

Comments on May 10 Planning Commission agenda items, received May 8-9

Items 2a/b, Green Hills-Midtown Community Plan Amendment/The Reservoir SP

From: Thompson, Bea [mailto:BTompson@moodyolan.com]
Sent: Wednesday, May 09, 2018 10:10 AM
To: Planning Commissioners
Subject: Hillside Reservoir Development
Importance: High

Commissioners, please consider these points concerning the Hillside Reservoir Development:

The construction of an 11-story office tower and an adjacent 10-story residential building between three parks and next to two schools (Rose Park and W.O Smith) is unacceptable for many reasons including the absence of similar structures anywhere nearby and traffic and safety. It is inappropriate for the site (both narrowly and broadly defined) and sets a bad precedent.

Any claim linking the office tower to financial viability of the housing development needs to be carefully examined. The property at the corner of 8th and Edgehill was acquired separately (a year after the Hillside property) and, the developer has suggested, will possibly be sold prior to construction.

Fort Negley, Fort/Blockade Casino (Eighth Avenue Reservoir), and Fort Morton (Rose Park) are interrelated geologically, geographically, and historically, and

there are concerns about potential adverse effects to the view shed connections between all three properties. In order to preserve these view sheds, building heights within the project area should be limited to 5 stories. And as you are aware, prior to Final Site Plan/SP approval, Historical Commission staff must review the tower elements to minimize adverse effects to the historic sites. Final review could require additional view shed studies.

The proposed residential development would concentrate the rent-restricted units in a single building or at least a single area of the development (Zone 4). This contradicts recommended (and, in other places, required) approaches to mixed-income housing as well as the concept of Envision Edgehill.

Projected traffic increases (by a factor of ten at peak times and not including the effects of Envision Edgehill, etc.) would be unacceptable to most neighborhoods. Recommended street improvements could help a lot here, but combining these with more reasonable height, massing, and density would be better. Edgehill's 2005 Detailed Neighborhood Design Plan proposed the restoration of the historic street grid even without these projected traffic increases.

BEA THOMPSON

AIA

PARTNER

DIRECTOR OF NASHVILLE OPERATIONS

O 615.386.9690 D 615.620.4777 C 615.804.8888
1625 BROADWAY, 4TH FL, NASHVILLE, TN 37203

MOODYNOLAN.COM



From: Karin Kalodimos [mailto:kkalodimos@gmail.com]

Sent: Wednesday, May 09, 2018 9:40 AM

To: Planning Commissioners

Subject: Hillside redevelopment

Karin Kalodimos

907 Villa Place

Nashville, TN 37212

Metro Planning Commission

Dear Commissioners,

As a resident of Edgehill, I am writing to OPPOSE construction of the proposed re-development at the park of Hillside and adjacent properties.

The density and scale of this proposed plan will undoubtedly cause problems within our community. It will harm traffic patterns on 8th Avenue and within our neighborhood with high density and commercial businesses. The height of the structure will damage nearby houses as they build by blasting and since it is near parks and a school will likely complicate safety for nearby children

In addition, the proposed separation of rent restricted units into one building go against studies that show this type of segregation only leads to further problems down the road. Displacing many families in the reduction of affordable housing.

This development will undoubtedly cause strain within our community: traffic, walkability, affordable housing, and our character as a community.

Please vote against this proposal.

Sincerely,

Karin Kalodimos

[Karin Kalodimos](#)

[615-260-5258](tel:615-260-5258)

From: Bill Howell [mailto:wwhowell@comcast.net]

Sent: Wednesday, May 09, 2018 2:34 PM

To: Planning Commissioners

Cc: Austin Sauerbrei

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,

As a Nashville citizen and member of Edgehill United Methodist Church I am writing in support of my neighbors in 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.

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 and 24 units be capped at 50% 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.

Peace,

Bill

Bill Howell

1701 Sweetbriar Ave.

Nashville, TN 37212

Mob.: 615.289.1397

From: Miranda Pietschman [mailto:mirandapietschman@gmail.com]

Sent: Wednesday, May 09, 2018 2:21 PM

To: Planning Commissioners

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

Re: 2018CP-010-001

Dear Metro Planning Commissioners,

My name is Miranda Pietschman and I live at 7216 Cabot Dr. Nashville, 37209. 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. And as a former resident of other large cities where I have watched "redevelopment" occur and watched as families are pushed to the edge, I am uneasy thinking of the same thing happening to this city. 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,

Miranda Pietschman

From: Jason Rodriguez [mailto:jason.m.rodriguez@vanderbilt.edu]

Sent: Wednesday, May 09, 2018 2:16 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 Jason Rodriguez Masi and I live at 3308 Nevada Ave Apt D, Nashville, TN, 37209. 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% AML 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,

Jason

Jason M. Rodriguez

Ph.D. Student in Community Research & Action

Department of Human & Organizational Development

Vanderbilt University

From: Avi Poster [mailto:aviposter4@gmail.com]

Sent: Wednesday, May 09, 2018 2:03 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

Re: 2018CP-010-001

Dear Metro Planning Commissioners,

My name is Avi Poster and I live at 5300 Crest Hollow Court, Nashville, 37211. 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,

Avi Poster

5300 Crest Hollow Court
Nashville, TN 37211

aviposter4@gmail.com

615/831-0681 (home)
615/414-2396 (cell)

From: Christine Hart [mailto:christine.n.hart@gmail.com]

Sent: Wednesday, May 09, 2018 2:00 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

Re: 2018CP-010-001 Dear Metro Planning Commissioners,

My name is Christine Hart, and I live at 1620 18th Ave S, Nashville. 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 and Nashville's existing residents. So long as the affordability clause is included and enforced, I support this zoning change.

Thank you for your consideration.

Sincerely,
Christine Hart

From: Deborah Thompson [mailto:deb.real1@gmail.com]

Sent: Wednesday, May 09, 2018 1:59 PM

To: Planning Commissioners

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

05/09/2018

Re: 2018CP-010-001

Dear Metro Planning Commissioners,

My name is _Deborah Thompson_ and I live at _1401 Hillside Ave, Nashville, TN 37203_. 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,

Deborah Thompson

From: Nell Levin [mailto:bernellalevin@gmail.com]

Sent: Wednesday, May 09, 2018 1:56 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 Planning Commission,

Please support the tenants at Park at Hillside's request for a long-term affordability clause. Passing this is a significant step forward towards solving Nashville's affordable housing crisis! The tenants have worked long and hard to make this happen.

