

## Comments on May 10, 2018 Planning Commission agenda items, received May 5-8

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

**From:** Mike Binder [mailto:mike@kingbaby.com]  
**Sent:** Monday, May 07, 2018 3:42 PM  
**To:** Birkeland, Latisha (Planning)  
**Subject:** Brian Paul Plan Proposal, Case #2018SP-036-001

Dear Ms. Birkeland:

I am sending you this email to inform you of my strong support for the Brian Paul Hotel (Case Number 2018SP-036-001), which is set to be considered by the Planning Commission on May 10<sup>th</sup>, 2018. As a Home owner and business executive in the Nashville area, I pass by the proposed site on a daily basis. I feel that the proposed site is a perfect location for all residents to par take in its many benefits and amenities that the Brian Paul Hotel will offer the area.

The Brian Paul Hotel will a game changing retreat, the property is offering a luxury boutique hotel, spa, and wellness retreat in Davidson county. It will include a small 600 seat intimate entertainment venue for special engagements along with an intimate 171 room facility that includes a rooftop pool and an oasis away from the Day to Day hustle of downtown Nashville.

This project will protect the natural surroundings by reserving one third of the property for parkland and walking trails to surround the beautiful architecture that will embrace the topography of the hill. The local residents and out of towners will be able to enjoy all facets of the project.

Please include this letter in the materials for the Members of the Planning commission as they consider the Brian Paul Hotel Project. This is a very important opportunity for Nashville and Davidson county to consider the many advantages that this project offers.

Thank you for your time and consideration.

MIKE BINDER

330 HADDON CT.

FRANKLIN, TN 37067

CEL. 510.220.1211

[Mike@kingbabystudio.com](mailto:Mike@kingbabystudio.com)

**From:** Justin Zebell [mailto:justin@streamlineeventagency.com]  
**Sent:** Monday, May 07, 2018 5:59 AM  
**To:** Birkeland, Latisha (Planning)  
**Subject:** Re: Brian Paul Hotel Plan Proposal, Case #2018SP-036-001

Dear Ms. Birkeland:

I hope you have had a great week and are finding some rest on the weekend. 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 Middle Tennessee resident, I am excited about what the Brian Paul Hotel will do for our area and I hope that you will support their proposed application.

As a company that works with high-end corporate clients, we are constantly seeking out one of a kind destinations that are unique, up-scale, and offer something more than a JW Marriott in Downtown.

While those hotels have their place, the Brian Paul Hotel will be the first of it's kind to our market with its inclusion of the boutique hotel and spa, wellness retreat, and surrounding community.

In 2016, I was with a Fortune 100 client in Austin that stated they wanted to come to Nashville but they had not found a venue that was unique for them.

The Brian Paul Hotel will provide that solution for them as well as thousands of others.

As I travel in the US, whether my clients or myself, I am always on the hunt for high end experiences that draw me to a city or make my travel and visits more memorable.

The Brian Paul Hotel will cater to Nashville's creative community as well as modern travelers, 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.

Nashville has grown up and will continue to grow. We need a place that epitomizes the music we love and the hospitality we crave.

I have listed below several other key points that I am sure are being considered:

***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.

***Little Effect on Area Traffic:***

- I know we all talk about the traffic in Nashville and the Brian Paul Hotel is aware of this ongoing dilemma for middle TN. However, 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.

***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.
- 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,

Justin Zebell

400 Sugartree Lane / Suite 320

Franklin, TN 37064

615.477.7649

[justin@streamlineeventagency.com](mailto:justin@streamlineeventagency.com)

***Justin Zebell // President***

**From:** Jake Milner [<mailto:jake@kingbaby.com>]

**Sent:** Monday, May 07, 2018 3:05 PM

**To:** Birkeland, Latisha (Planning)

**Subject:** RE: Brian Paul Hotel Plan Proposal, Case# 2018SP-036-001

Hello Ms. Birkeland,

I hope this reaches you well. I've attached a letter in support of the Brian Paul Hotel I hope you'll take into consideration.

Thank you,

Jake Milner

*Director of Operations*

KING BABY

615 9<sup>th</sup>. Avenue South.

