
108. Hallie Dillon	207 Graylnn Dr Nashville, TN 37214
109. Joshua Hernandez	905 W Eastland Ave Nashville, TN 37206
110. Dustin Overton	1215 Pennock Ave Nashville, TN 37207
111. Tracy Jennette	207 Graylynn Dr Nashville, TN 37214
112. Dave Morgan	916 N 5 <sup>th</sup> St Nashville, TN 37207
113. Daniel Hutchinson	Stockell Street Nashville, TN 37207
114. Megan Wilkey	1019 Stainback Ave Nashville, TN 37207
115. Eric Wilkey	1019 Stainback Ave Nashville, TN 37207
116. Andrew De Vries	1013 Stockell St Nashville, TN 37207
117. Ali Sevilla De Cocco	1021 N 2 <sup>nd</sup> Street Nashville, TN 37207
118. Michael Craft	410 Sunnyside Dr Nashville, TN 37205
119. John Pratt	342 Edith Ave Nashville, TN 37207
120. Matt Sullivan	1209 N 5 <sup>th</sup> St Nashville, TN 37207
121. Susanne Hines	1200 N 2 <sup>ND</sup> St Nashville, TN 37207
122. Deborah Flynt	2110 Riverside Dr Nashville, TN 37216

123. Christine Card	1123 Lischey Ave Nashville, TN 37207
124. Steven Knudson	2693 Hartford Dr Nashville, TN 37210
125. Elizabeth Carter	1116 Chester Ave Nashville, TN 37206
126. Yolanda Mara	4706 Colorado Ave Nashville, TN 37209
127. John Whaling	1223 Pennock Ave Nashville, TN 37207
128. Chase Castleberry	1116 N 7 <sup>th</sup> St Nashville, TN 37207
129. Hunter Spurgeon	330 Vaughn St Nashville, TN 37207
130. Amanda Widner	1231 Joseph Ave Nashville, TN 37207
131. Tracey Collins	305 Hancock St Nashville, TN 37207
132. Hollister Whaling	1223 Pennock Ave Nashville, TN 37207
133. Robert Stout	1207 Pennock Ave Nashville, TN 37207
134. Adam Buzard	1216 N 5 <sup>th</sup> St Nashville, TN 37207
135. Russell Kirchner	1219 Stainback Ave Nashville, TN 37207
136. Kirby Lewis	1331A Pennock Ave Nashville, TN 37207
137. Donald Tangren	1403 Pennock Ave Nashville, TN 37207
138. Jonathon Deloach	1102 Pennock Ave Nashville, TN 37207
139. Jacob Hurt	729 Douglas Ave Nashville, TN 37207
140. Robert Foriest	105B 37 <sup>th</sup> Ave N Nashville, TN 37209
141. Michael McEachern	1118 Joseph Ave Nashville, TN 37207
142. Eddie Thurman	1310 N 5 <sup>th</sup> St Nashville, TN 37207
143. Ashlye Underwood	1022 Lischey Ave Nashville, TN 37207
144. Julie Burnette	202 Cleveland St Nashville, TN 37207
145. Ellice Evins	1221 N 7 <sup>th</sup> St Nashville, TN 37207
146. Martha Taylor	1001 Stainback Ave Nashville, TN 37207
147. Rae Sovereign	1602 Lischey Ave Nashville, TN 37207
148. Diane Szczesniak	1602 Lischey Ave Nashville, TN 37207
149. Marcus Ferreira	1008 Elvira Ave Nashville, TN 37216

## Item 7, Donelson Transit-Oriented Redevelopment Plan

**From:** Aimee Mayer [mailto:amayer@cctenn.org]  
**Sent:** Thursday, May 03, 2018 12:55 PM  
**To:** Planning Commissioners  
**Subject:** Donelson Transit-Oriented Redevelopment Plan

Dear Commissioners,

As a supporter of Welcome Home! The Movement for Affordable Housing, and an employee of Catholic Charities of TN right down the road on McGavock Pike, I am writing to say THANK YOU for allowing the deferral the Donelson Transit Oriented Development District Plan. It is critical that the plan include ALL of the recommendations from the Mayor's Task Force on Transit and Affordable Housing. I ask that those recommendations be included when the plan is reconsidered at the Thursday, May 10<sup>th</sup> meeting of the planning commission.