Thanks for your service to our city.

Nell Levin

1611 Forrest

37206

Member NOAH's Affordable Housing Task Force

From: phil manz [mailto:PHILMANZ07@msn.com]

Sent: Wednesday, May 09, 2018 1:51 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 Planning Commissioners,

I am writing to ask you to support the Park at Hillside Tenants Association request for a long term affordability clause that has been negotiated.

I live at 905 Phillips Street Nashville, Tn. 37208

Phil Manz

<https://www.linkedin.com/in/philmanz>

612 443 7276

From: Gretchen Abernathy [mailto:gretchen.abernathy@gmail.com]

Sent: Wednesday, May 09, 2018 1:48 PM

To: Planning Commissioners

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

Re: 2018CP-010-001

Dear Metro Planning Commissioners,

My name is Gretchen Abernathy and I live at 315 Valeria Street, 37210. 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,
Gretchen Abernathy

From: Kathy Halbrooks [mailto:kathyhalbrooks@gmail.com]
Sent: Wednesday, May 09, 2018 1:45 PM
To: Planning Commissioners
Subject: 2018CP-010-001

Re: 2018CP-010-001

Dear Metro Planning Commissioners:

My name is Kathy Halbrooks, and I live at 2035C Elliott Avenue in Nashville. 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,

Kathy Halbrooks

615-804-5752

From: Elizabeth Manning [mailto:elizabeth.h.manning@gmail.com]

Sent: Wednesday, May 09, 2018 1:44 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

Re: 2018CP-010-001

Dear Metro Planning Commissioners,

My name is Elizabeth Manning and I live at 522 Bellmore Place, Nashville, 37209. 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% AML 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,

Elizabeth Manning

From: Park at Hillside Tenants Association [mailto:phtainfo@gmail.com]

Sent: Wednesday, May 09, 2018 12:09 PM

To: Planning Commissioners

Subject: Park at Hillside Tenants Assoc: Statement RE: Zoning Change 2018 CP-010-001 Inbox x

Re: Zoning Change 2018 CP-010-001 (Re-development of Park at Hillside)
May 10, 2018

To the Nashville Planning Commission,

We, the Park at Hillside Tenants Association, have been fighting for affordable housing and against displacement in our community. While we welcome change and redevelopment, we must have assurances that this will be done in a way that everyday tenants like ourselves will not be priced out of our community. Through ongoing negotiations, Elmington Capital has agreed to preserve at least 290 units of affordable, low-income housing within the new development. ***Please the see document below*** for the terms that Elmington Capital drafted and agreed to. We support this zoning change ***so long as there is a legally binding commitment*** from Elmington Capital ensuring these affordability requirements will be implemented. We also want to be specific that the current residents in good standing will not be displaced and should have first right to move into new development.

If this is done, it could set a precedent for the city of Nashville and be a significant step towards real solutions to the deficit of affordable housing.

Sincerely, Park at Hillside Tenants Association

Signed by:

George Davis 1422

Tamera Bradley

Barbara Shelbourne 1416

Josiah Williams 1418

Bridget Walker 1426

Regina Moreland 831

Phyliss Booker 1444

Sharina Panjwani 1318

Michelle Nelson 1232

Renisha Lavender 1314

Shatika Newsom 1324

Alicia Watson 1322

S. Ravage 1378

Dexter Perkins 1310

Laura Perkins 1310

Michael Perkins 1310

Samantha Nava 819

Calvin Jones 809

Savannah Majors 1414
Jim Bowman 1428
Michelle Knight 1296
Rosalind Talley 1300
LaConta Moody 1420
Clarence Robertson 1392
Rachel Goins 1412
Kowanta Jones 825
Fredrick Cheek 1396
Debra Wilson 1406
Christine Elliot 1402
John Carrenthers 1404
Curtis Tyler 1330
Gerece Bonds 1394
Shacosa Reid 1328
Essie Thompson 1344
Terri Adkins 1334
Twyla Doyle 1252
Josieta Morton 1256
Barbara Grant 1260
Donna Smith 1390

Agreement from Elmington Capital

(4/9/18 email from Elmington Capital to Park at Hillside Tenants Association)

Owner agrees that a minimum of 24.1667% of the residential units within the SP shall be affordable as provided in the Low Income Housing Tax Credit (LIHTC) rules and regulations under Section 42 of the Internal Revenue Code. This condition shall remain in place until the developer and/or subsequent developers have developed 290 new affordable housing units on the property, all of which such units are restricted by a recorded Land Use Restriction Agreement (LURA). It is understood by all parties that to develop new affordable housing requires public-private partnerships utilizing, among others, Payment in Lieu of Tax arrangements, Barnes Funds, MDHA Vouchers, Low Income Housing Tax Credits, and/or Tax Exempt Bond Authority.

Owner further agrees to pursue, as part of the foregoing 290 affordable units, to restrict 13.7931% of said units within the SP to 50% of AMI. It is understood by all parties that in order to restrict such units to 50% of AMI, the owner must receive a minimum 10 year Payment in Lieu of Taxes (PILOT) agreement from Metro, be awarded a maximum Barnes Fund allocation, and receive project based vouchers from MDHA on a minimum of 13.7931% of the affordable units within the development.

Owner further agrees to pursue, as part of the foregoing affordable 290 units, to restrict 25% of said units within the SP to 50% of AMI. It is understood by all parties that in order to restrict such units to 50% of AMI, the owner must receive a minimum 15-year Payment in Lieu of Taxes (PILOT) agreement from Metro, be awarded

a maximum Barnes Fund allocation, and be awarded project based vouchers from MDHA on a minimum of 25% of the affordable units within the development.

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

From: Joel Dark [mailto:joelhdark@gmail.com]

Sent: Wednesday, May 09, 2018 11:58 AM

To: Planning Commissioners

Subject: proposed Hillside/Reservoir development (2018CP-010-001, 2018SP-026-001, and 2018P-001-001)

Dear Planning Commissioners,

With reference to proposed redevelopment of the Hillside/Reservoir area of Edgehill, I am writing to advocate for the continuation of affordable housing and to request conditions of approval to protect the Edgehill neighborhood.