Nashville, TN 37203

tel 615.248.4318

cell 601.624.7183

fax 615.248.4467

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

**(attachment follows)**

Dear Ms. Birkeland:

I'm writing this letter to express my support for the Brian Paul Hotel. The Case Number is 2018SP-036-001 and is set to be considered by the planning Commission on May 10<sup>th</sup>, 2018. I am a long time resident of Nashville and now live very close to the proposed site. I'm very much looking forward to the many benefits the Brian Paul Hotel will bring to our area and I hope that you too will support their proposed application.

It is my understanding that there have been several approved projects over the years for Summit Hill that, for multiple reasons, did not come to fruition. As I've had the pleasure of speaking with Brian Weissmann on several occasions regarding the plans for the Brian Paul Hotel, I'm excited about the true commitment that both Brian and Wade Weissmann are showing to Nashville and especially the areas surrounding this project. I know they have worked extensively to ensure the effects on area traffic are minimal and the renderings I've seen show a true commitment to fitting in with the natural surroundings with parkland, trails, and an incredible center courtyard area fitting in with the limestone.

This development will bring world-class amenities to our area including restaurants, retail, spa, entertainment venue, etc and will truly be a one of a kind destination resort for our market. The Brian Paul Hotel will also be great for the locals as well featuring many amenities not yet available to the area. In addition, this project will make a significant economic impact in regards to jobs as well as tax revenue for our state.

I would be very appreciative if you would include this letter in the materials for the Members of the planning commission as they consider the Brian Paul Hotel Project. I want to thank you for your time and your consideration during this very important decision for our neighborhood, our county, and our state.

Sincerely,

Jake Milner

5503 Saddlewood Lane

Brentwood, TN 37027

601.624.7183

[jake@nercher.org](mailto:jake@nercher.org)

## Item 20, Ivy Hall

**From:** Maggie Troutman [mailto:innovativedesigns@comcast.net]

**Sent:** Friday, May 04, 2018 3:07 PM

**To:** Planning Staff

**Subject:** case #2018 NHL-002-001

Dear Planning Staff,

I am writing in reference to the Neighborhood Landmark Overlay Case #2018NHL-002-001, Ivy Hall 1431 Shelton Ave. Nashville TN 37216. I live at 1302 McChesney Ave. and worked very, very hard to get our Conservation Overlay with Inglewood Place Neighborhood, where this property is a part of.

We, and I speak for a large number of people in the Inglewood Place

Neighborhood, do not want ANY commercial businesses in our neighborhood. This “Neighborhood Landmark Overlay will enable this property to in fact do just that. This home is on a street that is not that wide to accommodate large trucks and lots of traffic. It is one of the more quiet streets in the area, and this will surely affect that.

I personally walk this street every day, and do not want the extra traffic. With only a couple of sidewalks in my neighborhood I am forced to walk on the street, and it is very dangerous, to say the very least! More traffic in this town is, if I can do anything about it.....**TOTOALY UN EXCEPTIBLE!!!**



I know I am not the only neighbor emailing you over this case, and I hope that you all take the time to consider the wants and desires of the many, as oppose to that on ONE!!!

Thank you for your time,

Sincerely,

Maggie Troutman

1302 McChensey Ave.

Nashville, TN 37216

## Item 22, Whitland Realty Company Revision One

Metropolitan Nashville Planning Commission

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

RE: Project Location 3700 Woodlawn Drive

Applicant: Michael H Charette

Case Number: 2018S-046-001

Dear Commissioners,

Thank you for this opportunity to express concern about the proposal involving the Pennington property at [3700 Woodlawn Drive](#). My wife, Harriet, and I own and reside at [3800 Woodlawn Drive](#), immediately next to the property in question.

When we moved to Nashville in 2003, we were attracted the large lots, mature trees, and older homes in the Woodlawn area and were pleased to purchase the approximately three-acre property on which our 105 year old home, "Hillcote," sits. We were further pleased that, in the years that followed, our neighbors galvanized under the initial leadership of Bell Newton and Jennifer Pennington to help protect the character of our neighborhood. At a time when so many areas are being overtaken by large-scale developments where land is clear-cut to make way for multiple townhomes or oversized single family homes with zero lot lines, our neighborhood has managed to retain its character chiefly because so many of our neighbors - including the late Guv and Phyllis Pennington, and their daughter, Jennifer - invested the time and energy necessary to promote the preservation of those aspects of our neighborhood that make it special.