The Task Force has created these recommendations for keeping housing affordable in transit areas. Please continue defer the vote on the Donelson TODD until ALL of these recommendations are included. Because the Donelson TODD will serve as template for the 18 TODDs to follow that will be developed in Metro Nashville, it is critical to take the time to get the first one right.

Thank you for your consideration.

Sincerely,

*Aimee Shelide Mayer*

**Aimee Shelide Mayer**

**2806 McGavock Pike, 37214 (Work)**

**4504 Broomfield Drive, 37216 (Home)**

-----



**Aimee A. Shelide Mayer**

Advocacy & Social Concerns,  
Program Coordinator

*Administration*

2806 McGavock Pike

Nashville, TN 37214

(P) 615-760-1019

(F) 615-352-8591

(M) [amayer@cctenn.org](mailto:amayer@cctenn.org)

[www.cctenn.org](http://www.cctenn.org)



## Items 15a/b, The Brian Paul SP/PUD (Cancel)

**From:** Michael Chrisley [mailto:mchrisley1@gmail.com]  
**Sent:** Friday, April 27, 2018 1:48 PM  
**To:** Birkeland, Latisha (Planning)  
**Subject:** Brian Paul Hotel Plan Proposal, Case #2018SP-036-001

April 27, 2018

Latisha Birkeland  
Planner 2  
Metro Nashville Planning Department  
800 Second Avenue South, Box 196300  
Nashville, TN 37219-6300

Sent electronically: [latisha.birkeland@nashville.gov](mailto:latisha.birkeland@nashville.gov)

Re: Brian Paul Hotel Plan Proposal, Case #2018SP-036-001

Dear Ms. Birkeland:

I am writing today to express my strong support for the pending plan for the Brian Paul Hotel (Case Number 2018SP-036-001), which is set to be considered by the Planning Commission on May 10th, 2018. As a Nashville resident, I am excited about what the Brian Paul Hotel will do for our great city and I hope that you will support their proposed application.

The Brian Paul Hotel will be a true destination resort: a luxury boutique hotel, spa, and wellness retreat on the undeveloped 20-acre Summit Hill property in southern Davidson County, just 15 minutes away from downtown Nashville. Local friends and neighbors will have a five-star hotel and spa available for "Staycations", day trips or monthly memberships with amenities that are far above what is currently offered in the area.

The Brian Paul Hotel will cater to Nashville's creative community and the adventurous modern traveler, offering a level of comfort and luxury that is not currently available in this area. Brian Paul will be an oasis away from the hustle and bustle of Broadway focusing on a heightened guest experience at every turn.

The Brian Paul Wellness retreat is a game-changer for the Nashville hospitality landscape and will feature a 171 room hotel with a rooftop pool, a world class spa unlike anything available today, and a 600-seat intimate entertainment venue for special engagements that could only happen in Music City.

There have been a number of proposed projects over the years for Summit Hill that have not come to fruition, but none of them would have been nearly as positive for the area as the Brian Paul project. Brian Paul will have a real commitment to working within the topography of the hillside and minimizing the impact on traffic.

Councilman Robert Swope has looked at a number of projects for this particular piece of land, and this is the only one he enthusiastically supports. "I've had the pleasure of working with the development team over the last year, and I can confidently say that the Brian Paul is not only going to be a perfect fit for the 4th district, but a real game changer for the hospitality landscape in Nashville," Swope said. "I couldn't have created a more iconic development for Summit Hill in Brentwood if I had tried. I'm proud to totally support it."

