

**Comments on June 28, 2018 Planning Commission agenda items,  
received June 27-28**

**Item 9, Donelson-Hermitage-Old Hickory Community Plan Amendment**

**From:** Joshua Gulick [mailto:j.a.gulick@gmail.com]

**Sent:** Monday, June 25, 2018 5:57 PM

**To:** Sanders, Dara (Planning)

**Subject:** Lebanon Pike - Steering Committee

Hi Dara,

Please find attached my letter of support.

Thank you!!

Josh

**(attachment follows)**

Dara Sanders  
Metro Nashville Planning Department  
800 2<sup>nd</sup> Avenue South  
P.O. Box 196300  
Nashville, TN 37219  
615.862.7210

June 25, 2018

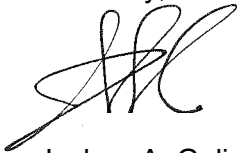
Ms. Sanders,

As a resident of Donelson and a Steering Committee member for the Lebanon Pike Small Area Plan, I have a distinct interest in making sure the resident and community voice is heard and illustrated through the proposed plan. The success of the Lebanon Pike corridor depends on a successful partnership between the community and the policy.

I am encouraged by the public outreach, open house and steering committee meetings that were held while developing this plan. I am writing in support of the Lebanon Pike Small Area Plan and believe that the proposed policy changes have been developed with the utmost attention to surrounding community policy both currently in place and proposed.

It has been an honor to serve as a member of the steering committee and I am pleased to make this recommendation.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Gulick', with a long, sweeping underline that extends to the left.

Joshua A. Gulick

## Item 5, 1519 Meridian Street

**From:** Davis, Ashonti [mailto:DavisA17@aetna.com]  
**Sent:** Thursday, June 28, 2018 8:31 AM  
**To:** Burse, Gene (Planning); Napier, Patrick (Planning)  
**Cc:** Planning Commissioners  
**Subject:** RE: June 28 Agenda - Items 2018Z-038PR-001 and 2018Z-039PR-001

Hi, Mr. Burse and Mr. Napier,

In light of the discussion by the Commissioners on the Highland Heights study and the northwest portion of Highland Heights warranting a further look at the June 14, 2018 public hearing, I am writing to express my support of the deferral of Item 5 and Item 6 on today's agenda. The Planning Staff's recommendation for a deferral is the right one in this case as it is important to be careful about the precedent being set by upzoning petitions reflected in 2018Z-038PR-001 and 2018Z-039PR-001. As a member of the Steering Committee for the Highland Heights Neighborhood Association, a deferral also provides time for a neighborhood meeting to discuss the impact of these petitions.

I appreciate your consideration of my comments.

Kindest Regards,

Ashonti Davis

Edwin St, 37207

This e-mail may contain confidential or privileged information. If you think you have received this e-mail in error, please advise the sender by reply e-mail and then delete this e-mail immediately. Thank you.

## **Items 7a/b, Ivy Hall Historic Landmark Overlay/Ivy Hall Neighborhood Landmark & Development Plan**

The following letter was submitted on paper by the Neighbors of Inglewood Place and scanned for inclusion in this packet. The printed submissions will be distributed at today's meeting.

**(attachment follows)**

June 28, 2018

Re: Meeting, June 28, 2018; Item 7b. 2018NHL-002-001 and 2018 NHL-002-002  
Ivy Hall Neighborhood Landmark Overlay and Development Plan

Dear Commissioners:

We ask you to deny the application for the Neighborhood Landmark District Overlay and Development Plan for 1431 Shelton Avenue (Ivy Hall). Please find enclosed eleven (11) pages of documents pertaining to the above-cited matter for your consideration.

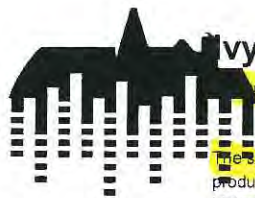
During our verbal presentations, we will refer to the enclosed documents. These documents support the following points:

- 1) Ivy Hall Studio has been in operation for two (2) years. This is a multi-media production use which is not otherwise allowed in a residentially zoned area like Inglewood Place.
- 2) Renovation of the property to create the studio apparently occurred without requisite Metro construction permits.
- 3) Even after being cited for violation of Metro zoning codes, operation of this studio continued.

We ask you to deny the Neighborhood Landmark District Overlay and the Development Plan based on these documents and the reasons which we will expand upon in our verbal comments to you.

Sincerely,

Neighbors of Inglewood Place



### Ivy Hall Studio

Created 1 year ago | Nashville, TN

## IVY HALL

Ivy Hall ...

The studio furnishes residential stays for recording artists and producers, offers 2000 square feet of recording space nestled within historic Ivy Hall, and is supported by high-end equipment and a large and creative selection of gear. Make yourself at home in Ivy Hall, and enjoy walking only a few steps to begin your day's work! Enjoy sitting out in the grounds and strolling through the neighborhood.

The control room features a 24 channel vintage Neve VR with a large assortment of outboard gear for infinite recording possibilities. Fitted with Burl Converters, a large selection of microphones, and a 16 channel analog cue for musicians, Ivy Hall strives to give clients the best possible recording experience. Studio A is a spacious stone and fabric live room with a vocal booth. Studio B is a wood and plaster live room with a 7-foot Baldwin grand piano hand picked from the production line

#### Vimeo

- About Vimeo
- Vimeo Blog
- Vimeo Guidelines
- Partners
- Students
- Developers
- Jobs

#### Help

- Help Center
- Video School

#### More

- On Demand
- Upload
- Features
- Site Map

#### Upgrade

- Vimeo Plus
- Vimeo PRO
- Vimeo Business
- Vimeo Live
- Vimeo OTT
- Refer a friend

#### Did you know?

You can win a free Vimeo Plus membership by stretching your filmmaking muscles in one of our Weekend Challenges

7

\$1,610 USD raised by 26 backers  
 27% of \$6,000 flexible goal



OVERVIEW

MUSIC

SELECT A PERK



Hey, everyone. Thanks for taking the time to check out my current project "Travel Light & Carry On"  
 Have a peek at the perks and feel free to ask questions.

STORY UPDATES COMMENTS BACKERS (26)

Howdy, folks. A whole year and a half has passed since I released our last record "Far From Here" with the help of some great people and we thank you for that! I was able to gain a lot more ground in the music circuit since then and am even more excited to share this new album with you all.

Since the release of my last record, I have been endlessly writing and playing shows to better my craft as a musician and songwriter. I have been able to travel and share my music with more people and play with some great musicians along the way; many of which will be featured on the new album. As this past year has hands down been the most tiring year of my life thus far, I have focused all of that into the content of "Travel Light & Carry On." I believe I have written a cohesive album that will surely shine a light on the many walks of life I've seen people lead.

We are going to be making this record in Nashville this time around with my good friend Eric Loomis at Ivy Hall Studio. Eric has just finished building the studio and it is fully equipped with all the analog equipment a musician could ever ask for and, we will be the first band in the studio to make an album. Eric and I have worked together in Nashville in the past and there is not another engineer I'd rather be doing this record with.

My guitar player/producer Wes Walsworth will be playing his part in the production of this album, as well as my bass player Nick Archibald whom will be contributing keys. Our good friend David Henry is on backing vocals and Cello and we will have variety of great Nashville players as well.

I have done the majority of funding for this album myself over the past year but we still need some help!

Where your money goes prior to your perks:

- Renting Ivy Hall Studio for a week of recording.
- Studio costs, mixing, mastering.
- Paying producer and engineer.
- Paying session players.

Thanks once more for taking time to look into my new project, and thanks to everyone who has helped along the way.

Review the perks and remember: if you can't donate, sharing is just as helpful!

-Andrew

\$5 USD  
 Far From Here download  
 Estimated delivery April 2017  
 0 claimed

\$10 USD  
 Download of album  
 Estimated delivery April 2017  
 0 claimed

\$15 USD  
 Far From Here CD and thank you  
 Estimated delivery April 2017  
 1 out of 500 claimed

\$20 USD  
 Travel Light DL + FTH CD  
 Estimated delivery May 2017  
 0 out of 150 claimed

\$25 USD  
 TL CD, FTH DL download  
 Estimated delivery April 2017  
 1 out of 150 claimed

\$30 USD  
 TL, ACO Vinyl  
 1 claimed

2

Permit License Complaint

31 shelton

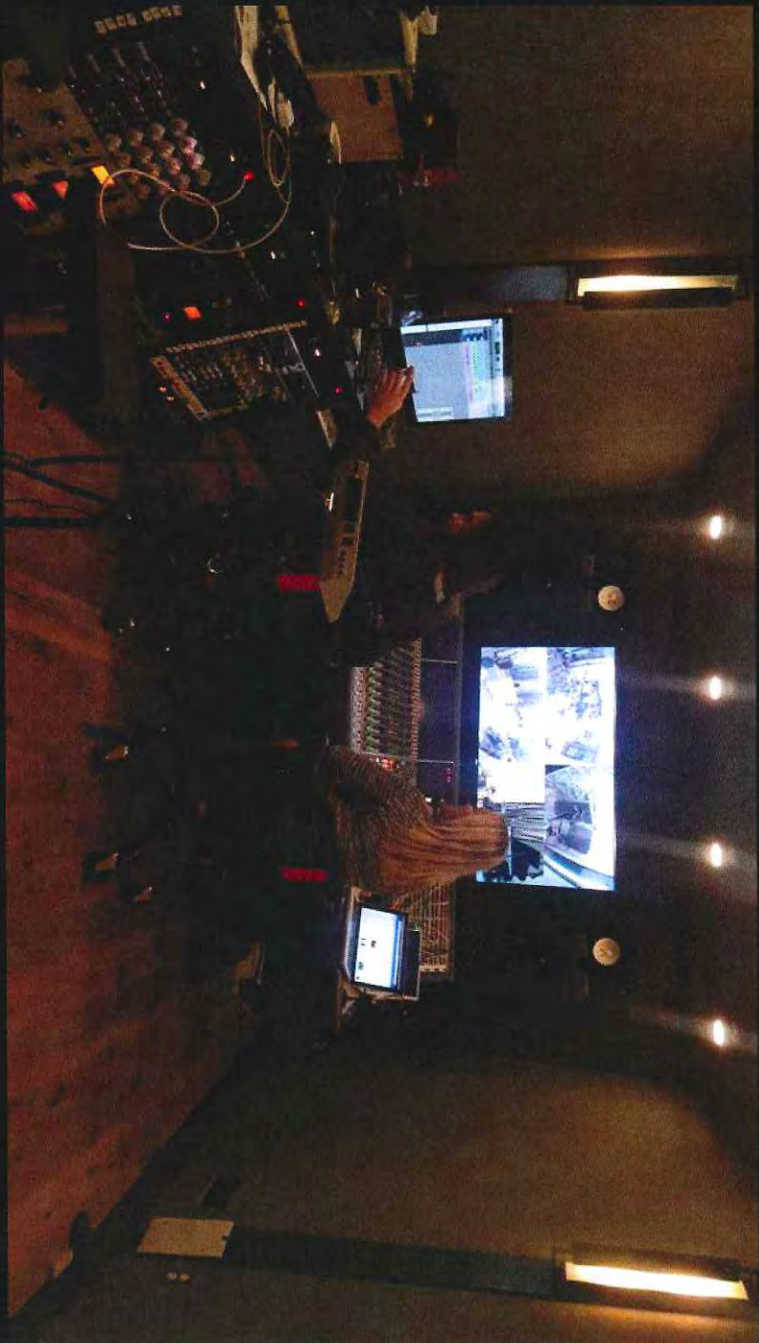
ERMIT # ADDRESS APN OWNER CONTRACTOR Advanced

ults

11 of 11 Results

PERMIT #	TYPE	ADDRESS	PERMIT NAME	CONTRACTOR	PROJECT
199308534	CAEL- Electrical Permit	1431 SHELTON AVE			
199500239	CAGM- Gas / Mech Permit - VC MC	1431 SHELTON AVE			
2008000047	CAAZ- Zoning Board Appeal	1431 SHELTON AVE			
200926990	CARR- Building Residential - Rehab	1431 SHELTON AVE			
201427304	CAGM- Gas / Mech Permit - VC MC	1431 SHELTON AVE			
2015001595	PLOV- MPC Zoning Overlay	1431 SHELTON AVE	2016NHC-001-001 ~ BL2016-107		
201527301	CASR- Residential Short Term Rental	1431 SHELTON AVE			
201800356	PLOV- MPC Zoning Overlay	1431 SHELTON AVE	2018NHL-002-001		
201800538	PLOV- MPC Zoning Overlay	1431 SHELTON AVE	2018HL-002-001		
0 201800539	PLOV- MPC Zoning Overlay	1431 SHELTON AVE	2018NHL-002-002		
1 T200817403	CAUO- Building Use & Occupancy	1431 SHELTON AVE			





**Josh Gray**  
December 2, 2016

What are they doing?

Like Comment Share

11

**Kevin Langford** About to lay down some magic...?

Like · Reply · 1y 1

**Josh Gray** It had to happen. It was inevitable

Like · Reply · 1y 1

Write a reply

Write a comment...



**Josh Gray** Wine red, the camera adds 10 lbs and does the complexion no favors!

Like · Reply · 1y



Write a reply...



**Jessica Gray Edmonds** Looks awesome!

Like · Reply · 1y



**Christopher Kelly** Pretty cool. Has a castle look to it. Is that a house?

Like · Reply · 1y

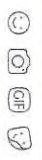


**Josh Gray** It is in a house.

Like · Reply · 1y



Write a reply...



**Jason Burge** Big brother, he watchin you

Like · Reply · 1y



Write a comment...



Find in page



Highlight All

Match Case

Whole Words

5

Josh Gray

Q

Matthew

Home

Find Friends

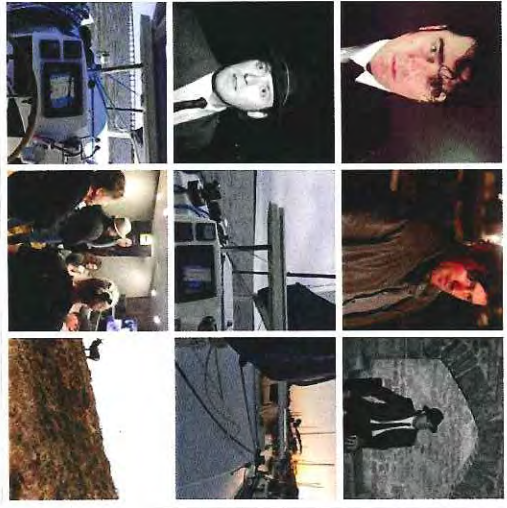


Josh Gray Timeline 2016 All Posts

Intro

- Studied at Mississippi State University
- Went to Northeast High School
- Lives in East Nashville, Tennessee
- From Lauderdale, Mississippi

Photos



Friends · 884

Write a comment...



Add Friend

Josh Gray December 14, 2016

Check this out: Recorded at Ivy Hall Studio.



THEBOOT.COM  
**Watch the Young Fables Cover Liz Longley's 'Bad Habit'**  
 The Young Fables cover Liz Longley's 'Bad Habit' as part of their 'Covering...

Like Comment Share

6 1 Share

Chat (10)





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Work

Free Upgrade to Premium



Eric Loomis • 3rd

Studio Manager / Engineer at Ivy Hall Studio

Nashville, Tennessee

Connect



Tyminski



CU Denver



See contact info



319 connections

• An accomplished, educated audio engineer experienced in working with professional musicians who demand an audiophile-grade listening experience both on stage and in the studio; • Confident, yet humble work / life attitude, skilled at adapting to a variety of environments, ensuring a harmonious prof...

Eight of the best live sound engineers in Denver

Show more

### Highlights

### Experience



FOH Engineer

Tyminski

Oct 2017 – Present • 9 mos

Nashville, TN

Media (2)



Tyminski - Southern Gothic



Your Dates



Studio Manager / Engineer

Ivy Hall Studio

Sep 2012 – Present • 1 yr 10 mos

Nashville, TN

### Promoted



Work in Marketing? Add an Ivy League Marketing Cert to Your Resume in 12 Weeks. Apply Now!



3D Simulation Developers Custom built 3D Training Simulations for any subject. Contact us today!

NYC Office Address \$29/mo 5th Ave Address Receive mail and packages. Walk-in to pick up or we forward

### People Also Viewed



Lee Pepper

CEO @ RRS Audio Productions Inc.



Ken Newman • 3rd

FOH Engineer at Barry Manilow 2018, A1 at various corporate events



Tim "Quake" Mark • 3rd

Production Manager at Slash feat. Myles Kennedy & the Conspirators



Lee Fields • 3rd

Co-Founder at MxU



David Payne • 3rd

FOH Engineer



Stephen Bartlett • 3rd

CEO & Co-Founder of The Audio Hunt, Audio Engineer



Chuck Wehmeyer • 3rd

Owner - Independent Audio Engineer with Gear at Chuck Wehmeyer - Entertainment Professional



John Cuniberti • 3rd

at JohnCuniberti.com



Chris Marinaccio

Freelance FOH/Monitor Engineer



Zach Larsen

COO, AFPC-Inc

### Learn the skills Eric has



Learning Modular Synthesis

Viewers: 4,099



Fundamentals of Pro Audio Equipment

Viewers: 5,372



Drum Mixing: Techniques

Viewers: 34,602

MAILING ADDRESS

P. O. Box 196300  
NASHVILLE, TENNESSEE 37219  
TELEPHONE (615) 862-6590  
FACSIMILE (615) 862-6593

NOTICE TO CORRECT VIOLATION

Noticia Para Corregir Violacion

DEPARTMENT OF CODES & BUILDING SAFETY

OFFICE ADDRESS

METRO OFFICE BUILDING - 3rd Floor  
800 SECOND AVENUE, SOUTH  
NASHVILLE, TENNESSEE 37210

Date of Notice:

Property Owner:

**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Case Number:

01/10/2018

18-1173500

MCCANN, RACHEL E. & GRAY, JOSHUA O.

1431 SHELTON AVE

NASHVILLE TN 37216

Location of Violation:

1431 SHELTON AVE

Map/Parcel Number:

07204003300

You are hereby notified as owner, occupant or agent in control of the above referenced property, that the following conditions about said premises are a violation of the Metropolitan Code Section(s).

**VIOLATION(S):**

1)

Section 17.08.030 – Use Not Permitted: The use of the property is not in compliance with the applicable provisions of the Metro Zoning Ordinance. -

NOTE! ZONING PROHIBITS OPERATING A MUSIC STUDIO IN A RESIDENCE. CONTACT THIS OFFICE IMMEDIATELY FOR AN INTERIOR INSPECTION. MARK SMITH 615-862-6579

Therefore, you are to have the violation or cause removed and/or corrected before: January 19, 2018

If you have any questions, believe this notice has been issued to you in error, or believe the code section indicated above is inapplicable and you are not in violation, please contact our office immediately to discuss this matter.

Said Section of the Code of the Metropolitan Government of Nashville and Davidson County, Tennessee, as referenced above, provides that the cited violation must be abated within the time set out; and that, upon failure to abate said violation, the Department of Codes Administration is empowered to prosecute the owner, occupant, or agent for failure to abate the violation.

The Metropolitan Code provides for a penalty for anyone convicted of violating the laws of the Metropolitan Government of up to Fifty (\$50.00) Dollars for each offense and each day it continues Section 1.01.030. Note: In addition you will be held responsible for the payment of all court costs incurred with the processing of the court case regardless of whether or not the property is brought into compliance by the court date.

Notice Issued by: Mark Smith

8

MAILING ADDRESS

P. O. Box 196300  
NASHVILLE, TENNESSEE 37219  
TELEPHONE (615) 862-6590  
FACSIMILE (615) 862-6593

NOTICE TO CORRECT VIOLATION

Noticia Para Corregir Violacion

DEPARTMENT OF CODES & BUILDING SAFETY

OFFICE ADDRESS

METRO OFFICE BUILDING - 3rd Floor  
800 SECOND AVENUE, SOUTH  
NASHVILLE, TENNESSEE 37210

Date of Notice:

Property Owner:

**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Case Number:

03/06/2018

18-1173500

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1431 SHELTON AVE

NASHVILLE TN 37216

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07204003300

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NOTE! ZONING PROHIBITS OPERATING A MUSIC STUDIO IN A RESIDENCE. CONTACT THIS OFFICE IMMEDIATELY FOR AN INTERIOR INSPECTION. MARK SMITH 615-862-6579

Therefore, you are to have the violation or cause removed and/or corrected before: April 06, 2018

If you have any questions, believe this notice has been issued to you in error, or believe the code section indicated above is inapplicable and you are not in violation, please contact our office immediately to discuss this matter.

Said Section of the Code of the Metropolitan Government of Nashville and Davidson County, Tennessee, as referenced above, provides that the cited violation must be abated within the time set out; and that, upon failure to abate said violation; the Department of Codes Administration is empowered to prosecute the owner, occupant, or agent for failure to abate the violation.

The Metropolitan Code provides for a penalty for anyone convicted of violating the laws of the Metropolitan Government of up to Fifty (\$50.00) Dollars for each offense and each day it continues Section 1.01.030. Note: In addition you will be held responsible for the payment of all court costs incurred with the processing of the court case regardless of whether or not the property is brought into compliance by the court date.

Notice Issued by: Darrell Hardrick

Windows taskbar: 99% battery, 22:56

Browser navigation: Back, Forward, Home, Refresh, Address bar: <https://www.instagram.com/p/BhxdRJUBiv8/?taken-by=sarahcello>

Browser tabs: "Con...", M 2018, Open, My Cl, Paralle, W Carol, Ivy Hal, Ivy Hal, Ivy Hal, Set X, Nashville, Developm, 2018NHL, New

Instagram Post:



**sarahcello** • Follow  
Inglewood, Tennessee

sarahcello Besides the stage, there's no place I'd rather be than in the studio making records. We've been rocking the f out here at @ivyhallstudio and I can't wait to share this rock and roll with you!

#cello #cellos #musicproduction #photooftheday #coda #producer #newmusic #music #women #womeninmusic #behappy #feelingood #wearerehere #bow #purple #purplehair #nashville #patreon #pop #soul #rockandroll #scmakesarecord2018 #eastnashville #thursday #tbt

**blueguitarman** That place is Amazing! Can't wait to hear it....

**bobbyfofowler** Cute picture!

**sarahcello** @bobbyfofowler thank you 💜

**sarahcello** @blueguitarman it really is quite special! Can't wait to share the music with ya

116 likes  
APRIL 19

10

## Mary Johnston

---

**From:** Williams, Malika (NFD-FMO) <Malika.Williams@nashville.gov>  
**Sent:** Tuesday, June 26, 2018 8:55 AM  
**To:** 'maryjohnston@comcast.net'  
**Cc:** Summers, Jamie (NFD-ADM)  
**Subject:** Fire Inspection Report Request  
**Attachments:** image001.png

Hello Mary Johnston,

We cannot locate any records associated with this property. Is there anything specific you needed or can you provide a date range?

Thanks,

**Best,**

**Malika Williams**  
**Records Office Coordinator**  
Nashville Fire Department  
63 Hermitage Ave 37210-2195  
Office # 615-862-5230  
Fax # 615-862-5236





**From:** G. Renshaw [mailto:grenshaw55@gmail.com]

**Sent:** Wednesday, June 27, 2018 2:14 PM

**To:** Davis, Anthony (Council Member); Planning Commissioners

**Cc:** Bedne, Fabian (Council Member)

**Subject:** Please remove Ivy Hall Neighborhood Landmark Overlay District from consent agenda and do not approve NLOD for 1431 Shelton Ave.

Dear Planning Commissioners and Councilman Davis:

I am writing to ask that you remove items 7a and 7b, 2018HL-002-001 and 2108NHL-002-001 & 2018NHL-002-002 from the Consent Agenda for the meeting of June 28, 2018.

In addition, I ask that the Planning Commission NOT approve a Neighborhood Landmark Overlay District for Ivy Hall at 1431 Shelton Ave.

This property is already protected by a Historic Landmark Overlay. Thus, the sole purpose of the owners' application for a Neighborhood Landmark Overlay is to do an end run around residential zoning laws that prohibit commercial operations, such as recording studios, in residential neighborhoods.

Please do not set a precedent of enabling property owners to use historic zoning overlays, which are clearly intended to help preserve and maintain neighborhoods and historic properties, as a tool to undermine residential zoning by enabling owners to open businesses that would otherwise be prohibited by existing zoning. An overlay granted for this purpose amounts to spot zoning rather than historical protection. This property is a residential property, not a commercial one, and should be preserved as such.

Sincerely yours -

Grace Renshaw

220 Mockingbird Rd.

Nashville, TN 37205

615-385-3760

From: **Squarespace** <[no-reply@squarespace.info](mailto:no-reply@squarespace.info)>

Date: Tue, Jun 26, 2018 at 7:31 PM

Subject: Form Submission - Ivy Hall Studio Email Support - 2018NHL-002-001

To: <[ivyhallstudio@gmail.com](mailto:ivyhallstudio@gmail.com)>

**Name:** Mary Hunt

**Email Address:** [marychunt@aol.com](mailto:marychunt@aol.com)

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

**Message:** I certainly support the overlay of applications by Ivy Hall that will allow it to be a recording studio. Everyone knows the people involved as friendly neighbors, proud to live beside each other. Not only Ivy Hall being historic we are blessed to bring music and more culture to this Hall. Thank you.

**From:** Ivy Hall [<mailto:ivyhallstudio@gmail.com>]

**Sent:** Wednesday, June 27, 2018 4:06 PM

**To:** Planning Commissioners

**Subject:** Fwd: Form Submission - Ivy Hall Studio Email Support - We Support the Ivy Hall Historic Landmark Overlay

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

From: **Squarespace** <[no-reply@squarespace.info](mailto:no-reply@squarespace.info)>

Date: Tue, Jun 26, 2018 at 5:54 PM

Subject: Form Submission - Ivy Hall Studio Email Support - Case 2018NHL-002-001

To: <[ivyhallstudio@gmail.com](mailto:ivyhallstudio@gmail.com)>

**Name:** Crystal Jones

**Email Address:** [jonescry@gmail.com](mailto:jonescry@gmail.com)

**Subject:** We Support the Ivy Hall Historic Landmark Overlay

**Message:** Melanie Meadows and I, who own property on Rosebank, support this overlay wholeheartedly. Ivy Hall is an incredibly special home and everything should be done to protect it. It is one of the few remaining historic homes in Inglewood that define the specialness of this community. We have seen firsthand the walls in the cellar, where this studio is located, and they are literally boulders so clearly sounds will not travel to neighbors. Glad to hear that all of the nearby neighbors are in full support. Our council member should be too.

Sincerely,  
Crystal Hill Jones

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

From: **Squarespace** <[no-reply@squarespace.info](mailto:no-reply@squarespace.info)>

Date: Tue, Jun 26, 2018 at 5:54 PM

Subject: Form Submission - Ivy Hall Studio Email Support - Case 2018NHL-002-001

To: <[ivyhallstudio@gmail.com](mailto:ivyhallstudio@gmail.com)>

**Name:** Melanie Meadows

**Email Address:** [melmead@gmail.com](mailto:melmead@gmail.com)

**Subject:** Case 2018NHL-002-001

**Message:** I support the overlay applications by Ivy Hall that will allow it to operate a recording studio. As one of the authors of Nashville's Inglewood, we support any ways that the owners can honor the history of this property while finding a current use that helps offset costs in a way that has minimal impact on neighbors. Please approve this application.

**From:** Ivy Hall [<mailto:ivyhallstudio@gmail.com>]

**Sent:** Wednesday, June 27, 2018 4:04 PM

**To:** Planning Commissioners

**Subject:** Fwd: Form Submission - Ivy Hall Studio Email Support - Ivy Hall Studio Support

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

From: **Squarespace** <[no-reply@squarespace.info](mailto:no-reply@squarespace.info)>

Date: Mon, Jun 25, 2018 at 7:46 PM

Subject: Form Submission - Ivy Hall Studio Email Support - Ivy Hall Studio Support  
To: <[ivyhallstudio@gmail.com](mailto:ivyhallstudio@gmail.com)>

**Name:** George Bretz

**Email Address:** [georgebretz958@msn.com](mailto:georgebretz958@msn.com)

**Subject:** Ivy Hall Studio Support

**Message:** This is a wonder historic home that needs the ability to generate additional income to keep it in good condition. There is very adequate property lot size, 1.25 Acres, to support far away and off street parking for the recording studio. This home is on the US National Register of Historic Properties.

**From:** Ivy Hall [<mailto:ivyhallstudio@gmail.com>]

**Sent:** Wednesday, June 27, 2018 4:15 PM

**To:** Planning Commissioners

**Subject:** Case No. 2018NHL-002-001 supporting documents

Here are two later responses to our online survey.

Rachel McCann

**(attachment follows)**

# Ivy Hall Studio Petition

We thank you for your willingness to speak out in support of our proposed home studio. If you are willing to help, please fill out the form below.

Email address \*

jonescry@gmail.com



Where do you live? \*

Inglewood

Greater Nashville

Other

I support the application by the owners of Ivy Hall (Josh Gray and Rachel McCann) for a Neighborhood Landmark Overlay and Historic Landmark Overlay for Ivy Hall. I understand that, in addition to uses permitted under RS7.5, the request would allow use of the property as a recording studio, subject to guidelines and restrictions included in the Neighborhood Landmark development plan. \*

Yes I stand in support of Ivy Hall Studio

First and last name \*

Crystal Hill Jones

Address (this will not be published online) \*

[REDACTED]

Zip code \*

37214

Comments (optional)

We still own our house in Anthony Davis' district and are passionate supporters of preserving Inglewood's history like Ivy Hall!!

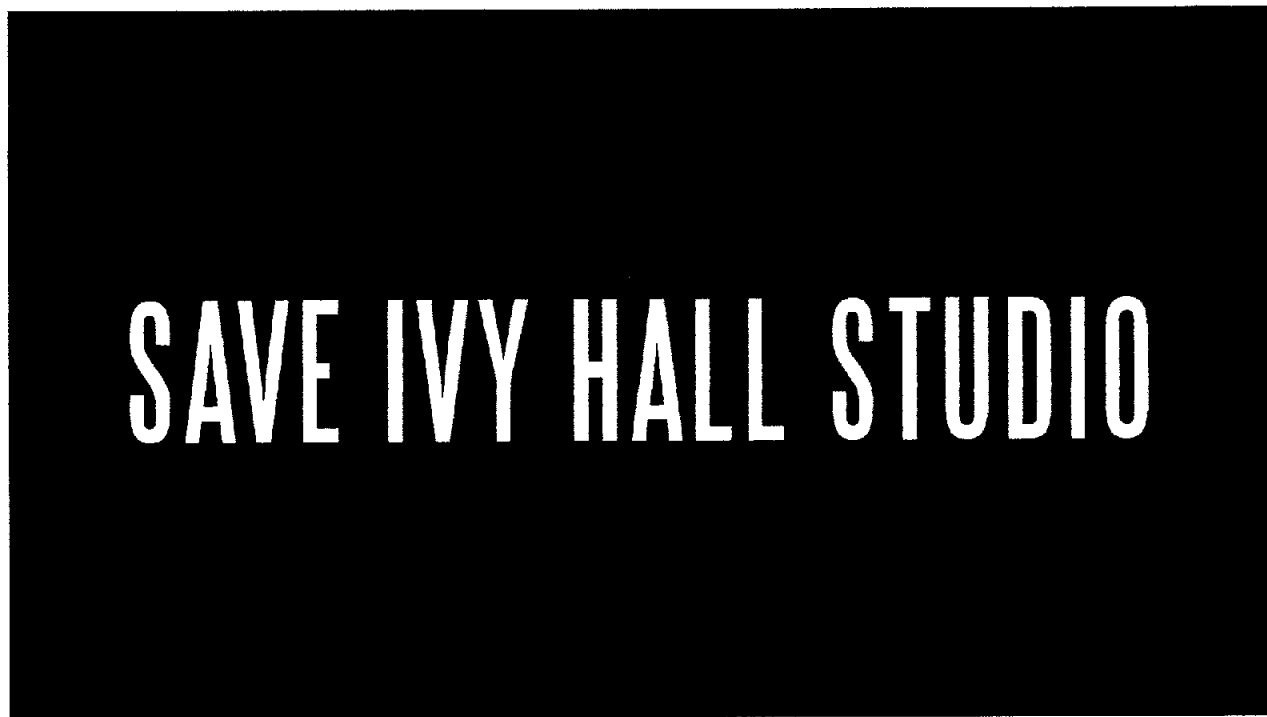
This content is neither created nor endorsed by Google.

# Ivy Hall Studio Petition

We thank you for your willingness to speak out in support of our proposed home studio. If you are willing to help, please fill out the form below.

Email address \*

melmead@gmail.com



Where do you live? \*

Inglewood

Greater Nashville

Other

I support the application by the owners of Ivy Hall (Josh Gray and Rachel McCann) for a Neighborhood Landmark Overlay and Historic Landmark Overlay for Ivy Hall. I understand that, in addition to uses permitted under RS7.5, the request would allow use of the property as a recording studio, subject to guidelines and restrictions included in the Neighborhood Landmark development plan. \*

Yes I stand in support of Ivy Hall Studio

First and last name \*

Melanie Meadows

Address (this will not be published online) \*

[REDACTED]

Zip code \*

37214

Comments (optional)

I am a former longtime resident of Inglewood and still own property on Rosebank Ave. I am also an author of the Nashville's Inglewood book.

This content is neither created nor endorsed by Google.



# Ivy Hall Studio Petition

We thank you for your willingness to speak out in support of our proposed home studio. If you are willing to help, please fill out the form below.

Email address \*

jonescry@gmail.com



Where do you live? \*

Inglewood

Greater Nashville

Other

I support the application by the owners of Ivy Hall (Josh Gray and Rachel McCann) for a Neighborhood Landmark Overlay and Historic Landmark Overlay for Ivy Hall. I understand that, in addition to uses permitted under RS7.5, the request would allow use of the property as a recording studio, subject to guidelines and restrictions included in the Neighborhood Landmark development plan. \*

Yes I stand in support of Ivy Hall Studio

First and last name \*

Crystal Hill Jones

Address (this will not be published online) \*

[REDACTED]

Zip code \*

37214

Comments (optional)

We still own our house in Anthony Davis' district and are passionate supporters of preserving Inglewood's history like Ivy Hall!!

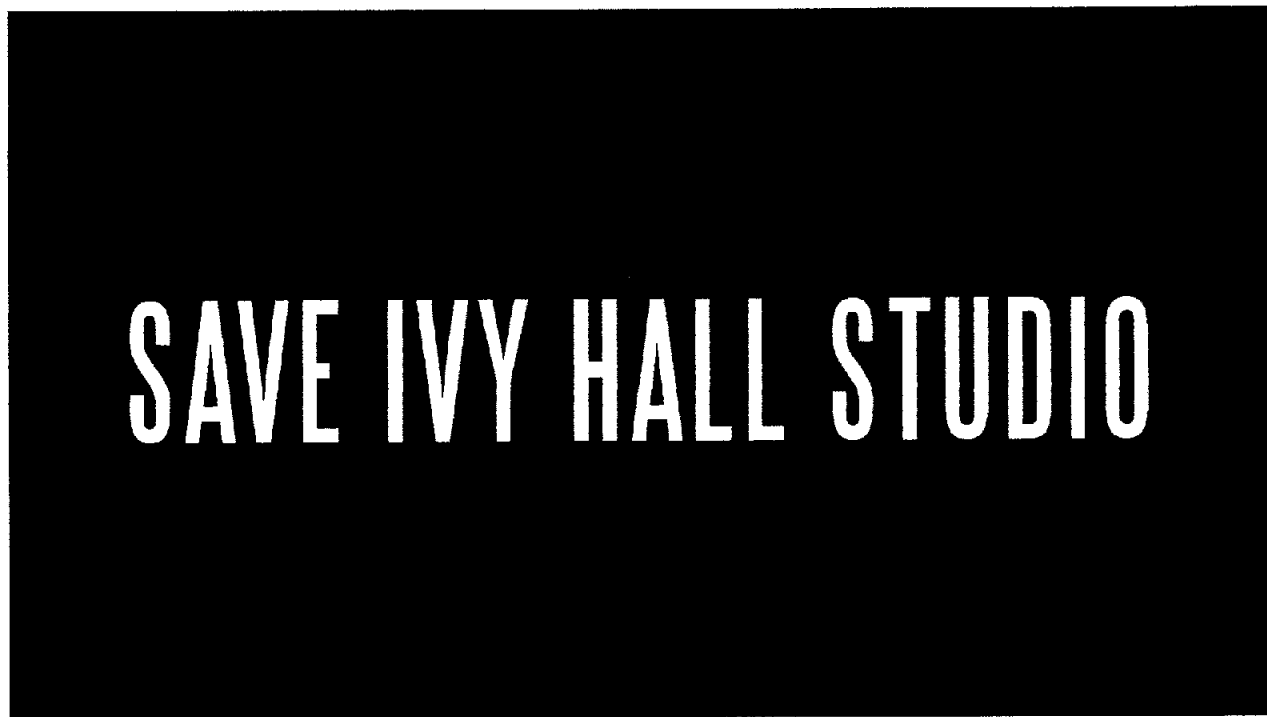
This content is neither created nor endorsed by Google.