The existing affordable housing on the Hillside property was constructed as "Edgehill Village" in 1968 and renovated in 1999 with the investment of \$10 million as the "Park at Hillside." The applicant characterized their 2016 purchase of the property in the press as an addition to their affordable housing portfolio. The Park at Hillside Tenants Association has worked over several months for the protection of the existing number of affordable units and have successfully secured a one-to-one replacement of 290 units within the larger development. The protection of these 290 units through a Community Benefits Agreement or other appropriate mechanism is a minimum condition, from my own perspective and that of other neighbors, for supporting the proposed development.

A second concern regarding the proposed development is the dramatic change to the character of the Edgehill neighborhood through the height, massing, and density detailed in the SP and through the application of a corridor policy to a neighborhood. I am not aware of any precedents in other Nashville neighborhoods for some aspects of the proposed development, including the plan to build two towers on Edgehill Avenue with maximum heights of 10 and 11 stories respectively. There are no such structures in Nashville, to my knowledge, located on a similar site -- among three parks and across the street from two schools. There are obvious reasons (including traffic and safety) why one would not build towers in these locations, and there is no compelling reason to do so.

Although there are other conditions -- including park access and

connectivity -- that would significantly improve the proposed development, limiting the height of the proposed towers is the single condition within the scope of the Planning Commission's discretion that would go furthest toward protecting the character of the Edgehill neighborhood and improving the future integrity and potential of the site. The two suggested frameworks for this that I am aware of are 5 stories and the height applied to other structures based on the road surrounding Reservoir Park, either of which I strongly favor. The approval of this condition by the Planning Commission would address a broad range of neighborhood interests (including some mitigation of traffic) and the concerns of Metro departments reflected in the staff report.

Thank you for your consideration of these requests.

Joel Dark
1027 15th Ave. South

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

From: Avy Long [mailto:avylong@gmail.com]
Sent: Wednesday, May 09, 2018 11:54 AM
To: Planning Commissioners
Subject: RESERVOIR/Hillside Plan

This plan has much to be excited about but ONLY IF there is a significant amount of affordable housing included and well-designed walkability (n biking) features for the entire 23 acres.

Many of us strongly believe there should be no new construction in this city without a strong emphasis on our current housing crisis. It is illogical, impractical and immoral to build/redevelop and ignore this very serious crisis.

With this in mind, this Edgehill area is an ideal location where new affordable housing can be created and residents can still maintain a quality lifestyle because they're in close proximity to numerous job opportunities and good access to public transit.

Sincerely,

Avy Long
Edgehill Resident

Sent from my iPhone

From: Hollie Williams [mailto:hollieruthwilliams@gmail.com]

Sent: Wednesday, May 09, 2018 3:15 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 Hollie Williams and I live at 1421 Shelton Avenue. 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.

Kindly,

Hollie Williams

Item 19, 22nd Street SP

From: Gis Johannsson [mailto:gisjohannsson@gmail.com]
Sent: Tuesday, May 08, 2018 3:52 PM
To: Planning Commissioners
Subject: Case #2018SP-041-001 - Zoning hearing May 10 2018

Dear Sir/ Madam,

I am writing to you in opposition of the application pertaining to case #2018SP-041-001. I further request that this application be removed from the consent agenda.

I am a nearby property owner to the land under consideration for this re-zoning application.

Sincerely,

Gis Johannsson
1708 Riverside Drive
Old Hickory, TN 37138

--

Gis Johannsson
310.922.1025

Item 20, Ivy Hall

From: Howard Hale [mailto:howardhale@comcast.net]

Sent: Wednesday, May 09, 2018 9:09 AM

To: Planning Commissioners

Cc: Davis, Anthony (Council Member)

Subject: 1431 Shelton Ave aka Ivey Hall

The owners of Ivy Hall ([1431 Shelton Avenue](#)) have applied for a Neighborhood Landmark Overlay. We think that this is bad for the neighborhood for these reasons:

- A commercial establishment in the middle of a Residential neighborhood sets a bad precedent. It weakens the case for the neighborhood or Metro to deny other commercial establishments (hair salons, doctors' offices, computer repair or sales, nail salons, massage therapists, etc.).
- It opens the door for any house in any neighborhood to become a Neighborhood Landmark Overlay simply because its owners want to use it for a commercial enterprise.
- The owners of Ivy Hall also own property on Greenfield Avenue (currently being used as a short-term rental). If this overlay is approved, then they could simply move into that house and use the entirety of Ivy Hall as commercial property: short-term rentals, audio recording facilities, video recording facilities, venue renting, etc.
- The plan put forth by the owners of Ivy Hall entails changing 40% of this historic property into commercial production facilities for audio & video, along with building new apartments for customers to live on the premises while recording, and a large parking lot for up to twenty performers and technicians entering, exiting, & staying).
- Audio & video production facilities could also be used large parties as well—wedding, bachelorette, etc.
- Owners claim that without this overlay and the businesses they wish to operate on site, they will need to sell three lots in front of Ivy Hall for development, but even **with** the Overlay **and** their businesses, **NOTHING** stops them from selling those lots. Any owner of Ivy Hall has the right to sell those lots for development.
- In the pursuit of these commercial multimedia production facilities, the owners of Ivy Hall have not been straight with us nor respectful of the neighborhood. They did business for years while residing in the middle of a Residential neighborhood where, obviously, business is not permitted.

- When the business was discovered and they were told to stop, they promised that they would **but** have continued holding commercial recording sessions: <https://www.instagram.com/p/BhxdRJUBiv8/?taken-by=sarahcello>.
- At the Inglewood Neighborhood Association, in February, they assured their neighbors that the studios are only in the basement, **but** they aren't: <https://www.instagram.com/p/BhrHYLoBKof/?taken-by=sarahcello>. And that they would limit the customers to seven, **but** they haven't: <https://www.youtube.com/watch?v=xJkNEmzKDv0>.
- The justification for Ivy Hall's acquiring a Neighborhood Landmark Overlay is that it is a unique and historic building in Inglewood, one of the older ones in Inglewood Place. These are actually reasons for Ivy Hall to have an Historic Landmark Overlay—not a Neighborhood Landmark Overlay. Ivy Hall should be preserved, but preservation doesn't require turning it into a set of commercial multimedia studios.