According to the latest traffic study, the hotel and resort traffic largely falls outside of peak times as the busiest days for Brian Paul traffic will be Saturday and Sunday when area traffic is at lowest. Anticipating traffic concerns, the Brian Paul has made a number of changes from their original plan to lighten traffic loads during peak times. For instance, Brian Paul has moved the ingress/egress on the plans to minimize impact and have agreed that events and concerts at the small 600-seat music venue won't start until 8pm, well after rush hour traffic has dissipated.

The Hotel will include a number of features that will appeal to area residents, including the 600-seat entertainment venue, a world class spa and wellness retreat, and high-end restaurants and retail that will elevate what's currently available to the surrounding community.

The music venue will deliver a premium fan experience in an intimate setting where artists will want to play residencies. Much of the programming will focus on appealing to the discerning fan in the surrounding community (eg. Bluegrass/Gospel on Sundays).

The Brian Paul will also bring a large economic impact to the area in terms of jobs and economic activity. During its construction phase, the development is projected to generate 2,500 job-years of full time employment and more than 5,600 job-years of total region-wide employment. Once operational, the hotel will employ nearly 500 full-time staff with combined annual incomes of \$25.1 million. The development is estimated to bring in over \$16 million annually in sales tax revenues for the State and over \$9 million for Nashville, Davidson County and the surrounding areas in combined property, hotel and sales taxes.

I would ask that that you include this letter in the materials for the Members of the planning Commission as they consider the Brian Paul project. I really appreciate your time and careful consideration of this hugely important project for our region, and I would urge you to support it on May 10th.

Sincerely,

Michael Todd Chrisley  
[806 Lynnwood Blvd.](#)  
[Nashville, TN 37205](#)

**From:** Jeff Moseley [mailto:jeff.moseley@fairtradeservices.com]  
**Sent:** Monday, April 30, 2018 10:59 AM  
**To:** Birkeland, Latisha (Planning)  
**Subject:** Re: Brian Paul Hotel Plan Proposal, Case #2018SP-036-001

Dear Ms. Birkeland:

I am writing today to express my strong support for the pending plan for the Brian Paul Hotel (Case Number 2018SP-036-001), which is set to be considered by the Planning Commission on May 10th, 2018. As a longtime Nashville resident, I am excited about what the Brian Paul Hotel will do for our great city and I hope that you will support their proposed application.

- *First of Its Kind in the Market:*
  - The Brian Paul Hotel will be a true destination resort for our market: a luxury boutique hotel, spa, and wellness retreat on the undeveloped 20-acre Summit Hill property in southern Davidson County, just 15 minutes away from downtown Nashville.
  - Local friends and neighbors will have a five-star hotel and spa available for “staycations”, day trips or monthly memberships with amenities that are far above what is currently offered in the area.
  - The Brian Paul Hotel will cater to Nashville’s creative community and the adventurous modern traveler, offering a level of comfort and luxury that is not currently available in this area. Brian Paul will be an oasis away from the hustle and bustle of Broadway focusing on a heightened guest experience at every turn.



- The Brian Paul Wellness retreat is a game-changer for the Nashville hospitality landscape and will feature a 171 room hotel with a rooftop pool, a world class spa unlike anything available today, and a 600-seat intimate entertainment venue for special engagements that could only happen in Music City.

- *Consistent with Area Plan:*

Proposed development seems to fit with what is already on the hill (Office building and a hotel) and architectural renderings seem to blend in perfectly with surroundings.

- *Vastly Better than Prior Approved Projects:*

- There have been a number of proposed projects over the years for Summit Hill that have not come to fruition, but none of them would have been nearly as positive for the area as the Brian Paul project. Brian Paul will have a real commitment to working within the topography of the hillside and minimizing the impact on traffic.