# Ivy Hall Studio Petition

We thank you for your willingness to speak out in support of our proposed home studio. If you are willing to help, please fill out the form below.

Email address \*

melmead@gmail.com



Where do you live? \*

Inglewood

Greater Nashville

Other

I support the application by the owners of Ivy Hall (Josh Gray and Rachel McCann) for a Neighborhood Landmark Overlay and Historic Landmark Overlay for Ivy Hall. I understand that, in addition to uses permitted under RS7.5, the request would allow use of the property as a recording studio, subject to guidelines and restrictions included in the Neighborhood Landmark development plan. \*

Yes I stand in support of Ivy Hall Studio

First and last name \*

Melanie Meadows

Address (this will not be published online) \*

[REDACTED]

Zip code \*

37214

Comments (optional)

I am a former longtime resident of Inglewood and still own property on Rosebank Ave. I am also an author of the Nashville's Inglewood book.

This content is neither created nor endorsed by Google.

**From:** Evelynmariehale [mailto:ehale@comcast.net]  
**Sent:** Wednesday, June 27, 2018 1:08 PM  
**To:** Planning Commissioners  
**Cc:** Davis, Anthony (Council Member); Mary Johnston  
**Subject:** Ivy Hall Items 7a/b, Ivy Hall Historic Landmark Overlay/Ivy Hall Neighborhood Landmark & Development Plan

Please see the attached letter regarding Ivy Hall applications.

Evelyn Hale

1209 Greenfield Avenue

Nashville, TN 37216

**(attachment follows)**

To: Members of the Metropolitan Planning Commission  
From: Evelyn Hale, resident of Inglewood Place Neighborhood Conservation Overlay  
Date: June 26, 2018  
Re: Application to apply Neighborhood Landmark Overlay District on property located at  
1431 Shelton Avenue

To Whom it might concern:

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

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

I feel that there are underlying reasons for this application and that the owners have plans for the use of the property that do not meet the guidelines set forth in the Inglewood Place Conservation Overlay Guidelines. In an effort to justify the zoning change that will permit the owners to operate a commercial business in the home, it was cited that each of the previous owners operated businesses in the home. I am aware that many homeowners in the neighborhood have a home office; that is quite different from operating a commercial business that serves clients/customers coming into the home. Therefore, I ask that you vote to deny the application for Neighborhood Landmark Overlay for 1431 Shelton Avenue.

Thank you for your consideration

Evelyn Hale  
1209 Greenfield Avenue  
Nashville, TN 37216

Sent from [Mail](#) for Windows 10

**From:** Mary Johnston [mailto:maryjohnston@comcast.net]  
**Sent:** Thursday, June 28, 2018 11:54 AM  
**To:** Planning Commissioners  
**Cc:** Davis, Anthony (Council Member)  
**Subject:** Ivy Hall request for Neighborhood Landmark District Overlay

To: Members of the Metropolitan Planning Commission  
From: Mary Johnston, Resident of Inglewood Place Neighborhood Conservation Overlay  
Date: June 27, 2018  
Re: Application on property located at 1431 Shelton Avenue –  
7a. 2018HL-002-001 IVY HALL HISTORIC LANDMARK OVERLAY and  
7b. 2018NHL-002-001 & 2018NHL-002-002 IVY HALL NEIGHBORHOOD LANDMARK & DEVELOPMENT  
PLAN

Dear Planning Commissioners:

Please reject this application for a Neighborhood Landmark District Overlay. It is unnecessary. It violates current zoning ordinances. If they cannot afford the house, they surely can figure out a way to maintain it without abusing the rest of the neighborhood. I don't know of other neighbors operating a commercial business in their homes. I want this to remain a residential neighborhood.

Thank you

Mary Johnston

From: Rebecca Freeman [mailto:rebeccafreeman49@gmail.com]  
Sent: Thursday, June 28, 2018 11:07 AM  
To: Planning Commissioners  
Cc: Davis, Anthony (Council Member)  
Subject: Neighborhood Landmark Overlay and Development Plan for 1431 Shelton, a.k.a. Ivy Hall 2018 NHL-002-001 and 2018NHL-002-002

Dear Commissioners:

Please disapprove this proposed neighborhood landmark overlay and its development plan.

The protection argument for the overlay is weak. The site is located within a neighborhood conservation overlay and is protected from demolition or destruction. As a part of the overlay the house cannot be destroyed or demolished without proper approval and permits through historic zoning.

Adoption of this overlay and the accompany development plan would set a bad precedent for commercial intrusion in a residential neighborhood. It's another crack in the protective wall of zoning for our neighborhood and others facing similar requests.

I submit that the real reason for these requests, as acknowledged by the owner's representative and a historic commission representative, is to allow an income stream from commercial use of the property. Other means exist for the homeowners to pay for the home upkeep. And, if they argue that they can't afford the handsome house, they could sell it. The neighborhood and the city is not obligated to finance their lifestyle.

There has been extensive work done on the house to install a music studio. Codes has sent two letters requiring abatement of its use as a studio and seeking an interior inspection. As of last week, that inspection had not been granted. In my opinion this application as a way for the homeowners to avoid compliance with codes ordinances.

Codes and Fire ordinances, among other statutes, are designed to protect the entire community. Our community has a right to insist on that protection. We ask this Commission not to reward noncompliance with a quick legitimization of their music income stream.

Furthermore, the accompany development plan is lacking. Several specific protections are not included.

For these reasons, I ask that the commission turn down this overlay and its development plan.



Rebecca Freeman  
Council District 7  
1304 McChensey Ave.  
Nashville, TN 37216  
(615) 428-9667

**From:** Matthew Bond [mailto:matthewjbond@hotmail.com]  
**Sent:** Thursday, June 28, 2018 10:14 AM  
**To:** Planning Commissioners  
**Cc:** Davis, Anthony (Council Member)  
**Subject:** Please vote NO on the Neighborhood Landmark Overlay & Development Plan for Ivy Hall (2018NHL-002-001 & 2018NHL-002-002)

To the Planning Commission:

I write to ask you to deny the application for a Neighborhood Landmark Overlay and a Neighborhood landmark Development Plan for 1431 Shelton Avenue, commonly known as Ivy Hall. (Case 2018NHL-002-001 & 2018NHL-002-002).

This application exists for one reason and one reason only, and it is not the unique features and beauty of Ivy Hall. No, the reason that the owners of Ivy Hall want this overlay can be found at the bottom of the first page of the application: 1400 square feet (one-third of Ivy Hall) to be used as commercial multimedia production studio.

Three years ago, I, alongside many of my neighbors, worked and were granted a Conservation Overlay for this neighborhood. A Neighborhood Landmark Overlay does nothing to protect Ivy Hall any further than we already protected it and the other unique and beautiful houses in Inglewood Place. All this overlay does is grant its owners the chance to use Ivy Hall as Ivy Hall Studio.

The Planning Department has approved this Neighborhood Landmark Development Plan "with conditions", but the conditions are scanty, and the owners have, for years, ignored all of Nashville's regulations. The owners of Ivy Hall began turning the basement into a commercial multi-media production studio in 2015. They put up walls. They re-wired much of the basement. They put in a small half-bathroom. However, they applied for no permits for any of this work. Thus, none of it has been inspected.

Ivy Hall has been used as a professional recording studio for two years to groups as large as eleven members. It has done so apparently without a fire inspection nor adequate escape routes and no disability access. And, of course, Ivy Hall Studio doesn't seem to have a business license.

Even as a business, Ivy Hall Studio falls down—but, of course, it should never have been a business in the first place.

The Planning Department has approved this Development Plan, but has anyone from Planning visited Ivy Hall Studio? Did anyone from Planning look at the lack of permits and inspections? The Planning Department has "approved" this business, but has anyone from Planning done the due diligence even to examine the business?

If not, then this Development Plan is not yet ready for a hearing. The Planning Department seems to have taken the word of the owners of Ivy Hall as sufficient, but, if so, then that trust has been sorely misplaced, since these owners have shown no respect for the neighborhood (they evinced no support for the Neighborhood Conservation Overlay that protects Ivy Hall far better than a Neighborhood Landmark Overlay would) and no respect for the regulations & ordinances of Nashville. When a complaint was filed and the Codes Department, this past January, told them that a commercial multi-media recording studio was an unpermitted use of Residential property, Ivy Hall Studio continued doing business. (See attachment #1.). Many of their letters of support are from people who have done business at Ivy Hall Studio—or are employed by Ivy Hall Studio. (See attachment #2.)

This kind of bad faith and duplicity should not be rewarded. No neighborhood deserves a Landmark of Bad Faith in its midst. The justification for the Development Plan is "as a means of preserving the property". In other words, for a property's owners to apply for a Development Plan is to state that, without it, they could not maintain the property. If that is so, then the Planning Department, before approving a "Development" that permanently changes the nature of the neighborhood, needs to investigate these financial claims.

This Development Plan implies that the owners of Ivy Hall made a mistake in buying it, that they do not have the financial resources to maintain the property. In other words, that, because of this error in judgment, the property is at great risk—and is, in a sense, too big to fail, so we must bail it out.

In this case, that is hogwash. Within a year of buying Ivy Hall, its owners received a short-term rental permit, and Ivy Hall began making money.

Apparently feeling flush, Ivy Hall's owners, a few months later, bought a second house in Inglewood (1216 Greenfield Avenue) and soon turned it into an investor-owned short-term rental. While they were transforming much of Ivy Hall into Ivy Hall Studio, the owners of Ivy Hall also bought a 37-foot catamaran. (See attachment #3.) These cost between \$200,000 & \$250,000.

I am not faulting the owners of Ivy Hall for any of these purchases, and though one could probably find more data to demonstrate that they are comfortably well-off folks, my point is that there is insufficient evidence that the current owners of Ivy Hall need this additional, commercial use of the property as a multi-media recording studio in order to keep Ivy Hall from falling down. And if they do need another "revenue stream", as their designer calls the Development Plan--well, they have a few things that they can sell, don't they?

Personally, I find it distasteful when the financially comfortable cry poorhouse, and I am definitely disinclined to give them more money.

Since financial considerations are Planning's justification for a Neighborhood Landmark Development Plan, did the Planning Department look thoroughly into these financial matters before approving a permanent change in our Residential neighborhood?

Finally, I see that you have been inundated with 96 pages of documents under the heading "Save Our Studio" (although how one saves something that is not supposed to exist in the first place is a mystery to me). I read through them yesterday evening, and I sympathize with anyone else who does so. Awesome as the "support" looks at first, when one reads these pages, one finds that a very large percentage of the support comes from people who are not neighbors--in many cases, do not live anywhere close to Inglewood Place. One finds that names are rampantly duplicated and that there are multiple letters from the same person: the Realtor who represented the current owners in the purchase of Ivy Hall (she lives in Hendersonville and may have encouraged too strongly in thinking that a commercial use of Ivy Hall would be no problem). One finds that much of the support is from people who have a financial interest with Ivy Hall Studio. And one finds that much of the rest of the support is predicated on "the right to have a home studio".

No one denies that right, but Ivy Hall Studio is NOT a home studio. It is a commercial multi-media production studio used to make money in a house in the heart of a Residential neighborhood. And if the owners and their supporters feel the need to call it a home studio, perhaps it is because calling it what it is weakens their argument. It does.

For all these reasons, please vote NO on this application for a Neighborhood

Landmark Overlay and the Neighborhood Landmark Development Plan. They offer no more protection than Ivy Hall currently enjoys under the Neighborhood Conservation Overlay, but they would license the turning of this beautiful Edwin Keeble estate into the commercial Ivy Hall Studios, where, in April, one recent client announced that she was going to "rock the f out of the place".

Matthew Bond  
3519 Golf Street, 37216

**(attachments follow)**



**sarahcello** • Follow  
Inglewood, Tennessee

**sarahcello** Besides the stage, there's no place I'd rather be than in the studio making records. We've been rocking the f out here at @ivyhallstudio and I can't wait to share this rock and roll with you!

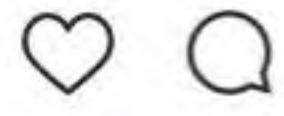
....  
#cello #cellos #musicproduction  
#photooftheday #coda #producer #newmusic  
#music #women #womeninmusic #behappy  
#feelgood #wearehere #bow #purple  
#purplehair #nashville #patreon #pop #soul  
#rockandroll #scmakesarecord2018  
#eastnashville #thursday #bt

**blueguitarman** That place is Amazing! Can't wait to hear it....

**bobbyjofowler** Cute picture!

**sarahcello** @bobbyjofowler thank you 💜

**sarahcello** @blueguitarman it really is quite special! Can't wait to share the music with ya



116 likes

APRIL 19



**Josh Gray** April 12 · 🌐

We safely delivered Polyphony to her new home home at Charleston City Marina at 4:30 yesterday afternoon. Looking forward to many more journeys with her.

👍 Like    💬 Comment    ➦ Share

👍❤️😄 67

**Michael Horn** She is beautiful, is she yours?  
Like · Reply · 10w · Edited    👍 1

**Josh Gray** Yes  
Like · Reply · 10w

**Michael Horn** Pretty cool, what brand is she, what kind of diesels?  
Like · Reply · 10w    👍 1

➦ View more replies

Write a reply... 😊 📷 GIF 🗨️

**PaPa D. Danuell** Fine Sailboat

Write a comment... 😊 📷 GIF 🗨️



Eric Loomis • 3rd

Studio Manager / Engineer at Ivy Hall Studio

Nashville, Tennessee

Connect

- Tyminski
- CU Denver
- See contact info
- 319 connections

• An accomplished, educated audio engineer experienced in working with professional musicians who demand an audiophile-grade listening experience both on stage and in the studio; • Confident, yet humble work / life attitude, skilled at adapting to a variety of environments, ensuring a harmonious prof...

Eight of the best live sound engineers in Denver

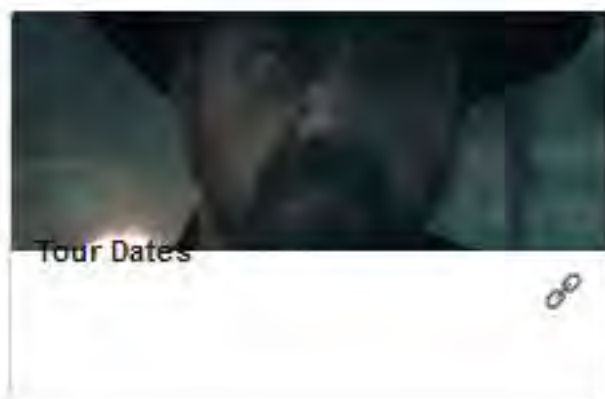
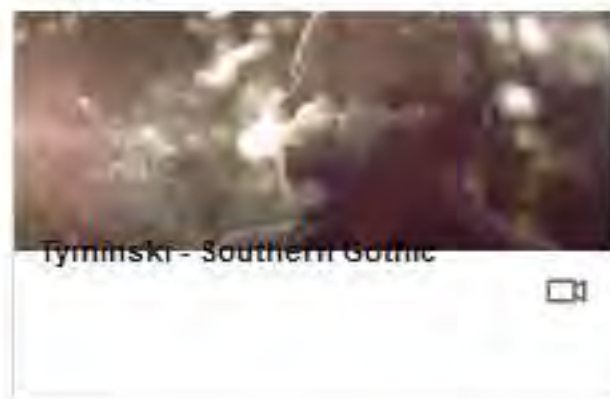
Show more

Highlights

Experience

**FOH Engineer**  
Tyminski  
Oct 2017 – Present • 9 mos  
Nashville, TN

Media (2)



**Studio Manager / Engineer**  
Ivy Hall Studio  
Sep 2016 – Present • 1 yr 10 mos  
Nashville, TN

Promoted

- Work in Marketing?**  
Add an Ivy League Marketing Cert to Your Resume in 12 Weeks. Apply Now!
- 3D Simulation Developers**  
Custom built 3D Training Simulations for any subject! Contact us today!
- NYC Office Address \$29/mo**  
5th Ave Address. Receive mail and packages. Walk-in to pick up or we forward.

People Also Viewed

- Lee Pepper**  
CEO @ RRS Audio Productions Inc.
- Ken Newman** • 3rd  
FOH Engineer at Barry Manilow 2018, A1 at various corporate events
- Tim "Quake" Mark** • 3rd  
Production Manager at Slash feat. Myles Kennedy & the Conspirators
- Lee Fields** • 3rd  
Co-Founder at MxU
- David Payne** • 3rd  
FOH Engineer
- Stephen Bartlett** • 3rd  
CEO & Co-Founder of The Audio Hunt, Audio Engineer
- Chuck Wehmeyer** • 3rd  
Owner - Independent Audio Engineer with Gear at Chuck Wehmeyer - Entertainment Professional
- John Cuniberti** • 3rd  
at JohnCuniberti.com
- Chris Marinaccio**  
Freelance FOH/Monitor Engineer
- Zach Larsen**  
COO, AFPC-Inc

Learn the skills Eric has

- Learning Modular Synthesis**  
Viewers: 4,099
- Fundamentals of Pro Audio Equipment**  
Viewers: 5,372
- Drum Mixing: Techniques**  
Viewers: 34,602

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

**From:** Lydia Herbison [mailto:[lydiaherbison@yahoo.com](mailto:lydiaherbison@yahoo.com)]  
**Sent:** Thursday, June 28, 2018 11:34 AM  
**To:** Planning Commissioners  
**Cc:** Davis, Anthony (Council Member)  
**Subject:** Proposed Neighborhood Landmark Overlay for 1431 Shelton Ave.

Good afternoon,

My name is Lydia Herbison, and I reside on McChesney Ave., near Shelton Ave. I am writing to ask you to oppose the proposed neighborhood landmark overlay for 1431 Shelton Ave, and its development plan. It is clear that the sole purpose of the proposed overlay is to permit the owners to continue using the house as a music studio, and additional source of income. We do not need our residential neighborhood to become commercialized for the benefit of one party's profits, and furthermore, the house does not need the protection of a neighborhood landmark overlay because it is already protected as a part of the existing conservation overlay.

Thank you for your time and consideration,

Lydia A. Herbison  
1304 McChesney Ave.  
Nashville, TN 37216  
(615) 457-7509

**From:** Ivy Hall [mailto:[ivyhallstudio@gmail.com](mailto:ivyhallstudio@gmail.com)]  
**Sent:** Thursday, June 28, 2018 10:56 AM  
**To:** Planning Commissioners  
**Subject:** Case 2018NHL-002-001

Here is one more petition signature for 1431 Shelton Avenue, Ivy Hall.

Rachel McCann

**(attachment follows)**

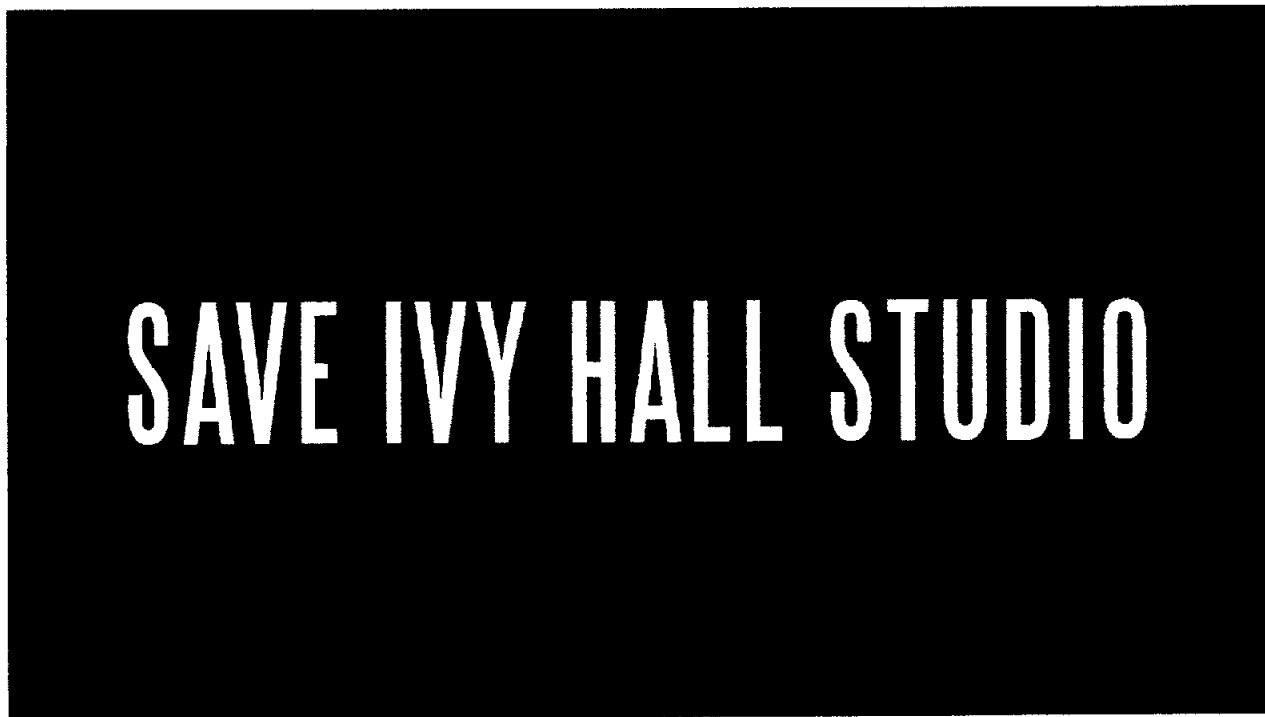


# Ivy Hall Studio Petition

We thank you for your willingness to speak out in support of our proposed home studio. If you are willing to help, please fill out the form below.

Email address \*

gregoryjohng@gmail.com



Where do you live? \*

Inglewood

Greater Nashville

Other

I support the application by the owners of Ivy Hall (Josh Gray and Rachel McCann) for a Neighborhood Landmark Overlay and Historic Landmark Overlay for Ivy Hall. I understand that, in addition to uses permitted under RS7.5, the request would allow use of the property as a recording studio, subject to guidelines and restrictions included in the Neighborhood Landmark development plan. \*

Yes I stand in support of Ivy Hall Studio

First and last name \*

John Gregory

Address (this will not be published online) \*

[REDACTED]

Zip code \*

37216

Comments (optional)

This content is neither created nor endorsed by Google.

**From:** Carey Rogers [mailto:careyrogers@comcast.net]

**Sent:** Thursday, June 28, 2018 9:42 AM

**To:** Planning Commissioners

**Subject:** 2018NHL-002-001 & 2018NHL-002-002 IVY HALL NEIGHBORHOOD LANDMARK & DEVELOPMENT PLAN

Commissioners

Please remove items 7a and 7b, 2018HL-002-001 and 2108NHL-002-001 & 2018NHL-002-002 from the Consent Agenda on June 28, 2018.

I am writing in opposition to the request for a Neighborhood Landmark Overlay District by the owners of Ivy Hall at 1431 Shelton Avenue.

My house was built in 1930 and is protected by a conservation overlay approved by the commission and council after much hard work by the residents. 1431 Shelton is protected by the same zoning.

This is an attempt to permit commercial activity in a residential neighborhood rather than protect a historic property.

The owners have already demonstrated they will not follow the law if it interferes with their business. They should not be rewarded with this zoning change.

I have lived in Inglewood for over 30 years and this is a residential neighborhood. Ivy Hall has been there the entire time without commercial activity.

This kind of activity would not be allowed in Belle Meade so why in Inglewood?

Please remove this item from the consent agenda and vote against the request.

Carey Rogers  
1310 Howard Avenue

**From:** Adam Forgacs [mailto:foragacs74@outlook.com]  
**Sent:** Thursday, June 28, 2018 11:38 AM  
**To:** Planning Commissioners; Davis, Anthony (Council Member)  
**Subject:** Writing in Support of the neighborhood and historical overlay for Ivy Hall

Good day Ladies and Gentleman,

I am writing you today to voice my support for Ivy Hall and the planned overlays for this beautiful home.

My main reason, out of many and one I think is the most pertinent. The adjacent neighbors to Ivy Hall have shown their avid support for these plans. I have been to both community meetings and have spoken with the adjacent neighbors and other neighbors of the Inglewood community. The vast majority agree this is a fitting way to help preserve Ivy Hall in the context of being Music City.

Please vote to approve the overlays that are being asked for Ivy Hall.

Thank you for your time and support to our communities.

Adam Forgacs

2536 McGinnis Dr

37216

Get [Outlook for Android](#)

**From:** howardhale@comcast.net [mailto:howardhale@comcast.net]  
**Sent:** Wednesday, June 27, 2018 11:06 PM  
**To:** Planning Commissioners  
**Cc:** Davis, Anthony (Council Member); 'Mary Johnston'; 'Matthew Bond'; Evelyn Hale  
**Subject:** 2018NHL-002-001 & 2018NHL-002-002 IVY HALL NEIGHBORHOOD LANDMARK & DEVELOPMENT PLAN

Planning/Zoning

Please see attached letter opposing this change.

Thanks

*Howard L. Hale*

1209 Greenfield Ave.

Nashville, TN 37216-2710

Fax 615-612-4413

Cell 615-804-1000

[howardhale@comcast.net](mailto:howardhale@comcast.net)

**(attachment follows)**

To: Members of the Metropolitan Planning Commission  
From: Howard L. Hale, resident of Inglewood Place Neighborhood Conservation Overlay  
Date: June 27, 2018  
Re: Application on property located at 1431 Shelton Avenue –  
7a. 2018HL-002-001 IVY HALL HISTORIC LANDMARK OVERLAY

7b. 2018NHL-002-001 & 2018NHL-002-002 IVY HALL NEIGHBORHOOD LANDMARK &  
DEVELOPMENT PLAN

To Whom it might concern:

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

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

I feel that there are underlying reasons for this application and that the owners have plans for the use of the property that do not meet the guidelines set forth in the Inglewood Place Conservation Overlay Guidelines. The owner wants to justify the zoning change that will permit the owners to operate a commercial business that serves clients/customers coming into the home.

I ask that you vote to deny the application for Neighborhood Landmark Overlay for 1431 Shelton Avenue.

Thank you for your consideration

Howard L. Hale  
1209 Greenfield Avenue  
Nashville, TN 37216

## Items 8a/b, Bellevue Community Plan Amendment/Security Central Storage

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

From: Mary Hixon [mailto:m\_hixon1@bellsouth.net]  
Sent: Wednesday, June 27, 2018 10:17 PM  
To: Planning Commissioners  
Cc: Sanders, Dara (Planning); Henderson, Angie (Council Member)  
Subject: Rezoning Request-Hicks property Behind Aldi's on Hwy 70s

I am a long time Bellevue resident of the Windsor Terrace Condos not far from the Bellevue area that includes the Hicks property behind Aldi's and next to Coronado where there is a request for a change in zoning from residential to commercial to build a 600 unit, 38 ft tall storage facility. I strongly oppose this structure for Bellevue. With the new One Bellevue Place center we want to improve the Bellevue community and not do what has been done in the past with past council persons....to allow anything and everything to be built here. Tired of that kind of representation and we want to make this a better place and not continue down the old path. I think the high school being built here and now the new commercial center that it is time to stop apartments and maybe even condos and types of structures like this proposal and focus on homes, families and property values. Traffic is already getting bad for the Hwy 70s corridor, especially from the Hwy70s/Hwy 100 split through the Old Hickory Blvd. intersection and on past One Bellevue Place. It is already terribly difficult to enter Hwy 70s from the Aldi and Sleepfitter Mattress store parking lots given their proximity to other entrances to 70s from businesses just a matter of a few hundred feet down from there (Five Guys, Bank of America, Kroger) etc. Again, I want to emphasize my strong opposition to this rezoning request.

Thank you for consideration of my thoughts in regard to my opposition to this rezoning request. I strongly urge you to preserve some of the beauty and intimacy of the Bellevue community and deny this request.

Mary Hixon  
231 Windsor Terrace Drive  
Nashville, TN 37221

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

From: Lisa DiScenza [mailto:lkdiscenza@aol.com]

Sent: Wednesday, June 27, 2018 5:32 PM

To: Planning Commissioners

Cc: Sanders, Dara (Planning); Henderson, Angie (Council Member)

Subject: Re: rezoning of Hicks property from residential to commercial

Members of the Planning Commission:

I am a resident of a Bellevue in Windsor Terrace and am very concerned about changing the zoning to allow the very large and tall storage facilities to be built behind Aldis. There are already two storage facilities located nearby but most importantly, we are very concerned about the rapid commercial growth which is changing the beauty of Bellevue.

The proposed rendering is unsightly and I am asking that you please keep the zoning residential as it is now. Change and growth is good but it is very important that it is the kind of change and growth that Bellevue residents that live close to this, actually want.

No one that I have spoken to in our community wants this and are, in fact, heartsick that it could be built.

Please vote no to rezoning this property.

Thank you,  
Lisa DiScenza

Sent from my iPad



## Items 10a/b, Donelson-Hermitage-Old Hickory Community Plan Amendment/Rayon City Townhomes

**From:** Ronald Wise [mailto:ron@wisemanufacturing.com]

**Sent:** Thursday, June 28, 2018 11:42 AM

**To:** Planning Commissioners

**Subject:** Consent Agenda Items 06-28-18

Dear Sirs,

I request that items 10a and 10b on the Consent Agenda of the June 28, 2018 Metropolitan Planning Commission Meeting be removed and a public hearing be allowed to protest these two items.

10a. 2018CP-014-004 Donelson-Hermitage-Old Hickory Community Plan Amendment

10b. 2012SP-016-002 Rayon City Townhomes SP

I will be in attendance at today's meeting.

Thank you,

Ron Wise

President

**WISE Manufacturing, Inc.**

645 Old Hickory Blvd.

Old Hickory, TN 37138

Tel.: (615) 847-2919 Ext. 22

Cell: (615) 330-2480

Fax: (615) 847-2425

E-mail: [ron@wisemanufacturing.com](mailto:ron@wisemanufacturing.com)

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**From:** Ricky Wallace [mailto:RWallace@gdhoffman.com]

**Sent:** Thursday, June 28, 2018 11:26 AM

**To:** Planning Commissioners; Hagar, Larry (Council Member)

**Cc:** Burse, Gene (Planning); Kevin Hoffman

**Subject:** Amend SP Case Number. 2012SP-016-002 / MPC Case No.2018CP-014-004

Please find attached a letter of great concerns regarding the proposed rezoning of the property adjacent to 935 Industrial Drive, Old Hickory, TN. Please know I, along with other business representatives of the affected area, will be attending the rezoning hearing today and will be doing so in complete opposition to the rezoning. We would like to get on the speaking list to voice our concerns aloud and show unified opposition to this.

Please confirm receipt of this email.

Again please add my name to the speaking list.

Sincerely,

*Ricky Wallace*

Tennessee Operations Manager

**G&D Trucking, Inc. / Hoffman Transportation, LLC**

935 Industrial Drive

Old Hickory, TN 37138

Direct: (815) 290-3099 | Cell: (815) 228-5027 | Direct Fax: (615) 847-3733 | Main Office  
Phone: (815) 424-0166

**(attachment follows)**



June 27, 2018

Metro Planning Department  
800 2<sup>nd</sup> Avenue South  
P.O. Box 196300  
Nashville, TN 37219-6300

Via Email to [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov) and fax to (615) 862-7130

Cc: Mr. Gene Burse  
Via Email to [gene.burse@nashville.gov](mailto:gene.burse@nashville.gov)

RE: Case Nos. 2018CP-014-004 and 2012SP-016-002  
Subject Property Address: 915 and 921 Robinson Road, Old Hickory, Tennessee  
Our Property: 935 Industrial Drive, Old Hickory, Tennessee

Dear Commissioners:

My name is Kevin Hoffman. I am the manager and owner of Hoffman Transportation I, LLC, which is the record owner of the industrial property located at 935 Industrial Drive, which is located north/northwesterly of the Subject Property. Since we purchased our property in 2011, Hoffman Transportation has operated a transloading facility from that location. The property east and southwest of our property is also used for industrial purposes. The portions of Industrial Drive adjacent to our property and the Subject Property are owned by various property owners within the industrial development. There are easements over the areas within the roadway for ingress and egress, as well as roadway maintenance obligations, all of which contemplated use in connection with "business operations" of the land. It is not clear whether any portion of Industrial Drive would need to be used in connection with the proposed development nor what impact the proposed development would have on Industrial Drive. Certainly, if any portion of the road is intended to be used in connection with the proposed development, agreement needs to be reached with the owners of the roadway for this type of use.

Our facility manager attended the community meeting and expressed our concerns with changing the industrial zoning of the Property to permit residential development with such a close proximity to existing industrial uses. He emphasized that our operations are 24 hours a day and, of course, involve trucks coming and going from our facility during those hours. Based on a review of the propose site plan, there appears to be little or no transitional areas between the

residential development and the existing industrial uses. Our concern is that the proximity of the proposed residential development to existing industrial development along Industrial Drive will lead to complaints about typical industrial activities, whether that be truck movements, noises, odors or hours of operation. The potential for increased pedestrian activities along Industrial Drive is certainly something that is not supported by the exiting industrial users along Industrial Drive.

It would seem that the change from the District Industrial Policy Area is inconsistent with the District Industrial policy which is to maintain, enhance and create industrial districts in appropriate locations. Approval of this application will permit residential development within an existing and developed District Industrial area in a manner inconsistent with the overall policy objective.

Additionally, while we do not believe that the proposed use is appropriate on the Subject Property, as depicted on the site plan, we believe that the proposed plan would need to address buffering in a more significant way. There is minimal area and virtually no buffering of significance between the proposed residential use and the existing industrial uses. Obviously, we are particularly concerned about the proximity of the proposed residential uses to our property. There appears to be a very little distance between the proposed residential Villas and the property line and the proposed buffering appears inadequate, particularly in light of the nature of the industrial uses and the hours of operations of the existing industrial businesses.


We believe that a mutual goal is to support development within the community, be it residential, commercial or industrial. That being said, development has to occur in a manner that will insure that the community's existing industrial base can continue as contemplated. Should the Commission see fit to recommend approval of the proposed project, we would suggest that as a condition of development, the developer be required to record or obtain from each subsequent purchaser, a statement acknowledging that the Subject Property is adjacent to existing industrial development and that the purchaser understands that purchaser is purchasing the property adjacent to industrial development which may entail truck traffic, noise, odors, hours of operation and other impacts customary to industrial uses which may be different that impacts created by residential development.

If you have any questions, please give me a call.

Very truly yours,

Hoffman Transportation, LLC

By: \_\_\_\_\_

  
Kevin Hoffman, its Manager

## Item 15, McKenna Subdivision

**From:** Murphy, Jim [mailto:JMURPHY@bradley.com]  
**Sent:** Wednesday, June 27, 2018 2:55 PM  
**To:** Kempf, Lucy (Planning); Birkeland, Latisha (Planning)  
**Cc:** Clinton A. Smith  
**Subject:** McKanna Subdivision-2018S-084-001

Please see the attached letter on behalf of my client, who is opposed to this subdivision.



**Jim Murphy**

Partner

e: [jmurphy@bradley.com](mailto:jmurphy@bradley.com) w: [bradley.com](http://bradley.com)

d: 615.252.2303 f: 615.252.6303 c: 615.491.7758

Bradley Arant Boult Cummings LLP

Roundabout Plaza, 1600 Division Street, Suite 700  
Nashville, TN 37203

[LinkedIn](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [Blogs](#) | [My Bio](#)

**(attachment follows)**



**James L. Murphy**  
Direct: 615.252.2303  
Facsimile: 615.252.6303  
jmurphy@bradley.com

June 27, 2018

**VIA EMAIL**

Lucy Kempf  
Executive Director  
Metropolitan Nashville/Davidson County  
Planning Department  
800 Second Avenue South  
Nashville, TN 37219-6300

Re: McKanna Subdivision-2018S-084-001

Dear Lucy:

I represent Suzanne E. A. Smith, the owner of the property located as 1400 Tyne Boulevard (Parcel ID 14502009600). Ms. Smith's property is located immediately to the east of the property that is being subdivided by the McKanna Subdivision. Ms. Smith is opposed to this subdivision because it would result in a material increase in the burden on the access easement that encumbers Ms. Smith's property.

James A. McKanna & Vivian A. Casagrande were former owners of the 11.2 acres of property (the "McKanna Property") that included the property now owned by Ms. Smith. Mr. McKanna and Ms. Casagrande recorded a Notice of Declaration and Grant of Private Driveway Easements for Use in Common, which is of record at Instrument No. 20050721-0085036 in the Register's Office for Davidson County, Tennessee (the "Driveway Easement"). The Driveway Easement was amended by the First Amendment to Driveway Easement which is of record at Instrument No. 20160804-0080900 in the Register's Office for Davidson County, Tennessee (the "First Amendment") (the Driveway Easement, as amended by the First Amendment, being hereinafter referred to as the "Driveway Easement"). Copies of the Driveway Easement and the First Amendment are attached.