None of us—whether on Shelton, Golf, or the rest of Inglewood Place—want to be ungenerous to the owners of Ivy Hall, but they, friendly as they may be, are simply the owners right now—not forever—and this overlay, once approved, goes on forever. The next owners will buy a property with this overlay and may exploit it much further—AND NOTHING CAN BE DONE TO STOP THAT. And remember: These current owners or any new owners would not even be required to live in that house. The entire house could become a business.

Current zoning should not be changed. For the above reasons this request should not be approved.

Thanks,

Sent from my iPhone

Howard L. Hale

615-804-1000

From: Jenny Clough [mailto:jennyinnapa@gmail.com]
Sent: Wednesday, May 09, 2018 8:58 AM
To: Planning Commissioners
Cc: Davis, Anthony (Council Member)
Subject: Ivy Hall- Neighborhood Landmark Overlay case # 2018 NHL-002-001

Dear Commissioners,

I am sorry that I cannot attend the meeting, but I want to state that I am against this overlay and hope you will not allow it to pass.

Thank you for your consideration,

Jenny Clough

1302 Howard Ave.

Nashville, TN 37216

From: Rachel McCann [mailto:rachel@thegraysmiths.com]
Sent: Tuesday, May 8, 2018 11:24 AM
To: planning.commissioners@nashville.gov; planningstaff@nashville.gov
Cc: Hunter Gee; Scott Morton; David Kleinfelter; Joshua Gray
Subject: 2018NHL-002-001

Dear Metro Planning Commission,

Attached are letters and signatures supporting our application for a Neighborhood Landmark Overlay for Ivy Hall. You've already received the first letter, from Robbie Jones, but I wanted to provide everything in a single packet for you.

Please let me know if I need to do anything differently with this submission -- send it to a different address, etc. Thank you.

Sincerely,

Rachel McCann

(attachment follows)



Rachel McCann <rachel@thegraysmiths.com>

Ivy Hall - 2018NHL-002-001

Rachel McCann <rachel@thegraysmiths.com>

Fri, May 4, 2018 at 10:48 AM

Draft To: Robbie Jones <robbiejones4@gmail.com>

Cc: planning.commissioners@nashville.gov, planningstaff@nashville.gov, smorton@smithgeestudio.com, Hunter Gee <hgee@smithgeestudio.com>, anthony.davis@nashville.gov, Cheryl Bretz <cherylbretz@msn.com>

Thank you!

On Fri, May 4, 2018, 10:42 AM Robbie Jones <robbiejones4@gmail.com> wrote:

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://tennesseeencyclopedia.net/entries/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

Judd Fuller & Dana Radford
1422 Shelton Ave.
Nashville, TN. 37216

May 5th, 2018

To Whom It May Concern:

As neighbors, friends, and fellow musicians, my wife Dana and I are strongly voicing our support for Josh & Rachel at Ivy Hall Studio.

Not only have they personally been a welcome addition to the neighborhood, but they have renovated their property to a thing of beauty. The studio, located in the basement, is world-class....and just as eye-catching as the rest of the house. Take a tour for yourself and see. They have created a wonderful space which is not only physically appealing, but also continues the legacy and heritage of Nashville: people getting together and creating music. How can this be a bad thing?

I have yet to hear a peep of sound, caused by music, traffic, or otherwise, from Ivy Hall that disturbs the tranquility of our neighborhood.

In the meantime, another neighbor who lives about 200 yards from us, often shatters the evening peace by renting his house on weekends to large and loud groups of people. I have had to call the police twice to lodge noise complaints.

Somehow this is OK, but there are objections to Ivy Hall having a soundproofed recording studio?

As we all know, the paradigm here in Nashville as changed over the years, as it has become more and more of a modern urban center. As a result of these changes, we personally have lost work as musicians, as this shift has forced some live music venues....in "Music City"!...to shut down.

It would be a shame for this new pattern to dim yet another light. So we say let Ivy Hall studios continue, and keep music and dreams alive!

Thank you for your consideration.

Sincerely,

Judd Fuller



Dana Radford



IVY HALL

1431 Shelton Avenue

APPLICATION FOR NEIGHBORHOOD LANDMARK OVERLAY

I support the application by the owners of Ivy Hall (Josh Gray and Rachel McCann) for a Neighborhood Landmark Overlay for Ivy Hall.

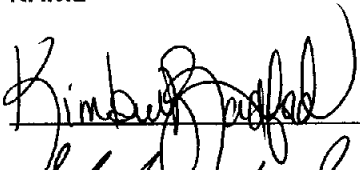
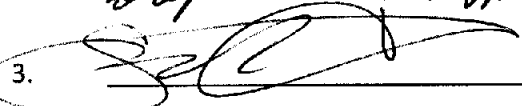
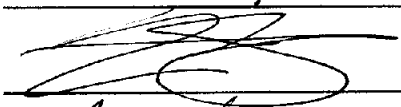
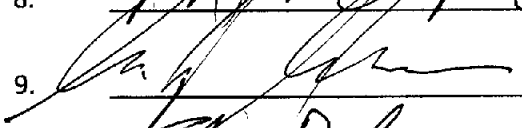
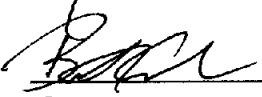
	NAME	ADDRESS
1.	<u>Donna Baldwin</u>	<u>1433 Shelton Avenue</u>
2.	<u>[Signature]</u>	<u>1433 SHELTON AVE</u>
3.	<u>Jeff Snipes [Signature]</u>	<u>1434 Shelton Ave</u>
4.	<u>Shawn Snipes</u>	<u>1434 Shelton Ave.</u>
5.	<u>Erin Talbot</u>	<u>1432 Shelton Ave</u>
6.	<u>Dan Talbot</u>	<u>1432 Shelton Ave.</u>
7.	<u>Jud Fuller</u>	<u>1422 Shelton Ave.</u>
8.	<u>Hushe Stocklen</u>	<u>1424 Shelton Ave</u>
9.	<u>[Signature]</u>	<u>1426 Shelton Ave.</u>
10.	<u>[Signature]</u>	<u>1426 SHELTON AVE.</u>
11.	<u>[Signature]</u>	<u>1427 Shelton Ave.</u>
12.	<u>Bruce Howard</u>	<u>3608 Golf St</u>
13.	<u>Julie Howard</u>	<u>3608 Golf St.</u>
14.	<u>Susan Laperie</u>	<u>3606 Golf St.</u>
15.	<u>Christie Smith</u>	<u>1418 Shelton Ave</u>