- The Planning Department has previously approved office towers that would have chopped the top of Summit Hill off and would have been taller than the Brian Paul. These projects would have been far more detrimental to the topography of Summit Hill and would have added far more traffic during peak times.

- Councilman Robert Swope has looked at a number of projects for this particular piece of land, and this is the only one he enthusiastically supports. “I’ve had the pleasure of working with the development team over the last year, and I can confidently say that the Brian Paul is not only going to be a perfect fit for the 4th district, but a real game changer for the hospitality landscape in Nashville,”

Swope said. “I couldn’t have created a more iconic development for Summit Hill in Brentwood if I had tried. I’m proud to totally support it.”

- *Little Effect on Area Traffic:*

- According to the latest traffic study, the hotel and resort traffic largely falls outside of peak times as the busiest days for Brian Paul traffic will be Saturday and Sunday when area traffic is at lowest.
- Anticipating traffic concerns, the Brian Paul has made a number of changes from their original plan to lighten traffic loads during peak times. For instance, Brian Paul has moved the ingress/egress on the plans to minimize impact and have agreed that events and concerts at the small 600-seat music venue won’t start until 8pm, well after rush hour traffic has dissipated.
- The development has also reduced density from earlier designs and has added more homes (for a total 22) as opposed to other, more dense development to reduce overall traffic impact on the project.

- *Commitment to Fitting in With Natural Area Surroundings:*

- The Brian Paul development will reserve approximately 7 of the 20 acres of the property for parkland and walking trails and will incorporate many of the natural elements and contours of the Summit Hill into the design, including a dramatic center courtyard and grotto bar carved into the limestone.
- The developer and architect for the project, Brian and Wade Weissmann, have been largely influenced by European villages that have been built on and sculpted into hillsides. Rather than fighting against the hill, they will embrace the topography and build a marvel upon the City’s southern border that we’ll be very proud of for decades to come.

- *World-class Amenities that will serve the Area:*

- The Hotel will include a number of features that will appeal to area residents, including the 600-seat entertainment venue, a world class spa and wellness retreat, and high-end restaurants and retail that will elevate what's currently available to the surrounding community.

- The spa plans to offer a complete experience that includes massage, pools, treatment and wellness facilities. Brian Paul also plans to feature dietary instruction and chef demos from world-renowned experts in the field.

- The music venue will deliver a premium fan experience in an intimate setting where artists will want to play residencies. Much of the programming will focus on appealing to the discerning fan in the surrounding community (eg. Bluegrass/Gospel on Sundays).

- *Jobs and Economic Impact:*

- The Brian Paul will also bring a large economic impact to the area in terms of jobs and economic activity. During its construction phase, the development is projected to generate 2,500 job-years of full time employment and more than 5,600 job-years of total region-wide employment.

- Once operational, the hotel will employ nearly 500 full-time staff with combined annual incomes of \$25.1 million. The development is estimated to bring in over \$16 million annually in sales tax revenues for the State and over \$9 million for Nashville, Davidson County and the surrounding areas in combined property, hotel and sales taxes.

I would ask that that you include this letter in the materials for the Members of the planning Commission as they consider the Brian Paul project. I really appreciate your time and careful consideration of this hugely important project for our region, and I would urge you to support it on May 10th.

Sincerely,

Jeff Moseley

12 Bridleway Trail

Nashville, TN 37215



**Jeff Moseley** | Founder - President

9003 Overlook Blvd

Brentwood, TN 37027

ph: 615-661-7420

**From:** "Dobson, Jeff" <[jeff.dobson@brentwoodtn.gov](mailto:jeff.dobson@brentwoodtn.gov)>

**Date:** April 18, 2018 at 2:31:48 PM CDT

**To:** "[latisha.brikeland@nashville.gov](mailto:latisha.brikeland@nashville.gov)" <[latisha.brikeland@nashville.gov](mailto:latisha.brikeland@nashville.gov)>, "[bob.leeman@nashville.gov](mailto:bob.leeman@nashville.gov)" <[bob.leeman@nashville.gov](mailto:bob.leeman@nashville.gov)>, "[sam@ingramgroup.com](mailto:sam@ingramgroup.com)" <[sam@ingramgroup.com](mailto:sam@ingramgroup.com)>