The Driveway Easement states that it was to provide access to a portion of the McKanna Property that had been leased to R&M Biometrics, Inc., and to other lessees. The Driveway Easement further states that Mr. McKanna and Ms. Casagrande intended to subdivide the portion of the McKanna Property not subject to those leases, and the owners of lots created by such subdivision would be permitted to utilize the driveway located in the Driveway Easement. See Exhibit 1 on page 2 of the Driveway Easement for the portion of the McKanna Property that could utilize the Driveway Easement following such subdivision. The Driveway Easement now encumbers a portion of the property owned by Ms. Smith.

The proposed McKanna Subdivision seeks to subdivide the 5.23 acres which is remainder of the McKanna Property located at 1480 Georgetown Court (Parcel ID 145020A00100CO) (the "Current Parcel") by combining a portion of the Current Parcel with the lot located at 4604 Mountainview Drive (Parcel ID 14502001600) (the "Mountainview Parcel"). A copy of the proposed subdivision plat is

attached. The northernmost boundary of Lot 2 of the proposed McKanna Subdivision would be the right of way of Mountainview Drive and the southernmost boundary would be adjacent to the Driveway Easement.

As shown on the attached marketing materials for the proposed new Lot 2, Mr. McKanna intends to subject the new Lot 2 to the Horizontal Property Act and construct a second dwelling on the lot. The access to this second home would be via the Driveway Easement. Since Lot 2 includes the Mountainview Parcel which was not a part of the McKanna Property when the Driveway Easement was recorded, the use of the Driveway Easement by the owner of Lot 2 would materially increase the burden of the Driveway Easement on Ms. Smith's property.

The law in Tennessee is clear that the owner of an easement "cannot materially increase the burden of it upon the servient estate or impose thereon a new and additional burden." *Adams v. Winnett*, 25 Tenn. App. 276, 156 S.W.2d 353, 357 (1941). "Enlarging an easement to include adjoining tracts does increase the burden." *McCammon v. Meredith*, 830 S.W.2d 577, 580 (1991) "An easement for the benefit of one land cannot be enlarged and extended to other adjoining lands, whether adjoining or distinct tracts, to which no right is attached." *Adams*, 156 S.W.2d at 357.

Since Mr. McKanna cannot materially increase the burden Driveway Easement on Ms. Smith's property, the owner of the second home on Lot 2 would have to obtain access from Mountainview Drive. Access to the second home from Mountainview Drive would be difficult if not impossible due to the existing house located on Lot 2. Therefore the proposed subdivision plat fails to address how vehicular access would be provided from the second home to Mountainview Drive as required by Section 3-4, subsection 2 b of the Subdivision Regulations.<sup>1</sup>

Since the proposed subdivision plat does not comply with the requirements of the Subdivision Regulations, it should be disapproved. In the alternative, Mr. McKanna should be required to show how the second home would obtain access from Mountainview Drive on the proposed plat.

Sincerely,



James L. Murphy III

Enclosures

cc: Clinton and Suzanne E. A. Smith (via email, w/out enclosures)

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<sup>1</sup> Section 3-4, subsection 2 b of the Subdivision Regulations provides as follows:

b. *Frontage for Attached and Detached Single-Family Lots.* Each lot shall have frontage onto a public street or, where permitted, onto a private street, or onto a common open space. Lots that front onto a common open space shall have a pedestrian connection from the front of each residential unit to the sidewalk and shall have vehicular access from an abutting public or private alley, or a shared driveway easement.



**NOTICE OF DECLARATION AND GRANT OF  
PRIVATE DRIVEWAY EASEMENTS  
FOR USE IN COMMON**

for  
1400 Tyne Boulevard, Nashville, Tennessee

Davidson County ESMT  
Recvd: 07/21/05 13:41 8 pgs  
Fees: 42.00 Taxes: 0.00



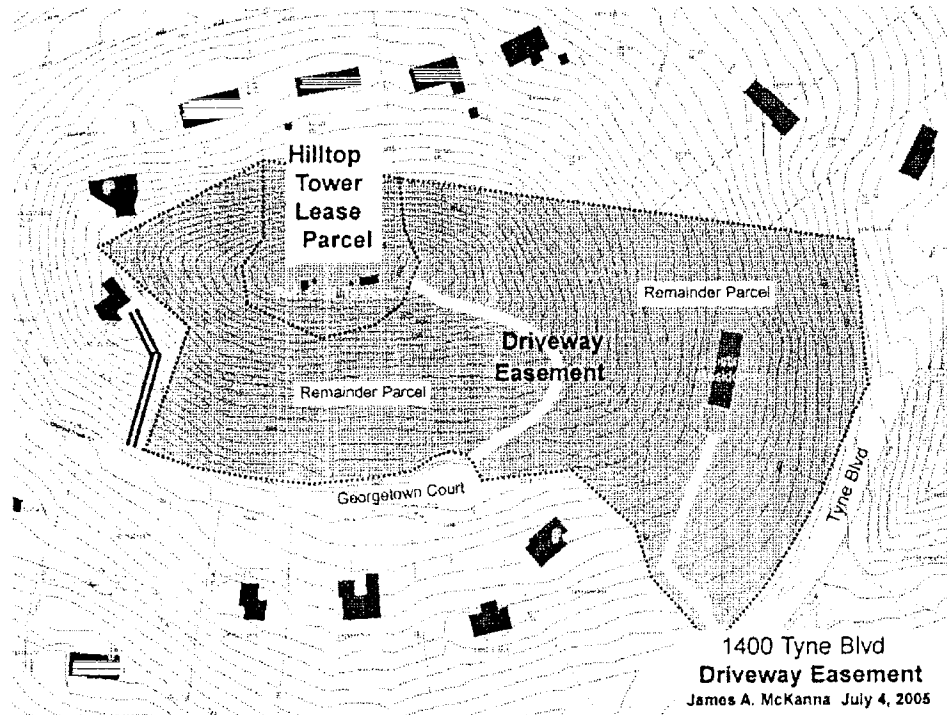
**RECITALS**

- A. James A. McKanna & Vivien A. Casagrande "GRANTORS" are owners of eleven and two-tenths acres of real property known as 1400 Tyne Blvd (recorded with the Register of Deeds, Metro Davidson County, Tennessee, book 5794 page 161) as described in EXHIBIT 1 below.
- B. R&M Biometrics, Inc., a Tennessee Corporation, owns certain rights to lease space for cellular telecommunications equipment (leaseholds) on and around two monopole towers located on a hilltop site in the GRANTORS' property identified above; the hilltop parcel comprises approximately one acre and is designated as "Hilltop Tower Lease Parcel" in EXHIBIT 1. Ingress and egress access to the Hilltop Parcel is provided via an existing driveway running from Georgetown Court to the Hilltop Parcel.
- C. In addition to the leaseholds referenced in paragraph B above, several other lessees have been granted ingress-egress access to hilltop leaseholds via the existing driveway. In the future, access may be granted to additional lessees.
- D. At some time in the future, GRANTORS intend to subdivide the "Remainder Parcel"s identified in EXHIBIT 1, including the possibility of selling lots traversed by the driveway (the servient lots). Future owners of such servient lots in all likelihood will wish to utilize the driveway for access to their building sites and to assert control of the design, construction and maintenance of the driveway on and to their property.
- E. GRANTORS desire to memorialize the ingress-egress access rights via the existing driveway by declaring a common private driveway easement from Georgetown Court to the hilltop parcel, and by granting such easement to R&M Biometrics, Inc., owner of leasehold rights on the hilltop parcel. Such easement shall run with the land of said hilltop parcel and inure to the benefit of owners, lessees, heirs, and assigns thereof. The specifications of the common driveway easement granted to R&M Biometrics, Inc. shall meet or exceed all specifications of easements in prior leases. Conformity for the ingress-egress easement(s) in any future lease(s) will be provided by reference to the present recorded document.
- F. For efficient administration and a clear line of authority while design and construction of the driveway are underway in the initial period of the easment, GRANTORS desire to establish R&M Biometrics, Inc. as the SENIOR GRANTEE having ultimate responsibility for administration and maintenance of the driveway through the construction phase and for three years thereafter.
- G. GRANTORS desire to specify an EASEMENT ASSOCIATION that will provide an ADMINISTRATIVE STRUCTURE to coordinate rights and responsibilities of present and future GRANTEES in the design, construction and maintenance of the driveway, and to allocate, assess, collect and disburse the costs associated therewith. Subject to the terms and conditions specified in this document, the ASSOCIATION will assume control of the EASEMENT after the three year term of R&M Biometrics, Inc. as SENIOR GRANTEE expires.

NOW, THEREFORE, James A. McKanna & Vivien A. Casagrande (GRANTORS) hereby declare as follows:

- 1. a Common Private Driveway Easement is created running from the cul-de-sac of Georgetown Court to the hilltop parcel; rights of ingress and egress over this EASEMENT are granted specifically to the owners of the hilltop parcel and its leaseholds, and shall run with the land.
- 2. R&M Biometrics, Inc., senior owner of leasehold rights on the hilltop parcel, is granted seniority rights and responsibilities regarding the EASEMENT as enumerated below, and is designated SENIOR GRANTEE
- 3. future OWNERS of servient properties subdivided and sold in the future will be granted ingress-egress access via the Common Private Driveway Easement by reference to the present document in their Deeds.

1 *JK*



**EXHIBIT 1. Driveway Easement 1400 Tyne Blvd.**

**I. Physical Description of the EASEMENT**

The owners of the "Hilltop Tower Lease Parcel" shown in EXHIBIT 1 above and its leaseholds shall have the right to use the Driveway Easement as depicted in EXHIBIT 1 and specified in EXHIBIT 2 in common for both vehicular and pedestrian traffic for the purpose of ingress and egress between their holdings and the cul-de-sac of Georgetown Court.

**A. the Dominant Estate and Servient Property**

The EASEMENT is granted to dominant estate consisting of the hilltop parcel comprising approximately one acre designated as "Hilltop Tower Lease Parcel" in EXHIBIT 1 above, to the leasehold rights of R&M Biometrics, Inc. thereon, and to the owners thereof. The EASEMENT shall be deemed to run with the land, to bind and inure to the benefit of not only the GRANTORS and present owners of the dominant estate but also to their successors, grantees, purchasers, licensees, heirs, legal representatives and assigns.

The servient property includes approximately 10.2 acres designated as "Remainder Parcel". The EASEMENT shall bind and inure to the benefit of the present owner of the servient property, as well as any future successors, grantees, purchasers, licensees, heirs, legal representatives and assigns thereof.

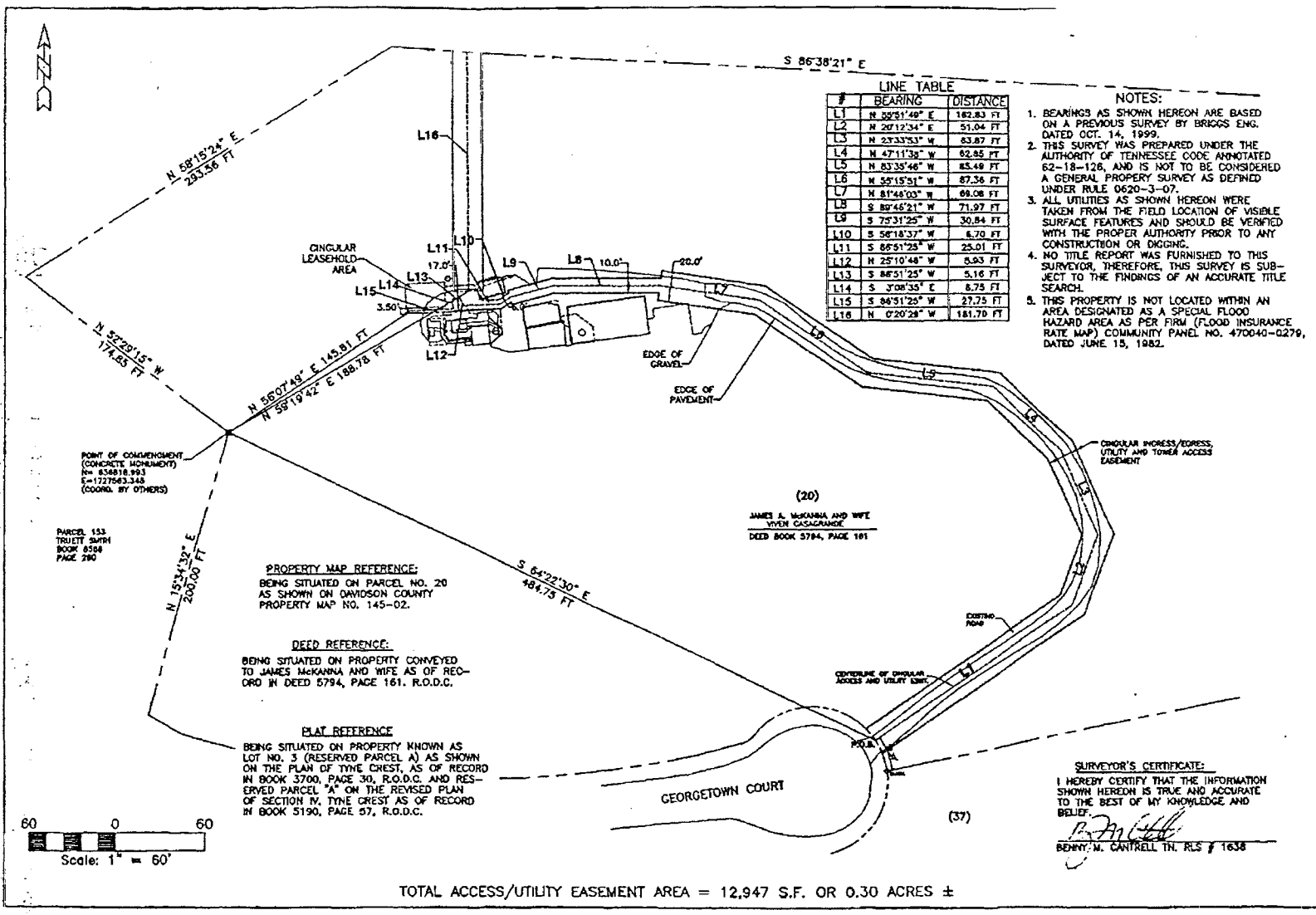
**B. the Driveway Easement**

The plat in EXHIBIT 2 depicts an easement granted to Cingular Wireless in 2003 based on a survey defining the centerline of the existing driveway as defined by lines #1-7 on the plat shown in EXHIBIT 2, and describing a twenty foot wide easement as ten feet to either side of the centerline.

The Common Private Driveway Easement defined herewith follows the existing driveway but is wider to accommodate the anticipated elegance of future residences on the servient properties. The present EASEMENT is property thirty-five feet wide, located (with respect to the center line of the existing driveway) as ten feet to the convex north and east aspects of the line and twenty-five feet to the concave south and west aspects of the line. In other words, the EASEMENT reserves room for widening the present driveway on its concave aspect to the south and west.

**EXHIBIT 2. Plat and Centerline Calls: Driveway Easement 1400 Tyne Blvd.**

**Exhibit "B" Survey & Legal Description**



390 Mahory Station Rd. Suite 108  
Franklin, Tennessee 37067  
Telephone (615) 771-2999  
Fax (615) 771-6444

**MIRVILLE & HOWE**  
ENGINEERING INC.

**CINCINNATI WIRELESS**  
NASHVILLE TYNE  
1488 GEORGETOWN COURT  
DAVIDSON COUNTY, TN 37215

DATE: AUGUST 1, 2003  
APPROVED BY: B.M.C.  
BY: AS BOUND

**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Bennett M. Cantrell*  
BENNETT M. CANTRELL, T.N. RLS # 1638

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## II. SENIOR GRANTEE:

In recognition of the necessity for authority and continuity in the initial phases of the EASEMENT, as the existing driveway is maintained during construction of residences on the servient properties, and as the finished driveway is designed and constructed, GRANTORS hereby designate R&M Biometrics, Inc., its successors and assigns, as SENIOR GRANTEE for a term extending three years past the date at which the driveway pavement is completed and assessments therefor are paid in full.

As owner of rights on the appurtenant property, and recipient of the initial grant of EASEMENT, R&M Biometrics, Inc. is well suited for assignment of the following special rights and responsibilities:

the SENIOR GRANTEE

- a. shall maintain the current driveway and assess for repair of any damages thereto according to the policies in Section V until the new driveway is constructed
- b. shall have administrative authority over the EASEMENT
- c. shall chair the ASSOCIATION of OWNERS, but shall not be a member nor have a vote except to break a tie
- d. shall serve as the sole source for prior approval that must be obtained for any extraordinary action to be taken at variance with the EASEMENT RULES and/or without approval of the ASSOCIATION.

## III. EASEMENT OWNERS

Ingress-egress access via the right-of-way granted by this EASEMENT will be valuable to the present OWNER of the hilltop parcel and to future OWNER(s) of the servient property and its potential subdivision(s). Therefore, GRANTORS hereby define a class of OWNERS to whom benefits and obligations of this EASEMENT already exist or may be granted in the future by reference to the present document in their Deeds. The rights and obligations conveyed by such future grants of EASEMENT via Deed, shall under no circumstances be expanded contracted or modified to abrogate or conflict with the terms of the present EASEMENT without the express written consent of the SENIOR GRANTEE.

### a. Easement Utilization by Present Servient Property

Subject to all policies regarding administration of the EASEMENT by the SENIOR GRANTEE, as well as adherence to the RULES and payment of ASSESSMENTS as stipulated in this NOTICE, the GRANTORS reserve for themselves, their heirs and assigns, the right to utilize the EASEMENT for access to the servient properties as well as to the hilltop.

### b. Subdivision of servient property:

In the event that the servient property is subdivided and sold as one or more parcels, the deed conveying each parcel may refer to this NOTICE OF EASEMENT, and thereby grant to the new parcels and their OWNERS the full benefits and burdens stipulated herein.

If, in the development of the servient property, one parcel is approved and developed to include more than one home site, each of which sites shall require utilization of the EASEMENT, the full benefits and burdens of the EASEMENT shall be granted separately to each home site OWNER by reference to this NOTICE OF EASEMENT in their respective deeds; and each homeowner grantee shall receive the full rights and obligations of an OWNER in the ASSOCIATION..

#### **IV. ADMINISTRATIVE STRUCTURE**

Presently, the SENIOR GRANTEE is the sole authority for resolution of any matters regarding the EASEMENT in negotiations with the GRANTORS, with entities of the government, and in construction, maintenance and repair of the driveway.

##### **1. EASEMENT ASSOCIATION**

In the event that the remainder servient parcel is subdivided and sold by the GRANTORS to create additional OWNERS as described under paragraph III.b. above, an EASEMENT ASSOCIATION shall be formed to serve as administrative body for the EASEMENT. The EASEMENT ASSOCIATION shall comprise one voting representative from each of the deeded OWNERS, including the OWNER of the hilltop parcel, and shall be chaired by the SENIOR GRANTEE as stipulated in paragraph II.c. above.

The objectives and duties of the EASEMENT ASSOCIATION shall be to discuss, decide, implement and enforce all matters regarding the EASEMENT in toto.

In deciding matters before the ASSOCIATION, the chair shall endeavor to foster compromise and consensus rather than accepting sharply divided votes. Each OWNER shall have one vote and a simple majority is required for passage of a motion. If absolutely necessary, a tied vote can be decided by a vote from the SENIOR GRANTEE (who normally does not vote).

Although meetings in person to facilitate discussion may be arranged if requested by a member, email shall be the preferred mode of discussion with copies sent to all members. It is not necessary for a member to be present in person to vote. The final tally of the votes may be delayed at the discretion of the SENIOR GRANTEE to accommodate members who cannot attend or cannot decide.

Email shall be the preferred mode of voting because it provides a record of the vote. Until the final tally, any vote may be changed via email to the SENIOR GRANTEE. Secret votes are not allowed.

Each voting member shall register an official email address as well as a physical postal service address to which notices of pending actions may be communicated by the chair. Issues to be brought before the ASSOCIATION will be announced by email sent to each voting member. In the absence of a response to the first email, after three days, a second email and a physical letter will be sent. In the absence of a response after another four days, a phone call will be placed to ascertain whether the messages have been received and to request a response. After a minimum wait of one more week (ie, fourteen days after the initial attempt); the SENIOR GRANTEE may declare the member unresponsive and enter an abstention for that member in any ongoing vote.

##### **2. PARTICIPATION AND DISCIPLINARY ACTION**

Enjoyment of the benefits of the EASEMENT by the OWNERS shall be subject to full compliance with rules and assessments. In the event that an OWNER is deemed by the SENIOR GRANTEE to be non-compliant, such OWNER shall be notified in writing by the SENIOR GRANTEE of their non-compliant status and denied their vote in deciding EASEMENT business until compliance is re-established to the satisfaction of the SENIOR GRANTEE or to a majority of other ASSOCIATION members.

##### **3. EXCEPTION FROM THE ASSOCIATION**

If one or more of the deeded OWNERS utilizes their property in such manner that they will not use the EASEMENT for vehicular access, they may relinquish their voting membership in the ASSOCIATION and, as non-voting members, avoid the assessments stipulated below.

However, if the non-voting OWNER wishes to utilize the driveway for vehicular access at any time in the future, they shall be liable for payment of all assessments that were avoided and may regain voting membership status only upon payment of such assessments to the ASSOCIATION treasury. Such avoided assessments will be payable on receipt, and be subject to interest and liens identical to regular assessments as described below in Section V.

## V. ASSESSMENTS & INVOICES

Decisions made by the ASSOCIATION shall pertain to the EASEMENT in toto, and the costs for implementing these decisions shall be divided equally among the OWNERS (the voting members) without regard for possible differences in utilization parameters such as vehicular weights, numbers of vehicles, frequency of access, and utilization of different segments of the driveway.

For example, the OWNER of the hilltop parcel and his lessees will utilize the driveway for 1-10 trips monthly by lightweight panel trucks to the top of the hill. The future homeowners along the servient properties will only utilize a portion of the driveway but may have family members accessing their residence twenty times a day with two SUVs and a sports car.

Furthermore, although the hilltop parcel can be accessed adequately by means of a gravel driveway, the OWNER of the hilltop parcel will still be obligated to pay for one full share if more expensive paving materials are specified by the ASSOCIATION.

- a. Costs shall be assessed equally to the voting members without regard for whether the voting member actually voted or abstained or was unresponsive.
- b. In the initial period of this EASEMENT, the SENIOR GRANTEE will be responsible for contracting for all maintenance and repair of the existing driveway; costs will be borne by the owner of the hilltop parcel.
- c. In the event that the servient property is subdivided and OWNERS are added as described in Section III. above, the SENIOR GRANTEE will continue to have responsibility for and to perform the duties of contractor and treasurer for the ASSOCIATION at least until the expiration of its first term; i.e., three years after completion of driveway construction. After expiration of aforesaid first term, the ASSOCIATION may elect to assign these duties to other individuals or firms.
- d. As funds are required by the treasury to pay for construction or repairs, the treasurer shall determine the assessment allocated to each OWNER, and send an invoice for that amount to the email and physical addresses of each OWNER.
- e. By accepting membership in the ASSOCIATION and utilizing the driveway as stipulated in the Deed to their property, each OWNER accepts the obligation to pay any and all invoices from the ASSOCIATION. Furthermore, the OWNERS acknowledge that such invoices are payable on receipt. The ASSOCIATION cannot provide credit to its members.
- f. If invoice(s) from the ASSOCIATION are not paid within thirty days after the date of emailing to the registered address, simple interest will be charged on the invoice amount at the rate of two percent per month (24% per year) or at the maximum rate allowed by law.
- g. If an invoice is not paid within ninety days, the SENIOR GRANTEE is authorized to place a mechanic's lien to be filed with the Register of Deeds, Metro Davidson County, Tennessee against the offending servient property and/or to pursue collection of the delinquent amount through civil litigation. If legal action is required to collect payment, the losing party shall be required to pay legal expenses (including reasonable attorney's fees) for the prevailing party.

## VI. INDEPENDENT ACTIONS

Subject to approval by the SENIOR GRANTEE (which approval shall not be unreasonably withheld), certain actions concerning a specific segment of the EASEMENT and having effects limited to that specific segment may be decided, implemented and controlled by the owner of the property servient to that segment

These actions may include but are not limited to  
paving additional portions of the right-of-way to provide passing zones or temporary parking areas  
installing decorative or structural or safety implements along the edge of the EASEMENT without  
infringing on the right-of-way EASEMENT of other authorized users.

## VII. IMPLEMENTATION

Due to the likelihood of damage inherent to the heavy construction vehicles such as concrete mixers climbing a hill on the paved surface of a driveway built to residential standards, the completion of housing construction on the servient properties will be a significant factor in scheduling engineering for the driveway and installation of pavement. It is anticipated that until such construction is completed, two premises will obtain.

1. Prior to or coincident with any the subdivision of the servient property, the SENIOR GRANTEE will clear vegetation along the existing right-of-way, repair potholes and restore the oiled gravel surface of the driveway to the condition stipulated or expected by the existing tower leases.

2. Any damage to the driveway caused by construction traffic must be repaired by the individual(s) causing such damage. OWNERS are advised and forewarned that stipulation of DRIVEWAY REPAIR as a requirement included for site cleanup and project completion in the contract with the general contractor, not only ensures the most economical repair to the driveway by using equipment and materiel available to the contractor, but also minimizes the damages by, in effect, making the contractor responsible for damages.

If home construction is completed by the OWNER(s) for one or more of the servient properties, and they wish to pave all or part of the driveway prior to completion of construction on other servient parcels, such OWNER(s) may petition the SENIOR GRANTEE for permission to proceed with finishing of the driveway as an INDEPENDENT ACTION as covered in Section VI. above. Approval of such petition will depend on (1) the anticipated time frame for completion of the lagging construction, (2) agreement among the OWNERS regarding payment for the paving costs, and (3) agreement among the OWNERS for sharing the costs of repairing any damages resulting from subsequent construction. Any decisions to proceed will require approval of the SENIOR GRANTEE, which shall not be unreasonably withheld.

## DRIVEWAY DESIGN & CONSTRUCTION

Issues concerning the overall design and construction of the driveway shall be determined by vote of the EASEMENT ASSOCIATION. In addition, owners of the servient properties shall have considerable autonomy regarding many aspects of the driveway as long as they comply with two stipulations:

- (1) their segment fully meets the needs of the other OWNER(s) and their modifications do not impinge on the rights of other OWNER(s);
- (2) they agree to bear the full cost of constructing, maintaining and repairing all of their modifications.


## VIII. RULES

1. Maintenance prudent for protection of the driveway investment shall be performed by mandate of the ASSOCIATION; additional landscaping and trimming may be at the discretion of the owner of the servient property for each segment.

2. Repair of any damages to the driveway directly attributable to usage, whether approved or not, by or for the benefit of one or more OWNER(s), is the responsibility of that/those OWNER(s), and must be completed within a time frame negotiated with the SENIOR GRANTEE.

This RULE anticipates **any** damages from **any** cause that could or should have been avoided by the OWNER(s), such as damages caused by the inability of a motor home or moving van to negotiate the right-of-way.

If compliance with repair requests from the SENIOR GRANTEE is refused or not forthcoming, SENIOR GRANTEE and/or the ASSOCIATION is/are authorized to effect the repairs and to

7 

invoice the offending OWNER(s) for all associated costs according to the rules of invoices stipulated above in Section V.f. and V.g.

3. Parking on the EASEMENT shall be allowed only to accommodate transient guests and service persons. Neither regular nor permanent parking of OWNERS' vehicles or other large objects such as watercraft shall be allowed without express permission of the ASSOCIATION.

Additional RULES may be instituted by the ASSOCIATION. This document may be amended, modified or rescinded by unanimous written consent of all OWNERS, provided that before such amendment, modification or rescission becomes effective, it shall be recorded with the Register of Deeds, Metro Davidson County, Tennessee.

The ruling or judgement of invalidity or illegality for any specific provision of this document shall not affect the force and binding of all other provisions which shall remain in force in perpetuity.

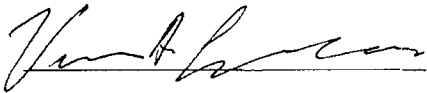
**GRANTORS**



James A. McKanna

7-21-05

date



Vivien A. Casagrande

7-21-05

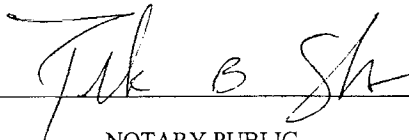
date

STATE OF TENNESSEE  
COUNTY OF DAVIDSON

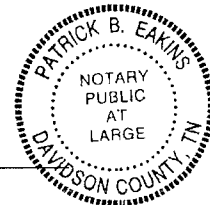
Personally appeared before me, Patrick B Eakins, a notary public of the state and county aforesaid, with whom I am personally acquainted and who acknowledged that they are makers of the above NOTICE OF EASEMENT and GRANTORS identified therein, and they desire to execute this instrument for the purposes described therein.

Witness my hand, at office, this 21<sup>ST</sup> day of July, 2005.

My commission expires MY COMMISSION EXPIRES NOVEMBER 26, 2005.

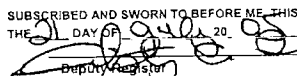


NOTARY PUBLIC



STATE OF TENNESSEE  
COUNTY OF DAVIDSON  
THE ACTUAL CONSIDERATION OR TRUE VALUE,  
WHICHEVER IS GREATER FOR THIS TRANSFER IS

\$ 0  
James McKanna  
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS  
THE 21 DAY OF July, 2005  
  
Deputy Registrar

Prepared by James McKanna  
July 20, 2005



Prepared by  
James McKanna  
4509 Shy's Hill Road  
Nashville, TN 37215

STATE OF TENNESSEE  
COUNTY OF DAVIDSON  
The actual consideration paid for this  
Amendment is \$ 0


BILL GARRETT, Davidson County

Trans: T20160067352 ESMT


Recvd: 08/04/16 12:20 8 pgs  
Fees: 42.00 Taxes: 0.00

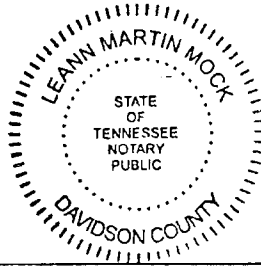


20160804-0080900

  
Affiant: James A. McKanna

Subscribed and sworn before me this  
4th day of August 2016.

  
Notary Public  
My Commission expires 8/20/2020



## FIRST AMENDMENT TO DRIVEWAY EASEMENT

This First Amendment to Driveway Easement (this "**Amendment**") is made this 4th day of August, 2016 by and between **JAMES A. MCKANNA** and **VIVIEN A. CASAGRANDE**, a married couple residing in Nashville, TN (**OWNERS**), and **HTG LLC**, a Limited Liability Company organized under the laws of the State of Tennessee (**GRANTEE**).

### RECITALS:

- WHEREAS** GRANTORS, pursuant to a certain "NOTICE OF DECLARATION AND GRANT OF PRIVATE DRIVEWAY EASEMENTS FOR USE IN COMMON for 1400 Tyne Boulevard, Nashville, Tennessee" (PDE) dated 21 July 2005 and recorded as Document #20050721-0085036 with the Registrar's Office of Davidson County, Tennessee (RODC) granted non-exclusive access to Cellular Telecommunications (CT) leaseholds on the dominant estate known as the "Hilltop Ground" (HTG) to R&M Biometrics, Inc., predecessor in interest to GRANTEE; and
- WHEREAS** GRANTEE, pursuant to a certain "ASSIGNMENT AND ASSUMPTION AGREEMENT" dated 11 July 2016 and recorded as document #20160711-0070865 (RODC), accepted and assumed the Interests, Responsibilities and Obligations of SENIOR GRANTEE as designated in the PDE, and agreed to perform the administrative duties necessary to fair and efficient use of the driveway; and
- WHEREAS** specifications for the existing 20' driveway were based on a survey by Merville & Howe Engineering, Inc. as an attachment to a lease by OWNERS to Cingular Wireless dated 23 June 2003 that specified the driveway as 10' on each side of recorded centerline metes, and indicated that the driveway could also provide a utility easement (UE), and such driveway UE also has been identified on documents filed with the Nextel lease.

However, because the driveway UE has never been used, and successors to the Cingular and Nextel interests of the HTG have communicated to OWNERS their intent never to use it, the driveway UE is hereby declared abandoned and no longer available for future use as a utility easement; and

**WHEREAS** said PDE of 2005, in anticipation of residential subdivision and construction on the servient estate, expanded the existing 20' driveway to 35' width by extending the west/south half to 25', however, various subsequent plats have depicted the unused UE unchanged following the driveway expansion, leading to the undesirable consequence of having a UE totally covered by the planned driveway; and

**WHEREAS** in July 2016 Verizon Wireless (VZW) indicated their intention to run buried fiber optic cable from the street up to their leasehold on the HTG pursuant to rights granted by OWNERS to Contel Cellular, predecessors in interest to VZW, in a Lease Agreement dated 21 June 1994; and

**WHEREAS** OWNERS and VZW have agreed that physical separation of the UE and driveway offers many benefits for safety and efficiency in the design, installation and maintenance of both driveway and utilities; and

**WHEREAS** OWNERS have indicated their intention to donate the entire GTC property to charity, and, therefore, will have no further authority over the servient or dominant estates; and,

**WHEREAS** OWNERS, in anticipation of the donation, have prepared for continuity in the administration of various long term lease rights of CT tenants (including VZW) installed on the HTG by granting Landlord Rights and Obligations for the HTG to GRANTEE through the "GTC HILLTOP GROUND EXCLUSIVE PERPETUAL EASEMENT IN GROSS" recorded by "MEMORANDUM OF EASEMENT" document #20160711-0070864 (RODC); and

**WHEREAS** GRANTEE, having assumed the administrative role of "SENIOR GRANTEE" designated in Article 2 of the PDE, will be responsible for implementation and coordination of provisions of the PDE and UE, and for negotiation and approval of plans for development and utilization of the easements, and for resolution of disputes concerning usage;

**NOW, THEREFORE**, for and in consideration of the Agreement of the Parties (and no monetary consideration), OWNERS and GRANTEE agree to be legally bound by this Amendment as follows:

**1. Definitions.**

All capitalized terms used, and their acronyms in parentheses, shall have the meanings ascribed to such terms at the point of their initial usage.

**2. Clarification of the Private Driveway Easements via New Survey**

The 35' wide PDE as granted in document #20050721-0085036 (RODC) is confirmed by the new plat shown in "EXHIBIT A: GTC PRIVATE DRIVEWAY AND UTILITY EASEMENT" attached hereto and incorporated herein by reference, which demonstrates that the PDE extends 25' to the west and south of the centerline defined by Merville & Howe survey for Cingular dated 8/1/2003.

### **3. Abandonment of Utility Easement in Driveway**

The unused UE running 20' wide along the centerline as described by plat in said Merville & Howe survey is abandoned, released and deleted from availability for future use.

### **4. New Underground Utility Easement (NUUE)**

As illustrated in "EXHIBIT A: GTC PRIVATE DRIVEWAY AND UTILITY EASEMENT" attached hereto and incorporated herein by reference, a new 10' wide Easement is established that begins at the cul-de-sac of Georgetown Court and runs northeast along the west boundary of the PDE a distance of approximately 97.20' to the point where the PDE leaves the OWNERS' property; thence, along the property line 110.74' to intersect with the PDE; thence, along the south boundary of the PDE to the Hilltop Ground (HTG) as shown in "EXHIBIT B: HILLTOP GROUND EASEMENT PROPERTY" attached hereto and incorporated herein by reference.

### **5. Administration of the New Underground Utility Easement**

The GRANTEE, in addition to serving as SENIOR GRANTEE and Chair of the Easement Association as designated in the PDE, is hereby appointed administrator of the NUUE, with full authority for approving proposals and requests for use of the NUUE, and responsibility for resolving controversies arising from use or misuse of the NUUE.

### **6. Utilization of the New Underground Utility Easement**

The NUUE shall be available to residential members of the PDE Easement Association as well as to CT Lessees with leaseholds on the HTG subject to stipulations in their leases. Requests for new utility installations shall require prior approval of the SENIOR GRANTEE, which shall be timely and shall not be unreasonably withheld. An acceptable plan shall include provisions for returning the topography and landscaping along the NUUE to maintainable levels similar to the conditions prior to installation, and acknowledgment that the utility and its contractor and its customer shall bear responsibility for future erosion or other damages resulting from inadequate closure and finishing of the excavation. Any party installing a utility along the NUUE shall proceed with utmost care and caution, and shall bear full liability for any immediate or future damages caused by the installation to the property or personnel of landlord, residents, or other tenants.