IVY HALL

1431 Shelton Avenue

APPLICATION FOR NEIGHBORHOOD LANDMARK OVERLAY

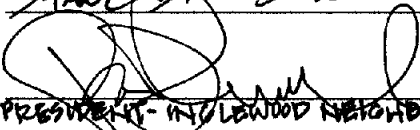
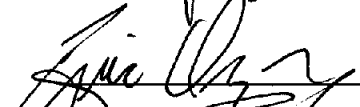

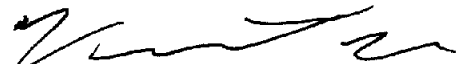
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	NAME	ADDRESS
1.		1833 Welcome Lane
2.	Stephen L Smith	1418 Shelton
3.		285 Engel Ave
4.	Leslie Light Thomas	1423 Shelton
5.	Dana Radford	1422 Shelton Ave
6.	Jose' Elizondo	1429 Shelton Ave.
7.		218 Engel Ave
8.	Atty [unclear]	3610 Golf st
9.		2410 Golf
10.	St R [unclear]	3724 Cedarwood Drive
11.	Loren S Craven	3724 Cedarwood Dr.
12.		1435 Shelton Ave.
13.	Dorinda maps	3617 Golf St
14.	Shalonda Kelly	3623 Golf St
15.	Jane Shelbourne	3625 golf st.

IVY HALL 1431 Shelton Avenue

APPLICATION FOR NEIGHBORHOOD LANDMARK OVERLAY

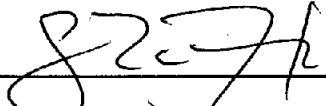

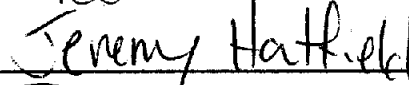
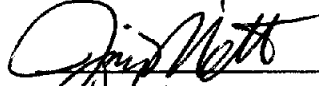



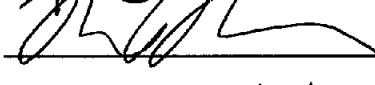
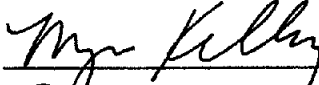
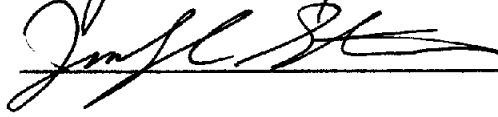
I support the application by the owners of Ivy Hall (Josh Gray and Rachel McCann) for a Neighborhood Landmark Overlay for Ivy Hall.

NAME	ADDRESS
1. Steve D. Wilson	2923 GREENWAVE DR 37216
2.  PRESIDENT - INGLEWOOD NEIGHBORHOOD ASSN.	1248 Plymouth Ave 37216
3. JERRY DEAN	1416 stratford Ave
4. MARY DEAN	1408 stratford Ave 37216
5. 	1406 STRATFORD AVE 37216
6. 	150 STRATFORD Av 37216
7. Tammy R. R.	1602 stratford #5 37216
8. 	1001 #3
9. John Kistner	1515 Riverside Drive 37206
10. Jennie Switzer	1515 Riverside Dr. 37206
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____

IVY HALL 1431 Shelton Avenue

APPLICATION FOR NEIGHBORHOOD LANDMARK OVERLAY

I support the application by the owners of Ivy Hall (Josh Gray and Rachel McCann) for a Neighborhood Landmark Overlay for Ivy Hall.

NAME	ADDRESS
1. 	2101 BELMONT BLVD., 404
2. 	1415 SUMNER AVE, NASHVILLE, TN 37206
3. 	508 Davidson St. Nashville, TN 37213
4. 	398 Clendawen PL
5. 	813 W Greenwood Ave
6. 	409 MYRTLE ST. NASHVILLE, TN 37206
7. 	816 Aimes Ct. Nashville, TN 37221
8. 	1209 Rosebank Ave, Nashville, TN 37206
9. Georgia English	5450 Franklin Pike Circle, Brentwood, TN 37027
10. 	3528 Murphy Rd Nash 37205
11. 	2801 Gaywinds Ct, Nashville, TN 37214
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____

IVY HALL 1431 Shelton Avenue

APPLICATION FOR NEIGHBORHOOD LANDMARK OVERLAY

I support the application by the owners of Ivy Hall (Josh Gray and Rachel McCann) for a Neighborhood Landmark Overlay for Ivy Hall.

NAME	ADDRESS
1. <u>WADE KEMP</u>	<u>4118 GALLATIN PIKE</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____

From: Davis, Anthony (Council Member)
Sent: Wednesday, May 09, 2018 2:22 PM
To: inglewood-place@googlegroups.com
Cc: Planning Commissioners
Subject: RE: Ivy Hall update

Thanks to all the responses. I will find out for sure what the survey looked like. I hope anyone that can make it Thursday can come and learn more. I am also happy to get a meeting specifically together for this, just to clarify and ask questions in full before we move anything forward to any next steps.

Thanks!

Anthony Davis
Nashville Metro Council, District 7
anthony.davis@nashville.gov
615-775-8746

From: inglewood-place@googlegroups.com [inglewood-place@googlegroups.com] on behalf of Matthew Bond [matthewjbond@hotmail.com]
Sent: Wednesday, May 09, 2018 2:00 PM
To: inglewood-place@googlegroups.com
Cc: Planning Commissioners
Subject: [Inglewood-Place] RE: Ivy Hall update

Anthony, I was just looking again at the petition and (getting past the residents of Bellevue & Brentwood on it), I noticed that it never mentions that the Neighborhood Landmark Overlay is in order to place commercial multimedia production facilities on the property and, essentially, turn Ivy Hall from a residence to a business. This petition is not worth much without that. After all, who wouldn't be in favor of declaring Ivy Hall a landmark?

