

Comments on August 1, 2018 Planning Commission agenda items, received July 31 – August 1

Items 1a/b, South Nashville Community Plan Amendment/Fairgrounds Mixed-Use District

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

From: Janie Bell [mailto:user@votervoice.net]

Sent: Wednesday, August 01, 2018 9:04 AM

To: Planning Commissioners

Subject: Please support the Major League Soccer stadium

Dear Members of the Planning Commission,

Major League Soccer will help Nashville in its quest to become an international city. Please support Major League Soccer and the renovation of the Fairgrounds. This location is ideal for a first class soccer stadium and for our city.

The purpose of this email is to express my support for the proposed Major League Soccer Stadium and renovations to the Fairgrounds Nashville. As a lifelong fan of soccer, and a resident of this amazing city, I couldn't think of better match than Nashville and pro soccer. This city loves its sports teams and adding professional soccer, the world's sport, to our lineup will cement Nashville as a global destination. This stadium has the added benefit of contributing millions of dollars to the fairgrounds, which desperately need renovations to remain the place beloved by many. If you vote yes to this proposal you will be doing your part to protect a place deeply tied to our city's history. It is my belief that a yes vote for the proposal is in the best interest of this city, I hope that you agree.

Thanks for your support!

Sincerely,

Janie Bell
900 20th Ave S Apt 602
Nashville, TN 37212
nashstylin@yahoo.com

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

From: Randall Schneider [mailto:randi8photo@yahoo.com]

Sent: Wednesday, August 01, 2018 7:47 AM

To: Planning Commissioners

Subject: Rezoning bad for local businesses

Hi Planning commissioners,

You are about to vote on rezoning 10 acres for low income housing, hotel and bar.

Here are a few important things to think about:

1. 900 apartment units means 1,000's of people, many low income, will be in confined area at any one time. Ask any psychiatrist what that means,
2. 200 hotel units, 100 or more middle class residents, in same area at same time. Possibility of theft or other negative interaction.
3. Add liquor sales to mix and you are heading for disaster.
4. Add soccer stadium and you increase potential criminal activity even more.
5. To much drinking, with such diverse group of people spells disaster.
6. Most stadiums suck millions from local economy putting many local businesses under.
7. All the activities on hill will be financing billionaires, not local businesses.
8. Drinking drivers coming out of fairground entrance, by school, could put local children at risk.
9. To many people, of varied economic and social means, living in small area could put others using fairgrounds at risk. Ex Could there be someone watching girls playing soccer at practice fields? Could there become violence at soccer fields ?

Before you vote on rezoning, for merely potential economic benefits, maybe you should first talk to psychiatrists as to the potential negative social effects to many people, of varied economic and social background, will have on local residences and the community itself.

Is it not better to take time to thoroughly research this project and be certain of potential problems? Would it not be a better idea to delay this vote, and talk to professionals in various fields as to the viability of having so many people in a confined area and have a bar serving liquor ?

Is it not better to know exactly what could happen before some tragedy happens, that could have been prevented with proper research before hand.

Or would you planning commissioners prefer the city of Nashville, and those politicians who rushed

into a project that put lives at risk, be sued by a family of injured party. Would it be worth the publicity and anguish of rushing through a zoning issue without proper research ?

Let me know what you think ?

Randy randi8photo@yahoo.com

From: neoent@juno.com [mailto:neoent@juno.com]
Sent: Wednesday, August 01, 2018 11:30 AM
To: Planning Commissioners
Subject: No MLS Complex at Fairgrounds - stand alone stadium

Regarding the Planning Commission meeting scheduled for 4pm Wednesday August 1, here are my comments:

MLS soccer is a **major** not minor league and should stand alone by itself, not bring in a hotel, residential development or combination thereof for support.

Some MLS teams play all their league games at their cities NFL stadiums, plus the MLS organization did not tell them to build a soccer stadium, even new MLS teams that started playing last season.

A **major** league stadium should operate by itself alone, profitably or otherwise, without digging into other private establishments for support.