The NUUE shall be available for underground installation of qualified utility services such as water, gas, electric, cable TV and fiber optic transmission lines; **it shall not be available for surface or aerial installations.** Given the short distance from the street to the hilltop, requests for junction boxes or other surface appurtenances along the NUUE are highly discouraged due to their offense to residential aesthetics, and will be granted only with demonstration of extreme necessity and with attention to burying, minimizing and camouflaging as much as possible.

### **7. Effective Date and Counterparts**

This Amendment shall become effective upon execution of this document by both parties; it may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement.

### **8. Term and Running of Benefits**

The NUUE created by this Amendment, like the PDE, are perpetual and may only be terminated by agreement of both OWNERS and GRANTEE; these easements shall run with the land and shall be binding on heirs, successors and assigns.

**9. No Modification.**

The PDE and this Amendment contain all agreements, promises or understandings between OWNERS and GRANTEE, and no verbal or oral agreements, promises or understandings shall be binding upon either party in any dispute, controversy or proceeding at law.

**10. Governing Law; Jurisdiction.**

This Amendment shall be governed by and construed in accordance with the laws of the State of TENNESSEE.

**11. Severability**

If any term of this Agreement is to any extent invalid, illegal, or incapable of being enforced, such term shall be excluded to the extent of such invalidity, illegality, or unenforceability; all other terms hereof shall remain in full force and effect.

**12. Notice.**

All notices permitted or required hereunder shall be in writing (other than in the case of an emergency, which may be communicated by a two-way telephonic conversation - not merely a message) and shall be delivered personally or sent, postage prepaid, by certified mail (return receipt requested) or by overnight expedited mail service or courier (with receipt for proof of delivery), to:

OWNERS                    James A. McKanna and Vivien A. Casagrande  
                                 4509 Shys Hill Rd.  
                                 Nashville, TN 37215  
                                 615-269-3380

GRANTEE                    HTG LLC    Attn: Paul G. McKanna  
                                 4509 Shys Hill Rd.  
                                 Nashville, TN 37215  
                                 615-504-3502

or such other revised address as either party may provide from time to time. A notice sent by certified mail shall be deemed given two (2) days after the date the notice is deposited for mailing.

**IN WITNESS WHEREOF**, the parties hereto have made and entered into this First Amendment to Driveway Easement as of the date and year first above written.

OWNER

James A. McKanna

[Signature]

DATE

8/4/16

OWNER

Vivien A. Casagrande

[Signature]

DATE

8/4/16

State of Tennessee

County of DAVIDSON

Before me, LeAnn Martin Mock, a Notary Public in and for the State and County aforesaid,

personally appeared James A. McKanna And Vivien A. Casagrande

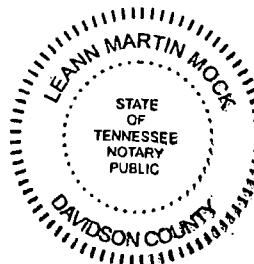
James A. McKanna and Vivien A. Casagrande

to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 4th day of Aug, 2016.

Notary's Signature LeAnn Martin Mock Seal

My commission expires: 8/20/2020



GRANTEE

HTG LLC

by Paul G. McKanna  
Registered Agent

Paul G. McKanna, RA

DATE

8/4/16

State of Tennessee  
County of DAVIDSON

Before me, Leann Martin Mock, a Notary Public in and for the State and County aforesaid,  
personally appeared Paul G. McKanna

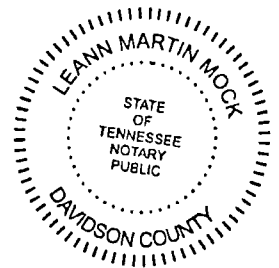
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the officer authorized to execute the instrument for HTG LLC, the within named bargainer, a Limited Liability Company, and that such officer as such Registered Agent, executed the foregoing instrument for the purpose therein contained, by

personally signing the name of the company as HTG LLC

Witness my hand, at office, this 4<sup>th</sup> day of Aug, 2016.

Notary's Signature Leann Martin Mock

Seal



My commission expires: 8/20/2020

**EXHIBIT A: GTC PRIVATE DRIVEWAY AND UTILITY EASEMENT**

N/F  
 TRUETT & KRISTI SMITH  
 PARCEL: 145 02 0 053.00  
 ZONED: R40  
 DEED: 20060111-0004091

**EXISTING CINGULAR  
 INGRESS-EGRESS, UTILITY &  
 TOWER ACCESS EASEMENT**  
 (PER SURVEY BY MERVILLE & HOWE  
 ENGINEERING, INC. DATED 8/1/2003)

N  
 CLINTON & S  
 PARCEL: 14:  
 ZONE  
 DEED: 2008

IPF  
 CUMBERLAND  
 NASHVILLE

**SUBJECT PROPERTY**

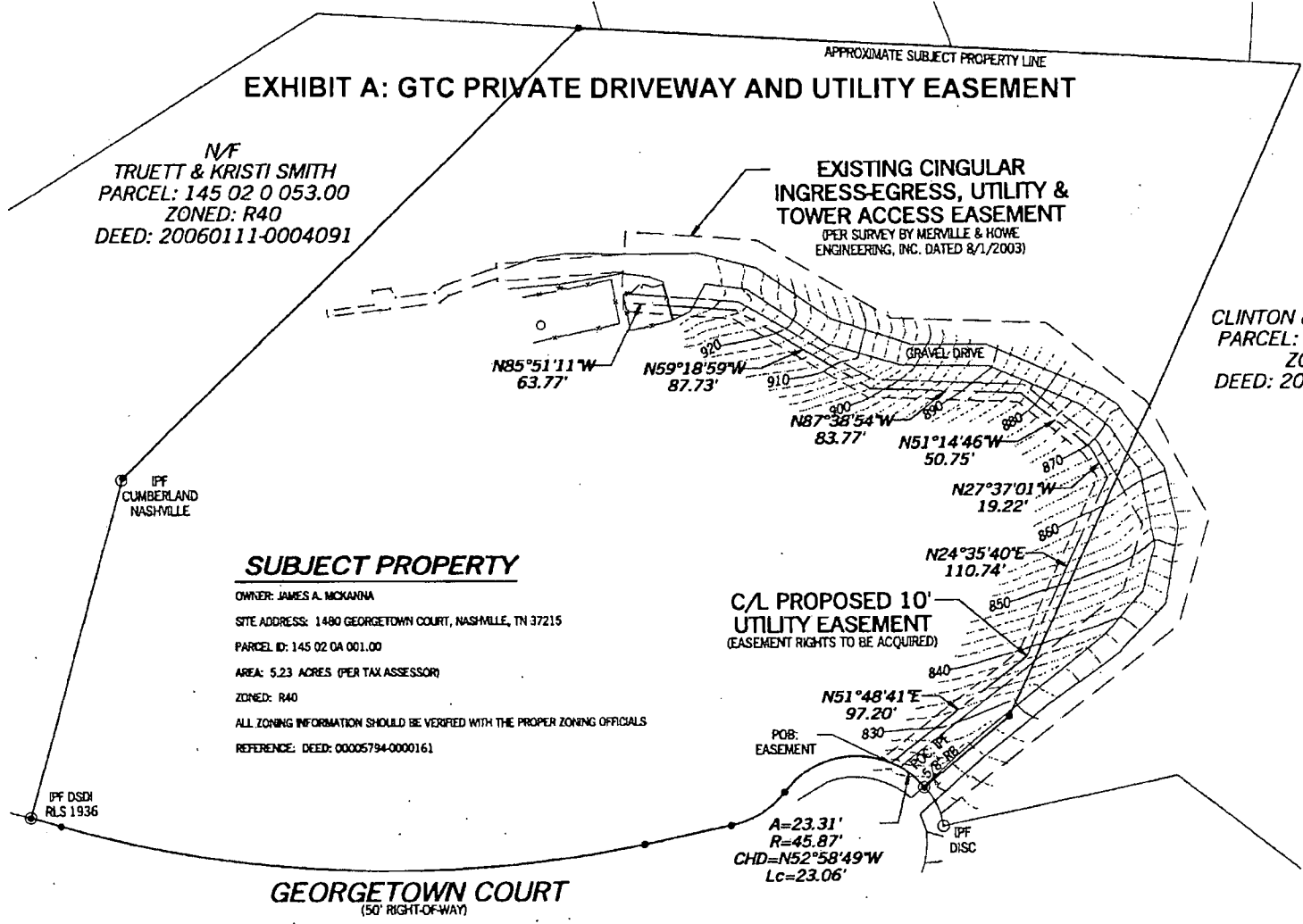
OWNER: JAMES A. MCKANNA  
 SITE ADDRESS: 1480 GEORGETOWN COURT, NASHVILLE, TN 37215  
 PARCEL ID: 145 02 0A 001.00  
 AREA: 5.23 ACRES (PER TAX ASSESSOR)  
 ZONED: R40  
 ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS  
 REFERENCE: DEED: 00005794-0000161

**C/L PROPOSED 10'  
 UTILITY EASEMENT**  
 (EASEMENT RIGHTS TO BE ACQUIRED)

IPF DSDI  
 RLS 1936

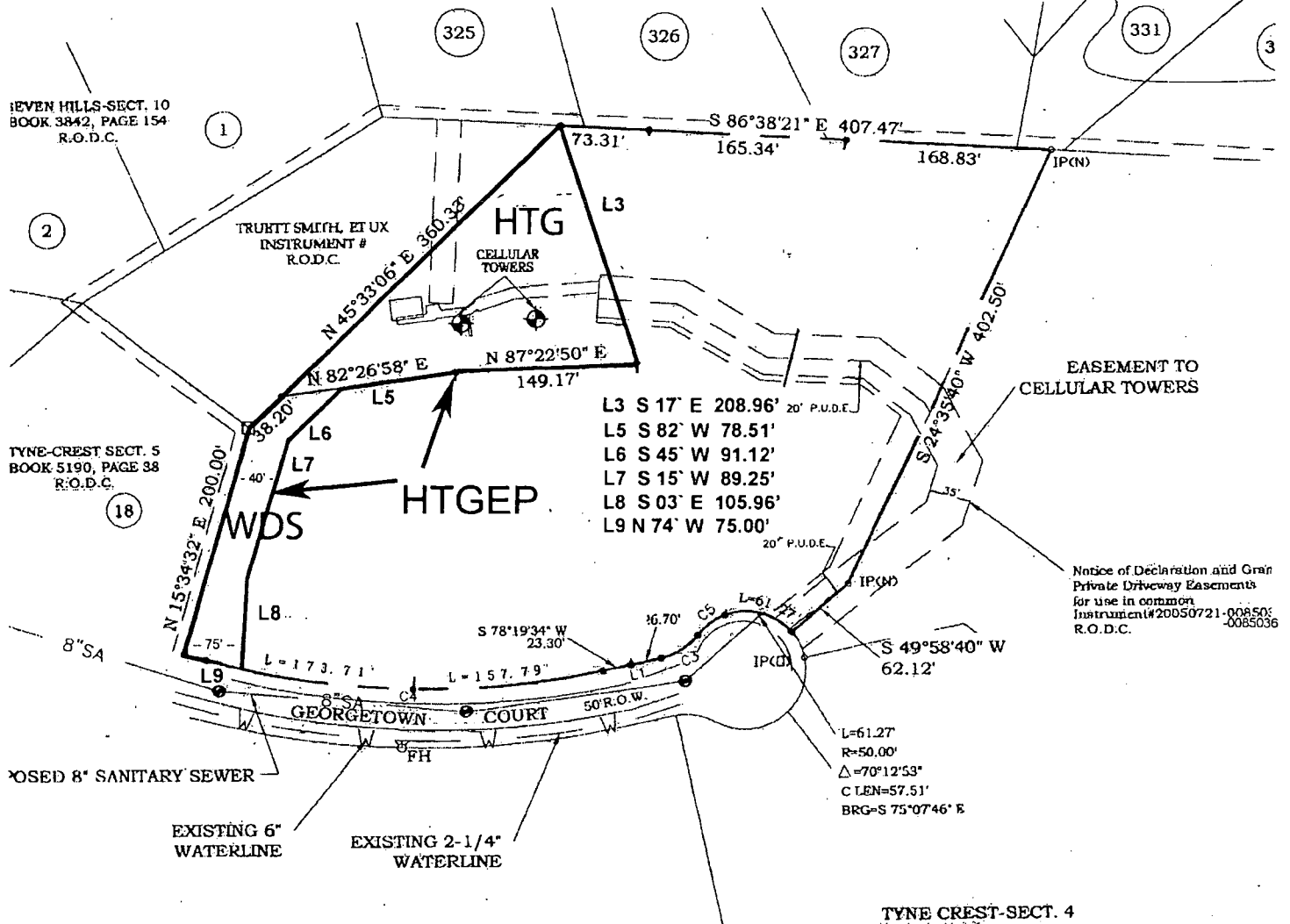
**GEORGETOWN COURT**  
 (50' RIGHT-OF-WAY)

$A=23.31'$   
 $R=45.87'$   
 $CHD=N52^{\circ}58'49"W$   
 $Lc=23.06'$

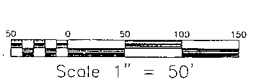
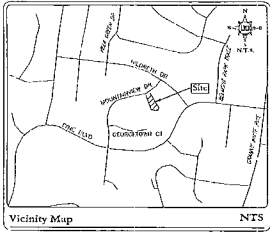


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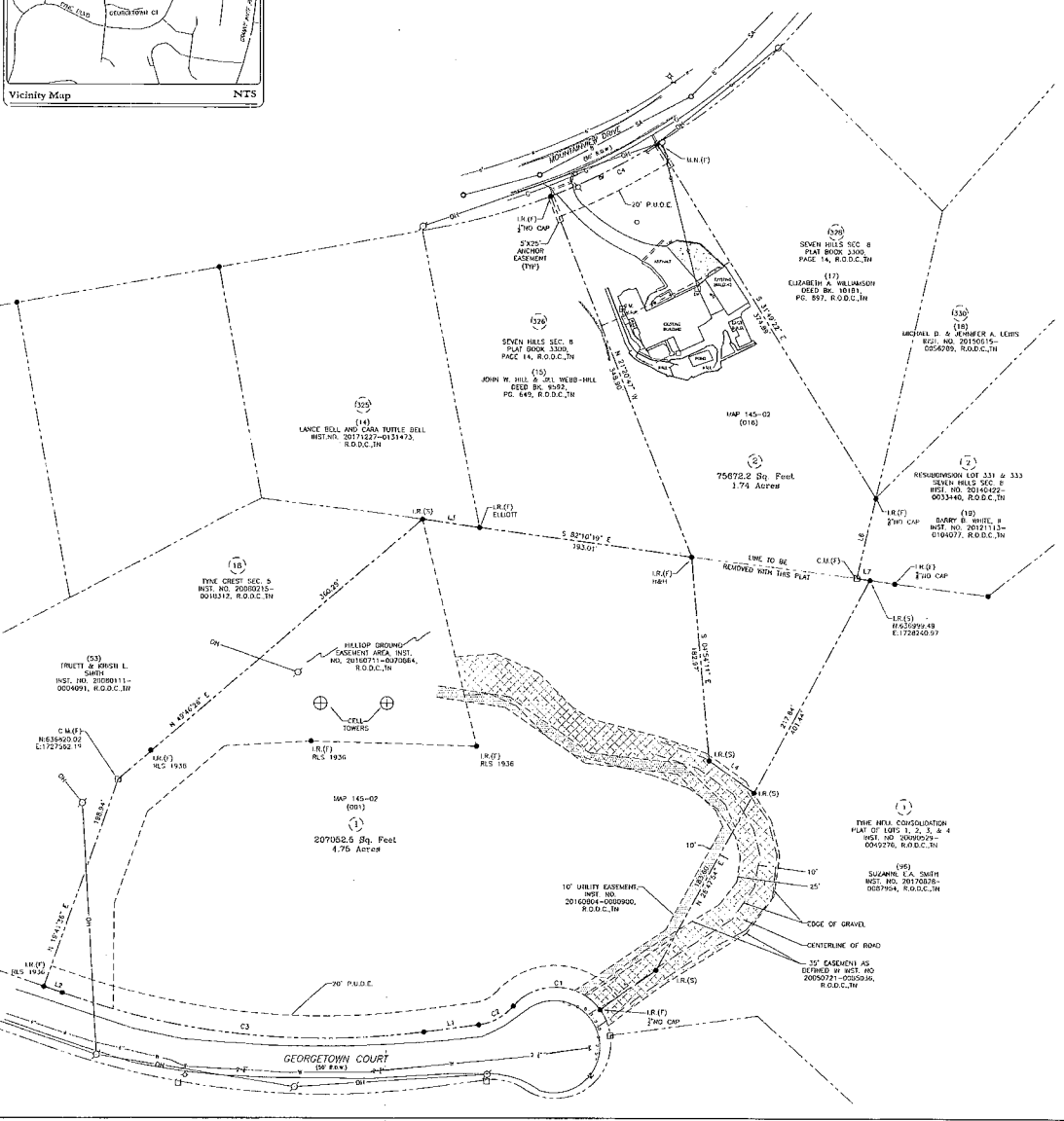
# EXHIBIT B HILLTOP GROUND EASEMENT PROPERTY







- GENERAL NOTES**
- THE PURPOSE OF THIS PLAN IS TO SHIFT LOT LINES BETWEEN LOT 1 AND LOT 2, SEVEN HILLS SEC. 8, OF RECORD IN PLAT BOOK 3300, PAGE 14, AND PART OF LOT 1, MCKANNA CONSOLIDATION SUBDIVISION, OF RECORD IN INSTRUMENT 20180228-018787, DAVIDSON COUNTY REGISTER'S OFFICE.
  - CURRENT ZONING FOR THESE PARCELS IS R40 (RESIDENTIAL, MINIMUM 40'00' 30' FT.) PER THE METROPOLITAN PLANNING DEPARTMENT-ONLINE MAPPER: PARCELS 14.
  - THIS SURVEY DID NOT PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. UTILITIES SHOWN ARE FROM 1) LOCATED VISIBLE ABOVEGROUND MAPS OBTAINED FROM CONSULTATION WITH VARIOUS UTILITY COMPANIES, OR OTHER SOURCES. THIS SURVEY MAKES NO GUARANTEE THAT THESE UNDERGROUND UTILITIES, UNDER CURRENTLY IN SERVICE OR ABANDONED, COMPRISE ALL OF SUCH UTILITIES IN THE SUBJECT AREA AND THAT 2) THEY ARE IN THE EXACT LOCATED LOCATION AS SHOWN. SURVEY DID NOT PHYSICALLY LOCATE UNDERGROUND UTILITIES.
  - PARCEL NUMBERS SHOWN THIS PLAN PERTAIN TO PROPERTY MAP NUMBER 145-02, PROPERTY ASSESSOR'S OFFICE, DAVIDSON COUNTY, TENNESSEE.
  - PROPERTY OWNERS:
- PARCEL 14 CO. JAMES A. MCKANNA**  
1624 HICKORYWOOD DR.  
NASHVILLE, TN 37215
- BEARING SHOWN ARE BASED ON GPS OBSERVATION AND ARE RELATING TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83).
  - THE PROPERTY BOUNDARY HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE LATEST FLOOD INSURANCE PROGRAM MAPS BEING IMPROVED MAP NO. 43523030-1-A, EFFECTIVE DATED: APRIL 05, 2017.
  - THIS SURVEY WAS PREPARED USING THE LATEST RECORDED DEEDS & PLAT DESCRIPTIONS REFERENCED HEREON. THIS DOCUMENT HAS BEEN PROVIDED TO THE SURVEYOR AT THE TIME OF SURVEY. THIS SURVEY IS SUBJECT TO SUCH FACTS THAT A CURRENT FIELD EXAMINATION MAY REVEAL.
  - PROPERTY OWNERS SHOWN THIS PLAN ARE MARKED BY IRON NAILS.
  - A PUBLIC UTILITY OR DRAINAGE EASEMENT OF BROAD FEET (FT) ADJACENT TO ALL STREET RIGHT-OF-WAYS OR UNLESS NOTED OTHERWISE SHALL HEREBY BE MADE A PART OF THIS RECORDING. WHERE CONFLICTS BETWEEN THE LESS THAN FIFTY FEET (50') EASEMENT BOUNDARY SHALL BE REDUCED TO THE BUILDING ENVELOPE, THEN BACK TO ORIGINAL EARTH.
  - ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT INSTRUMENT NO. 20-2500 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
  - ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER. METRO WATER AND SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
  - THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TITLE URBAN/RAIL 2009-328 (METRO CODE CHAPTER 17.2), ARTICLE 1, SECTION 17.2-0101 AND CHAPTER 17-40, ARTICLE 1, TREE PROTECTION AND REPLACEMENT PROVISIONS.
  - SEE DIVISION 1000 FOR THE DESIGN ENGINEER'S SET WITHIN METRO STORMWATER MANAGEMENT MANUAL (MINIMUM UTILITY CATCHER IN METRO BRN 0.12' CIPS).
  - THE REQUIRED FIVE (5) FEET IS REQUIRED ON THE OUTSIDE SIDE OF THE METRO WATER MAINS. PRIOR TO THE RESUME OF A BUILDING PERMIT.
  - A PRESSURE REDUCING VALVE IS REQUIRED ON THE INSIDE SIDE OF THE MAIN WHEN WATER PRESSURES EXCEED 100 PSI AND A PIV IS REQUIRED ON THE MAIN STREET SIDE OF THE MAIN WHEN PRESSURES EXCEED 150 PSI.
  - METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNOCCUPIED UNDERGROUND STORM WATER DETENTION, BUILT OR DRAINAGE BLOW-OFF.
  - AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.
  - THE DEVELOPMENT OF THIS PROPERTY SHALL COMPLY WITH METRO WATER SERVICES.
  - ANY UNOCCUPIED DEVELOPMENT OF LOT 1 OR OVERLOOKS COURT MAY REQUIRE A PUBLIC UTILITY MAIN EXTENSION. THE EXISTING 2.25" WATER MAIN MAY NOT BE ADEQUATE TO SERVE THE FLOW DEMAND OF ANY NEW DEVELOPMENT. PLEASE CONSULT WITH METRO DEVELOPMENT SERVICES TO DETERMINE IF THIS MAIN CAN ADEQUATELY SERVE THE LOT.
  - NO PARKING IS PERMITTED BETWEEN THE PRIMARY STRUCTURE AND THE STREET. HARD SURFACES FOR PARKING SHALL BE LIMITED TO A MAXIMUM OF 10 FEET BETWEEN THE PRIMARY STRUCTURE AND THE STREET.
  - HEIGHT SHALL BE A MAXIMUM OF 30 FEET IN 35 FEET.
  - THE FINAL SET PLAN & BUILDING PERMIT SET PLAN SHALL DEPICT THE REQUIRED PUBLIC UTILITIES, ANY REQUIRED GRASS STRIP OR BUFFER ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED UTILITIES. OBSTRUCTIONS WITHIN THE BUFFER ZONE SHALL BE REMOVED OR RELOCATED. EXISTING UTILITIES, OBSTRUCTIONS SHALL BE RELOCATED OR REMOVED. EXISTING UTILITIES, OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR BUFFER ZONE.



**LEGEND**

CM (F)	CONCRETE WORKMAN (FOUND)
IR (F)	IRON NAIL (GROUND)
IR (F)	IRON ROD (FOUND)
IR (F)	IRON ROD (CEN)
IR (F)	PUBLIC UTILITY & DRAINAGE EASEMENT
IR (F)	ELECTRIC METER
IR (F)	UTILITY POLE
IR (F)	CLEAN OUT
IR (F)	SEWER MANHOLE
IR (F)	WATER METER
IR (F)	WATER VALVE
IR (F)	FIRE HYDRANT
IR (F)	GAS METER
IR (F)	LOT NUMBER
IR (F)	PROPERTY LINE
IR (F)	FENCE LINE
IR (F)	UNDERGROUND UTILITIES
IR (F)	OVERHEAD ELECTRIC
IR (F)	WATER LINE
IR (F)	SANITARY LINE
IR (F)	GAS LINE
IR (F)	CONCRETE

**CURVE BEARING**

LINE	BEARING	DISTANCE
L1	S 87°30'10" W	130.00
L2	N 20°14'52" W	17.60
L3	S 82°25'07" E	51.91
L4	S 2°40'48" E	49.29
L5	S 64°10'41" W	62.12
L6	S 1°21'48" W	74.33
L7	S 81°30'52" E	111.99

**CURVE DATA**

LINE	ARC LENGTH	RADIUS	DELTA ANGLE	CURVE BEARING	CHORD LENGTH
C1	159.54	150.00	163°04'11"	N 87°22'32" E	78.29
C2	36.14	50.00	41°22'48"	S 61°47'40" W	35.56
C3	331.40	697.00	27°14'50"	N 83°52'21" W	328.37
C4	107.02	546.50	1°10'45"	N 63°53'53" E	106.85

**CERTIFICATE OF OWNERSHIP**

I hereby certify that I am (we are) the owner(s) of the properties shown and described herein as indicated in instrument Nos. 20171212-0126764 and 20180228-018787, Davidson County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and that this plan constitutes offers of irrevocable dedication for all public roads, utilities, easements and other facilities shown herein as required by the Subdivision Regulations of the Planning Commission of Metropolitan Nashville, Davidson County.

Name \_\_\_\_\_ Date \_\_\_\_\_  
 JAMES A. MCKANNA  
 MAP 145-02, PARCEL 14  
 MAP 145-02, PARCEL 1 CO

**SURVEYOR'S CERTIFICATE**

I hereby certify that to the best of my knowledge and belief the herein shown subdivision plan represents a Class "A" survey having an unadjusted ratio of precision of 1:10,000 and is true and correct. Approved monuments have been placed as indicated. All side lot lines are of right angles or radial to a street unless otherwise noted.



Name \_\_\_\_\_ Date 06-06-18

**COMMISSION APPROVAL**

Approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee.

Secretary \_\_\_\_\_ Date \_\_\_\_\_

SUBDIVISION NUMBER 20185-084-0001

**FINAL PLAT**  
 Resubdivision of Lot 327 Seven Hills, Sec. 8 and Lot 1 McKanna consolidation subdivision  
 BEING LOT 327, SEVEN HILLS, SEC. 8, OF RECORD IN PLAT BOOK 3300, PAGE 14, AND LOT 1, MCKANNA SUBDIVISION, CONSOLIDATION PLAT, OF RECORD IN INSTRUMENT 20180228-0039261, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

NASHVILLE, DAVIDSON COUNTY, TENNESSEE  
 COUNCIL DISTRICT 34, COUNCIL PERSON ANGIE HENDERSON

TOTAL AREA = 6.49 ACRES  
 = 282,724.7 S.F.

LINEAR FEET NEW STREETS = 0.00 L.F.

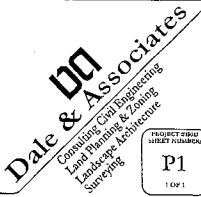
SCALE: 1" = 50'  
 PROJECT # 18013

**Owner & Developer:** James A. McKanna  
 4604 Mountaintop Dr.  
 Nashville, Tennessee 37215

**Dale & Associates**  
 516 Heather Place  
 Nashville, Tennessee 37204  
 (615) 297-5166

REVISIONS:  
 0) 06-02-2018  
 1) 06-06-2018

DATE: April 16, 2018



PROJECT AND SHEET NUMBER  
**P1**  
 1 OF 1

< Back Nashville, TN Tennessee > Davidson County > Nashville > 4604 Mountain View Dr

Presented by: Britt DePriest with Village Real Estate Services



For Sale - Active - Showing

3 / 7

Map 1.27 acres lot

Commute Time 4604 Mountain View Dr, Nashville, TN 37215

\$379,000

Estimate Payment

More about this p

Full Name, Email, Phone, I'm interested in 4604 Mountain View Dr, Contact Agent, Privacy Policy

Save this H

Add Note Share

This property has multiple listings: Listing 1 | Listing 2

Open House

None at this time

Request a Private Showing

- Nashville Housing Market Schools, Popular Searches: Newest Listings, Price Reduced, Waterfront, Basement, Open, Swim, Two C, Single

Property Details for 4604 Mountain View Dr

SALE

Status

Active Showing

An incredible place to build a home. Views will be one of a kind. Minutes to Radnor Lake, Green Hills, 12 south, interstates, parks, dining, shopping and so much more!! This is half of an HPR. The other half is listed under mls 1903692. This property will be accessed by easement from 1480 Gerogetown Court, MLS 1914959.

Read More

Property Features

Building and Construction

- House Style: Unimproved Tract

Exterior and Lot Features

- 107 X 374

School Information

- Elementary School: Percy Priest Elementary Middle School: John T. Moore Middle School

## Item 23, Edgehill Neighborhood Conservation Overlay District

From: Darryl Harvey [mailto:darrylharvey1@gmail.com]  
Sent: Wednesday, June 27, 2018 10:34 PM  
To: Kempf, Lucy (Planning); Planning Commissioners  
Subject: Recusal Request

To the planning commissioners and Director Lucy Kempf. My name is Darryl Harvey. I am an owner resident on Edgehill Ave. I have voiced my strong opposition to this overlay that will be heard and voted on tomorrow. It has also come to my attention that Commissioner Pearl Sims has been an supporting organizer of the overlay. I believe along with the rest of my neighbors who oppose this overlay, that Commissioner Sims cannot offer an unbiased view of the overlay and therefore, must abstain and recuse herself from participating or voting on tomorrows agenda. Ethically, this is the right thing to do. I would like a response on this as I have formally submitted this written request for the record. Thank you.

Regards,  
Darryl Harvey

**From:** Walter T. Searcy, III [mailto:delphico@bellsouth.net]  
**Sent:** Thursday, June 28, 2018 6:39 AM  
**To:** Planning Commissioners  
**Cc:** Joyce Searcy  
**Subject:** BL2018-1245

Joyce and Walter Searcy who both reside at 1029 Villa Place, 37212 are now writing in support of the Conservation Overlay proposed in the above referenced measure. Our property is within the proposed area impacted by the overlay and we believe that the character of the neighborhood that drew us to it almost seventeen (17) years ago shall be better protected and preserved by the passage of this measure.

wtsiii

Walter T Searcy, III, JD  
WALAR Group  
1029 Villa Place  
Nashville, TN 37212  
(615) 294-3426 (m)  
(615) 726-1223 (o)  
(615) 593-7471 (f)

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

**From:** Jan White [mailto:janmwhite3@icloud.com]  
**Sent:** Wednesday, June 27, 2018 11:39 AM  
**To:** Planning Commissioners  
**Subject:** I am OPPOSED to the Edgehill Overlay

Councilman O'Connell and Councilman Sledge are not listening to me and other long term residents of Edgehill. We are OPPOSED to the overlay.

Jan White  
1004 Villa Place.  
Sent from my iPhone

**From:** Teena Camp [mailto:teena@tsc615.com]  
**Sent:** Wednesday, June 27, 2018 12:44 PM  
**To:** Planning Commissioners  
**Subject:** I am opposed to the Edgehill Overlay

I am opposed to the Edgehill Overlay.

As a long time home owner, I do not feel I am properly represented by my councilman.

Edgehill Village Neighborhood Association does not represent the wishes of the entire neighborhood.

1607 Villa Place

**From:** Teena Camp [mailto:teena@tsc615.com]  
**Sent:** Wednesday, June 27, 2018 2:01 PM  
**To:** Planning Commissioners  
**Subject:** Opposed to Edgehill Overlay

Voicing my opposition to the proposed Edgehill Overlay, as it is currently written.

As a property owner for many years, my councilman is not listening to desires of the entire community.

Also, the Neighborhood Association does not represent all the neighbors in the overlay area.

1503 Tremont

**From:** Ashley Chesnut [mailto:ap@craftsmanresidential.com]

**Sent:** Wednesday, June 27, 2018 2:22 PM

**To:** Planning Commissioners

**Subject:** Opposed to the Edgehill Overlay

To Whom it May Concern:

I own property on Tremont in Edgehill. Councilman O'Connell and Councilman Sledge are not listening to me and other long-term residents of Edgehill. We are OPPOSED to the Overlay.

Thank you,

Ashley Chesnut

**From:** Andy Wehby [mailto:ajwehby@gmail.com]

**Sent:** Wednesday, June 27, 2018 3:59 PM

**To:** Planning Commissioners

**Subject:** I AM OPPOSED TO EDGEHILL OVERLA

I am long term resident of Edgehill and live at 1504 South Street. This overlay is total infringement on property rights and will lower property values. I have already taken a hit on my property value with five story office building being built in my backyard and do not need another hit from this unnecessary overlay.

Thank you

**From:** Rachel Zijlstra [mailto:rachelz@me.com]  
**Sent:** Wednesday, June 27, 2018 6:23 PM  
**To:** Planning Commissioners  
**Subject:** Please support Edgehill- NCZO

Dear Planning Commissioners,

Please support Edgehill's efforts to preserve and promote our neighborhood and history. The Green Hills-Midtown Community Plan is not sufficient to protect our neighborhood. The Overlay seeks to protect just 5% of the households in Edgehill, those homes that fall in the most western boundary. Working closely with the Historic Commission, Planning staff and Council Members, The Edgehill Coalition has been able to craft a tool that'll pick up where our Community Plan falls shorts.

In my role as the president of the Edgehill Village Neighborhood Association, I've heard countless complaints and concerns about the near constant forces that threaten to change our historic, urban, walkable neighborhood. Neighborhood volunteers have contributed 100s and 100s of hours towards S/P negotiations for more neighborhood-friendly development, park preservation efforts (Tony Rose, Rose, Edgehill Park), clean up days, outreach and education. Now we are seeking a tool should give us some desperately needed back up.

Given our proximity to the universities (Belmont/Vanderbilt) and position within the urban core, our neighborhood has a higher than average percentage of investment properties (rentals and STRs). The vast majority of those opposing the Overlay are investors. Residents and investors view the Overlay differently. It's almost as if the residents see the Overlay as a bank savings account, planning for our future, and the investors look at our neighborhood as an ATM, trying to find a way to maximize income. These investors play a vital role for our rental community, but they do not have long-term residents' interest at heart. The vast majority of Edgehill residents in the study are in favor of the Overlay.

I wish I could attend this week to be able to more passionately state my desire for the NCZO, but I'm traveling for a long scheduled family vacation.

Please review the hard work you'll be presented from the Edgehill Coalition and recommend the NCZO to Metro Council.

Sincerely,

Rachel Tapper Zijlstra  
1015 Villa Place  
Nashville TN 37212  
619-806-0119 cell

**From:** Kirk Taylor [mailto:kirktaylor3@gmail.com]  
**Sent:** Wednesday, June 27, 2018 6:10 PM  
**To:** Planning Commissioners  
**Cc:** Mary Beth Taylor; Lucas Chesnut  
**Subject:** Opposed to the Edgehill Overlay

Good afternoon. My name is Kirk Taylor and my wife and I own 1409A Tremont. I am Opposed to the Edgehill Overlay. Councilman O'Connell and Councilman Sledge are not listening to me and other long-term residents of Edgehill. We are OPPOSED to the Overlay.

Thank you,

Kirk Taylor

Sent from my iPhone

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

**From:** Darryl Harvey [mailto:darrylharvey1@gmail.com]  
**Sent:** Wednesday, June 27, 2018 7:09 PM  
**To:** Planning Commissioners  
**Subject:** Opposing the Edgehill Historic overlay

Hello, I wanted to write again that I adamantly oppose the Edgehill overlay that is being voted on tomorrow! Councilman O'Connell has blatantly ramrodded this through without giving proper consideration to the homeowners in the area who are opposed to the overlay. PLEASE strike this down as the majority of this neighborhood does NOT want this overlay!!!!

Regards,  
Darryl Harvey

**From:** Mary Henson [mailto:maryhenson53@gmail.com]  
**Sent:** Wednesday, June 27, 2018 7:39 PM  
**To:** Planning Commissioners  
**Subject:** Overlay

The residents that live at 2404 South Street support the overlay 100%

**From:** amvrevo@aol.com [mailto:amvrevo@aol.com]  
**Sent:** Wednesday, June 27, 2018 7:59 PM  
**To:** O'Connell, Freddie (Council Member); Cooper, John (Council Member); Weiner, Sheri (Council Member); Gilmore, Erica (Council Member); Mendes, Bob (Council Member); Hurt, Sharon (Council Member); jim.shulman@nashville.gov; Swope, Robert (Council Member); Hastings, DeCosta (Council Member); Haywood, Brenda (Council Member); Davis, Scott (Council Member); Withers, Brett (Council Member); Davis, Anthony (Council Member); nancy.vanreese@nashville.gov; Pridemore, Bill (Council Member); Pardue, Doug (Council Member); Hagar, Larry (Council Member); Glover, Steve (Council Member); Huezo, Holly (Council Member); Rhoten, Kevin (Council Member); Syracuse, Jeff (Council Member); Freeman, Mike (Council Member); Allen, Burkley (Council Member); Roberts, Mary Carolyn (Council Member); Johnson, Mina (Council Member); Kindall, Ed (Council Member); Murphy, Kathleen (Council Member); Pulley, Russ (Council Member); Elrod, Jeremy (Council Member); danette.blalock@nashville.gov; Vercher, Tanaka (Council Member); Johnson, Karen (Council Member); Potts, Jason (Council Member); Bedne, Fabian (Council Member); Dowell, Jacobia (Council Member); Lee, Antoinette (Council Member); Henderson, Angie (Council Member); dave.rosenburg@nashville.gov; Planning Commissioners; Sledge, Colby (Council Member)  
**Subject:** I am Opposed to the Edgehill Overlay

**Councilman O'Connell and Councilman Sledge are not listening to me and other long-term residents of Edgehill.**

**We are OPPOSED to the Overlay.**

**I am a 40 year resident of the Edgehill community.**

**No information was provided until recently, meetings are inaudible.**



**I am also opposed to the timing of the meeting on the eve of a public holiday, TUESDAY, JULY 3 at 6:30 pm!**

**Alan Messer**

**Villa Place**

**amvrevo@aol.com**

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

**From:** Aehal1 [mailto:aehal1@yahoo.com]

**Sent:** Wednesday, June 27, 2018 7:44 PM

**To:** Planning Commissioners

**Subject:** Edgehill overlay support

I reside at 1500 South St. My house is included in the proposed overlay. As a resident and property owner, I enthusiastically support the Edgehill Historic Overlay and appreciate the work of my neighbors and councilman, Freddie O'Connell. I look forward to the meeting tomorrow.