In their report to the Commission, the Metro Planning Department staff stated that, if allowed, "This pattern of development would change the character of this section of Woodlawn Drive." We concur, as do our neighbors – a fact that was made clear two years ago when, as a result of neighbors working together with our councilwoman, downzoning was approved for our area.

Harriet and I encourage the applicant to pursue development of the property within the current zoning guidelines and we urge the Commission to support the staff recommendation and the wishes of existing homeowners by voting to **DISAPPROVE this applicant's request.**

Thank you for your consideration.

Sincerely,

Bradley S. Karro

[3800 Woodlawn Drive](#)

[Nashville, TN 37215](#)

[bradkarro@aol.com](mailto:bradkarro@aol.com)

[615-300-0353](tel:615-300-0353)

From: Carollette Forbess [mailto:carolletteforbess@comcast.net]  
Sent: Sunday, May 06, 2018 3:14 PM  
To: Planning Commissioners  
Subject: Concept plan 2018S-046-001---#22 Pennington Property

Please do not approve this plan--we have lived on corner od Woodmont and Estes for 25 years plus and this plan is NOT in keeping with our neighborhood ---

Sent from my iPad

**From:** Bell Newton [mailto:[bella.bella@comcast.net](mailto:bella.bella@comcast.net)]  
**Sent:** Saturday, May 05, 2018 2:10 PM  
**To:** Planning Commissioners  
**Cc:** Kathleen Murphy; John Cooper  
**Subject:** Concept Plan 2018S-046-001

Dear Commissioners,

I am writing to voice my concerns about the proposed development of the Pennington property, 3700 Woodlawn Dr., 37215. I have lived at 3950 Woodlawn since 1984 and am a founder and a current leader of the Woodlawn Neighborhood Association.

Many years ago, I chose to settle, make my living, and raise my family in Nashville. I chose to buy my home on Woodlawn for several reasons, one of the most important being the beautiful "estate" lots upon which the homes are built. In addition to wonderful, caring, involved neighbors, the goal of all to maintain the fabric, character, charm and integrity of this area remains unsurpassed in trying to keep these large lots intact.

Woodlawn neighbors went to great lengths two years ago and with the help of our councilwoman, Kathleen Murphy, we were successful in downzoning to make sure the above stated goal was met. It then, should come as no surprise to anyone in the Pennington family that we think "less is best." We do not want small yards with houses grouped on top of one another that seems to be the current theme going on in the "It City." Had we wanted this character make-up, we would've purchased homes somewhere other than the Woodlawn "estate' neighborhood.

Please vote in opposition to the request for a subdivision and the current development plans. A subdivision of this nature on Woodlawn is not what this lovely neighborhood is about.

I hope the Pennington family will reconsider the wishes of the neighbors and agree to as few as homes as possible on their property. We want nothing but the best for all concerned.

Thank you in advance for your consideration and also for your public service.

Respectfully,

Bell Newton

3950 Woodlawn Drive

Nashville, TN. 37205

(615) 429-7545

## Item 23, Carl Edward Pilkington Property

**From:** MCCOY, DAVID

**Sent:** Monday, May 07, 2018 8:43 PM

**To:** 'Planning.commissioners@nashville.gov'

**Cc:** sdy908@aol.com

**Subject:** Case 2018S-071-001

Case 2018s-071-001

Carl Edward Pilkington Property

Map 012, Parcel (s) 255

Subarea 02,Parkwood- Union Hill (2007)

Mr. Chairman and commission members

The parcel up for consideration already has a 1000 square foot house on it, if the parcel is approved by the commission there will be another 1000 square foot house built. This does not conform to the existing property around it and I feel would be detrimental to the values of the surrounding property owners. The property to the west of mine just sold for \$800k. Mr. Leeman said the planning staff is recommending this not be approved! I have chaired a planning and zoning board before not Nashville. I understand the property owners desires but Mr. Pilkington planned from the beginning to subdivide this property when he bought it. I had asked the previous owner to put a deed restriction to allow only one house but he refused if Mr. Pilkington only wanted it if he could subdivide he should have made that contingent on the sale and did this on the front end. The bottom half of this parcel was in the floodplain

and was under water during the 2010 flood. For the good of my neighbors, myself and Nashville please reject this.

David McCoy

1921 Baker Rd.

Goodlettsville, Tn. 37072

[DM7588@att.com](mailto:DM7588@att.com)

615-974-1398