**Cc:** "Bednar, Kirk" <[Kirk.Bednar@brentwoodtn.gov](mailto:Kirk.Bednar@brentwoodtn.gov)>

**Subject:** CITY OF BRENTWOOD REVIEW COMMENTS -- BRIAN PAUL SPECIFIC PLAN

Good afternoon everyone.

Please see my attached letter detailing the City of Brentwood staff comments regarding the proposed Brian Paul Specific Plan. Our comments relate to the proposed improvements to Summit View Place, in the City of Brentwood.

Should you have any questions or require additional information please feel free to contact me.

Staff will be happy to meet with you to further discuss our concerns.

Thank you, have a good rest of the day.

*Jeff Dobson*

*Planning and Codes Director*

*City of Brentwood*

*5211 Maryland Way*

*P.O. Box 788 (37024-0788)*

*Brentwood, TN 37027*

615.371.2204

[Jeff.Dobson@BrentwoodTN.gov](mailto:Jeff.Dobson@BrentwoodTN.gov)

This message has been prepared using resources owned by the City of Brentwood, Tennessee and is subject to the City's policies on use of City provided technology. E-mail created or received through the City's computer system by any City employee or official may be considered a public record, subject to public inspection, under the public records laws of Tennessee.

**(attachment follows)**



JILL BURGIN  
MAYOR  
MARK GORMAN  
VICE MAYOR  
KIRK BEDNAR  
CITY MANAGER

COMMISSIONERS  
BETSY CROSSLEY  
ANNE DUNN  
RHEA E. LITTLE, III  
REGINA SMITHSON  
KEN TRAVIS

**City of Brentwood**  
Planning & Codes Department

Via Electronic mail – [latisha.birkeland@nashville.gov](mailto:latisha.birkeland@nashville.gov)

April 18, 2018

Ms. Latisha Birkeland  
Planner 2  
Metropolitan Nashville/Davidson County Planning Department  
800 Second Avenue South, P.O. Box 196300  
Nashville, TN 37219-6300

**RE: THE BRIAN PAUL SPECIFIC PLAN PROPOSAL – CASE # 2018SP-036-001 –  
REZONING CURRENT PUD TO SP**

Dear Ms. Birkeland:

Please be advised that staff from the City of Brentwood has been provided a copy of the above referenced plan by the developer and is in the process of completing a full review.

Of particular concern are the proposed improvements to Summit View Place, which as you are aware, connects to Church Street East in Brentwood. The plan proposes that Summit View Place be improved to “residential street” standards to include a 24-foot wide pavement (20 foot wide travelway). Additionally, entry gates will be installed, which are intended to limit access to residents of the 22 single-family attached structures, management staff employed by the mixed use office and hotel & spa, and serve as an emergency access for the project.

Brentwood considers the proposed connection of this local street as adversely impacting already heavy traffic on Church Street East, even with the installation of the gates. Therefore, the City of Brentwood respectfully requests that the proposed connection to Summit View Place be eliminated from the plan. The other two proposed access points from Old Hickory Boulevard via Stone Brook Drive should be sufficient to provide adequate access to the development and would keep all traffic impacts from this development within Davidson County.

City of Brentwood staff has not been provided a copy of a traffic impact study which would better define the expected vehicle numbers and further explore the traffic impact and possible improvements to the surrounding streets. I would like to request a copy of the TIS for review when it is completed.