Best,  
Ashley Shoemaker

Sent from my iPhone

**From:** Lucas Chesnut [mailto:lucas@craftsmanresidential.com]

**Sent:** Wednesday, June 27, 2018 9:13 PM

**To:** Planning Commissioners

**Subject:** Oppose Overlay

I am writing to oppose the proposed Edgehill overlay.

I have voiced my concerns about having our property removed from the overlay and it has fallen upon deaf ears. CM O'Connell refuses to consider removing our block of Edgehill where there are only 3 out of 12 homes that are contributing as well as no support for the overlay from any of the 12 properties.

Sincerely

Lucas Chesnut

1409B Tremont

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

From: Veta Cicolello [mailto:veta.cicolello@gmail.com]

Sent: Wednesday, June 27, 2018 9:16 PM

To: Planning Commissioners

Subject: Edgehill NCZO SUPPORT!

Dear Commissioners,

I am writing as an Edgehill resident in strong support of the proposed Edgehill VCZO which was approved by the Historic Commission.

I believe it is an essential tool to help preserve the rich architectural history of our neighborhood, and to balance the scale of the rapid development occurring in our area.

Please pass this bill!

Many thanks,  
Veta Cicolello  
1720 15th Ave S

**From:** Elizabeth Crook [mailto:elizabeth@orchardadvisors.com]

**Sent:** Wednesday, June 27, 2018 9:45 PM

**To:** Planning Commissioners

**Subject:** I am OPPOSED to the Edgehill Overlay

As a resident of Edgehill for eight years I oppose an overlay for my community. We already have many styles and an overlay will NOT protect what needs protecting namely homes that families can modify to accomodate the growth of their families.

Thank you

Elizabeth B. Crook

1509 Villa Place

37212

**From:** Jeremy & Sarah [mailto:jns10210@gmail.com]

**Sent:** Wednesday, June 27, 2018 10:41 PM

**To:** Planning Commissioners

**Subject:** Edgehill zoning overlay

Hello,

We are residents of Edgehill and are supportive of the proposed overlay. Compared to other cities of Nashville's stature, historical structures are often given short shrift. Without some safeguards in place, we will become a truly ersatz destination. We intend to show our support in person at the meeting Thursday evening, and appreciate the council member's support thus far.

Sincerely,

Jeremy and Sarah Warner

1020 Villa Pl

**From:** Daniel Green [mailto:daniel@buildtraditions.com]

**Sent:** Wednesday, June 27, 2018 10:57 PM

**To:** Planning Commissioners

**Cc:** Daniel Green

**Subject:** I am OPPOSED to the Edgehill overlay

**Planning Commissioners,**

**Councilman O'Connell and Councilman Sledge are not listening to me and the residents of Edgehill. We are OPPOSED to the Overlay.**

Daniel R Green

1719 15th Ave South

**From:** Jill Bader [mailto:jillbader@gmail.com]

**Sent:** Thursday, June 28, 2018 1:17 AM

**To:** Planning Commissioners; Janet Parham; Kenneth Parham; CHOMCO MNGMT; John

**Subject:** Opposition to Edgehill Overlay

To the planning commission -

We respectfully write to you jointly as neighbors (cced to this email) in opposition to the Edgehill Overlay. While Jill is new to Villa, we have all been longtime residents here in Edgehill.

Janet Parham 1226 Villa

Kenneth Parham 1226 Villa

John Moore 1212 Villa

Charles Howe 1009 15th Street

Jill Bader 1220 Villa Place

Over the past few days we have physically gone to all homes within the overlay map, often together. Many of the neighbors we spoke with are our longtime African American neighbors. We've spoken to many residents - old and new - who are upset like we are. We don't want this Overlay.

In our surveying the neighborhood we have found at least 57 resident homes in opposition of the overlay. In total we have at least 93 homes within the overlay map opposed.

In reviewing the survey submitted to our councilmen by the pro-overlay group we found a series of misrepresentations, and a sampling of these inaccuracies are listed below.

We also found that while our opposition investment homes were not counted as a relevant "no" votes, the pro-overlay investment homes were counted as "yes" votes such as the properties at 1313 Tremont, 911 Villa Place, 1017 15th Ave South - all rental properties owned by one person and counted as a "yes."

We don't want this overlay because we want the freedoms to do with our homes what we want without additional levels of oversight. We are worried about freezing our property values. We are worried about our disenfranchised longterm resident Edgehill neighbors. We all are very concerned about the voices who have not been engaged in this process and those who are opposed, but not heard.

Below is a list as of June 27, 2018 of homes opposed.

Very sincerely,

Kenneth Parham

Janet Parham

John Moore

Charles Howe

Jill Bader

#### **PETITION IN OPPOSITION TO THE EDGEHILL OVERLAY**

The following are the addresses of people who signed the Petition to Oppose the Edgehill Overlay. All of the following are owners, NOT renters. All of the people who signed the petition have confirmed that their address provided below is representative of their "NO" Vote in OPPOSITION: (through June 27, 2018):

905 15th Ave South

907 15<sup>th</sup> Ave South-Long-Term Resident-African-American Family

909 15<sup>th</sup> Ave South-Long-Term Resident-African-American Family

912 15<sup>th</sup> Ave South-Resident-outside the Overlay

917 15<sup>th</sup> Ave South-Long-Term Resident-African-American Family

1006 15<sup>th</sup> Ave South-Long-Term Resident-African-American Family

1008 15<sup>th</sup> Ave South-Long-Term Resident-African-American Family

1009 15<sup>th</sup> Ave South-Long-Term Resident-African-American Family

1011 15th Ave South-Resident

1012 15<sup>th</sup> Ave South-Resident-Long Term Resident-African-American Family

1015 15th Ave South

1019 15th Ave South-Resident

1021A 15th Ave South

1021B 15th Ave South-

1024 15th Ave South-Resident

1210 15th Ave South-outside the Overlay

1211 15th Ave South-outside the Overlay

1213 15th Ave South-outside the Overlay

1214 15th Ave South-outside the Overlay

1215 15th Ave South-outside the Overlay

1216 15th Ave South-Resident

1217 15th Ave South-outside the Overlay

1218 15th Ave South-Resident

1219 15<sup>th</sup> Ave South-outside the Overlay

1221 15th Ave South-outside the Overlay

1722 15<sup>th</sup> Ave South-Resident

1300 A 15th Ave South-outside the Overlay

1300 B 15th Ave South-outside the Overlay

1300 C 15th Ave South-outside the Overlay

1301 15th Ave South-outside the Overlay

1703 15th Ave South-outside the Overlay

1710A 15th Ave South-Resident

1713 15th Ave South-Resident

1717 15th Ave South-Resident

1719 15<sup>th</sup> Ave South-Resident

1722 15th Ave South-Resident

1300 Edgehill-outside the Overlay

1304 Edgehill-outside the Overlay

1306 Edgehill –outside the Overlay

1401 Edgehill-outside the Overlay

1405 Edgehill-outside the Overlay

1408 Edgehill

1409 Edgehill-Resident

1413 Edgehill-Resident

1415 Edgehill-Resident

1506 Edgehill

1508 Edgehill

1512 Edgehill

1514 Edgehill

1516 Edgehill

1400 South Street-Resident

1402 South Street

1408 South Street-Resident-African-American—King Hollands speaks on behalf of this property. It's the Lawson's. (undecided; NOT a "yes" as the pro-Overlay people have him listed)

1502 South Street

1504 South Street-Resident

1506 South Street

1508 South Street

1510 South Street African American Resident-(“undecided”)--this is his family's home—not a “yes” as the pro-Overlay people have him listed

1512 South Street—commercial-

1514 South Street—commercial-

1211 Tremont Ave—not in the Overlay

1213 B Tremont Ave-not in the Overlay

1309 Tremont Ave-

1409A Tremont Ave-Resident

1409B Tremont Ave

1502 Tremont Ave-Resident

1503 Tremont Ave

900 Villa Place-Resident



901 Villa Place-Long-Term Resident-African American Family

902 Villa Place-Resident

904B Villa Place-Resident

910 Villa Place-Long-Term Resident- African American Family

914 Villa Place—Resident

916 Villa Place-Resident

1004 Villa Place-Resident

1007 Villa Place-Resident

1008A Villa Place-

1008B Villa Place-

1009 Villa Place

1010 Villa Place-Long-Term Resident-African American Family

1013 Villa Place-

1017 Villa Place

1019 Villa Place-Resident

1023 A Villa Place-Resident

1023 B Villa Place-Resident

1024 Villa Place-Resident

1025 Villa Place-Resident

1028 Villa Place-

1101 Villa Place aka 1503 Tremont

1212 Villa Place-Long-Term Resident-African-American Family

1214 Villa Place

1215 Villa Place

1216 Villa Place

1217 Villa Place-

1218 Villa Place-

1220 Villa Place-Resident

1221 Villa Place-

1222 Villa Place-Long-Term Resident-African American Family

1225 Villa Place

1226 Villa Place-Long-Term Resident-African-American Family

1230 Villa Place-Resident

1303 Villa Place-Resident

1401 Villa Place-Resident

1405 Villa Place-Resident

1407 Villa Place-

1409 Villa Place-Resident

1410 Villa Place-

1505 Villa Place-Resident

1506 Villa Place-

1509 Villa Place- Resident

1512 Villa Place-Long-Term African-American Family

1516 Villa Place-Resident

1607 Villa Place-

1618 Villa Place-Long-Term African-American Family

1620 Villa Place-Long-Term African American Family

1703 Villa Place-

1713 Villa Place-Long-Term African-American Family

1716 Villa Place-Resident

The following people signed the Petition Opposing the Overlay but did not provide their addresses. I have been unable to determine where they hold property in Edgehill. Therefore, we are NOT including the names below as valid vote count for our OPPOSITION PETITION:

Jon Sidwell:?

John Eldridge:?

Jasmine Biddick: ?

Priya Patel: ?

Michael Kinzer: ?

Julio San Juan: ?

Ana Valencia: ?

Michael Dolan: ?

Sarah Kuhn: ?

Natasha Staton: ?

INCORRECT INFORMATION ON THE SURVEY WHICH WAS SUBMITTED TO COUNCILMAN O'CONNELL AND COUNCILMAN SLEDGE:

1502 Villa Place: Listed as a "yes" but it's actually a vacant home

1512 Villa Place: Campbell Family-long-term resident listed as a "yes" when she is a "no"

900 Vila Place: Hargrove Family-Resident listed as "yes" when they have always been a "no"

1006 Villa Place: Long- term resident listed as a "yes" and does not want to be listed as a "yes"

1230 Villa Place: Combs Family- resident listed as a "yes" when they have always been a "no"

1620 Villa Place: Hill Family-Long- term resident listed as a "yes" when he has always been "no"

908 Villa Place: A renter that they have counted as a "yes" (person doesn't live in the neighborhood)

1019 Villa Place: Messer Family-Long-term resident listed as a "yes" when he has always been a "no"

1023A and B Villa Place: Listed as "not applicable/new house" when they are the Kelly Family, residents, who have always been opposed

1025 Villa: Hodges Family- originally listed as a "maybe" when they were always against the Overlay

1212 Villa: Moore Family-listed as a “maybe” when they have always been against the Overlay

1215 Villa Place: Incorrectly identifies the owner as Carl Massaro; he sold this property; the pro-Overlay Group never talked to the current owner who is opposed to the Overlay

1217 Villa Place: Incorrectly identifies the owner as Carl Massaro; he sold this property; the pro-Overlay Group never talked to the current owner who is opposed to the Overlay

1713 Villa Place: Mays Family-long term resident-listed as a “yes” but he has always been opposed

1516 Villa Place: Huddleston Family-listed as a “yes” but they are a “no”.

1303 Villa- Resident incorrectly misidentified as a renter. This resident is opposed.

1405 Villa Place: Resident listed as a “yes” who is actually a “no”

1407 Villa Place: Left off their survey list of homes. He is an investor who is opposed.

1409 Villa Place: Left off their survey list of homes. Shaub Family-residents who are opposed.

1509 Villa Place: Cook Family-Resident listed as a “maybe” when she has always been a “no”.

1512 Villa Place: Campbell Family- Long-term Residents listed as a “yes’ when they are a “no”.

1405 Villa Place: Curtis Family-Long-term Residents listed as a “yes” when they are a “no”.

1716 Villa Place: Brown Family- Residents listed as a “yes” when they are a “no”

1309 Tremont Ave: Incorrectly identified as being abandoned. Owner opposes the Overlay.

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

**From:** allisonschachter@gmail.com [mailto:[allisonschachter@gmail.com](mailto:allisonschachter@gmail.com)]

**Sent:** Thursday, June 28, 2018 3:38 AM

**To:** Planning Commissioners

**Subject:** Edgehill overlay

Dear Planning Commission,

I live at 1022 Villa Place and am writing to express support for historical overlay to preserve the rich historical character of our neighborhood. I’m grateful for the hard work of our community and our council person. Please vote yes!

Best,

Allison Schachter

**From:** Lucas Chesnut [mailto:[lucas@craftsmanresidential.com](mailto:lucas@craftsmanresidential.com)]

**Sent:** Wednesday, June 27, 2018 9:08 PM

**To:** Planning Staff

**Subject:** Edgehill Neighborhood overlay

I am writing to oppose the proposed Edgehill overlay.

I have voiced by concerns about having our property removed from the overlay and it has fallen upon def ears. CM O'connell refuses to consider removing our block of Edgehill where there are only 3 out of 12 homes that are contributing as well as no support for the overlay from any of the 12 properties.

Sincerely

Lucas Chesnut

1409B Tremont

**From:** Rob Benshoof [mailto:rob82b@gmail.com]

**Sent:** Thursday, June 28, 2018 7:28 AM

**To:** Planning Commissioners

**Cc:** seangkelly@gmail.com; Rachel Tapper Zijlstra; Freddie O'Connell; Colby Sledge

**Subject:** Please remove Sean Kelley from the Overlay Documents

The Overlay team would like to apologize to Mr. Kelly for assuming that he signed the petition multiple times. Please see his note below.

I saw a copy of the overlay documents and was surprised to see my name on page 37: "you will see sean kelly signed multiple times." [Change.org](http://Change.org) does not allow multiple signatures from one account. My comments are duplicates with the same time stamp, clearly technical errors. I did not sign 7 times as claimed in the document, as that is not possible. I have contacted [change.org](http://change.org) for a statement that I am happy to pass on once I receive it.

I do not appreciate the insinuation that I have acted unethically in a document sent to my community. This is libelous, harmful and unprofessional. It should have no bearing on an attempt to discredit me, or any members of our community against the overlay. Please retract my name from the document immediately, and any arguments regarding this [change.org](http://change.org) technical error in upcoming meetings. Confirm my name has been removed by tomorrow 6/28 so that I do not need to take further action.

Thank you,

Sean Kelly

**From:** Amy Malcolm [mailto:amalcolm0123@gmail.com]  
**Sent:** Thursday, June 28, 2018 7:34 AM  
**To:** Planning Commissioners  
**Subject:** I am OPPOSED to the Edgehill Overlay

I have owned a home at 1506 South Street since 1999 and I am opposed to the Edgehill Overlay.

Thank You-

Amy Colton

**From:** Lucas Chesnut [mailto:lucas@craftsmanresidential.com]  
**Sent:** Wednesday, June 27, 2018 9:08 PM  
**To:** Planning Staff  
**Subject:** Edgehill Neighborhood overlay

I am writing to oppose the proposed Edgehill overlay.

I have voiced by concerns about having our property removed from the overlay and it has fallen upon def ears. CM O'connell refuses to consider removing our block of Edgehill where there are only 3 out of 12 homes that are contributing as well as no support for the overlay from any of the 12 properties.

Sincerely

Lucas Chesnut

1409B Tremont



**From:** Shoemaker, Moore Benjamin [mailto:moore.b.shoemaker@Vanderbilt.Edu]  
**Sent:** Thursday, June 28, 2018 7:41 AM  
**To:** Planning Commissioners  
**Cc:** aehal1@yahoo.com; rob82b@gmail.com; Rachel Tapper Zijlstra  
**Subject:** South Street Support for Edgehill Overlay

Dear Planning Commissioners,

Thank you for considering Edgehill's application for a Conservation Overlay. South Street is one of the most historic streets in our neighborhood, but there has been a major debate about whether to include South Street in the Overlay. This is because several vocal property investors who do not live in our neighborhood have organized an opposition effort. The vast majority of residents on South Street, who actually live there, support the Overlay. I am attaching a letter of support for the Overlay that we sent to Freddie O'Connell in April from 5 families that live on South Street.

We appreciate Freddie's support of the Overlay and your work considering the issue.

Sincerely,

Ben Shoemaker

M. Benjamin Shoemaker, MD, MSCI

Assistant Professor, Division of Cardiovascular Medicine

Vanderbilt Center for Arrhythmia Research and Therapeutics (VanCART)

Vanderbilt University Medical Center

**From:** Betsy Garland [mailto:betsylgarland@gmail.com]  
**Sent:** Thursday, June 28, 2018 8:12 AM

**To:** Planning Commissioners

**Subject:** Opposed to Edgehill overlay

I am a property owner at 1409B Tremont St. My family and I have been visiting the neighborhood for a couple years now. We love staying in Edgehill and appreciate the community.

I believe a conservation overlay is not necessary in Edgehill. There is strong opposition to it from both property owners and residents and without enough consensus I am afraid the neighborhood will be divided in a way that is not soon repairable. And for what? If a homeowner doesn't want his own property developed there are ways to prevent it such as deed restrictions.

Thanks

Betsy

**From:** Brown, Cindy O [mailto:cindy.matlock@vumc.org]

**Sent:** Thursday, June 28, 2018 8:14 AM

**To:** O'Connell, Freddie (Council Member); Sledge, Colby (Council Member); Cooper, John (Council Member); Weiner, Sheri (Council Member); Gilmore, Erica (Council Member); Mendes, Bob (Council Member); Hurt, Sharon (Council Member); Swope, Robert (Council Member); Hastings, DeCosta (Council Member); Haywood, Brenda (Council Member); Davis, Scott (Council Member); Withers, Brett (Council Member); Davis, Anthony (Council Member); nancy.vanreese@nashville.gov; Pridemore, Bill (Council Member); Pardue, Doug (Council Member); Hagar, Larry (Council Member); Glover, Steve (Council Member); Huezo, Holly (Council Member); Rhoten, Kevin (Council Member); Syracuse, Jeff (Council Member); Freeman, Mike (Council Member); Allen, Burkley (Council Member); Roberts, Mary Carolyn (Council Member); Johnson, Mina (Council Member); Kindall, Ed (Council Member); Murphy, Kathleen (Council Member); Pulley, Russ (Council Member); Elrod, Jeremy (Council Member); danette.blalock@nashville.gov; Vercher, Tanaka (Council Member); Johnson, Karen (Council Member); Potts, Jason (Council Member); Bedne, Fabian (Council Member); Dowell, Jacobia (Council Member); Lee, Antoinette (Council Member); Henderson, Angie (Council Member); dave.rosenburg@nashville.gov; Planning Commissioners

**Subject:** We are Opposed to the Edgehill Overlay

# "Councilman O'Connell and Councilman Sledge are not listening to me and other long-term residents of Edgehill. We are **OPPOSED** to the Overlay."

Good Morning All,

The Villa Edgehill neighborhood is a great old neighborhood that does indeed need some freshening up while maintaining to the current look on the street. *However*, this proposed Historical Overlay would not allow for that 'freshening' to occur.

It would prevent those homeowners from enlarging their existing home especially for family growth. What has been happening with the existing homes is they are keeping the front and sides of the original house which certainly gives a nod to the historical neighborhood. In these homes, the roofline has gone up and the back of the home has expanded into the backyard. This is certainly acceptable and prevents the construction of side by side 'shot gun' houses as seen on 14th Avenue.

The proposed Historical Overlay is **too restrictive** in many facets: the building materials, the restraint of not being able to raise the roofline nor expand into the back yard.

Of the residents on Villa Place that I have spoken with from the front porch, this Historical Overlay is **not supported** and is seen as an impediment for the neighborhood to improve and to continue to be "THE" place to live.

I know of friends who have withdrawn their contracts on existing homes due to the **potential** of this Historical Overlay passing. They do not want to destroy the existing home, only enlarge and improve what is already present.

In conclusion, the Historical Overlay is a true barrier to this wonderful neighborhood continuing to exist and to improve.

This would be disastrous for this Historical Overlay to pass!!!

Truly,

Skip and Cindy Brown

1716 Villa Place

**From:** Ninette du Preez [mailto:ninettetupreez@gmail.com]

**Sent:** Thursday, June 28, 2018 8:14 AM

**To:** Planning Commissioners

**Subject:** I am Opposed to the Edgehill Overlay.

**Dear Planning Commission members:**

**I am a 7 year resident and Homeowner of Edgehill and have started and raise my family in this house we call home!**

**Councilman O'Connell and Councilman Sledge are not listening to me and other long-term residents of Edgehill. We are OPPOSED to the Overlay."**

Thank you for your time!

Ninette du Preez

1024 Villa place

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

From: Mary Sue Oleson [mailto:marysueenglund@comcast.net]

Sent: Thursday, June 28, 2018 10:03 AM

To: Planning Commissioners

Subject: Overlay for a Edgehill

Good morning,

I am respectfully declaring my opposition to the historic overlay for my neighborhood.

Thank you,

Mary Susan Oleson

1505 Villa Place

Sent from my iPhone

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

From: Janell Senda [mailto:janell.n.senda@gmail.com]

Sent: Thursday, June 28, 2018 10:31 AM

To: Planning Commissioners

Subject: Oppose Edgehill overlay

Hello I live on Tremont St and I oppose the Edgehill overlay. We bought into this neighborhood in good faith that it was growing and progressing. I feel like the people who live here are being ignored. The city should be ashamed of the underhanded way this is slipping by.

Janell Senda

Sent from my iPhone

**From:** Teena Camp [mailto:teena@tsc615.com]

**Sent:** Thursday, June 28, 2018 8:12 AM

**To:** Planning Commissioners

**Subject:** I am Opposed to Edgehill Overlay

I am opposed to the Edgehill conservation overlay, as currently presented.

As a long time property owner, it is disappointing that the councilmen are not speaking or listening to the entire community.

The Neighborhood Association does not represent all those in the proposed overlay area.

We are opposed to the Overlay.

1218 Villa Place

**From:** Talbott Ottinger [mailto:tottinger@mckenzielaird.com]

**Sent:** Thursday, June 28, 2018 8:38 AM

**To:** Planning Commissioners

**Subject:** We are OPPOSED to Edgehill Overlay

I am writing to express my frustration and dismay about how Councilman O'Connell and Councilman Sledge have handled their proposed implementation of an Historical Overlay in the Edgehill Neighborhood. Despite the high number of property owners in the area opposed to this overlay, they have purposely chosen not to listen to their those affected and opposed to the Overlay. We are OPPOSED to this overlay and will plan on voicing our opinions tonight at the Planning Commission meeting. I would request that you all listen to the many opposed residents and property owners and also note the lack of cooperation and blatantly false information being presented by the Pro-overlay group.

I appreciate your consideration and respect for our stance on this issue.

Thanks,



**TALBOTT P. OTTINGER**

**+ Attorney**

3835 Cleghorn Avenue, Suite 250, Nashville, TN 37215

t. 615.916-3226 | e. [tottinger@mckenzielaird.com](mailto:tottinger@mckenzielaird.com)

w. [mckenzielaird.com](http://mckenzielaird.com) | [vCard](#) | [Read Bio](#)

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**From:** John F. Triggs [mailto:[jft@iplawgroup.com](mailto:jft@iplawgroup.com)]  
**Sent:** Thursday, June 28, 2018 8:55 AM  
**To:** Planning Commissioners  
**Cc:** Rachel Zijlstra  
**Subject:** Edgehill Overlay

Mary Henson and John F. Triggs live at 1404 south St and we support the proposed overlay.

**John F. Triggs**

**PATTERSON INTELLECTUAL PROPERTY LAW**

Phone: 615.242.2400 | Fax: 615.242.2221

Roundabout Plaza | 1600 Division Street, Suite 500

Nashville, TN 37203

<mailto:jft@iplawgroup.com>

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

**From:** Ken Hinman [mailto:ken.hinman@ingram.design]  
**Sent:** Thursday, June 28, 2018 9:31 AM  
**To:** Planning Commissioners  
**Subject:** Opposed

My name is Ken Hinman at 1023A Villa Place and I am OPPOSED to the impending overlay.

Thank you for counting my vote

Regards,

Ken Hinman

KEN HINMAN PRESIDENT/CEO

Ingram Design Collective llc  
#221. Nashville, Tennessee 37203

1200 Clinton Street

[Ken.hinman@ingram.design](mailto:Ken.hinman@ingram.design)



- o. [615. 739. 5783](tel:615.739.5783)
- c. [615. 430.4234](tel:615.430.4234)

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

From: Bill Swinehart [mailto:nashvillebooks@yahoo.com]  
Sent: Thursday, June 28, 2018 9:30 AM  
To: Planning Commissioners  
Subject: Edgehill Overlay

1221 Villa Place opposes the overlay!

William Swinehart

Sent from my iPhone

**From:** JOHN MOORE [mailto:jwmoore1212@comcast.net]  
**Sent:** Thursday, June 28, 2018 9:40 AM  
**To:** Planning Commissioners  
**Cc:** Janet S (MNPS) Parham; jillbader@gmail.com; Kenneth Parham  
**Subject:** I am Opposed to the Edgehill Overlay

**To the members of the Metropolitan Planning Commission.**

**I am respectfully informing you that I am Opposed to the Edgehill Overlay!**

**Councilman O'Connell and Councilman Sledge are NOT LISTENING to me and other long-term residents of Edgehill.**

**We are OPPOSED to the Overlay!!!**

**John Moore**

**1010 Villa Place**

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

From: Gochberg, Daniel F (University) [mailto:daniel.gochberg@Vanderbilt.Edu]

Sent: Thursday, June 28, 2018 11:01 AM

To: Planning Commissioners

Subject: Edgehill overlay

I oppose the overlay.

-Dan Gochberg

Owner and resident 916 Villa pl

**From:** Lisa Anderson [mailto:landerson119@gmail.com]

**Sent:** Thursday, June 28, 2018 9:46 AM

**To:** Planning Commissioners

**Subject:** NO to Edgehill Overlay

**Councilman O'Connell and Councilman Sledgeare not listening to me and other long-term residents of Edgehill. We are OPPOSED to the Overlay!!!!**

Lisa Anderson

1210 and 1214 15th Ave

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

From: Michael Sattasiri [mailto:msattasiri@gmail.com]

Sent: Thursday, June 28, 2018 9:49 AM

To: Planning Commissioners

Subject: Overlay for edgehill neighborhood

Dear commissioner,

My name is W. Michael Sattasiri. I am a Homeowner at 1013 villa place in nashville TN. I am opposed to the overlay restriction proposal in edgehill. Please do not misrepresent me as a homeowner who is for the restriction.

Thank you

**From:** Tonya Esquibel [mailto:tesquibel@lincloan.com]  
**Sent:** Thursday, June 28, 2018 9:54 AM  
**To:** Planning Commissioners  
**Cc:** Danny Esquibel; Greg Cummings  
**Subject:** I oppose the EDGEHILL Overlay

1402 South Street opposes this historic overlay trying to be passed.

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**From:** Paul Martin [mailto:paul@edwardshae.com]  
**Sent:** Thursday, June 28, 2018 9:52 AM  
**To:** Planning Commissioners  
**Subject:** I am opposed to the Edgehill Overlay

**Councilman O'Connell and Councilman Sledge are not listening to me and other long-term residents of Edgehill. We are OPPOSED to the Overlay.**

Paul Martin

1011 15th Ave S

**From:** Trey Fanjoy [mailto:iamtreyfanjoy@gmail.com]  
**Sent:** Thursday, June 28, 2018 9:50 AM  
**To:** Planning Commissioners  
**Subject:** WE OPPOSE THE EDGEHILL OVERLAY

We are the homeowners of 1722 15th Avenue South. We as a community feel we are not being represented fairly. The majority of the community is OPPOSED.

This is not fair or balanced. I believe the commission is being misled.

Kindest regards,

Trey Fanjoy

**From:** Thomas Palmeri [mailto:palmeri.tom@gmail.com]  
**Sent:** Thursday, June 28, 2018 9:59 AM  
**To:** Planning Commissioners

**Cc:** Thomas Palmeri

**Subject:** Support for Edgehill Overlay

Dear Planning Commissioners,

I own and live at 1410 South Street in the Edgehill neighborhood. I am in strong support of the conservation overlay. Our home is in the proposed overlay area.

When we bought our home, all we saw was a neighborhood of older homes and presumed it would largely stay that way. Some people, like us, would fix up their older homes. And if someone bought one of the nonconforming houses built decades after its neighbors, they might tear that down to build a house that fit into the style and scale of the neighborhood. We never knew that single-family nonconforming houses and historic houses alike could be torn down and replaced by a pair of 3 1/2 story towers.

This small stretch of Villa, 15th, and South Street is all that remains of the historic Edgehill community. Like its neighbor, historic Music Row, it needs protection from developers.

We are asking for the most minimal of protection. Under the guidelines, older single-family houses cannot simply be torn down and replaced by pairs of modern towers 3x the height of its adjacent houses; additions and new construction need to fit with the scale and scope of the neighboring houses.

Most of those who support the overlay live in the neighborhood. Many of those who oppose the overlay are investors. I hope that during the public hearing today, those who choose to speak will be asked to state their name and their permanent home residence. At the public hearing at the historic commission, some of those in opposition simply stated an address of a property they owned within the proposed district - we knew they were investors.

Those of us who live here support this overlay. The council members who represent our neighborhood, Freddie O'Connell and Colby Sledge, support this overlay. The historic commission supports this overlay. I hope you will support this overlay as well.

Thomas Palmeri

-----  
Thomas Palmeri  
1410 South Street  
Nashville, Tennessee 37212  
[palmeri.tom@gmail.com](mailto:palmeri.tom@gmail.com)

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

From: Robert Murray [mailto:robertmurray1969@icloud.com]  
Sent: Thursday, June 28, 2018 10:02 AM  
To: Planning Commissioners  
Subject: Oppose Edgehill Overlay

I oppose this. I reside on Villa Place, and vote in all elections and ballot initiatives. Thank you.

Sent from my iPad

**From:** Tonya Esquibel [mailto:tesquibel@lincloan.com]  
**Sent:** Thursday, June 28, 2018 10:04 AM  
**To:** Planning Commissioners  
**Cc:** Greg Cummings; Danny Esquibel  
**Subject:** Opposition to THE EDGEHILL Overlay

PETITION IN OPPOSITION TO THE EDGEHILL OVERLAY

The following are the addresses of people who signed the Petition to Oppose the Edgehill Overlay. All of the following are owners, NOT renters. All of the people who signed the petition have confirmed that their address provided below is representative of their "NO" Vote in OPPOSITION: (through June 27, 2018):

905 15th Ave South

907 15th Ave South-Long-Term Resident-African-American Family

909 15th Ave South-Long-Term Resident-African-American Family

912 15th Ave South-Resident-outside the Overlay

917 15th Ave South-Long-Term Resident-African-American Family

1006 15th Ave South-Long-Term Resident-African-American Family

1008 15th Ave South-Long-Term Resident-African-American Family

1009 15th Ave South-Long-Term Resident-African-American Family

1011 15th Ave South-Resident

1012 15th Ave South-Resident-Long Term Resident-African-American Family

1015 15th Ave South

1019 15th Ave South-Resident

1021A 15th Ave South

1021B 15th Ave South-

1024 15th Ave South-Resident

1210 15th Ave South-outside the Overlay

1211 15th Ave South-outside the Overlay

1213 15th Ave South-outside the Overlay

1214 15th Ave South-outside the Overlay

1215 15th Ave South-outside the Overlay

1216 15th Ave South-Resident

1217 15th Ave South-outside the Overlay

1218 15th Ave South-Resident

1219 15th Ave South-outside the Overlay



1221 15th Ave South-outside the Overlay

1722 15th Ave South-Resident

1300 A 15th Ave South-outside the Overlay

1300 B 15th Ave South-outside the Overlay

1300 C 15th Ave South-outside the Overlay

1301 15th Ave South-outside the Overlay

1703 15th Ave South-outside the Overlay

1710A 15th Ave South-Resident

1713 15th Ave South-Resident

1717 15th Ave South-Resident

1719 15th Ave South-Resident

1722 15th Ave South-Resident

1300 Edgehill-outside the Overlay

1304 Edgehill-outside the Overlay

1306 Edgehill –outside the Overlay

1401 Edgehill-outside the Overlay

1405 Edgehill-outside the Overlay

1408 Edgehill

1409 Edgehill-Resident

1413 Edgehill-Resident

1415 Edgehill-Resident

1506 Edgehill

1508 Edgehill

1512 Edgehill

1514 Edgehill

1516 Edgehill

1400 South Street-Resident

1402 South Street

1408 South Street-Resident-African-American—King Hollands speaks on behalf of this property. It's the Lawson's. (undecided; NOT a "yes" as the pro-Overlay people have him listed)

1502 South Street

1504 South Street-Resident

1506 South Street

1508 South Street

1510 South Street African American Resident-(“undecided”)--this is his family's home—not a “yes” as the pro-Overlay people have him listed

1512 South Street—commercial-

1514 South Street—commercial-

1211 Tremont Ave—not in the Overlay

1213 B Tremont Ave-not in the Overlay

1309 Tremont Ave-

1409A Tremont Ave-Resident

1409B Tremont Ave

1502 Tremont Ave-Resident

1503 Tremont Ave

900 Villa Place-Resident

901 Villa Place-Long-Term Resident-African American Family

902 Villa Place-Resident

904B Villa Place-Resident

910 Villa Place-Long-Term Resident- African American Family

914 Villa Place—Resident

916 Villa Place-Resident

1004 Villa Place-Resident

1007 Villa Place-Resident

1008A Villa Place-

1008B Villa Place-

1009 Villa Place

1010 Villa Place-Long-Term Resident-African American Family

1013 Villa Place-

1017 Villa Place

1019 Villa Place-Resident

1023 A Villa Place-Resident

1023 B Villa Place-Resident

1024 Villa Place-Resident

1025 Villa Place-Resident

1028 Villa Place-

1101 Villa Place aka 1503 Tremont

1212 Villa Place-Long-Term Resident-African-American Family

1214 Villa Place

1215 Villa Place

1216 Villa Place

1217 Villa Place-

1218 Villa Place-

1220 Villa Place-Resident

1221 Villa Place-

1222 Villa Place-Long-Term Resident-African American Family

1225 Villa Place

1226 Villa Place-Long-Term Resident-African-American Family

1230 Villa Place-Resident

1303 Villa Place-Resident

1401 Villa Place-Resident

1405 Villa Place-Resident

1407 Villa Place-

1409 Villa Place-Resident

1410 Villa Place-

1505 Villa Place-Resident

1506 Villa Place-

1509 Villa Place- Resident

1512 Villa Place-Long-Term African-American Family

1516 Villa Place-Resident

1607 Villa Place-

1618 Villa Place-Long-Term African-American Family

1620 Villa Place-Long-Term African American Family

1703 Villa Place-

1713 Villa Place-Long-Term African-American Family

1716 Villa Place-Resident

The following people signed the Petition Opposing the Overlay but did not provide their addresses. I have been unable to determine where they hold property in Edgehill. Therefore, we are NOT including the names below as valid vote count for our OPPOSITION PETITION:

Jon Sidwell:?

John Eldridge:?



Jasmine Biddick: ?

Priya Patel: ?

Michael Kinzer: ?

Julio San Juan: ?

Ana Valencia: ?

Michael Dolan: ?