Yes, there is a two-step process, but the second step is something of a formality after this one. The ONLY reason that the owners of Ivy Hall want to have it declared a Neighborhood Landmark is to make money from it. You had to force the Historic Landmark Overlay upon them. Well, show me a petition that says that, "I support the application by Josh Gray & Rachel McCann for a Neighborhood Landmark Overlay for Ivy Hall in order for them to convert the property into commercial multimedia production facilities."

Show me who signs **that** petition, and then, we can take it seriously.

Thanks.

Matthew Bond
3519 Golf Street, 37216
615-598-7257

From: inglewood-place@googlegroups.com <inglewood-place@googlegroups.com> on behalf of Davis, Anthony (Council Member) <Anthony.Davis@nashville.gov>

Sent: Wednesday, May 9, 2018 11:43:23 AM

To: inglewood-place@googlegroups.com

Cc: Planning Commissioners

Subject: [Inglewood-Place] Ivy Hall update

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

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New construction

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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

ut<<https://groups.google.com/d/optout>>.

From: Matthew Bond [mailto:matthewjbond@hotmail.com]
Sent: Wednesday, May 09, 2018 2:01 PM
To: inglewood-place@googlegroups.com
Cc: Planning Commissioners
Subject: RE: Ivy Hall update

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Matthew Bond
3519 Golf Street, 37216
615-598-7257

From: inglewood-place@googlegroups.com <inglewood-place@googlegroups.com> on behalf of Davis, Anthony (Council Member) <Anthony.Davis@nashville.gov>

Sent: Wednesday, May 9, 2018 11:43:23 AM

To: inglewood-place@googlegroups.com

Cc: Planning Commissioners

Subject: [Inglewood-Place] Ivy Hall update

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All my best,

Anthony Davis

Nashville Metro Council, District 7

anthony.davis@nashville.gov

615-775-8746

From: Matthew Bond [mailto:matthewjbond@hotmail.com]

Sent: Wednesday, May 09, 2018 12:46 PM

To: inglewood-place@googlegroups.com

Cc: Planning Commissioners

Subject: Re: Ivy Hall update

Thanks, Anthony. I appreciate the information and the attachments from the owners of Ivy Hall (though I wouldn't trust every name on that petition--at least one address is fictitious), and I appreciate your efforts in this matter. There is no need to get into a back-&-forth here, but a couple of points:

I agree that an Historic Landmark Overlay would suit Ivy Hall, but the few further restrictions supplied by the Historic Landmark Overlay do not warrant the trade-off of placing a huge (1.3 acre) commercial enterprise in the middle of a quiet Residential neighborhood. Our conservation Overlay already limits much of what Ivy Hall can do. Yes, replacement windows do not have to be historically accurate, but they can't build a third floor. Any building must be seriously inspected by M.H.Z.C. since every part of Ivy Hall is visible from either Shelton or Golf. Subdividing the property would also be very questionable.

As for the conditions put on the commercial multimedia production facilities, that--like with short-term rentals--places neighbors in the position of police, but police without any power. No matter our complaints, once Ivy Hall receives permission to be commercial, neighbors complaints won't change anything. the way for neighbors to ensure that there are no noise, parking, or other problems is not to permit commercialism in Residential neighborhoods in the first place.

Finally, although I would be against commercialism in our neighborhoods in the first place, it doesn't help matters when those requesting it have such a shaky relationship to the truth. They said that the studio would be only in the basement--it isn't. They said that once they discovered that they were not supposed to be running a business (this really came as a surprise?), then stopped--but they didn't. They were recording there less than a month ago. Rewarding prevarication simply leads to more falsehoods. No, thanks.

In sum, I hope that you will maintain a neutral stance in this matter. I respect your argument, but there is a counter-argument at least its equal.

As always, thanks for your hard work for Inglewood.

Matthew Bond

From: inglewood-place@googlegroups.com <inglewood-place@googlegroups.com> on behalf of Davis, Anthony (Council Member) <Anthony.Davis@nashville.gov>
Sent: Wednesday, May 9, 2018 11:43 AM
To: inglewood-place@googlegroups.com
Cc: Planning Commissioners
Subject: [Inglewood-Place] Ivy Hall update

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All my best,

Anthony Davis
Nashville Metro Council, District 7
anthony.davis@nashville.gov
615-775-8746

ut<<https://groups.google.com/d/optout>>.

From: Evelyn [mailto:ehale@comcast.net]
Sent: Wednesday, May 09, 2018 12:41 PM
To: inglewood-place@googlegroups.com
Cc: Planning Commissioners; Howard Hale
Subject: Re: [Inglewood-Place] Ivy Hall update

Thank you, Anthony. This is an extremely complex issue and I regret that Howard and I are out of town. I feel that the members of Inglewood Place Neighbors have worked diligently to understand the intentions of the owners of Ivy Hall. We are hearing conflicting stories; the petition signed by neighbors introduced some new reasons for concern.

Hopefully Howard and I will be able to put more of our thoughts and questions to you later tonight.

Evelyn

Sent from XFINITY Connect Mobile App

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

From: Anthony Davis
To: inglewood-place@googlegroups.com
Cc: Planning Commissioners
Sent: May 9, 2018 at 12:43 PM
Subject: [Inglewood-Place] Ivy Hall update

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.

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All my best,

Anthony Davis

Nashville Metro Council, District 7

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All my best,

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Nashville Metro Council, District 7
anthony.davis@nashville.gov
615-775-8746

ut.

From: Davis, Anthony (Council Member)
Sent: Wednesday, May 09, 2018 11:43 AM
To: inglewood-place@googlegroups.com
Cc: Planning Commissioners
Subject: Ivy Hall update

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[ut.](#)

(attachment is the same petition seen on pages 23-30)



Rachel McCann <rachel@thegraysmiths.com>

Ivy Hall - 2018NHL-002-001

Rachel McCann <rachel@thegraysmiths.com>

Fri, May 4, 2018 at 10:48 AM

Draft To: Robbie Jones <robbiejones4@gmail.com>

Cc: planning.commissioners@nashville.gov, planningstaff@nashville.gov, smorton@smithgeestudio.com, Hunter Gee <hgee@smithgeestudio.com>, anthony.davis@nashville.gov, Cheryl Bretz <cherylbretz@msn.com>

Thank you!