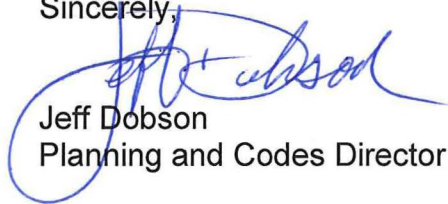
City staff appreciates the opportunity to participate in the review of this project. We would welcome the prospect of expanding our inter-Planning Commission cooperation in the review of development proposals that directly affect both jurisdictions along our common boundary.

Ms. Latisha Birkeland  
April 18, 2018  
Page | 2

Please include this letter as part of your information package to the members of the Metro Planning Commission. I would also appreciate a copy of your staff report when it becomes available.

Thank you for your consideration in this matter. Should you have any questions or need additional information, please feel free to contact me via electronic mail – [jeff.dobson@brentwoodtn.gov](mailto:jeff.dobson@brentwoodtn.gov) or by telephone at 615.371.2260.

Sincerely,



Jeff Dobson  
Planning and Codes Director

Xc: Mr. Kirk Bednar, Brentwood City Manager, via electronic mail – [kirk.bednar@brentwoodtn.gov](mailto:kirk.bednar@brentwoodtn.gov)  
Mr. Bob Leeman, Interim Executive Director, Metropolitan Nashville/Davidson County Planning Department, via electronic mail -- [bob.leeman@nashville.gov](mailto:bob.leeman@nashville.gov)  
Mr. Sam Reed, The Ingram Group, via electronic mail -- [sam@ingramgroup.com](mailto:sam@ingramgroup.com)



**From:** Birkeland, Latisha (Planning)  
**Sent:** Wednesday, May 02, 2018 12:09 PM  
**To:** Planning Commissioners  
**Subject:** 2018SP-036-001

Attached is a letter associated with case number 2018SP-036-001.

**(attachment follows - an update to the previous letter)**

JILL BURGIN  
MAYOR  
MARK GORMAN  
VICE MAYOR  
KIRK BEDNAR  
CITY MANAGER



COMMISSIONERS  
BETSY CROSSLEY  
ANNE DUNN  
RHEA E. LITTLE, III  
REGINA SMITHSON  
KEN TRAVIS

**City of Brentwood**  
Planning & Codes Department

Via Electronic mail – [latisha.birkeland@nashville.gov](mailto:latisha.birkeland@nashville.gov)

May 1, 2018

Ms. Latisha Birkeland  
Planner 2  
Metropolitan Nashville/Davidson County Planning Department  
800 Second Avenue South, P.O. Box 196300  
Nashville, TN 37219-6300

**RE: THE BRIAN PAUL PRELIMINARY SPECIFIC PLAN PROPOSAL – CASE # 2018SP-036-001 – REZONING CURRENT PUD TO SP**

Dear Ms. Birkeland:

Thank you for forwarding the Traffic Impact Study for the Brian Paul Specific Plan our staff review.

Brentwood staff understands that the developers of the Brian Paul project wish to use the gated access from Summit View Place for the twenty-two garden homes, management staff employed by the mixed use office and hotel & spa and also serve as an emergency access for the project.

As part of the proposal, the plan includes a new direct access to Church Street East, a major arterial within the City of Brentwood, at its intersection with Summit View Place. On Page 28 of the TIS, KCI Technologies assigns single digit traffic volumes expected to be generated by the project using the new access to Summit View Place and Church Street East. Since the peak hour volume using this access is so small we believe that this improved access is not necessary and that all of the traffic impacts from the project could be managed using the existing/proposed and improved accesses in Metro.

As you are aware, Church Street East is a major arterial street that provides ingress/egress to Brentwood and the adjacent areas in southern Metro Nashville-Davidson County in the morning and evening peak hours.

Because of the impact on Church Street East, we forwarded the TIS to our traffic consultant to gain a better perspective of the impacts and considerations potentially affecting Brentwood. His comments follow.