Sarah Kuhn: ?

Natasha Staton: ?

INCORRECT INFORMATION ON THE SURVEY WHICH WAS SUBMITTED TO COUNCILMAN O'CONNELL AND COUNCILMAN SLEDGE:

1502 Villa Place: Listed as a "yes" but it's actually a vacant home

1512 Villa Place: Campbell Family-long-term resident listed as a “yes” when she is a “no”

900 Vila Place: Hargrove Family-Resident listed as “yes” when they have always been a “no”

1006 Villa Place: Long- term resident listed as a “yes” and does not want to be listed as a “yes”

1230 Villa Place: Combs Family- resident listed as a “yes” when they have always been a “no”

1620 Villa Place: Hill Family-Long- term resident listed as a “yes” when he has always been “no”

908 Villa Place: A renter that they have counted as a “yes” (person doesn’t live in the neighborhood)

1019 Villa Place: Messer Family-Long-term resident listed as a “yes” when he has always been a “no”

1023A and B Villa Place: Listed as “not applicable/new house” when they are the Kelly Family, residents, who have always been opposed

1025 Villa: Hodges Family- originally listed as a “maybe” when they were always against the Overlay

1212 Villa: Moore Family-listed as a “maybe” when they have always been against the Overlay

1215 Villa Place: Incorrectly identifies the owner as Carl Massaro; he sold this property; the pro-Overlay Group never talked to the current owner who is opposed to the Overlay

1217 Villa Place: Incorrectly identifies the owner as Carl Massaro; he sold this property; the pro-Overlay Group never talked to the current owner who is opposed to the Overlay

1713 Villa Place: Mays Family-long term resident-listed as a “yes” but he has always been opposed

1516 Villa Place: Huddleston Family-listed as a “yes” but they are a “no”.

1303 Villa- Resident incorrectly misidentified as a renter. This resident is opposed.

1405 Villa Place: Resident listed as a “yes” who is actually a “no”

1407 Villa Place: Left off their survey list of homes. He is an investor who is opposed.

1409 Villa Place: Left off their survey list of homes. Shaub Family-residents who are opposed.

1509 Villa Place: Cook Family-Resident listed as a “maybe” when she has always been a “no”.

1512 Villa Place: Campbell Family- Long-term Residents listed as a “yes’ when they are a “no”.

1405 Villa Place: Curtis Family-Long-term Residents listed as a “yes” when they are a “no”.

1716 Villa Place: Brown Family- Residents listed as a “yes” when they are a “no”

1309 Tremont Ave: Incorrectly identified as being abandoned. Owner opposes the Overlay.

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**From:** Shelia Bidy [mailto:shelia@musichealthalliance.com]

**Sent:** Thursday, June 28, 2018 10:08 AM

**To:** O'Connell, Freddie (Council Member); Sledge, Colby (Council Member); Cooper, John (Council Member); Weiner, Sheri (Council Member); Gilmore, Erica (Council Member); Mendes, Bob (Council Member); Hurt, Sharon (Council Member); Swope, Robert (Council Member); Hastings, DeCosta (Council Member); Haywood, Brenda (Council Member); Davis, Scott (Council Member); Withers, Brett (Council Member); Davis, Anthony (Council Member); nancy.vanreese@nashville.gov; Pridemore, Bill (Council Member); Pardue, Doug (Council Member); Hagar, Larry (Council Member); Glover, Steve (Council Member); Huezo, Holly (Council Member); Rhoten, Kevin (Council Member); Syracuse, Jeff (Council Member); Freeman, Mike (Council Member); Allen, Burkley (Council Member); Roberts, Mary Carolyn (Council Member); Johnson, Mina (Council Member); Kindall, Ed (Council Member); Murphy, Kathleen (Council Member); Pulley, Russ (Council Member); Elrod, Jeremy (Council Member); danette.blalock@nashville.gov; Vercher, Tanaka (Council Member); Johnson, Karen (Council Member); Potts, Jason (Council Member); Bedne, Fabian (Council Member); Dowell, Jacobia (Council Member); Lee, Antoinette (Council Member); Henderson, Angie (Council Member); dave.rosenburg@nashville.gov; Planning Commissioners

**Cc:** 'Ken Bidy (hkenbidy@comcast.net)'; ssbidy@comcast.net

**Subject:** Opposed to Edgehill Overlay Proposal

Dear Council:

We read the online document describing the terms of this overlay proposal. As it is written, my husband, Ken Bidy and I would vote NO. We have a home that was built in 1900 and have put over \$400,000 into renovations and improvements in the past 19 years of ownership. The house is almost identical on the outside except for the color of the brick and the aluminum siding. In 1999, we closed a second front door to make it a better fit as a home and more beautiful internally and externally. We matched the brick to a

pattern used in 1900 and changed the outside color. We changed plain glass transoms to a beautiful leaded glass transoms. The way we interpret the suggested overlays in the current plan, we would not be able to close a door, screen in a porch, build a two-story carriage house garage, or improve on anything beyond its original materials even if they match the existing property. Because of those restrictions, we vote NO on the overlay.

Ken and I love the South Street neighborhood. It is safer now than it was 19 years ago when we moved in. I would never want a historic house torn down if it can be salvaged and restored; however, as an owner, we also do not want to be dictated to as to how we can improve our home or be limited in keeping it to the same square footage if improvements can be made to make our own more comfortable for us.

What my husband and I do have concerns about, are tearing down houses and building 2-4 back in its place. We are seeing hundreds of these flat roof, box houses, that look like condos and codes seems to have no issue with those. Where was the concern when all of this happened? Since most of the streets surrounding us are now square houses, there is very few houses left. We currently have a neighbor next to us trying to sell his backyard for someone to build and enter off the alley. How can that be allowed to happen? We certainly do not want that house to be torn down and 2-3 built back in its place nor do we want a square house built in its place.

There are countless "Air B&B" houses in our neighborhood and while they have caused no known problems for us personally, 85% of the time no one lives there making it less of a neighborhood and more of a commercial investment property. All around us owners are putting up ugly looking sheds in their back yard, letting their grass grow up around construction sites (rear alley) and parking multiple cars, vans, and trucks (many from the same owner) on the side of 14<sup>th</sup> Avenue South. We also have houses being rented as college dorms and these properties do cause problems with trash and noise from multiple parties throughout the year. Again, no one seems to address those issues which most definitely affect the value and comfort of the neighborhood.

We would love to see protections in place to prevent some of the issues we have raised concerns about, but remodeling an older home and improving its image or expanding a kitchen or building a two-story garage is not something we want to see restricted. People should be able to improve their own home as they see fit as long as it is not an eyesore like what we have seen approved by codes the past 19 years.

*Ken & Shelia Biddy*

1400 South Street, Nashville, TN 37212-2429  
(615) 604-1910 Ken's Cell (615) 478-8480 Shelia's Cell  
[ssbidy@comcast.net](mailto:ssbidy@comcast.net)  
[hkenbidy@comcast.net](mailto:hkenbidy@comcast.net)

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

From: Andries Zijlstra [mailto:andrieszijlstra@me.com]  
Sent: Thursday, June 28, 2018 11:12 AM  
To: Planning Commissioners  
Subject: In support of the Edgehill overlay

Dear planning commission,

As a decade-long resident I've experienced much of the changes we are all aware of. Even though the overlay will never satisfy everyone, it will truly support the current and future residents. Much of the opposition you will see comes from investors and residents with hopes of leveraging their property for financial gain. While that is not unreasonable, the overlay is designed such that this financial gain will not penalize current residents or destroy the neighborhood integrity for future residents.

Thank you

Andrew Zijlstra  
1015 villa place

All thumbs from my iPhone

**From:** Amy Malcolm [mailto:amalcolm0123@gmail.com]  
**Sent:** Thursday, June 28, 2018 11:25 AM  
**To:** Planning Commissioners  
**Subject:** ORGANIZED EDGEHILL OPPOSITION GROUP OFFICIAL DOCUMENT SUBMISSION FOR EDGEHILL OVERLAY-TODAY'S AGENDA

Dear Planning Commissioners:

The Organized Edgehill Opposition Group to the Edgehill Overlay, respectfully, would like to submit the attached documents for your review:

1) Our Current Petition In Opposition to the Edgehill Overlay. Please note some of the African-American long-term residents feel that their voices are not being heard in opposition to this Overlay and they have asked that we specifically identify their homes as long-term, African-American residents. They are quite upset that the pro-Overlay Group is saying they want to protect the historic African-American homes but they aren't listening to the African-American people who live in these homes who don't want this Overlay.

2) In an attempt to undermine the credibility of our Opposition Group, the Pro-Overlay Group has submitted to you a reference to an on-line petition that was supposedly signed multiple times by Sean Kelly. That is completely false and that is NOT our petition. Our petition is attached hereto. Please note as of the morning of 06/28/2018, we have 94 homes WITHIN the OVERLAY that are opposed. A

3) There have only been THREE public hearings regarding this Overlay. They are as follows: September 6, 2017; February 22, 2018; and May 2, 2018. At both the February meeting and the May meeting there was considerable opposition to the Overlay. At the May meeting the Organized Edgehill Opposition Group voiced their concerns that they had not yet had an opportunity at a public hearing to be on the agenda to speak about their concerns. Councilman O'Connell told everyone that they could have that meeting and he would attend. However, soon thereafter, the application for the Overlay was filed.

4) The pro-Overlay Group repeatedly falsely presented the Edgehill Overlay to the neighborhood as the "the least restrictive of all the Overlays." Despite the Edgehill Opposition's Protest to this misleading information, the pro-Overlay Group continued to state this, even at the last public meeting on May 2, 2018. I have attached a document hereto which shows the Minutes from the EVNA Public Meeting where they tell the public, "this is the least restrictive of all the Overlays." This is inaccurate and misleading. It is the least restrictive of all the HISTORIC overlays. There are other, less restrictive Overlays, which our group would be amenable to.

5) The Organized Edgehill Opposition Group repeatedly asked for a copy of the survey that the Pro-Overlay Group used to reflect their results from canvassing the neighborhood through January 2018. As you are aware, the pro-Overlay Group group submitted these survey results to Councilman O'Connell and Councilman Sledge as reflective of the neighborhood's desire or lack of desire for this Overlay. We have been concerned that this survey which was submitted to Councilman O'Connell and Councilman Sledge was an inaccurate representation of the facts. Through a public records request, we recently obtained a copy of this survey (attached hereto.) Please see the attached document which is a "snapshot" of just some of the inaccuracies reflected on this survey. A number of us feel like our votes have been misrepresented or not represented at all.



6) Please see the attached document which is a "snapshot" of some of the inaccuracies found on the attached survey.

7) We have also attached a document which refers to a member of the Opposition Group's homes in a disparaging way.

8) Jill Bader's email submission to you on behalf of the long-term residents of Edgehill who feel they aren't being heard should be given particular attention.

We ask that you recommend opposing the Edgehill Overlay.

Thank you very much for your consideration.

Organized Edgehill Opposition Group

**(attachments follow)**

Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, TN 37204  
615.862.7970 x79781

**From:** Colby [mailto:csledge@gmail.com]  
**Sent:** Tuesday, May 8, 2018 12:28 PM  
**To:** Zeigler, Robin (Historical Commission)  
**Subject:** Fwd: Opposition Votes To Proposed Edgehill Overlay

Colby

Begin forwarded message:

#### District 19

1. 1009 Villa Pl ## (Paul Martin- Under Construction)
2. 1013 Villa Pl XX (Michael Satta- owns 3 duplexes)
3. 1017 Villa Pl XX (Michael Satta- owns 3 duplexes)
  
4. 1028 Villa Pl (renter)
5. 1101 Villa Pl\*
6. 1309 Tremont Avenue (appears abandoned)
7. 905 15<sup>th</sup> Ave South
8. 1011 15<sup>th</sup> Ave South ## (Paul Martin house)
9. 1019 15<sup>th</sup> Ave South ++ De facto fraternity house
10. 1506 Edgehill (newly developed, zero-lot line duplex)
11. 1512 Edgehill XX (Michael Satta- owns 3 duplexes)
  
12. 1514 Edgehill\*\* (in s/p negotiation)
13. 1516 Edgehill\*\* (in s/p negotiation)
  
14. 1508 South This is a HUGE party house. The reason the Colton's left the neighborhood!
15. 1512 South (empty lot)
16. 1514 South (Schatten Properties- commercial)

#### District 17

1. 1218 Villa Pl renters
2. 1221 Villa Pl STR

3. 1225 Villa Pl STR
4. 1230 Villa Pl
5. 1401 Villa Pl @@ Carl Masaro (also owns 1215/1217 Villa)
6. 1405 Villa Pl
7. 1505 Villa Pl
8. 1509 Villa Pl
9. 1516 Villa Pl\*\*\*
10. 1703 Villa Pl ## (Paul Martin- under construction)
11. 1713 Villa Pl\*\*\*
12. 1717 15<sup>th</sup> Ave South

\*Can't find on map

\*\*Slated for rezoning/redevelopment

\*\*\*Were on the map as yes

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

From: **Amy Malcolm** <[amalcolm0123@gmail.com](mailto:amalcolm0123@gmail.com)>

Date: Mon, May 7, 2018 at 10:49 PM

Subject: Opposition Votes To Proposed Edgehill Overlay

To: "Freddie O'Connell ([freddie@readyforfreddie.com](mailto:freddie@readyforfreddie.com))" <[freddie@readyforfreddie.com](mailto:freddie@readyforfreddie.com)>, Colby Sledge <[csledge@gmail.com](mailto:csledge@gmail.com)>

Hello Councilman O'Connell and Councilman Sledge-

We greatly appreciate your presence at the last meeting discussing the proposed Overlay for Edgehill. As we discussed, I have attached the list of property addresses opposed to the Edgehill Overlay. Please note these addresses include property inside the Overlay Map and adjacent to the Overlay Map. We have confirmed that this list of addresses ONLY contains property owners and does NOT include any renters.

Please note I do NOT have the opposition count for anyone who may have signed into an Overlay Meeting as opposed. Perhaps Rob Benshoof possesses that information. I recall Rob said he would be breaking down the "yes" vote to ascertain who in that group is renters; lives inside the Overlay; and lives outside the Overlay. I assume he will be providing that to you.

The folks in the Opposition Group hope you will respectfully give equal weight to non-resident and resident votes. As you saw from Wednesday night's meeting that seems to be a "hot button" issue for many people.

Please let me know if you have any questions or if I may be of further assistance.

Kindest Regards,

INCORRECT INFORMATION ON THE SURVEY WHICH WAS CONDUCTED BY THE PRO-OVERLAY COALITION AND SUBMITTED TO COUNCILMAN O'CONNELL AND COUNCILMAN SLEDGE TO REFLECT THE NEIGHBORHOOD'S DESIRE FOR THE EDGEHILL OVERLAY:

1502 Villa Place: Listed as a "yes" but it's actually a vacant home

1512 Villa Place: Campbell Family-long-term resident listed as a "yes" when she is a "no" (ie against it)

900 Vila Place: Hargrove Family-Resident listed as a "yes" when they are a "no"

1006 Villa Place: Long- term resident listed as a "yes" and does not want to be listed as a "yes"

1230 Villa Place: Combs Family- Long-term resident listed as a "yes" when they have always been a "no"

1620 Villa Place: Hill Family-Long- term resident listed as a "yes" when he has always been a "no"

908 Villa Place: A renter that they have counted as a "yes"

1019 Villa Place: Messer Family-Long-term resident listed as a "yes" when he has always been a "no"

1023A and B Villa Place: Listed as "not applicable/new house" when they are the Kelly Family, residents, who have always been opposed; Listed as "not applicable/new house" when they are the Hinman Family, residents who have always been opposed

1025 Villa: Hodges Family- originally listed as a "maybe" when they were always a "no"

1212 Villa: Moore Family-long-term resident listed as a "maybe" when they have always been a "no"

1215 Villa Place: Incorrectly identifies the owner as Carl Massaro; he sold this property; the pro-Overlay Group never talked to the current owner who is opposed to the Overlay

1217 Villa Place: Incorrectly identifies the owner as Carl Massaro; he sold this property; the pro-Overlay Group never talked to the current owner who is opposed to the Overlay

1713 Villa Place: Mays Family-long term resident-listed as a "yes" but he has always been a "no"

1516 Villa Place: Huddleston Family-listed as a "yes" but they are a "no".

1303 Villa- Resident incorrectly misidentified as a renter. This resident is opposed.

1405 Villa Place: Resident listed as a "yes" who is actually a "no"

1407 Villa Place: Left off their survey list of homes. He is an investor who is opposed.

1409 Villa Place: Left off their survey list of homes. Shaub Family-residents who are opposed.

1509 Villa Place: Crook Family-Resident listed as a "maybe" when she has always been a "no".

1512 Villa Place: Campbell Family- Long-term Residents listed as a "yes" when they are a "no".

1405 Villa Place: Curtis Family-Long-term Residents listed as a "yes" when they are a "no".

1716 Villa Place: Brown Family- Residents listed as a "yes" when they are a "no"

Included “yes” votes for rental homes; however, did not include opposition votes for rental homes

Included “yes” votes for short term rental owners but did not disclose that they are short term rental investors; they were just identified as owners. However, they identified short term rental homes in opposition as investors and did not disclose they are also owner/resident homes.

Did not identify multiple “yes” votes as being for a single investor. Ex. Mr. Ronnie Miller who owns multiple rental properties in Edgehill. Ex. He lives at 905 Villa Place but has rental properties at 911 Villa Place, 1313 Tremont, and 1017 15<sup>th</sup> Ave S. Each one of his homes is identified as a “yes” vote for a resident but does not also reflect that he is an investor. However, investor/owners who, like Ronnie Miller, reside in Edgehill and who oppose the Overlay, were not listed as resident/owners. They were only identified as investors.

Long-term residents who have lived in Edgehill for decades have their homes listed as “yes” votes when they are opposed to the Overlay

1019 15<sup>th</sup> Ave: Why was this owner/investor’s house identified as a “de facto fraternity house” in an email about the survey votes. He is opposed to the Overlay. The “yes” investor homes weren’t identified in the same disparaging manner.

1508 South St: Why was this house identified as “a HUGE party house” in an email about the survey votes. He is opposed to the Overlay. The “yes” investor homes weren’t identified in the same disparaging manner.

1309 Tremont Ave: Incorrectly identified as being abandoned. Owner opposes the Overlay.

# Edgehill Village Neighborhood Association

## March 12, 2018

Quarterly Community Meeting  
Of the Edgehill Village Neighborhood Association (EVNA)  
March 12, 2018

### **AT 6:05 pm President Rachel Zijlstra called the meeting to order.**

Rachel invited community members to share how many years they have lived in the community. We were delighted to see that there were community members at the meeting who have lived in the neighborhood for less than a year – all the way to community members living here their entire life – about 65 years! It was a great fun way to start the meeting.

### **6:10 pm Update from Council Members & Elected Officials -**

Councilman Colby Sledge (D-17) provided several updates to the neighborhood – notably the stop sign at 15<sup>th</sup> and Horton – which was in response to many neighborhood concerns.

The Councilman also invited neighbors to a Thursday March 22 meeting from 6:30-8:30 PM at Watson Grove Church (15<sup>th</sup> / Horton), regarding the Major League Soccer Stadium Community Benefits Agreement.

Councilman Sledge said that he is committed to making the stadium work for everyone and that the purpose of this meeting is to understand the community benefits agreement that will be attached to the stadium site / MLS ownership group. He referenced that these agreements have been made in several cities with sports franchises and that the important thing is to be sure your voice is heard. Some examples that he has heard of include stipulations around contracting, prevailing wage, what kind of housing can be built on the public-owned land, what types of commercial tenants can go there, etc.

Councilman Sledge also gave a brief recap regarding the regular Saturday meetings he hosts – and that last week he was joined by another councilman and they met about questions related to transit at Casa Azafran.

Councilman Sledge stressed the importance of calling him if there are questions or concerns in the district. His phone number is: 615.442-3727 & email: [Colby.sledge@nashville.gov](mailto:Colby.sledge@nashville.gov)

Rachel thanked Councilman Sledge for coming and for his support of EVNA.

### **6:15 pm EVNA Board Updates – President Rachel Zijlstra**

Rachel invited all board members of EVNA to stand.

She welcomed Princess Maynie & Tyson Heller – two new Board Members!

Rachel provided a Recap of some of the accomplishments in 2017 – many of these accomplishments were also shared on the listserv and some may have not made the list!

Our membership grew by 67 people – now we have 277 people on our neighborhood!

In 2017 we held 12 successful social events - - including hundreds of people – this is very important as our key mission is around safety and the best path to a safe neighborhood is knowing your neighbors!

We are represented in Edgehill Coalition – which is a group that represents all of the non-profit organizations. With them we participated in several initiatives including signage for the neighborhood, tree planting on South Street, representation on the Tony Rose Park re-design, and more!

We have secured more donors from more people over the years – which is an important sign of organizational health! We don't require any membership dues, but we ask for donations and support and

# Edgehill Village Neighborhood Association

## March 12, 2018

we are very proud that more and more neighbors continue to find value in our work and continue to invest in the work!

6:25 pm

### Community Partner Updates

Rachel introduced Sgt Michelle Jones, Midtown Hills Community Liaison - and congratulated her on her recent marriage! (Name Change & email address change forthcoming).

Sgt. Jones has been an extraordinary partner to our neighborhood. She has always been accessible, professional & solution-oriented. Rachel thanked her for her ongoing partnership & work on behalf of our neighborhood and the city as a whole.

Sgt. Jones was invited to speak about the recent crime activity, Park Smart Reminders, Prevention Ideas

Some tips that she provided include:

- Traffic issues – if you have traffic concerns in the area please share that information with Sgt. Jones - these may include parking or issues of people blocking your driveway. They can ticket or tow if someone is blocking the driveway or the mailbox – these kinds of requests you should call 615.862.8600.
- Juvenile Crime Task Force - 3 weeks ago Chief Anderson implemented the Juvenile Task Force – that has been a success so far. The media posted when things were first happening, but have not reported as much recently (this also may be due to a lot of other recent issues in local government impacting the news cycle). The JC Task Force is comprised of 2 officers from each precinct. All 16 officers meet daily at Midtown Hills to share information and to determine where saturated/surge force will be put into place. So far there has been a marked reduction in crime – officers are making arrests daily, including a recent arrest of a juvenile connected with several crimes in the EVNA area.
- Sgt. Jones stressed that it is important for all neighbors to call in concerns to the police department. MNPDP works very hard to be sure that their reaction matches the crime – for instance if there are young juveniles soliciting for money – it is important to report that – because the officers can follow up and sometimes there are issues like food insecurity, or domestic violence, in the home – that resources can be brought to bear to assist. The first goal is NOT to arrest a child – but to find out what is the cause and to see what can be done. It is also in many cases helping let the parents know (by picking up the child and bringing them home) – that the child is making choices that aren't in their best long term interests. In many cases the guardian or parent will be able to handle the situation and is very thankful that the community police force reached out to assist. However, there are also some juvenile offenders who have had many rehabilitation opportunities and continue to perpetuate violent crimes. These repeat violent crime offenders are necessarily treated differently than first time offenders or non-violent crime juveniles.
- General Safety: Sgt. Jones again reminded residents of the importance of situational awareness – be sure that you are paying attention to your surroundings –
  - if you are waiting at 4 AM in the morning for an Uber, maybe it isn't an Uber.
  - If you are looking at your phone and not looking at your surroundings – day or night – that isn't safe.
  - We need to always be known as a vigilant community! This deters crime.
  - Be aware – if you see something that is suspicious – ask questions! Make a connection!
  - Take photos!– and share that information with her – this helps in all crime reduction.

## Edgehill Village Neighborhood Association March 12, 2018

- If a solicitor knocks on your door, answer the door OR make some type of clear change (turning a light on, talking through the door, etc) – to make the person aware you are home – this in many cases can help avoid someone casing your house and then a home invasion / break-in happening because they thought no one was home!
  - Lawn equipment gets stolen if it is not secured
  - Bicycles get stolen – please secure these
  - Park smart – two vehicles were stolen with the keys inside of the vehicles!
  - 11 vehicles were broken in – many which were NOT LOCKED. More than one had a handgun inside that was stolen – that handgun now can be used in a crime. Please lock your car.
  - Remember: Leaving your car running unintended is a **criminal offense** – don't do it!
- Some questions were asked about the recent crime at the corner of 15th and South Street. The crime was a related-party crime and MAY have involved drug use. Based on the preliminary information this was an isolated incident and was not a part of any larger crime spree. The case has not yet been heard and so details remain sparse. A resident was subpoenaed to testify because he called 911. There was some discussion about this and some guidance provided. Sgt. Jones stressed HOW important it is when or if we hear something that sounds like a crime to immediately call 911. Do not assume someone else did. DO NOT assume that gun shots are normal. Make the call. It is better that many call in than no one calls in.
  - Sgt. Jones stressed that she is always here for us. She monitors NextDoor and general reports to MNPD about our neighborhood. Her direct contact information is: –  
[Michelle.Jones@nashville.gov](mailto:Michelle.Jones@nashville.gov)  
615.880.1350
- Edgehill Rocks, Music Festival, Jack Davis & Brittany Carlberg
    - Saturday April 7<sup>th</sup>, on Villa at Edgehill Village. Benefits Organized Neighbors of Edgehill (ONE)
    - Brittany gave information about the festival saying that they expect about 80 vendors and 5,000 participants.
    - Alice Rolli asked if they would commit to have our neighborhood information at a table without a cost.
    - She also asked that they consider the way it is perceived to on site vendors when they invite an ice cream truck and we HAVE an excellent gelato store!
    - Brittany reported that Bobby's Idle Hour will have a stage and that local businesses could hang posters which she has available.
    - Flyers are going out in the next few days to immediately impacted neighbors – Rachel & Alice will circulate to the neighborhood listserv.

6:40 pm

### Growth/Development in the Neighborhood

Rachel provided an update on the MANY upcoming meetings for input in development in and around the Neighborhood:

1. Edgehill Village Redevelopment- the empty land at the corner of Villa & Edgehill  
*There was a first meeting in February for input – we expect to have an additional meeting based on the feedback provided. This will be messaged to the listserv.*



# Edgehill Village Neighborhood Association

## March 12, 2018

### 2. Tony Rose Park

After wresting the future of this parkland from an uncertain faith, Rachel & Ronnie have done an exceptional job monitoring and following up on the initial site plans. R&R will have another meeting in the coming weeks and will continue to update the broader group. As a reminder, several charettes were held at the Midtown Precinct last year to gain ideas and agreement about the future of this parkland.

### 3. Hawkins St Redevelopment

A meeting was held at Missionary Baptist Church recently regarding this development.

### 4. Edgehill Coalition Meeting, Everyone welcome.

Rachel introduced Ronnie Miller & Avy Long who, both in attendance, now co-lead the Edgehill Coalition. The coalition assembles all of the various groups and non-profits working in Edgehill to communicate on city matters with a unified voice. There are many areas that EVNA and EC have worked together – the EC boundaries are more expansive than EVNA boundaries.

The coalition meets monthly, always on the 3<sup>rd</sup> Thursday of the month at 6 pm at Salama Urban Ministries. The next monthly meeting is:

**Thursday, 3/15 @6pm in Salama Center on 8<sup>th</sup> Ave**

Key issues to be discussed include:

- i. Leadership transition & messaging
- ii. 1088 12<sup>th</sup> Ave- Large Redevelopment (across the street from Thai Esane)
- iii. Park at Hillside- HUGE redevelopment at 8<sup>th</sup> & Edgehill (1000 + new homes, 500k retail, 10-12 story buildings)

### 5. Conservation Overlay Update – Rob Benshoof,

- a. Rob reported that it was 9 months ago that the Conservation Overlay was first introduced to EVNA – at the June 2017 meeting.
- b. All of Villa – from South street to Wedgewood has contributing homes. Some of 15<sup>th</sup> has contributing homes along with the north side of South St. Unfortunately there are not enough homes on 14<sup>th</sup> to be contributing.
- c. Community members have been impressed by the flexibility that is available in the local conservation overlay. Some adjustments have already been made to incorporate the specific issues of character in our neighborhood (such as dormers on the 2<sup>nd</sup> floor of houses, etc) –
- d. Rob reported that there will be an additional meeting at the end of the month where specific information for the guidelines is being posted, and additional discussion will occur.
- e. A question was asked regarding the status and next steps. It is believed that with the councilmembers continuing support, this could be finished before the end of this year. To date, approximately 80% are in favor of the overlay.
- f. This type of overlay is the least restrictive of all the overlays.
- g. Meeting scheduled for the end of the month – so far both councilmembers are on board- the committee will continue going through the process.

### 6. Envision Edgehill- Public Housing Redevelopment, Ben Tran

- a. Find out more: <http://www.nashville-mdha.org/envision-edgehill-apartments/>

# Edgehill Village Neighborhood Association

## March 12, 2018

b. Envision Edgehill Design Charrettes--- Midtown Hills Police Precinct, 3/22/18, 5:30-7 pm

Additional notes: Board member Ben Tran has been encouraging all community members to think expansively about Envision Edgehill --- to consider all of the assets we have – amazing parks, Easley Center, Library, retail areas, strong transportation corridors, and more. Avy Long shared information about the importance of neighborhood feedback and read some of the key desires out of initial planning meetings – including grocery store, pharmacy, job training & a medical clinic.

Alice Rolli encouraged community members to listen to the WPLN-NPR podcast The Promise – which is long form journalism about the changes at Cayce Homes in East Nashville and in-depth reporting on the feelings of long time and newer residents.

7:10 pm

### Edgehill Park Future, Tyson Heller (10 mins)

- Edgehill Park (14<sup>th</sup> Ave S between Horton & Murrell School)
- Tyson moved to the neighborhood 3 years ago, and recently joined the EVNA board! He was previously on the board of the Edgehill Bike Club.
- He lives across the street from the 7 acres of greenspace, bounded by Murrell School and Horton Avenue on 14<sup>th</sup> Avenue.
- The land belongs to MNPS. In November, MNPS voted to close Murrell School and consolidate the students in another MNPS school.
- There are no definitive plans for the land right now. There is some speculation that MNPS may swap the land with MDHA land as a part of the overall Envision Edgehill community planning.
- Over the past few months Tyson has had several meetings with various stakeholders and users of the park – including Brenda Morrow, members of the Edgehill Bike Club & Terry Kay, Pastor Faison and immediate neighbors, and MNPS facilities.
- Tyson has learned a lot about the history, including the Edmonson home and learned many stories about the land from residents and community members. He created a presentation which was difficult to see, but he will share that (photos and information) at subsequent community meetings.

Some near term plans include:

- Mulching beneath the playground equipment and improvement of some swings and other equipment – (a resident noted, this has been completed just in the past week! Great!! )
- A partnership with the Nashville Tree Foundation to plant trees in October
- A plan to secure dog waste stations & trashcans for the park. Currently neighbors will monitor this.

Today Tyson wanted to raise awareness of the efforts of the group and to work on securing interested individuals – both to volunteer and help with land use planning discussions and also to secure funds or matching funds for the land. He will continue to reach out and host meetings small and large about the future of the space.

7:20 pm

### Upcoming EVNA Events

- Easter Egg Hunt- Saturday, 3/24 2:00 pm, Flora Wilson Park, Rachel Z
  - Free for 10 & under, just bring a basket

## **Edgehill Village Neighborhood Association March 12, 2018**

- Marathon Meet Up- Saturday, 4/29, 8:00ish-10:00ish, Rachel Z/Ellen Bloomfield
  - Potluck Brunch to Cheer on the Runners- Corner of 16<sup>th</sup> & Edgehill
- Spring Clean, Saturday, May 19<sup>th</sup>. 9am-11am, Ellen Bloomfield
  - Meet up and Clean in Teams. Flora Wilson Park

**7:25 pm**

**Wrap up and Q&A** Questions? Concerns? Suggestions? Announcements?

- Joyce Searcy shared that Belmont is Hosting the Davis Cup April 6 – 8 USTA  
<https://www.usta.com/en/home/pro/pro-media---news/nashville-to-host-2018-davis-cup-quarterfinal.html>
- Lonnell Matthews shared that he is running for juvenile court clerk – and was previously elected to District 1 in Nashville City Council and also served for 2 years in the administration of Mayor Barry in the office of neighborhoods. He will be on the May 1 Ballot – early voting starts at the end of April!
- Alice Rolli shared that Mayor Briley will be making an announcement tomorrow morning, March 13, at 10AM on the steps of Ft. Negley regarding the future of the park – it is believed he will announce that the land should remain a park and should appropriately honor the Afro-American history.