On Fri, May 4, 2018, 10:42 AM Robbie Jones <robbiejones4@gmail.com> wrote:

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

<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

Judd Fuller & Dana Radford
1422 Shelton Ave.
Nashville, TN. 37216

May 5th, 2018

To Whom It May Concern:

As neighbors, friends, and fellow musicians, my wife Dana and I are strongly voicing our support for Josh & Rachel at Ivy Hall Studio.

Not only have they personally been a welcome addition to the neighborhood, but they have renovated their property to a thing of beauty. The studio, located in the basement, is world-class....and just as eye-catching as the rest of the house. Take a tour for yourself and see. They have created a wonderful space which is not only physically appealing, but also continues the legacy and heritage of Nashville: people getting together and creating music. How can this be a bad thing?

I have yet to hear a peep of sound, caused by music, traffic, or otherwise, from Ivy Hall that disturbs the tranquility of our neighborhood.

In the meantime, another neighbor who lives about 200 yards from us, often shatters the evening peace by renting his house on weekends to large and loud groups of people. I have had to call the police twice to lodge noise complaints.

Somehow this is OK, but there are objections to Ivy Hall having a soundproofed recording studio?

As we all know, the paradigm here in Nashville as changed over the years, as it has become more and more of a modern urban center. As a result of these changes, we personally have lost work as musicians, as this shift has forced some live music venues....in "Music City"!...to shut down.

It would be a shame for this new pattern to dim yet another light. So we say let Ivy Hall studios continue, and keep music and dreams alive!

Thank you for your consideration.

Sincerely,

Judd Fuller



Dana Radford



IVY HALL

1431 Shelton Avenue

APPLICATION FOR NEIGHBORHOOD LANDMARK OVERLAY

I support the application by the owners of Ivy Hall (Josh Gray and Rachel McCann) for a Neighborhood Landmark Overlay for Ivy Hall.

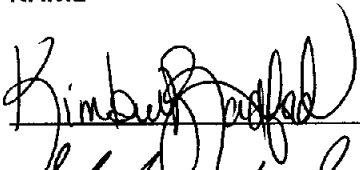
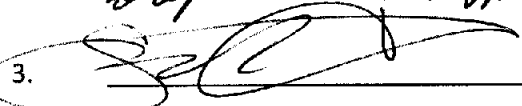
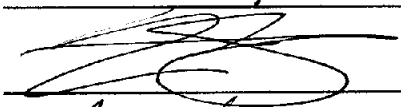
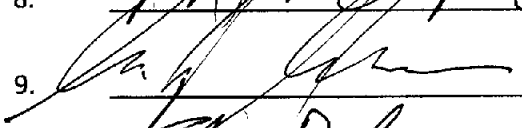
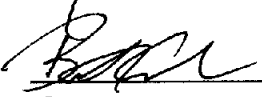
	NAME	ADDRESS
1.	<u>Donna Baldwin</u>	<u>1433 Shelton Avenue</u>
2.	<u>[Signature]</u>	<u>1433 SHELTON AVE</u>
3.	<u>Jeff Snipes [Signature]</u>	<u>1434 Shelton Ave</u>
4.	<u>Shawn Snipes</u>	<u>1434 Shelton Ave.</u>
5.	<u>Erin Talbot</u>	<u>1432 Shelton Ave</u>
6.	<u>Dan Talbot</u>	<u>1432 Shelton Ave.</u>
7.	<u>Jud Fuller</u>	<u>1422 Shelton Ave.</u>
8.	<u>Hushe Stocklen</u>	<u>1424 Shelton Ave</u>
9.	<u>[Signature]</u>	<u>1426 Shelton Ave.</u>
10.	<u>[Signature]</u>	<u>1426 SHELTON AVE.</u>
11.	<u>[Signature]</u>	<u>1427 Shelton Ave.</u>
12.	<u>Bruce Howard</u>	<u>3608 Golf St</u>
13.	<u>Julie Howard</u>	<u>3608 Golf St.</u>
14.	<u>Susan Laperie</u>	<u>3606 Golf St.</u>
15.	<u>Christie Smith</u>	<u>1418 Shelton Ave</u>

IVY HALL

1431 Shelton Avenue

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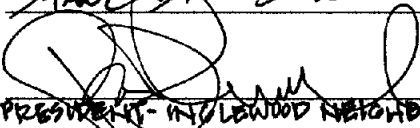
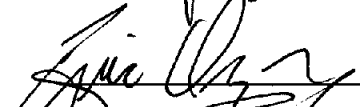

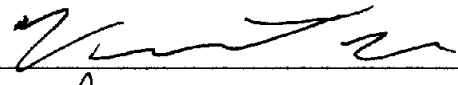
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	NAME	ADDRESS
1.		1833 Welcome Lane
2.	Stephen L Smith	1418 Shelton
3.		285 Engel Ave
4.	Leslie Light Thomas	1423 Shelton
5.	Dana Radford	1422 Shelton Ave
6.	Jose' Elizondo	1429 Shelton Ave.
7.		218 Engel Ave
8.	Atty [unclear]	3610 Golf St
9.		2410 Golf
10.	St R [unclear]	3724 Cedarwood Drive
11.	Loren S Craven	3724 Cedarwood Dr.
12.		1435 Shelton Ave.
13.	Dorinda maps	3617 Golf St
14.	Shalonda Kelly	3623 Golf St
15.	Jane Shelbourne	3625 Golf St.