- The traffic study documents existing traffic conditions at E Church Street and Summit View Place as Level-of-Service (LOS) "B" and "E" for the AM and PM peak periods, respectively. It is noted that PM peak operation is characterized as borderline LOS "D/E" (36 seconds of delay) with a southbound left-turn volume of nine vehicles.

- Review of the Background scenario found that the traffic study excluded an additional project, currently under construction (the Crossings at Brentwood) within Brentwood and located at 9045 Church Street East. The Crossings at Brentwood is a senior assisted/independent living facility having a total of 191 units. Project planners anticipate an opening date in fall 2018. It would be appropriate to include the facility in the study's site-specific background analysis.
- As part of its proposed conditions analysis, the traffic study evaluated the traffic impacts on the Church Street East at Summit View Place intersection. Study results found that the intersection will experience increased travel delay for the southbound left-turn movement during the AM peak, changing from LOS "A" (existing conditions) to LOS "E" (proposed conditions). The study reported that the LOS during the PM peak period will remain unchanged at a LOS "E".
- The traffic study did not include the intersection of Church Street East and Summit View Place in its intersection vehicle queue analysis. No vehicle queue results were reported for the intersection.
- The traffic study considered sight distance conditions at some of the project access points, but not for Summit View Place at Church Street East. The topography of Church Street East includes sloping vertical grades and notable horizontal curves near its intersection with Summit View Place.
- The benefit of providing access to the Summit Hill development via Church Street East and Summit View Place is not clear. The traffic study estimated a minor amount of trips would utilize the connection. However, even with the small volume of added vehicles, the traffic study showed that the intersection will operate with travel delays exceeding desired standards, including the AM peak period which is predicted to degrade from LOS "A" to LOS "E" with the development build-out. This intersection is the only location within the traffic study's project area that is predicted to operate with excessive vehicle delays and LOS "E". Because the study documented little vehicle use to and from Summit Hill via this connection yet still showed a deterioration in traffic operations, the analysis results brings into question the viability of the new access. Other than operating as an emergency access, the Summit View Place connection provides insignificant transportation value to the site and could be considered for elimination from the proposal.

As requested in my previous letter, staff with the City of Brentwood again respectfully requests that the proposed connection to Summit View Place be eliminated from the plan. The other two proposed accesses from Old Hickory Boulevard via Stone Brook Drive should be sufficient to provide adequate access to the development.

City staff appreciates the opportunity to participate in the review of this project. We would welcome the prospect of expanding our inter-Planning Commission cooperation in the review of development proposals that directly affect both jurisdictions along our common boundary.

Please include this letter as part of your information package to the members of the Metro Planning Commission. I would also appreciate a copy of your staff report when it becomes available.

Ms. Latisha Birkeland  
May 1, 2018  
Page | 3

Thank you for your consideration in this matter. Should you have any questions or need additional information, please feel free to contact me via electronic mail – [jeff.dobson@brentwoodtn.gov](mailto:jeff.dobson@brentwoodtn.gov) or by telephone at 615.371.2260.

Sincerely,



Jeff Dobson  
Planning and Codes Director

Xc: Mr. Bob Leeman, Interim Executive Director, Metropolitan Nashville/Davidson County Planning Department, via electronic mail -- [bob.leeman@nashville.gov](mailto:bob.leeman@nashville.gov)  
Mr. Sam Reed, The Ingram Group, via electronic mail -- [sam@ingramgroup.com](mailto:sam@ingramgroup.com)

## Item 20, Ivy Hall

**From:** Robbie Jones [mailto:robbiejones4@gmail.com]

**Sent:** Friday, May 04, 2018 10:43 AM

**To:** Planning Commissioners

**Cc:** Planning Staff; rachel@thegraysmiths.com; smorton@smithgeestudio.com; Hunter Gee; Davis, Anthony (Council Member); Cheryl Bretz; Robbie Jones

**Subject:** Ivy Hall - 2018NHL-002-001

Dear Metro Planning Commissioners,

The owners of Ivy Hall, located at 1431 Shelton Avenue in Inglewood, have asked me to provide you with information related to the architectural and historical significance of this local landmark. This information is provided on their behalf as a local preservationist and architectural historian. I am not representing my employer or any nonprofit organizations that I am involved with, such as Historic Nashville.