**7:32 PM**

**The Meeting was adjourned.**

**The Next Meeting--- Monday, June 11<sup>th</sup>**

**Respectfully submitted,**

**Alice Rolli, Board Secretary**

	ADDRESS	RESPONSE	NOTES	Team Mbr.	In Area	NMFD
900	VILLA PL	Y		Karin	Y	
901	VILLA PL		Owner	Karin	Y	
902	VILLA PL		STR	Karin	Y	
902	VILLA PL		STR	Karin	Y	
904	VILLA PL		STR	Karin	Y	
904	VILLA PL		STR	Karin	Y	
904	VILLA PL		STR	Karin	Y	
905	VILLA PL	Y	Owner	Karin	Y	
906	VILLA PL	Y	Owner	Karin	Y	
907	VILLA PL	Y	Owner	Karin	Y	
908	VILLA PL	Y	renter	Karin	Y	
910	VILLA PL			Karin	Y	
911	VILLA PL	Y	Owner	Karin	Y	
912	VILLA PL	Y	Owner	Karin	Y	
913	VILLA PL		Church	Karin	Y	
914	VILLA PL		SRT	Karin	Y	
915	VILLA PL		Church	Karin	Y	
916	VILLA PL		N COUPLE M/N	Karin	Y	
917	VILLA PL		Church	Karin	Y	
1000	VILLA PL			Rachel	Y	
1001	VILLA PL			Rachel	Y	
1003	VILLA PL			Rachel	Y	
1004	VILLA PL			Rachel	Y	
1005	VILLA PL	NA	vacant	Rachel	Y	
1006	VILLA PL	Y		Rachel	Y	
1007	VILLA PL			Rachel	Y	
1008	VILLA PL			Rachel	Y	
1008	VILLA PL			Rachel	Y	

1009	VILLA PL	NA		investor/construction	Rachel	Y
1010	VILLA PL		N		Rachel	Y
1011	VILLA PL	Y			Rachel	Y
1012	VILLA PL			rehab house	Rachel	Y
1013	VILLA PL				Rachel	Y
1014	VILLA PL	NA		vacant	Rachel	Y
1015	VILLA PL	Y			Rachel	Y
1016	VILLA PL	Y			Rachel	Y
1017	VILLA PL				Rachel	Y
1018	VILLA PL			investor	Rachel	Y
1019	VILLA PL	Y			Rachel	Y
1020	VILLA PL	Y			Rachel	Y
1021	VILLA PL	Y			Rachel	Y
1022	VILLA PL	Y			Rachel	Y
1023	VILLA PL	NA		n/a	Rachel	Y
1023	VILLA PL			new residents/new house	Rachel	Y
1023	VILLA PL			new residents/new house	Rachel	Y
1024	VILLA PL		N		Rachel	Y
1025	VILLA PL		M		Rachel	Y
1026	VILLA PL				Rachel	Y
1027	VILLA PL				Rachel	Y
1028	VILLA PL				Rachel	Y
1029	VILLA PL	Y			Rachel	Y
1030	VILLA PL	Y			Rachel	Y
1100	VILLA PL				Rachel	Y
1200	VILLA PL				Rachel	Y
1201	VILLA PL				Rachel	Y
1207	VILLA PL				Rachel	Y
1212	VILLA PL		M	NO OR INDIFFERENT	Rachel	Y

1214	VILLA PL		RENTER	Rachel	Y
1215	VILLA PL	N	CARL	Rachel	Y
1216	VILLA PL		RENTER	Rachel	Y
1217	VILLA PL	N	CARL	Rachel	Y
1218	VILLA PL		RENTER	Rachel	Y
1219	VILLA PL		RENTER	Rachel	Y
1220	VILLA PL	N	JILL	Rachel	Y
1221	VILLA PL		RENTER	Rachel	Y
1222	VILLA PL		left flyer	Rachel	Y
1223	VILLA PL		left flyer	Rachel	Y
1225	VILLA PL		renter	Rachel	Y
1226	VILLA PL		left flyer/Janet P	Rachel	Y
1227	VILLA PL			Rachel	Y
1228	VILLA PL		RENTER	Rachel	Y
1229	VILLA PL		renter	Rachel	Y
1230	VILLA PL	Y		Rachel	Y
1303	VILLA PL		renters	Rachel	Y
1304	VILLA PL		left flyer	Rachel	Y
1305	VILLA PL			Rachel	Y
1400	VILLA PL	Y		Rob	Y
1401 A	VILLA PL		LOS	Rob	Y
1403	VILLA PL		LOS	Rob	Y
1404	VILLA PL	Y			Y
1405	VILLA PL	Y		Rob	Y
1406	VILLA PL	Y		Rob	Y
1408	VILLA PL	Y		Rob	Y
1410	VILLA PL		LOS- Owner not there	Rob	Y
1412	VILLA PL		LOS	Rob	Y
1500	VILLA PL	Y		RACHEL	Y

1502	VILLA PL	Y			LOS	RACHEL	Y
1503	VILLA PL		Y		LOS	Rob	Y
1504	VILLA PL		Y				Y
1505	VILLA PL				LOS	Rob	Y
1507	VILLA PL		Y			Rob	Y
1508	VILLA PL				LOS	Rob	Y
1509	VILLA PL			M	LOS	Rob	Y
1511	VILLA PL		Y			Rob	Y
1512	VILLA PL	Y			SIGNED 11/14	RACHEL	Y
1514	VILLA PL			M		Rob	Y
1516	VILLA PL		Y		Renter	Rob	Y
1603	VILLA PL				Renter	Rob	Y
1609	VILLA PL	Y			LOS	RACHEL	Y
1618	VILLA PL				LOS	Rob	Y
1619	VILLA PL		Y			Rob	Y
1620	VILLA PL		Y			Rob	Y
1700	VILLA PL		Y			Rob	Y
1701	VILLA PL		Y		LOS	Rob	Y
1702	VILLA PL		Y			Rachel	Y
1703	VILLA PL				Under construct	Rob	Y
1705	VILLA PL		Y		LOS	Rob	Y
1706	VILLA PL				LOS	Rob	Y
1709	VILLA PL			M		Rob	Y
1712	VILLA PL	Y					
1713	VILLA PL		Y			Rob	Y
1714B	VILLA PL				LOS	Rob	Y
1714 B	VILLA PL				LOS	Rob	Y
1714 A	VILLA PL				LOS	Rob	Y
1715	VILLA PL	Y			LOS	RACHEL	Y

1716	VILLA PL		Y			RACHEL	Y
1718	VILLA PL		Y			Rob	Y
1720	VILLA PL	Y			SIGEND 1/8/18	RACHEL	Y
1722	VILLA PL	NA			Under construct	Rob	Y
1202	TREMONT ST				LOS	Joyce	N
1204	TREMONT ST				LOS	Joyce	N
1206	TREMONT ST				LOS	Joyce	N
1209	TREMONT ST				LOS	Joyce	Y
1217	TREMONT ST				LOS	Joyce	Y
1303	TREMONT ST	Y				Joyce	Y
1305	TREMONT ST			M		Joyce	Y
1307	TREMONT ST				LOS	Joyce	Y
1309	TREMONT ST				LOS	Joyce	Y
1311	TREMONT ST				LOS	Joyce	Y
1313	TREMONT ST	Y				Joyce	Y
1401	TREMONT ST	Y				Joyce	Y
1403	TREMONT ST				LOS	Joyce	Y
1405	TREMONT ST	NA			Vancant	Joyce	Y
1407	TREMONT ST				LOS	Joyce	Y
1409	TREMONT ST				LOS	Joyce	Y
1500	TREMONT ST	Y				Joyce	Y
1502	TREMONT ST				LOS	Joyce	Y
1503	TREMONT ST				LOS	Joyce	Y
1505	TREMONT ST				LOS	Joyce	Y
1507	TREMONT ST				LOS	Joyce	Y
1212	EDGEHILL AVE				LOS	Joyce	N
1216	EDGEHILL AVE				LOS	Joyce	N



1302	EDGEHILL AVE		LOS	Joyce	N
1306	EDGEHILL AVE		LOS	Joyce	N
1416	EDGEHILL AVE		LOS	Joyce	Y
1401	EDGEHILL AVE		LOS	Joyce	Y
1405	EDGEHILL AVE		LOS	Joyce	Y
1408	EDGEHILL AVE		LOS	Joyce	Y
1409	EDGEHILL AVE		LOS	Joyce	Y
1410	EDGEHILL AVE		LOS	Joyce	Y
1410	EDGEHILL AVE		LOS	Joyce	Y
1410	EDGEHILL AVE		LOS	Joyce	Y
1412	EDGEHILL AVE		LOS	Joyce	Y
1414	EDGEHILL AVE	NA	CHURCH	Joyce	Y
1413	EDGEHILL AVE	NA	NEW- VAC	Joyce	Y
1415	EDGEHILL AVE	NA	NEW- VAC	Joyce	Y
1415	EDGEHILL AVE		LOS	Joyce	Y
1416	EDGEHILL AVE	NA	CHURCH	Joyce	Y
1417	EDGEHILL AVE		LOS	Joyce	Y
1417	EDGEHILL AVE		LOS	Joyce	Y
1419	EDGEHILL AVE		LOS	Joyce	Y
1425	EDGEHILL AVE		LOS	Joyce	Y
1500	EDGEHILL AVE		LOS	Joyce	Y
1502	EDGEHILL AVE	NA	CHURCH	Joyce	Y
1503	EDGEHILL AVE		LOS	Joyce	Y
1504	EDGEHILL AVE		LOS	Joyce	Y
1504	EDGEHILL AVE		LOS	Joyce	Y
1505	EDGEHILL AVE		LOS	Joyce	Y
1506	EDGEHILL AVE		LOS	Joyce	Y
1507	EDGEHILL AVE		LOS	Joyce	Y
1508	EDGEHILL AVE		LOS	Joyce	Y

1510	EDGEHILL AVE			LOS	Joyce	Y
1512	EDGEHILL AVE			LOS	Joyce	Y
1514	EDGEHILL AVE			LOS	Joyce	Y
1516	EDGEHILL AVE			LOS	Joyce	Y
1400	SOUTH ST		M		Janet	N
1402	SOUTH ST			INVESTOR	Janet	N
1404	SOUTH ST	Y			Janet	Y
1408	SOUTH ST			INVESTOR	Janet	Y
1410	SOUTH ST	Y		Signed	Janet	Y
1412	SOUTH ST		M		Janet	Y
1500	SOUTH ST	Y			Janet	Y
1502	SOUTH ST			INVESTOR	Janet	Y
1503	SOUTH ST			INVESTOR	Janet	Y
1504	SOUTH ST		M		Janet	Y
1506	SOUTH ST	N		LOS- rental	Janet	Y
1508	SOUTH ST			INVESTOR	Janet	Y
1510	SOUTH ST	Y			Janet	Y
1512	SOUTH ST	NA		BUSINESS	Janet	N
1514	SOUTH ST	NA		BUSINESS	Janet	N
905	15TH AVE S			LOS	Andrea	Y
907	15TH AVE S			LOS	Andrea	Y
909	15TH AVE S	Y			Andrea	Y
911	15TH AVE S	Y		SIGNED	Andrea	Y
913	15TH AVE S	Y			Andrea	Y
915	15TH AVE S				Andrea	Y
917	15TH AVE S			LOS	Andrea	Y
1000	15TH AVE S	Y		SIGNED	Andrea	Y

1001	15TH AVE S			Andrea	Y
1002	15TH AVE S	Y	SIGNED	Andrea	Y
1003	15TH AVE S	Y	SIGNED	Andrea	Y
1004	15TH AVE S	Y	SIGNED	Andrea	Y
1005	15TH AVE S		LOS	Joel	Y
1006	15TH AVE S		LOS	Joel	Y
1007	15TH AVE S		LOS	Joel	Y
1008	15TH AVE S		LOS	Joel	Y
1009	15TH AVE S		LOS	Joel	Y
1010	15TH AVE S	y		Joel	Y
1011	15TH AVE S		LOS	Joel	Y
1012	15TH AVE S		LOS	Joel	Y
1013	15TH AVE S		LOS	Joel	Y
1015	15TH AVE S		LOS	Joel	Y
1016	15TH AVE S	Y		Joel	Y
1017	15TH AVE S	Y		Joel	Y
1018	15TH AVE S		LOS	Joel	Y
1019	15TH AVE S		LOS	Joel	Y
1020	15TH AVE S		LOS	Joel	Y
1021	15TH AVE S		LOS	Joel	Y
1021	15TH AVE S		LOS	Joel	Y
1021	15TH AVE S		LOS	Joel	Y
1022	15TH AVE S	Y		Joel	Y
1023	15TH AVE S		LOS	Joel	Y
1024	15TH AVE S		LOS	Joel	Y
1025	15TH AVE S	Y		Joel	Y
1026	15TH AVE S	Y		Joel	Y
1027	15TH AVE S	Y		Joel	Y
1028	15TH AVE S	Y		Joel	Y

1029	15TH AVE S			LOS	Joel	Y
1030	15TH AVE S			LOS	Joel	Y
1031	15TH AVE S	Y			Joel	Y
1032	15TH AVE S			LOS	Joel	Y
1712	15TH AVE S	Y			Theo	Y
1713	15TH AVE S			LOS	Theo	Y
1714	15TH AVE S	Y		SIGNED	Theo	Y
1715	15TH AVE S			3X NO ANSWER	Theo	Y
1716	15TH AVE S	Y		SIGNED	Theo	Y
1717	15TH AVE S				Theo	Y
1719	15TH AVE S			INVESTOR	Theo	Y
1720	15TH AVE S	Y			Theo	Y
1721	15TH AVE S	Y		SIGNED	Theo	Y
1722	15TH AVE S		M	STR	Theo	Y
1724	15TH AVE S					Y

241 Applicable

12 NA

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	ADDRESS	RESPONSE	NOTES	Team Mbr.	In Area	NMFD
900	VILLA PL	Y		Karin	Y	
901	VILLA PL		Owner	Karin	Y	
902	VILLA PL		STR	Karin	Y	
902	VILLA PL		STR	Karin	Y	
904	VILLA PL		STR	Karin	Y	
904	VILLA PL		STR	Karin	Y	
904	VILLA PL		STR	Karin	Y	
905	VILLA PL	Y	Owner	Karin	Y	
906	VILLA PL	Y	Owner	Karin	Y	
907	VILLA PL	Y	Owner	Karin	Y	
908	VILLA PL	Y	renter	Karin	Y	
910	VILLA PL			Karin	Y	
911	VILLA PL	Y	Owner	Karin	Y	
912	VILLA PL	Y	Owner	Karin	Y	
913	VILLA PL		Church	Karin	Y	
914	VILLA PL		SRT	Karin	Y	
915	VILLA PL		Church	Karin	Y	
916	VILLA PL		N COUPLE M/N	Karin	Y	
917	VILLA PL		Church	Karin	Y	
1000	VILLA PL			Rachel	Y	
1001	VILLA PL			Rachel	Y	
1003	VILLA PL			Rachel	Y	
1004	VILLA PL			Rachel	Y	
1005	VILLA PL	NA	vacant	Rachel	Y	
1006	VILLA PL	Y		Rachel	Y	
1007	VILLA PL			Rachel	Y	
1008	VILLA PL			Rachel	Y	
1008	VILLA PL			Rachel	Y	

1009	VILLA PL	NA		investor/construction	Rachel	Y
1010	VILLA PL		N		Rachel	Y
1011	VILLA PL	Y			Rachel	Y
1012	VILLA PL			rehab house	Rachel	Y
1013	VILLA PL				Rachel	Y
1014	VILLA PL	NA		vacant	Rachel	Y
1015	VILLA PL	Y			Rachel	Y
1016	VILLA PL	Y			Rachel	Y
1017	VILLA PL				Rachel	Y
1018	VILLA PL			investor	Rachel	Y
1019	VILLA PL	Y			Rachel	Y
1020	VILLA PL	Y			Rachel	Y
1021	VILLA PL	Y			Rachel	Y
1022	VILLA PL	Y			Rachel	Y
1023	VILLA PL	NA		n/a	Rachel	Y
1023	VILLA PL			new residents/new house	Rachel	Y
1023	VILLA PL			new residents/new house	Rachel	Y
1024	VILLA PL		N		Rachel	Y
1025	VILLA PL		M		Rachel	Y
1026	VILLA PL				Rachel	Y
1027	VILLA PL				Rachel	Y
1028	VILLA PL				Rachel	Y
1029	VILLA PL	Y			Rachel	Y
1030	VILLA PL	Y			Rachel	Y
1100	VILLA PL				Rachel	Y
1200	VILLA PL				Rachel	Y
1201	VILLA PL				Rachel	Y
1207	VILLA PL				Rachel	Y
1212	VILLA PL		M	NO OR INDIFFERENT	Rachel	Y

1214	VILLA PL		RENTER	Rachel	Y
1215	VILLA PL	N	CARL	Rachel	Y
1216	VILLA PL		RENTER	Rachel	Y
1217	VILLA PL	N	CARL	Rachel	Y
1218	VILLA PL		RENTER	Rachel	Y
1219	VILLA PL		RENTER	Rachel	Y
1220	VILLA PL	N	JILL	Rachel	Y
1221	VILLA PL		RENTER	Rachel	Y
1222	VILLA PL		left flyer	Rachel	Y
1223	VILLA PL		left flyer	Rachel	Y
1225	VILLA PL		renter	Rachel	Y
1226	VILLA PL		left flyer/Janet P	Rachel	Y
1227	VILLA PL			Rachel	Y
1228	VILLA PL		RENTER	Rachel	Y
1229	VILLA PL		renter	Rachel	Y
1230	VILLA PL	Y		Rachel	Y
1303	VILLA PL		renters	Rachel	Y
1304	VILLA PL		left flyer	Rachel	Y
1305	VILLA PL			Rachel	Y
1400	VILLA PL	Y		Rob	Y
1401 A	VILLA PL		LOS	Rob	Y
1403	VILLA PL		LOS	Rob	Y
1404	VILLA PL	Y			Y
1405	VILLA PL	Y		Rob	Y
1406	VILLA PL	Y		Rob	Y
1408	VILLA PL	Y		Rob	Y
1410	VILLA PL		LOS- Owner not there	Rob	Y
1412	VILLA PL		LOS	Rob	Y
1500	VILLA PL	Y		RACHEL	Y



1502	VILLA PL	Y			LOS	RACHEL	Y
1503	VILLA PL		Y		LOS	Rob	Y
1504	VILLA PL		Y				Y
1505	VILLA PL				LOS	Rob	Y
1507	VILLA PL		Y			Rob	Y
1508	VILLA PL				LOS	Rob	Y
1509	VILLA PL			M	LOS	Rob	Y
1511	VILLA PL		Y			Rob	Y
1512	VILLA PL	Y			SIGNED 11/14	RACHEL	Y
1514	VILLA PL			M		Rob	Y
1516	VILLA PL		Y		Renter	Rob	Y
1603	VILLA PL				Renter	Rob	Y
1609	VILLA PL	Y			LOS	RACHEL	Y
1618	VILLA PL				LOS	Rob	Y
1619	VILLA PL		Y			Rob	Y
1620	VILLA PL		Y			Rob	Y
1700	VILLA PL		Y			Rob	Y
1701	VILLA PL		Y		LOS	Rob	Y
1702	VILLA PL		Y			Rachel	Y
1703	VILLA PL				Under construct	Rob	Y
1705	VILLA PL		Y		LOS	Rob	Y
1706	VILLA PL				LOS	Rob	Y
1709	VILLA PL			M		Rob	Y
1712	VILLA PL	Y					
1713	VILLA PL		Y			Rob	Y
1714B	VILLA PL				LOS	Rob	Y
1714 B	VILLA PL				LOS	Rob	Y
1714 A	VILLA PL				LOS	Rob	Y
1715	VILLA PL	Y			LOS	RACHEL	Y

1716	VILLA PL		Y			RACHEL	Y
1718	VILLA PL		Y			Rob	Y
1720	VILLA PL	Y			SIGEND 1/8/18	RACHEL	Y
1722	VILLA PL	NA			Under construct	Rob	Y
1202	TREMONT ST				LOS	Joyce	N
1204	TREMONT ST				LOS	Joyce	N
1206	TREMONT ST				LOS	Joyce	N
1209	TREMONT ST				LOS	Joyce	Y
1217	TREMONT ST				LOS	Joyce	Y
1303	TREMONT ST	Y				Joyce	Y
1305	TREMONT ST			M		Joyce	Y
1307	TREMONT ST				LOS	Joyce	Y
1309	TREMONT ST				LOS	Joyce	Y
1311	TREMONT ST				LOS	Joyce	Y
1313	TREMONT ST	Y				Joyce	Y
1401	TREMONT ST	Y				Joyce	Y
1403	TREMONT ST				LOS	Joyce	Y
1405	TREMONT ST	NA			Vancant	Joyce	Y
1407	TREMONT ST				LOS	Joyce	Y
1409	TREMONT ST				LOS	Joyce	Y
1500	TREMONT ST	Y				Joyce	Y
1502	TREMONT ST				LOS	Joyce	Y
1503	TREMONT ST				LOS	Joyce	Y
1505	TREMONT ST				LOS	Joyce	Y
1507	TREMONT ST				LOS	Joyce	Y
1212	EDGEHILL AVE				LOS	Joyce	N
1216	EDGEHILL AVE				LOS	Joyce	N

1302	EDGEHILL AVE		LOS	Joyce	N
1306	EDGEHILL AVE		LOS	Joyce	N
1416	EDGEHILL AVE		LOS	Joyce	Y
1401	EDGEHILL AVE		LOS	Joyce	Y
1405	EDGEHILL AVE		LOS	Joyce	Y
1408	EDGEHILL AVE		LOS	Joyce	Y
1409	EDGEHILL AVE		LOS	Joyce	Y
1410	EDGEHILL AVE		LOS	Joyce	Y
1410	EDGEHILL AVE		LOS	Joyce	Y
1410	EDGEHILL AVE		LOS	Joyce	Y
1412	EDGEHILL AVE		LOS	Joyce	Y
1414	EDGEHILL AVE	NA	CHURCH	Joyce	Y
1413	EDGEHILL AVE	NA	NEW- VAC	Joyce	Y
1415	EDGEHILL AVE	NA	NEW- VAC	Joyce	Y
1415	EDGEHILL AVE		LOS	Joyce	Y
1416	EDGEHILL AVE	NA	CHURCH	Joyce	Y
1417	EDGEHILL AVE		LOS	Joyce	Y
1417	EDGEHILL AVE		LOS	Joyce	Y
1419	EDGEHILL AVE		LOS	Joyce	Y
1425	EDGEHILL AVE		LOS	Joyce	Y
1500	EDGEHILL AVE		LOS	Joyce	Y
1502	EDGEHILL AVE	NA	CHURCH	Joyce	Y
1503	EDGEHILL AVE		LOS	Joyce	Y
1504	EDGEHILL AVE		LOS	Joyce	Y
1504	EDGEHILL AVE		LOS	Joyce	Y
1505	EDGEHILL AVE		LOS	Joyce	Y
1506	EDGEHILL AVE		LOS	Joyce	Y
1507	EDGEHILL AVE		LOS	Joyce	Y
1508	EDGEHILL AVE		LOS	Joyce	Y

1510	EDGEHILL AVE			LOS	Joyce	Y
1512	EDGEHILL AVE			LOS	Joyce	Y
1514	EDGEHILL AVE			LOS	Joyce	Y
1516	EDGEHILL AVE			LOS	Joyce	Y
1400	SOUTH ST		M		Janet	N
1402	SOUTH ST			INVESTOR	Janet	N
1404	SOUTH ST	Y			Janet	Y
1408	SOUTH ST			INVESTOR	Janet	Y
1410	SOUTH ST	Y		Signed	Janet	Y
1412	SOUTH ST		M		Janet	Y
1500	SOUTH ST	Y			Janet	Y
1502	SOUTH ST			INVESTOR	Janet	Y
1503	SOUTH ST			INVESTOR	Janet	Y
1504	SOUTH ST		M		Janet	Y
1506	SOUTH ST	N		LOS- rental	Janet	Y
1508	SOUTH ST			INVESTOR	Janet	Y
1510	SOUTH ST	Y			Janet	Y
1512	SOUTH ST	NA		BUSINESS	Janet	N
1514	SOUTH ST	NA		BUSINESS	Janet	N
905	15TH AVE S			LOS	Andrea	Y
907	15TH AVE S			LOS	Andrea	Y
909	15TH AVE S	Y			Andrea	Y
911	15TH AVE S	Y		SIGNED	Andrea	Y
913	15TH AVE S	Y			Andrea	Y
915	15TH AVE S				Andrea	Y
917	15TH AVE S			LOS	Andrea	Y
1000	15TH AVE S	Y		SIGNED	Andrea	Y

1001	15TH AVE S			Andrea	Y
1002	15TH AVE S	Y	SIGNED	Andrea	Y
1003	15TH AVE S	Y	SIGNED	Andrea	Y
1004	15TH AVE S	Y	SIGNED	Andrea	Y
1005	15TH AVE S		LOS	Joel	Y
1006	15TH AVE S		LOS	Joel	Y
1007	15TH AVE S		LOS	Joel	Y
1008	15TH AVE S		LOS	Joel	Y
1009	15TH AVE S		LOS	Joel	Y
1010	15TH AVE S	y		Joel	Y
1011	15TH AVE S		LOS	Joel	Y
1012	15TH AVE S		LOS	Joel	Y
1013	15TH AVE S		LOS	Joel	Y
1015	15TH AVE S		LOS	Joel	Y
1016	15TH AVE S	Y		Joel	Y
1017	15TH AVE S	Y		Joel	Y
1018	15TH AVE S		LOS	Joel	Y
1019	15TH AVE S		LOS	Joel	Y
1020	15TH AVE S		LOS	Joel	Y
1021	15TH AVE S		LOS	Joel	Y
1021	15TH AVE S		LOS	Joel	Y
1021	15TH AVE S		LOS	Joel	Y
1022	15TH AVE S	Y		Joel	Y
1023	15TH AVE S		LOS	Joel	Y
1024	15TH AVE S		LOS	Joel	Y
1025	15TH AVE S	Y		Joel	Y
1026	15TH AVE S	Y		Joel	Y
1027	15TH AVE S	Y		Joel	Y
1028	15TH AVE S	Y		Joel	Y

1029	15TH AVE S			LOS	Joel	Y
1030	15TH AVE S			LOS	Joel	Y
1031	15TH AVE S	Y			Joel	Y
1032	15TH AVE S			LOS	Joel	Y
1712	15TH AVE S	Y			Theo	Y
1713	15TH AVE S			LOS	Theo	Y
1714	15TH AVE S	Y		SIGNED	Theo	Y
1715	15TH AVE S			3X NO ANSWER	Theo	Y
1716	15TH AVE S	Y		SIGNED	Theo	Y
1717	15TH AVE S				Theo	Y
1719	15TH AVE S			INVESTOR	Theo	Y
1720	15TH AVE S	Y			Theo	Y
1721	15TH AVE S	Y		SIGNED	Theo	Y
1722	15TH AVE S		M	STR	Theo	Y
1724	15TH AVE S					Y

241 Applicable

12 NA

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## PETITION IN OPPOSITION TO THE EDGEHILL OVERLAY

The following are the addresses of people who signed the Petition to Oppose the Edgehill Overlay. All of the following are owners, NOT renters. All of the people who signed the petition have confirmed that their address provided below is representative of their "NO" Vote in OPPOSITION: (through June 27, 2018):

905 15th Ave South  
907 15<sup>th</sup> Ave South-Long-Term Resident-African-American Family  
909 15<sup>th</sup> Ave South-Long-Term Resident-African-American Family  
912 15<sup>th</sup> Ave South-Resident-outside the Overlay  
917 15<sup>th</sup> Ave South-Long-Term Resident-African-American Family  
1001 15<sup>th</sup> Ave South-Long-Term Resident-African-American Family  
1006 15<sup>th</sup> Ave South-Long-Term Resident-African-American Family  
1008 15<sup>th</sup> Ave South-Long-Term Resident-African-American Family  
1009 15<sup>th</sup> Ave South-Long-Term Resident-African-American Family  
1011 15th Ave South-Resident  
1012 15<sup>th</sup> Ave South-Resident-Long Term Resident-African-American Family  
1015 15th Ave South  
1019 15th Ave South-Resident  
1021A 15th Ave South  
1021B 15th Ave South-  
1024 15th Ave South-Resident  
1210 15th Ave South-outside the Overlay  
1211 15th Ave South-outside the Overlay  
1213 15th Ave South-outside the Overlay  
1214 15th Ave South-outside the Overlay  
1215 15th Ave South-outside the Overlay  
1216 15th Ave South-Resident  
1217 15th Ave South-outside the Overlay  
1218 15th Ave South-Resident  
1219 15<sup>th</sup> Ave South-outside the Overlay  
1221 15th Ave South-outside the Overlay  
1722 15<sup>th</sup> Ave South-Resident  
1300 A 15th Ave South-outside the Overlay  
1300 B 15th Ave South-outside the Overlay  
1300 C 15th Ave South-outside the Overlay  
1301 15th Ave South-outside the Overlay  
1703 15th Ave South-outside the Overlay  
1710A 15th Ave South-Resident  
1713 15th Ave South-Resident  
1717 15th Ave South-Resident  
1719 15<sup>th</sup> Ave South-Resident  
1722 15th Ave South-Resident  
1300 Edgehill-outside the Overlay  
1304 Edgehill-outside the Overlay  
1306 Edgehill –outside the Overlay  
1401 Edgehill-outside the Overlay

1405 Edgehill-outside the Overlay  
1408 Edgehill  
1409 Edgehill-Resident  
1413 Edgehill-Resident  
1415 Edgehill-Resident  
1506 Edgehill  
1508 Edgehill  
1512 Edgehill  
1514 Edgehill  
1516 Edgehill  
1400 South Street-Resident  
1402 South Street  
1408 South Street-Resident-African-American—King Hollands speaks on behalf of this property. It's the Lawson's. (undecided; NOT a "yes" as the pro-Overlay people have him listed)  
1502 South Street  
1504 South Street-Resident  
1506 South Street  
1508 South Street  
1510 South Street African American Resident-(“undecided”)--this is his family's home—not a “yes” as the pro-Overlay people have him listed  
1512 South Street—commercial-  
1514 South Street—commercial-  
1211 Tremont Ave—not in the Overlay  
1213 B Tremont Ave-not in the Overlay  
1309 Tremont Ave-  
1409A Tremont Ave-Resident  
1409B Tremont Ave  
1502 Tremont Ave-Resident  
1503 Tremont Ave  
900 Villa Place-Resident  
901 Villa Place-Long-Term Resident-African American Family  
902 Villa Place-Resident  
904B Villa Place-Resident  
910 Villa Place-Long-Term Resident- African American Family  
914 Villa Place—Resident  
916 Villa Place-Resident  
1004 Villa Place-Resident  
1007 Villa Place-Resident  
1008A Villa Place-  
1008B Villa Place-  
1009 Villa Place  
1010 Villa Place-Long-Term Resident-African American Family  
1013 Villa Place-  
1017 Villa Place  
1019 Villa Place-Resident  
1023 A Villa Place-Resident  
1023 B Villa Place-Resident  
1024 Villa Place-Resident

1025 Villa Place-Resident  
1028 Villa Place-  
1101 Villa Place aka 1503 Tremont  
1212 Villa Place-Long-Term Resident-African-American Family  
1214 Villa Place  
1215 Villa Place  
1216 Villa Place  
1217 Villa Place-  
1218 Villa Place-  
1220 Villa Place-Resident  
1221 Villa Place-  
1222 Villa Place-Long-Term Resident-African American Family  
1225 Villa Place  
1226 Villa Place-Long-Term Resident-African-American Family  
1230 Villa Place-Resident  
1303 Villa Place-Resident  
1401 Villa Place-Resident  
1405 Villa Place-Resident  
1407 Villa Place-  
1409 Villa Place-Resident  
1410 Villa Place-  
1505 Villa Place-Resident  
1506 Villa Place-  
1509 Villa Place- Resident  
1512 Villa Place-Long-Term African-American Family  
1516 Villa Place-Resident  
1607 Villa Place-  
1618 Villa Place-Long-Term African-American Family  
1620 Villa Place-Long-Term African American Family  
1703 Villa Place-  
1713 Villa Place-Long-Term African-American Family  
1716 Villa Place-Resident

The following people signed the Petition Opposing the Overlay but did not provide their addresses. I have been unable to determine where they hold property in Edgemoor. Therefore, we are NOT including the names below as valid vote count for our OPPOSITION PETITION:

Jon Sidwell:?  
John Eldridge:?  
Jasmine Biddick: ?  
Priya Patel: ?  
Michael Kinzer: ?  
Julio San Juan: ?  
Ana Valencia: ?  
Michael Dolan: ?  
Sarah Kuhn: ?  
Natasha Staton: ?

From: **Jill Bader** <[jillbader@gmail.com](mailto:jillbader@gmail.com)>

Date: Thu, Jun 28, 2018 at 1:17 AM

Subject: Opposition to Edgehill Overlay

To: [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov), Janet Parham <[janetprh@aol.com](mailto:janetprh@aol.com)>, Kenneth Parham <[k.parham213@gmail.com](mailto:k.parham213@gmail.com)>, CHOMCO MNGMT <[chomco@comcast.net](mailto:chomco@comcast.net)>, John <[jwmoore1212@comcast.net](mailto:jwmoore1212@comcast.net)>

To the planning commission -

We respectfully write to you jointly as neighbors (cced to this email) in opposition to the Edgehill Overlay. While Jill is new to Villa, we have all been longtime residents here in Edgehill.

Janet Parham 1226 Villa  
Kenneth Parham 1226 Villa  
John Moore 1212 Villa  
Charles Howe 1009 15th Street  
Jill Bader [1220 Villa Place](#)

Over the past few days we have physically gone to all homes within the overlay map, often together. Many of the neighbors we spoke with are our longterm African American neighbors. We've spoken to many residents - old and new - who are upset like we are. We don't want this Overlay.

In our surveying the neighborhood we have found at least 57 resident homes in opposition of the overlay. In total we have at least 93 homes within the overlay map opposed.

In reviewing the survey submitted to our councilmen by the pro-overlay group we found a series of misrepresentations, and a sampling of these inaccuracies are listed below.

We also found that while our opposition investment homes were not counted as a relevant "no" votes, the pro-overlay investment homes were counted as "yes" votes such as the properties at 1313 Tremont, [911 Villa Place](#), 1017 15th Ave South - all rental properties owned by one person and counted as a "yes."

We don't want this overlay because we want the freedoms to do with our homes what we want without additional levels of oversight. We are worried about freezing our property values. We are worried about our disenfranchised longterm resident Edgehill neighbors. We all are very concerned about the voices who have not been engaged in this process and those who are opposed, but not heard.

Below is a list as of June 27, 2018 of homes opposed.

Very sincerely,

Kenneth Parham  
Janet Parham  
John Moore  
Charles Howe  
Jill Bader

**From:** Shoemaker, Moore Benjamin [mailto:moore.b.shoemaker@Vanderbilt.Edu]  
**Sent:** Thursday, June 28, 2018 7:41 AM  
**To:** Planning Commissioners  
**Cc:** aehal1@yahoo.com; rob82b@gmail.com; Rachel Tapper Zijlstra  
**Subject:** South Street Support for Edgehill Overlay

Dear Planning Commissioners,

Thank you for considering Edgehill's application for a Conservation Overlay. South Street is one of the most historic streets in our neighborhood, but there has been a major debate about whether to include South Street in the Overlay. This is because several vocal property investors who do not live in our neighborhood have organized an opposition effort. The vast majority of residents on South Street, who actually live there, support the Overlay. I am attaching a letter of support for the Overlay that we sent to Freddie O'Connell in April from 5 families that live on South Street.

We appreciate Freddie's support of the Overlay and your work considering the issue.

Sincerely,

Ben Shoemaker

M. Benjamin Shoemaker, MD, MSCI  
Assistant Professor, Division of Cardiovascular Medicine  
Vanderbilt Center for Arrhythmia Research and Therapeutics (VanCART)  
Vanderbilt University Medical Center

April 14, 2018

Dear Freddie,

We are writing to express our support for South Street to be included in the proposed Overlay for Historic Edgehill. We represent 5 families who live on South Street and reside in your district. Our main interest is to enhance and preserve the quality of life of South Street, which has been threatened by developers and investors that are displacing our neighbors. Many who oppose the Overlay are predominately investors that do not live in our neighborhood and are concerned about building restrictions that may prevent them from maximizing their property value.

We are encouraged by the widespread support the Overlay has received throughout our neighborhood. Due to our schedules, many of us on South Street have been unable to engage in the public discussion of the Overlay, but are strong supporters. The vocal group of investors opposing the Overlay that are concentrated on South Street do not represent the majority view of our street and we are very concerned that people who do not live in our neighborhood will be deciding the fate of our street. We believe that if South Street was excluded from the proposed Overlay that it would actually promote the development of vulnerable properties on South Street because they would become some of the only lots remaining without building restrictions.

Thank you Freddie for all that you do for our neighborhood and considering our concerns regarding the Overlay.

Sincerely,

<b>NAME</b>	<b>EMAIL</b>	<b>ADDRESS</b>
John Triggs	jft@iplawgroup.com	1404 South Street
Mary Henson	maryhenson53@gmail.com	
Katherine Dix	katherine.marie.dix@gmail.com	1409 South Street
Thomas Palmeri	palmeri.tom@gmail.com	1410 South Street
Amy Palmeri	amypalmeri86@gmail.com	
Patrick Flynn	pcflyn23@gmail.com	1411 South Street
Stacy Flynn	stacyaflynn@mac.com	
Ben Shoemaker	moore.b.shoemaker@vanderbilt.edu	1500 South Street
Ashley Shoemaker	aehall@yahoo.com	

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

**From:** Mitchell Curtis [mailto:mcurtis\_5@yahoo.com]

**Sent:** Thursday, June 28, 2018 10:46 AM

**To:** Planning Commissioners

**Subject:** 1405 Villa Pl opposes Edgehill Overlay

Hello planning commission,

You will see my residence, 1405 Villa Pl, listed in the pro overlay report in favor of the overlay. My family and I are in fact opposed to the overlay. My wife and I live at 1405 with our two son's.

Thank you,

Mitchell Curtis

Sent from my iPhone

**From:** Amy Palmeri [mailto:amypalmeri86@gmail.com]

**Sent:** Thursday, June 28, 2018 10:42 AM

**To:** Planning Commissioners

**Subject:** Support for Edgehill Historic Overlay

I own and live at 1410 South Street and am writing to express my support for the Edgehill historic overlay. I want to ensure that my historic neighborhood is protected and to ensure that those who own homes in the neighborhood also live in the neighborhood. I do not want the neighborhood to become overrun with lots that currently have one family home be transformed to lots that have two multi story dwellings built with the primary purpose of being rental (airBnB) properties.

Sincerely,

Amy B. Palmeri

1410 South Street

615-479-8047



**From:** Jason Alderman [mailto:jason\_m\_alderman@hotmail.com]

**Sent:** Thursday, June 28, 2018 10:38 AM

**To:** Planning Commissioners

**Subject:** I am Opposed to the Edgehill Overlay

**Councilman O'Connell and Councilman Sledge are not listening to me and other long-term residents of Edgehill. We are OPPOSED to the Overlay. Councilman O'Connell and Councilman Sledge are not listening to me and other long-term residents of Edgehill. We are OPPOSED to the Overlay.**

**Thank you for listening!**

**Kind regards.**

**Jason Alderman**

**1024 Villa Place**

**From:** dave [mailto:davidy@usit.net]

**Sent:** Thursday, June 28, 2018 10:19 AM

**To:** Planning Commissioners

**Subject:** Edgehill Overlay

**I am OPPOSED to the Edgehill Overlay. Councilman O'Connell and Councilman Sledge are not listening to me, and others opposed to the Overlay. I have owned the property since 1986 – 32 YEARS.**

**We are OPPOSED to the Overlay – please consider our votes.**

**Thank you - David Yates, 1502 South Street (IVF Trust)**

**From:** Denise Fussell [mailto:fussellgraphics@comcast.net]  
**Sent:** Wednesday, June 27, 2018 6:35 PM  
**To:** Planning Commissioners  
**Subject:** Edgehill Overlay

I live and work in Edgehill. Please protect our neighborhood's 180-year history through the proposed overlay.

Thank you!  
Denise Fussell

Fussell Graphics

1317 16th Avenue South, Suite 3 (upstairs and in the back)  
Nashville, TN 37212

615-242-7002  
@fussellgraphics on Instagram, Facebook & Twitter

**From:** Chris Sofka [mailto:chris.sofka@gmail.com]

**Sent:** Thursday, June 28, 2018 10:10 AM

**To:** Planning Commissioners

**Cc:** seangkelly@gmail.com; ken.hinman@ingram.design

**Subject:** For Your Records: We Oppose The Edgehill Overlay - Innacurate Survey from January 2018  
Just Brought to Our Attention - Villa Residents

To Whom it May Concern-

Please note the below.

The January 2018 Survey does not reflect our opposing votes for the Edgehill Overlay.

Please review the below message and note the residents and owners of 1023A and 1023B Villa Place as opposed.