IVY HALL 1431 Shelton Avenue

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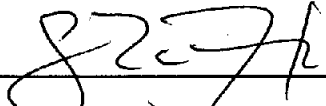

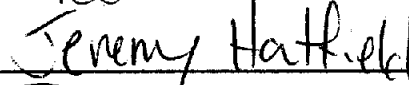
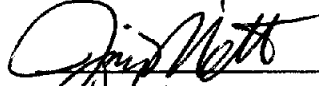



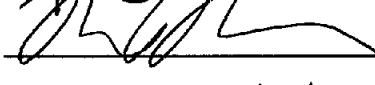
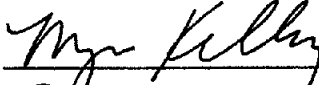
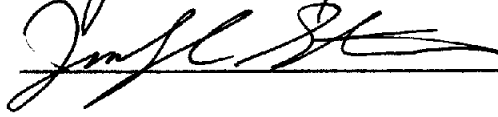
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NAME	ADDRESS
1. <u>Steve D. Wilson</u>	<u>2923 GREENWAVE DR 37216</u>
2. <u></u> PRESIDENT - INGLEWOOD NEIGHBORHOOD ASSN.	<u>1248 Plymouth Ave 37216</u>
3. <u>JERRY DEAN</u>	<u>1416 stratford Ave</u>
4. <u>MARY DEAN</u>	<u>1408 stratford Ave 37216</u>
5. <u></u>	<u>1406 STRATFORD AVE 37216</u>
6. <u></u>	<u>150 STRATFORD Av 37216</u>
7. <u>Tammy R</u>	<u>1602 stratford #5 37216</u>
8. <u></u>	<u>1001 #3</u>
9. <u>John Kistner</u>	<u>1515 Riverside Drive 37206</u>
10. <u>Jennie Switzer</u>	<u>1515 Riverside Dr. 37206</u>
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____

IVY HALL 1431 Shelton Avenue

APPLICATION FOR NEIGHBORHOOD LANDMARK OVERLAY

I support the application by the owners of Ivy Hall (Josh Gray and Rachel McCann) for a Neighborhood Landmark Overlay for Ivy Hall.

NAME	ADDRESS
1. 	2101 BELMONT BLVD., 404
2. 	1415 SUMNER AVE, NASHVILLE, TN 37206
3. 	508 DAVIDSON ST. NASHVILLE, TN 37213
4. 	398 CLENDENEN PL
5. 	813 W GREENWOOD AVE
6. 	409 MYRTLE ST. NASHVILLE, TN 37206
7. 	816 AINES CT. NASHVILLE, TN 37221
8. 	1209 ROSEBANK AVE, NASHVILLE, TN 37206
9. Georgia English	5450 FRANKLIN PIKE CIRCLE, Brentwood TN 37027
10. 	3528 MURPHY RD NASH 37205
11. 	2801 GAYWINDS CT, NASHVILLE, TN 37214
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____

IVY HALL 1431 Shelton Avenue

APPLICATION FOR NEIGHBORHOOD LANDMARK OVERLAY

I support the application by the owners of Ivy Hall (Josh Gray and Rachel McCann) for a Neighborhood Landmark Overlay for Ivy Hall.

NAME	ADDRESS
1. <u>WADE KEMP</u>	<u>4118 GALLATIN PIKE</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____

From: Angela Wood [mailto:angela.n.wood@gmail.com]
Sent: Wednesday, May 09, 2018 11:50 AM
To: Planning Commissioners
Cc: Davis, Anthony (Council Member)
Subject: 1431 Shelton Avenue Case Number: 2018NHL-002-001

To whom it may concern,

We as neighbors are **against** the Neighborhood Landmark Overlay, but in favor of a Historic Landmark Overlay if that's what they'd like to do. It seems they've been conducting business regardless of the requested overlay, however we are not in favor of it becoming a business in and of itself. We'd like to keep our neighborhood intact as a residential neighborhood. Thank you for your consideration.

Sincerely,

Angela Wood and Gerry Linden

1509 Stratford Ave.

Nashville, TN. 37216

Item 22, Whitland Realty Company Revision One

From: craigevan@aol.com [mailto:craigevan@aol.com]
Sent: Wednesday, May 09, 2018 6:24 AM
To: Planning Commissioners
Cc: Murphy, Kathleen (Council Member)
Subject: Concept Plan 2018S-046-001-Whitland Realty Company Revision One--Item #22 (Pennington Property)

Dear Commissioners,

We also share the concerns and opposition to the proposal for development of the Pennington Property. We purchased our home at 3615 Woodlawn Drive in April of 1983. As we have witnessed and reviewed development in our neighborhoods in Nashville, we see that developers and builders have been maximizing the number of houses on lots throughout our community. We need to preserve the

beauty and integrity of our homes in tree lined neighborhoods. The size, configuration, entry of the Pennington property are not compatible with the proposed 5 house development. Please vote in opposition to the request for the proposal. Stacking of properties is not compatible with our neighborhood. Our street has been "Wooded lawns" for over 100 years. Let us as neighbors and community come to a better solution for the Pennington property.

Respectfully,

Dianne and Craig Sussman
3615 Woodlawn Drive
Nashville, Tn 37215

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

Sent: Tuesday, May 08, 2018 2:39 PM

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

Subject: 3700 Woodlawn Dr., 37215

Hello Commissioners,

Thank you for your time. My family (daughter, son in law and grandson) and I live at 613 Lynnbrook Rd and have since 1992. We are four houses down from the proposed mini subdivision development of the Pennington property. We are NOT in favor of the concept of a mini subdivision. We have seen too many lots already succumb to a developers hand. Like many have said, Woodlawn alone is a beautiful estate lot street (especially that stretch).... the neighborhood has many more too. I would hate for this property to set a precedent, with the developer influx in neighborhoods. For instance, 3800 Woodlawn (next door) has a beautiful tutor home that sits on 2.49 acres. Another example is 601 Lynnbrook (across the street) that is 1.83 acres. It would be a travesty to see these estates reduced to mere land value and maximization of profit if they go on the market one day. Please vote to preserve the beautiful character of the neighborhood which does not involve any more mini subdivisions by todays developer styles and trends. We realize it is a far stretch not to add any more houses to that beautiful land, but please vote NO on five which is what is currently being proposed.

Josephine Dean

Stefanie Brown

Jason Brown

From: Edith Porter-Shirley [mailto:bunnyps@icloud.com]

Sent: Wednesday, May 09, 2018 11:42 AM

To: Planning Commissioners

Subject: Pennington property

I live at 801 Lynnbrook Road which dead ends into the Pennington property on Woodlawn. I am opposed to the development plan that is proposed to sub divide the property into nine building lots ... The irony of this is that Jennifer Pennington years ago worked w/ all of us to keep this area from being over developed and was instrumental in helping us design the proposal that is now in place to protect this area from over development. I hope to make the meeting on Thursday ... tomorrow.
Bunny Porter-Shirley