Constructed for Dr. Cleo Miller from 1934-1936, the Tudor Revival-style estate was designed by local architect Edwin Keeble (1905-1979), a graduate of MBA, Vanderbilt (engineering), and the University of Pennsylvania (architecture). Keeble also attended the Ecole des Beaux Arts in Paris, France. Keeble and his longtime business partner Francis Warfield completed many architectural landmarks, including the L&C Tower, several local churches, and many academic buildings at Sewanee and Vanderbilt (including Memorial Gym), as well as museum support buildings at Andrew Jackson's Hermitage. Keeble also designed several prominent homes in Belle Meade and other upscale neighborhoods. In 2012, music recording artist Taylor Swift bought one of his landmarks in Forest Hills. He taught briefly at Penn and Vanderbilt and helped organize the Nashville Architectural Studio during the late 1920s and early 1930s. His architectural papers are with his family at Monteagle.

Costing \$30,000 at the time, the elaborate Ivy Hall manor-style home has remained virtually unchanged since it was completed during the Great Depression. The original seven-acre lot was part of the Inglewood Golf Course and Country Club, which later closed and was absorbed the suburban neighborhood. The grounds include a detached two-car garage also designed by Keeble.

A graduate of Vanderbilt Medical School (where he was friends with Edwin Keeble), Dr. Cleo M. Miller (1903-1973) was a prominent physician and surgeon who established Edgefield Hospital and several clinics in East Nashville. The Miller Clinic still stands on Gallatin Pike in Inglewood. He and his wife

Kathryn raised two sons and a daughter at Ivy Hall. Dr. Miller served in the military during World War II. After the war ended, he sold Ivy Hall and moved to new estate on Belle Meade Boulevard. Dr. Miller was a collage athlete and served as the team physician (and part owner) of the Nashville Vols professional baseball team and the acclaimed women's basketball team at Nashville Business College. He was a respected community leader who was involved in several philanthropic causes.

At least a half-dozen of Keeble's buildings are listed on the National Register of Historic Places, including Ivy Hall, which was listed in 1995 when it was owned by local preservationist and realtor Cheryl Bretz. Ivy Hall is one of the best preserved early twentieth century examples of a Tudor Revival-style estate home in Nashville, and an excellent example of the superior architectural skills of renowned local architect Edwin Keeble. A few years ago Historic Nashville held a Behind-the-Scenes Tour of Ivy Hall, which was led by Cheryl, and our members (myself included) were wowed by the architectural details, craftsmanship, and preservation of this remarkable home. Prepared by MTSU, the NRHP nomination and NRHP photographs for Ivy Hall can be downloaded at the links below, as well as more information about Edwin Keeble and Dr. Cleo Miller.

<https://npgallery.nps.gov/pdfhost/docs/nrhp/text/95001045.PDF>

<https://npgallery.nps.gov/pdfhost/docs/nrhp/photos/95001045.PDF>

<https://tennesseencyclopedia.net/entries/edwin-a-keeble/>

[https://en.wikipedia.org/wiki/Edwin\\_A.\\_Keeble](https://en.wikipedia.org/wiki/Edwin_A._Keeble)

<http://nashvillehistory.blogspot.com/2014/04/dr-cleo-miller-east-nashville.html>

<https://262downright.com/tag/dr-cleo-miller/>

If you have any questions or need additional information about the historical or architectural significance of Ivy Hall, please let me know.

Sincerely,

Robbie

Robbie D. Jones

804 Canton Pass

Madison, TN 37115

615-400-3966

[robbiejones4@gmail.com](mailto:robbiejones4@gmail.com)