Sincerely,

Chris Sofka

Sean Kelly

Ken Hinman

1023B Villa Place and 1023A Villa Place

Sent from my iPhone

Begin forwarded message:

**From:** Chris Sofka <[chris.sofka@gmail.com](mailto:chris.sofka@gmail.com)>

**Date:** June 28, 2018 at 9:52:20 AM CDT

To: [freddie.o'connell@nashville.gov](mailto:freddie.o'connell@nashville.gov), [colby.sledge@nashville.gov](mailto:colby.sledge@nashville.gov)

Cc: Sean Kelly <[seangkelly@gmail.com](mailto:seangkelly@gmail.com)>, [ken.hinman@ingram.design](mailto:ken.hinman@ingram.design)

**Subject: We Oppose The Edgehill Overlay - Innacurate Survey from January 2018 Just Brought to Our Attention - Villa Residents**

Dear Councilmen O'Connell and Sledge-

This survey regarding the Edgehill Overlay (which we oppose) was just brought to our attention.

I live at 1023B Villa with Mr. Kelly - we are opposed and dual owners and residents of House B.

1023A Villa is Ken Hinman, resident and owner, is opposed as well.

This report is from January of 2018 and shows our houses as:

1023A and B Villa Place: Listed as "not applicable/new house" when they are the Kelly Family, residents, who have always been opposed; Listed as "not applicable/new house" when they are the Hinman Family, residents who have always been opposed (if you see our voices were not counted)

We were always told our voices were heard at the last April / May meeting and in our follow up email conversations, and we had only ever been informed of this 2 months ago, but the survey shows we were specifically overlooked and ignored, since January 2018, when both A and B houses were owners and residents of the property. This does affect us as well. This is very disappointing on a number of levels, and the categorization does not reflect our opposing votes.

Please note for your records our three opposing votes.

Chris Sofka

Sean Kelly

Ken Hinman

1023B Villa Place and 1023A Villa Place

Attached is the original Pro-Overlay Survey. Why are we just hearing about this survey now and it wasn't mentioned that we were categorized as no vote during our last meeting when we asked?

Dear Neighbors,

A gentleman in the neighborhood was kind enough to share the attached survey with me that we, the Opposition Group, have been requesting for months but the pro-Overlay Group have never turn over to us. This was the survey the pro-Overlay Group conducted through January 2018 to reflect the interest in the Edgehill Overlay. They submitted this to Councilman O'Connell and Councilman Sledge as reflective of the neighborhood desire for this Overlay.

In a thorough review of the survey and confirmed by our own boots on the ground..... the following are what I perceive to be inaccurate information:

**Please review the list carefully and confirm that your vote is truly as stated in the Pro -Overlay survey. If not, please email you councilman and state that your vote has been mis-represented by the Pro over-lay group:**

[freddie.o'connell@nashville.gov](mailto:freddie.o'connell@nashville.gov), [colby.sledge@nashville.gov](mailto:colby.sledge@nashville.gov)

1502 Villa Place: Listed as a "yes" but it's actually a vacant home

1512 Villa Place: Campbell Family-long-term resident listed as a "yes" when she is a "no" (ie against it)

900 Vila Place: Hargrove Family-Resident listed as a "yes" when they are a "no"

1006 Villa Place: Long- term resident listed as a "yes" and does not want to be listed as a "yes"

1230 Villa Place: Combs Family- Long-term resident listed as a "yes" when they have always been a "no"

1620 Villa Place: Hill Family-Long- term resident listed as a "yes" when he has always been a "no"

908 Villa Place: A renter that they have counted as a "yes"

1019 Villa Place: Messer Family-Long-term resident listed as a "yes" when he has always been a "no"

1023A and B Villa Place: Listed as "not applicable/new house" when they are the Kelly Family, residents, who have always been opposed; Listed as "not applicable/new house" when they are the Hinman Family, residents who have always been opposed

1025 Villa: Hodges Family- originally listed as a “maybe” when they were always a “no”

1212 Villa: Moore Family-long-term resident listed as a “maybe” when they have always been a “no”

1215 Villa Place: Incorrectly identifies the owner as Carl Massaro; he sold this property; the pro-Overlay Group never talked to the current owner who is opposed to the Overlay

1217 Villa Place: Incorrectly identifies the owner as Carl Massaro; he sold this property; the pro-Overlay Group never talked to the current owner who is opposed to the Overlay

1713 Villa Place: Mays Family-long term resident-listed as a “yes” but he has always been a “no”

1516 Villa Place: Huddleston Family-listed as a “yes” but they are a “no”.

1303 Villa- Resident incorrectly misidentified as a renter. This resident is opposed.

1405 Villa Place: Resident listed as a “yes” who is actually a “no”

1407 Villa Place: Left off their survey list of homes. He is an investor who is opposed.

1409 Villa Place: Left off their survey list of homes. Shaub Family-residents who are opposed.

1509 Villa Place: Crook Family-Resident listed as a “maybe” when she has always been a “no”.

1512 Villa Place: Campbell Family- Long-term Residents listed as a “yes” when they are a “no”.

1405 Villa Place: Curtis Family-Long-term Residents listed as a “yes” when they are a “no”.

1716 Villa Place: Brown Family- Residents listed as a “yes” when they are a “no”

Included “yes” votes for rental homes; however, did not include opposition votes for rental homes

Included “yes” votes for short term rental owners but did not disclose that they are short term rental investors; they were just identified as owners. However, they identified short term rental homes in opposition as investors and did not disclose they are also owner/resident homes.

Did not identify multiple “yes” votes as being for a single investor. Ex. Mr. Ronnie Miller who owns multiple rental properties in Edgehill. Ex. He lives at 905 Villa Place but has rental properties at 911 Villa Place, 1313 Tremont, and 1017 15<sup>th</sup> Ave S. Each one of his homes is identified as a “yes” vote for a resident but does not also reflect that he is an investor. However, investor/owners who, like Ronnie Miller, reside in Edgehill and who oppose the Overlay, were not listed as resident/owners. They were only identified as investors.

Long-term residents who have lived in Edgehill for decades have their homes listed as “yes” votes when they are opposed to the Overlay

1019 15<sup>th</sup> Ave: Why was this owner/investor's house identified as a "de facto fraternity house" in an email about the survey votes. He is opposed to the Overlay. The "yes" investor homes weren't identified in the same disparaging manner.

1508 South St: Why was this house identified as "a HUGE party house" in an email about the survey votes. He is opposed to the Overlay. The "yes" investor homes weren't identified in the same disparaging manner.

1309 Tremont Ave: Incorrectly identified as being abandoned. Owner opposes the Overlay.

**(attachment follows)**

	ADDRESS	RESPONSE	NOTES	Team Mbr.	In Area	NMFD
900	VILLA PL	Y		Karin	Y	
901	VILLA PL		Owner	Karin	Y	
902	VILLA PL		STR	Karin	Y	
902	VILLA PL		STR	Karin	Y	
904	VILLA PL		STR	Karin	Y	
904	VILLA PL		STR	Karin	Y	
904	VILLA PL		STR	Karin	Y	
905	VILLA PL	Y	Owner	Karin	Y	
906	VILLA PL	Y	Owner	Karin	Y	
907	VILLA PL	Y	Owner	Karin	Y	
908	VILLA PL	Y	renter	Karin	Y	
910	VILLA PL			Karin	Y	
911	VILLA PL	Y	Owner	Karin	Y	
912	VILLA PL	Y	Owner	Karin	Y	
913	VILLA PL		Church	Karin	Y	
914	VILLA PL		SRT	Karin	Y	
915	VILLA PL		Church	Karin	Y	
916	VILLA PL		N COUPLE M/N	Karin	Y	
917	VILLA PL		Church	Karin	Y	
1000	VILLA PL			Rachel	Y	
1001	VILLA PL			Rachel	Y	
1003	VILLA PL			Rachel	Y	
1004	VILLA PL			Rachel	Y	
1005	VILLA PL	NA	vacant	Rachel	Y	
1006	VILLA PL	Y		Rachel	Y	
1007	VILLA PL			Rachel	Y	
1008	VILLA PL			Rachel	Y	
1008	VILLA PL			Rachel	Y	



1009	VILLA PL	NA		investor/construction	Rachel	Y
1010	VILLA PL		N		Rachel	Y
1011	VILLA PL	Y			Rachel	Y
1012	VILLA PL			rehab house	Rachel	Y
1013	VILLA PL				Rachel	Y
1014	VILLA PL	NA		vacant	Rachel	Y
1015	VILLA PL	Y			Rachel	Y
1016	VILLA PL	Y			Rachel	Y
1017	VILLA PL				Rachel	Y
1018	VILLA PL			investor	Rachel	Y
1019	VILLA PL	Y			Rachel	Y
1020	VILLA PL	Y			Rachel	Y
1021	VILLA PL	Y			Rachel	Y
1022	VILLA PL	Y			Rachel	Y
1023	VILLA PL	NA		n/a	Rachel	Y
1023	VILLA PL			new residents/new house	Rachel	Y
1023	VILLA PL			new residents/new house	Rachel	Y
1024	VILLA PL		N		Rachel	Y
1025	VILLA PL		M		Rachel	Y
1026	VILLA PL				Rachel	Y
1027	VILLA PL				Rachel	Y
1028	VILLA PL				Rachel	Y
1029	VILLA PL	Y			Rachel	Y
1030	VILLA PL	Y			Rachel	Y
1100	VILLA PL				Rachel	Y
1200	VILLA PL				Rachel	Y
1201	VILLA PL				Rachel	Y
1207	VILLA PL				Rachel	Y
1212	VILLA PL		M	NO OR INDIFFERENT	Rachel	Y

1214	VILLA PL		RENTER	Rachel	Y
1215	VILLA PL	N	CARL	Rachel	Y
1216	VILLA PL		RENTER	Rachel	Y
1217	VILLA PL	N	CARL	Rachel	Y
1218	VILLA PL		RENTER	Rachel	Y
1219	VILLA PL		RENTER	Rachel	Y
1220	VILLA PL	N	JILL	Rachel	Y
1221	VILLA PL		RENTER	Rachel	Y
1222	VILLA PL		left flyer	Rachel	Y
1223	VILLA PL		left flyer	Rachel	Y
1225	VILLA PL		renter	Rachel	Y
1226	VILLA PL		left flyer/Janet P	Rachel	Y
1227	VILLA PL			Rachel	Y
1228	VILLA PL		RENTER	Rachel	Y
1229	VILLA PL		renter	Rachel	Y
1230	VILLA PL	Y		Rachel	Y
1303	VILLA PL		renters	Rachel	Y
1304	VILLA PL		left flyer	Rachel	Y
1305	VILLA PL			Rachel	Y
1400	VILLA PL	Y		Rob	Y
1401 A	VILLA PL		LOS	Rob	Y
1403	VILLA PL		LOS	Rob	Y
1404	VILLA PL	Y			Y
1405	VILLA PL	Y		Rob	Y
1406	VILLA PL	Y		Rob	Y
1408	VILLA PL	Y		Rob	Y
1410	VILLA PL		LOS- Owner not there	Rob	Y
1412	VILLA PL		LOS	Rob	Y
1500	VILLA PL	Y		RACHEL	Y

1502	VILLA PL	Y			LOS	RACHEL	Y
1503	VILLA PL		Y		LOS	Rob	Y
1504	VILLA PL		Y				Y
1505	VILLA PL				LOS	Rob	Y
1507	VILLA PL		Y			Rob	Y
1508	VILLA PL				LOS	Rob	Y
1509	VILLA PL			M	LOS	Rob	Y
1511	VILLA PL		Y			Rob	Y
1512	VILLA PL	Y			SIGNED 11/14	RACHEL	Y
1514	VILLA PL			M		Rob	Y
1516	VILLA PL		Y		Renter	Rob	Y
1603	VILLA PL				Renter	Rob	Y
1609	VILLA PL	Y			LOS	RACHEL	Y
1618	VILLA PL				LOS	Rob	Y
1619	VILLA PL		Y			Rob	Y
1620	VILLA PL		Y			Rob	Y
1700	VILLA PL		Y			Rob	Y
1701	VILLA PL		Y		LOS	Rob	Y
1702	VILLA PL		Y			Rachel	Y
1703	VILLA PL				Under construct	Rob	Y
1705	VILLA PL		Y		LOS	Rob	Y
1706	VILLA PL				LOS	Rob	Y
1709	VILLA PL			M		Rob	Y
1712	VILLA PL	Y					
1713	VILLA PL		Y			Rob	Y
1714B	VILLA PL				LOS	Rob	Y
1714 B	VILLA PL				LOS	Rob	Y
1714 A	VILLA PL				LOS	Rob	Y
1715	VILLA PL	Y			LOS	RACHEL	Y

1716	VILLA PL		Y			RACHEL	Y
1718	VILLA PL		Y			Rob	Y
1720	VILLA PL	Y			SIGEND 1/8/18	RACHEL	Y
1722	VILLA PL	NA			Under construct	Rob	Y
1202	TREMONT ST				LOS	Joyce	N
1204	TREMONT ST				LOS	Joyce	N
1206	TREMONT ST				LOS	Joyce	N
1209	TREMONT ST				LOS	Joyce	Y
1217	TREMONT ST				LOS	Joyce	Y
1303	TREMONT ST	Y				Joyce	Y
1305	TREMONT ST			M		Joyce	Y
1307	TREMONT ST				LOS	Joyce	Y
1309	TREMONT ST				LOS	Joyce	Y
1311	TREMONT ST				LOS	Joyce	Y
1313	TREMONT ST	Y				Joyce	Y
1401	TREMONT ST	Y				Joyce	Y
1403	TREMONT ST				LOS	Joyce	Y
1405	TREMONT ST	NA			Vancant	Joyce	Y
1407	TREMONT ST				LOS	Joyce	Y
1409	TREMONT ST				LOS	Joyce	Y
1500	TREMONT ST	Y				Joyce	Y
1502	TREMONT ST				LOS	Joyce	Y
1503	TREMONT ST				LOS	Joyce	Y
1505	TREMONT ST				LOS	Joyce	Y
1507	TREMONT ST				LOS	Joyce	Y
1212	EDGEHILL AVE				LOS	Joyce	N
1216	EDGEHILL AVE				LOS	Joyce	N

1302	EDGEHILL AVE		LOS	Joyce	N
1306	EDGEHILL AVE		LOS	Joyce	N
1416	EDGEHILL AVE		LOS	Joyce	Y
1401	EDGEHILL AVE		LOS	Joyce	Y
1405	EDGEHILL AVE		LOS	Joyce	Y
1408	EDGEHILL AVE		LOS	Joyce	Y
1409	EDGEHILL AVE		LOS	Joyce	Y
1410	EDGEHILL AVE		LOS	Joyce	Y
1410	EDGEHILL AVE		LOS	Joyce	Y
1410	EDGEHILL AVE		LOS	Joyce	Y
1412	EDGEHILL AVE		LOS	Joyce	Y
1414	EDGEHILL AVE	NA	CHURCH	Joyce	Y
1413	EDGEHILL AVE	NA	NEW- VAC	Joyce	Y
1415	EDGEHILL AVE	NA	NEW- VAC	Joyce	Y
1415	EDGEHILL AVE		LOS	Joyce	Y
1416	EDGEHILL AVE	NA	CHURCH	Joyce	Y
1417	EDGEHILL AVE		LOS	Joyce	Y
1417	EDGEHILL AVE		LOS	Joyce	Y
1419	EDGEHILL AVE		LOS	Joyce	Y
1425	EDGEHILL AVE		LOS	Joyce	Y
1500	EDGEHILL AVE		LOS	Joyce	Y
1502	EDGEHILL AVE	NA	CHURCH	Joyce	Y
1503	EDGEHILL AVE		LOS	Joyce	Y
1504	EDGEHILL AVE		LOS	Joyce	Y
1504	EDGEHILL AVE		LOS	Joyce	Y
1505	EDGEHILL AVE		LOS	Joyce	Y
1506	EDGEHILL AVE		LOS	Joyce	Y
1507	EDGEHILL AVE		LOS	Joyce	Y
1508	EDGEHILL AVE		LOS	Joyce	Y

1510	EDGEHILL AVE			LOS	Joyce	Y
1512	EDGEHILL AVE			LOS	Joyce	Y
1514	EDGEHILL AVE			LOS	Joyce	Y
1516	EDGEHILL AVE			LOS	Joyce	Y
1400	SOUTH ST		M		Janet	N
1402	SOUTH ST			INVESTOR	Janet	N
1404	SOUTH ST	Y			Janet	Y
1408	SOUTH ST			INVESTOR	Janet	Y
1410	SOUTH ST	Y		Signed	Janet	Y
1412	SOUTH ST		M		Janet	Y
1500	SOUTH ST	Y			Janet	Y
1502	SOUTH ST			INVESTOR	Janet	Y
1503	SOUTH ST			INVESTOR	Janet	Y
1504	SOUTH ST		M		Janet	Y
1506	SOUTH ST	N		LOS- rental	Janet	Y
1508	SOUTH ST			INVESTOR	Janet	Y
1510	SOUTH ST	Y			Janet	Y
1512	SOUTH ST	NA		BUSINESS	Janet	N
1514	SOUTH ST	NA		BUSINESS	Janet	N
905	15TH AVE S			LOS	Andrea	Y
907	15TH AVE S			LOS	Andrea	Y
909	15TH AVE S	Y			Andrea	Y
911	15TH AVE S	Y		SIGNED	Andrea	Y
913	15TH AVE S	Y			Andrea	Y
915	15TH AVE S				Andrea	Y
917	15TH AVE S			LOS	Andrea	Y
1000	15TH AVE S	Y		SIGNED	Andrea	Y

1001	15TH AVE S			Andrea	Y
1002	15TH AVE S	Y	SIGNED	Andrea	Y
1003	15TH AVE S	Y	SIGNED	Andrea	Y
1004	15TH AVE S	Y	SIGNED	Andrea	Y
1005	15TH AVE S		LOS	Joel	Y
1006	15TH AVE S		LOS	Joel	Y
1007	15TH AVE S		LOS	Joel	Y
1008	15TH AVE S		LOS	Joel	Y
1009	15TH AVE S		LOS	Joel	Y
1010	15TH AVE S	y		Joel	Y
1011	15TH AVE S		LOS	Joel	Y
1012	15TH AVE S		LOS	Joel	Y
1013	15TH AVE S		LOS	Joel	Y
1015	15TH AVE S		LOS	Joel	Y
1016	15TH AVE S	Y		Joel	Y
1017	15TH AVE S	Y		Joel	Y
1018	15TH AVE S		LOS	Joel	Y
1019	15TH AVE S		LOS	Joel	Y
1020	15TH AVE S		LOS	Joel	Y
1021	15TH AVE S		LOS	Joel	Y
1021	15TH AVE S		LOS	Joel	Y
1021	15TH AVE S		LOS	Joel	Y
1022	15TH AVE S	Y		Joel	Y
1023	15TH AVE S		LOS	Joel	Y
1024	15TH AVE S		LOS	Joel	Y
1025	15TH AVE S	Y		Joel	Y
1026	15TH AVE S	Y		Joel	Y
1027	15TH AVE S	Y		Joel	Y
1028	15TH AVE S	Y		Joel	Y

1029	15TH AVE S			LOS	Joel	Y
1030	15TH AVE S			LOS	Joel	Y
1031	15TH AVE S	Y			Joel	Y
1032	15TH AVE S			LOS	Joel	Y
1712	15TH AVE S	Y			Theo	Y
1713	15TH AVE S			LOS	Theo	Y
1714	15TH AVE S	Y		SIGNED	Theo	Y
1715	15TH AVE S			3X NO ANSWER	Theo	Y
1716	15TH AVE S	Y		SIGNED	Theo	Y
1717	15TH AVE S				Theo	Y
1719	15TH AVE S			INVESTOR	Theo	Y
1720	15TH AVE S	Y			Theo	Y
1721	15TH AVE S	Y		SIGNED	Theo	Y
1722	15TH AVE S		M	STR	Theo	Y
1724	15TH AVE S					Y



241 Applicable

12 NA

229

241



















## Item 24, Eastwood Neighborhood Conservation Overlay District

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

From: Jess Leary [mailto:jesslearymusic@gmail.com]

Sent: Wednesday, June 27, 2018 12:59 PM

To: Planning Commissioners

Cc: Withers, Brett (Council Member)

Subject: reference 2018NHC-002-001 Eastwood Neighborhood Conservation Overlay District

2018NHC-002-001 Eastwood Neighborhood Conservation Overlay District

Dear Planning Commission,

The above item is scheduled to be heard at the 6/28/2018

I support the overlay as we want to preserve the history and character of our great neighborhood.

Thankyou for your time and consideration on this matter

Jess Leary  
804 MCCARN ST  
NASHVILLE, TN 37206

Sent from my iPhone

**From:** Withers, Brett (Council Member)

**Sent:** Thursday, June 28, 2018 11:37 AM

**To:** John N Lozier; Planning Commissioners

**Subject:** Re: 2 018NHC-002-001 Eastwood Neighborhood Conservation Overlay District

Planning Commissioners:

I would like to corroborate Mr. Lozier's ability to speak on behalf of Mr. Bennett in support of the Eastwood Conservation Overlay expansion. Mr. Bennett has signed property owner surveys in favor of expanding the Eastwood Conservation Overlay to include his iconic primary residence as well as his nearby rental properties. Mr. Bennett had similarly signed in favor of the Contextual Overlay that was

applied to this area a few years ago. Mr. Bennett was able to attend a community meeting to discuss the Conservation Overlay expansion proposal wherein he expressed his desire to ensure that the this historic house that he owns be preserved.

Almost the entire area for this proposed Conservation Overlay expansion was once the yard of the Waters family who resided in this home at the turn of the last Century before the McCarn family purchased the home and began subdividing the property in the early 20th Century. Mr. Bennett has owned the house for many years now and while the yard is now reduced from the equivalent of several city blocks to approximately three city lots, the house itself could be removed under the existing Contextual Overlay and that would be a tremendous loss for our neighborhood.

The area of the Eastwood Neighborhood east of Porter Road is continuing to experience development pressure that threatens the historic structures in the area, which are not protected against demolition by the current Contextual Overlay. I appreciate Mr. Lozier's continuing engagement with his neighbors on the matter of preserving the historic structures in the area while providing appropriate design guidance for new single- or two-family homes that can still be constructed on lots where the existing structures do not contribute to the historic context of this portion of the Eastwood neighborhood.

This Conservation Overlay expansion proposal has been discussed for several years now but the amount of homeowner outreach in this area had not quite been sufficient to support including this area in the Eastwood NCZO expansion application from 2012-2013. But discussions had started in that time and have been ongoing since then.

The subsequent application of a Contextual Overlay provides some assurances for appropriate scaling of infill development but does not protect the historic structures against demolition. Only the Conservation Overlay can do that.

Prior to filing this Eastwood NCZO expansion I received signatures in support of the Overlay from the owners of nearly every one of the historic (or Contributing) structures. To date I have not been made aware of any homeowner opposition to this Overlay proposal. In some instances it ends up being the case that because of highly varied lot lines, shapes and sizes along a given block face, that the Conservation Overlay Design guidelines allow more flexibility for home addition or garage/DADU placements than the existing Contextual Overlay requirements would permit.

Given the duration of years during which this Eastwood Conservation Overlay expansion has been discussed, and given the strong showing of homeowner support that has been demonstrated through letters and emails received, it is my hope that this item will pass on the Consent Agenda at today's hearing. I cannot be present at 4:00 PM but will stop by after work to answer any questions that should arise. Thank you for your consideration.

Brett A. Withers

Metro Council, District 6

615.427.5946 | Facebook.com/ Brett A. Withers | twitter.com/@brettawithers

Sent via iPhone

On Thu, Jun 28, 2018 at 9:54 AM -0500, "John N Lozier" <[johnnlozier@gmail.com](mailto:johnnlozier@gmail.com)> wrote:

Dear Commissioners,

I write on behalf of and with the permission of Mr Edward Bennett, who owns the properties at 803, 808, 810, and 813 McCarn St. Mr Bennett has lived in what we call the "McCarn Mansion" at 808 for over 50 years.

Mr Bennett fully supports the proposed expansion of the Eastwood Neighborhood Conservation Zoning Overlay to include his historic home and the properties surrounding it. He hopes that his properties will continue to provide gracious and charming homes for families for years to come, and he sees the Overlay as a means to ensure this outcome.

Mr Bennett cannot attend tonight's hearing but joins his neighbors in asking that you support the application for an Overlay.

Sincerely,

John Lozier

--

John N Lozier  
[johnnlozier@gmail.com](mailto:johnnlozier@gmail.com)  
615-516-2911

**From:** John N Lozier [mailto:[johnnlozier@gmail.com](mailto:johnnlozier@gmail.com)]  
**Sent:** Thursday, June 28, 2018 9:54 AM  
**To:** Planning Commissioners  
**Cc:** Withers, Brett (Council Member)  
**Subject:** 2 018NHC-002-001 Eastwood Neighborhood Conservation Overlay District

Dear Commissioners,

I write on behalf of and with the permission of Mr Edward Bennett, who owns the properties at 803, 808, 810, and 813 McCarn St. Mr Bennett has lived in what we call the "McCarn Mansion" at 808 for over 50 years.

Mr Bennett fully supports the proposed expansion of the Eastwood Neighborhood Conservation Zoning Overlay to include his historic home and the properties surrounding it. He hopes that his properties will continue to provide gracious and charming homes for families for years to come, and he sees the Overlay as a means to ensure this outcome.

Mr Bennett cannot attend tonight's hearing but joins his neighbors in asking that you support the application for an Overlay.

Sincerely,

John Lozier

--

John N Lozier  
[johnnlozier@gmail.com](mailto:johnnlozier@gmail.com)  
615-516-2911

**From:** tyler moyer [mailto:tgmoyer@gmail.com]  
**Sent:** Thursday, June 28, 2018 7:02 AM  
**To:** Planning Commissioners  
**Subject:** 2018NHC-002-001 eastland neighborhood conservation

Hello,

My Wife and I own 801 Mccarn Street and are writing in to show our support for the overlay. Sorry we cannot be present at the meeting but do feel like this overlay is important to upholding the beauty of our historic neighborhood!

Thank you for your time and service to the community,

Tyler & Kaitie Moyer

Sent from my iPhone please pardon the typos.

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

**From:** Glen Pangle [mailto:glen.pangle@gmail.com]  
**Sent:** Thursday, June 28, 2018 2:33 AM

**To:** Planning Commissioners

**Cc:** Withers, Brett (Council Member)

**Subject:** 2018NHC-002-001 Eastwood Neighborhood Conservation Overlay District

Dear Planning Commission -

My name is Glen Pangle. My wife and I own and reside in the property at 802 McCarn Street. I am writing to express my support for the Eastwood Neighborhood Conservation Overlay. We treasure the historic character of our neighborhood and want to see it preserved.

Thank you for your consideration.

Sincerely,

Glen Pangle  
802 McCarn St.  
Nashville, TN 37206  
832-605-3571

**From:** DREW & SANDY HITT [mailto:hittcrew@bellsouth.net]

**Sent:** Wednesday, June 27, 2018 6:48 PM

**To:** Planning Commissioners

**Subject:** 2018NHC-002-001 Eastwood Neighborhood Conservation Overlay District

Dear Commissioners,

I'm writing to let you know that my wife Sandra and I fully support the proposed Conservation Overlay for our neighborhood. We bought our house, a 1937 Tudor Revival, in 1993 and absolutely love it! Houses built in the early part of the 20th century are so well built and so appealing to the eye that we feel the need for more protection for them, especially considering the fact that similar houses have been demolished in this part of town that had no such Overlay protection.

Unfortunately, we will not be able to attend the commission meeting on June 28 but we wanted you to know in advance of our support. We sincerely hope you will recommend that the Conservation Overlay expansion be approved. It is vital for keeping the unique character of our neighborhood well into the future!

Cordially,

Drew and Sandra Hitt

800 Powers Ave. 37206

**From:** Craftsman [mailto:brian@craftsmancontractors.net]

**Sent:** Wednesday, June 27, 2018 6:20 PM

**To:** Planning Commissioners

**Cc:** Withers, Brett (Council Member)

**Subject:** 2018NHC-002-001 Eastwood Neighborhood Conservation Overlay District

Dear Planning Commissioners,

My name is Brian Williams, and I live at 814 McCarn Street in Nashville. I also own two investment properties at 812 McCarn Street and 22 Waters Ave.

I am writing in support of the historic zoning overlay extension for Eastwood neighbors. My hope is to protect the character and charm of the neighborhood as well as encouraging responsible development of the area.

Please feel free to contact me if I can be of any more assistance to you.

Regards,

Brian

Brian F Williams  
Craftsman Contractors



615 944 0924 phone

615 301 6524 fax

[www.craftsmancontractors.net](http://www.craftsmancontractors.net)

[brett.withers@nashville.gov](mailto:brett.withers@nashville.gov)

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

From: Mark Harriman [mailto:mharriman65@gmail.com]

Sent: Wednesday, June 27, 2018 4:02 PM

To: Planning Commissioners; Withers, Brett (Council Member)

Subject: Eastwood neighborhood conservation overlay 2018NHC-002-001

Mark Harriman, Denise Daly (owner)

815 McCarn St

37206

615-497-2463

We support the Eastwood conservation overlay to preserve the original history and character of the neighborhood.

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

From: Jess Leary [mailto:jesslearymusic@gmail.com]

Sent: Wednesday, June 27, 2018 12:59 PM

To: Planning Commissioners

Cc: Withers, Brett (Council Member)

Subject: reference 2018NHC-002-001 Eastwood Neighborhood Conservation Overlay District

2018NHC-002-001 Eastwood Neighborhood Conservation Overlay District

Dear Planning Commission,

The above item is scheduled to be heard at the 6/28/2018

I support the overlay as we want to preserve the history and character of our great neighborhood.

Thankyou for your time and consideration on this matter

Jess Leary  
804 MCCARN ST  
NASHVILLE, TN 37206

Sent from my iPhone

## Item 25, Clarksville Pike/26<sup>th</sup> Ave North

**From:** M. Simone Boyd [mailto:msimoneboyd@gmail.com]  
**Sent:** Wednesday, June 27, 2018 11:16 PM  
**To:** Planning Commissioners  
**Cc:** Phillip  
**Subject:** Comments on Case No. 2018Z-052PR-001 Zoning Change

Dear Commissioners:

We'd like to provide the following comments and concerns regarding the proposed rezoning of the properties located on the southeast corner of Clarksville Pike and 26th Avenue North (Clarksville & 26th). The proposed rezone would change from Commercial Service (CS) to Mixed Use General-Alternative (MUG-A) and Mixed Use Limited-Alternative (MUL-A). We live in District 21 and less than .75 miles away from Clarksville & 26th. Please include our comments in the record and include us in the list of interested parties receiving notices about this property.

We have three primary concerns:

- how the increased density will affect congestion and pedestrian safety
- social cohesion between existing homeowners, renters and potential tenants
- and the consistent lack of communication and engagement from our council member

### Pedestrian Safety

Clarksville Pike and 26th Avenue is already a dangerous intersection for pedestrians trying to cross to Save-A-Lot, McGruder Family Resource Center, Zack's Market, North Precinct, and Cumberland View. There are no additional crosswalks, stop signs or traffic signals along Clarksville Pike between 26th Avenue and D.B. Todd Jr. Blvd. We are concerned that the increased population density will have an adverse affect on pedestrian safety.

### Social Cohesion

In many changing neighborhoods there is a lack of social cohesion among existing residents and new ones that may hail from differing economic, ethnic and educational backgrounds. Differing backgrounds sometimes leads to a lack of understanding, undue harassment and profiling. We'd like to avoid those ills and cultivate a community that values existing residents, newcomers and holds space for those homeowners that want to remain.

### Lack of Communication

Until this week, we had no idea this project was coming to our neighborhood. While we are not opposed to the zoning change, we are frustrated with the consistent lack of communication and engagement from our council member, Edward Kindall. Clarksville Pike & 26th is a 6.5 acre development (within the urban core) that has the potential to drastically change the character of our neighborhood. Yet, as of 11AM today, Mr. Kindall said he was unaware of the project, would research it and return our neighbors' phone call. He has not.

But this is the modus operandi for District 21.

Over the past two years, I have personally called Mr. Kindall, spoken with his wife, scheduled a time to call back, sent him audio of a 36-second gun battle in our neighborhood with no response. I am not alone. Whether we have a problems with codes enforcement, water runoff, downed power lines, gun violence or under performing schools, the advice of city officials is generally "Talk to your council member." The challenge is Mr. Kindall is unresponsive.

### Recommendations

We've spoken to the developer, D.J. Wooten, and expressed our concerns. He's shared that he is committed to developing workforce housing and is open to community input and accountability. We'd like to ask that Mr. Wooten and The Commission consider these possible solutions to address our concerns:

1. consider developing a trust fund (similar to the Barnes Fund) to offset the increase in property taxes for low-income residents along 25th and 26th Avenue N.
2. consider hosting events that cultivate a culture of valuing existing residents and newcomers i.e. N. Nashville History Tours, Community Meals, etc.

3. assign a planning staff member during the codes and permitting process to strengthen communication with active neighbors in District 21-2
4. consider developing an employment pipeline with McGruder Family Resource Center's job training programs and future tenants
5. require a traffic study at the time of development

As homeowners, we don't pretend to understand the complexity of the Planning Commission. However, we have a dream of what we want our neighborhood to be and we are humbly asking for your help in holding space for existing residents and ensuring that our neighborhood benefits from this project.

With Great Expectations,

Phillip & M. Simone Boyd

Buena Vista

Nashville, TN 37208

## **Item 28, Granny White Pike/Camelot Court/Camelot Road/Lancelot Court**

**From:** Tricia McCarter [mailto:triciamccarter@hotmail.com]  
**Sent:** Wednesday, June 27, 2018 6:20 PM  
**To:** Planning Commissioners  
**Cc:** Henderson, Angie (Council Member); jhmccarter@gmail.com  
**Subject:** Please Approve Zone Change 2018Z-059PR-001, Camelot Acres

**To whom it may concern:**

**My name is Patricia McCarter and I reside in Camelot Acres at 5310 Camelot Court; Brentwood, TN 37027. I strongly support the zone change for this very special and unique neighborhood. With all the development in Nashville and multiple residences on one lot popping up all over town, our neighborhood has been able to preserve single family dwellings on each lot. To my knowledge there is not even a home in our neighborhood with a garage apartment much less a completely separate residence. There is a strong majority in the neighborhood for this change to maintain this.**

**In addition to maintaining the character of the neighborhood, the neighborhood is unique because it is adjacent to Radnor Lake State Natural Area. Making this zoning change will allow us to protect the environmentally-sensitive area where many houses exist on hillsides, have mature trees, etc.**

**If you have any additional questions for me or need any additional information from me, please do not hesitate to contact me by email or at 615-636-4014.**

**Thank you very much!**

**Patricia and Hudson McCarter**

**From:** DJ Pearce [mailto:djpearce@comcast.net]

**Sent:** Wednesday, June 27, 2018 6:52 PM

**To:** Planning Commissioners

**Cc:** Henderson, Angie (Council Member)

**Subject:** Please Approve Zone Change 2018Z-059PR-001, Camelot Acres

Dear Commissioners:

Thank you for your attention to the above zoning change request. As you are aware, Camelot Acres subdivision is a neighborhood established in the 1960s with beautiful treed lots and homes constructed to compliment the environment. Additionally, we are blessed to be adjacent to the Radnor Lake State Natural Area.

Recently our homeowners realized that our current R40 zoning does not insure the preservation of many of our neighborhood attributes. Thus, as a neighborhood of homeowners, we are requesting a zoning change to RS40. Please help us preserve the character and environment of Camelot Acres.

Sincerely,

Douglas J. Pearce

5318 Camelot Court

Brentwood, TN 37027

## Item 29, General Bate Drive

**From:** Sean Schaffer [mailto:sean3656@gmail.com]

**Sent:** Wednesday, June 27, 2018 4:24 PM

**To:** Planning Commissioners

**Subject:** In support of down zoning request

Dear Members of the Planning Commission,

My name is Sean Schaffer and I am writing to you today to voice support for the proposed down zoning from R10 to RS10 of General Bate Drive between Brown's Creek and Caldwell Lane.

My wife and I own the property at [3656 Mayflower Place](#) which is one house removed from the Southeast corner of General Bate and Mayflower Pl. Although our property does not fall within the proposed down zoning area, our close proximity to it means that we will be impacted by the result from a continuity and quality of life standpoint. As such, we fully support the property owners right to request this down zone and hope that you will vote in favor of their request.

We thank you for your time and the work you do to make Nashville a great place to live.

Sincerely,

Sean Schaffer and Ashley Brady

[3656 Mayflower Place](#)



**From:** Molly Moore [mailto:mollymoore18@gmail.com]

**Sent:** Wednesday, June 27, 2018 4:03 PM

**To:** Sean Schaffer

**Cc:** Rickoff, Abbie (Planning); Hollingsworth, Michelle (Planning); Pulley, Russ (Council Member); Shepard, Shawn (Planning)

**Subject:** Re: In support of down zoning request

I vote yes.