A soccer stadium consists of a playing field surrounded by seating arrangement for fans/media, plus players/referees dressing rooms, and enclaves for equipment to undertake their day-to-day routine maintenance. At most **only** a vacant (virgin) lot inside the fairgrounds may be considered as footprint (**only**) for said soccer stadium description. No demolition or use of demolition footprint land should be allowed.

Currently and for decades there are numerous residences surrounding the fairgrounds and they pay property taxes; same taxes that a residential development inside the fairground would pay; an argument that negates the need for residential development inside the fairgrounds. Also currently there are multi-story residential being built on 8th Ave South a stone throw from the fairgrounds (another reason that negate residential development inside the fairgrounds).

Music Row and Vanderbilt have existing surrounding hotels and more being built there, hence no need for hotel inside the fairgrounds.

Use of Metro land for hotel, new residential development or combination thereof to fund or subsidize the planning, design, construction, maintenance, debt repayment of a soccer stadium should not be done.

A fan can easily & readily walk (and in a matter of minutes too) from downtown to Metro Center via 2nd or 3rd Ave North (and at night too); same cannot be said for the fairgrounds from downtown. A case for Metro Center as a better choice for MLS, plus there are soccer playing fields (with an "s") that have existed for years and currently exist at Metro Center.

I can go on & on & on about why an MLS soccer stadium is not needed at the fairgrounds or better at other like said location; or at most not combined with hotel/residential enterprises.

Regards

Neo B.Eng M.Sc Vanderbilt University

Neo Ent Inc - President

From: Joan Rubincam [mailto:rubincamjl@gmail.com]

Sent: Wednesday, August 01, 2018 11:13 AM

To: Planning Commissioners

Subject: Fwd: 1a. 2018CP - 015-001 and 1b 2018SP-047-001 - NO

I am opposed to the Mixed-use Development and MLS Stadium development at the "Fairgrounds".

The **primary reason is that this proposal totally circumvents the 2011 Referendum**. So many of the decisions and planning for the stadium and development seems to have taken place in a very surreptitiously manner, much like Megan Berry's soccer park that reduced vendor and visitor parking dramatically. What Mayor Dean couldn't accomplish, Megan Berry and her staff did to circumvent the vote of the citizens of of Nashville/Davidson County - not Williamson, not Rutherford counties.

Like Titan stadium, this redevelopment of the Fairgrounds should be voted on by the citizens of Davidson County on the November ballot.

2. Traffic: i.e., coming from I-65 on Wedgewood there is a stone train tunnel that barely permits two cars to pass through simultaneously.

The area absorbing 900 apartments (cars) and offices (parking) being critical to the success of the soccer stadium?

3. Parking: There are monthly and annual events requiring more parking than is available on the grounds. Many families in the neighborhood earn money by allowing fair goers to temporarily park in their yards as well as some of professional buildings provide parking.

5. Financial: Will the "New" fairgrounds be able to continue to support itself. More Bond debt for a city that can't provide promised pay raises to teachers and major budget adjustments for many Departments.

6. History: The historic Fairgrounds will become another victim of being an "IT" city, losing its identity and loss of character for what made Nashville and the Fairgrounds so special.

Joan Rubincam

8212 Ramstone Way

Nashville, TN 37013

615/94-5226

From: Erica Zuhr [mailto:elzuhr@gmail.com]
Sent: Wednesday, August 01, 2018 11:06 AM
To: Planning Commissioners
Subject: Support of Mixed Use Development at Fairgrounds

Hello,

I am a District 17 constituent writing to express my support for the mixed use development plan at the fairgrounds.

Thank you for your time,

Erica Zuhr
1808 Hillside Ave

From: Ryan C. Davis [mailto:ryan@ryancdavislaw.com]
Sent: Wednesday, August 01, 2018 11:02 AM
To: Planning Commissioners
Subject: Mixed Use Development at the Fairgrounds

I am resident of Berry Hill and District 17, and I SUPPORT the new mixed use development at the Fairgrounds. It's high time for that property to reflect the quality and caliber of the surrounding neighborhoods.

Thanks,

Ryan Davis

Ryan C. Davis
Attorney at Law
1230 2nd Ave S
Nashville, TN 37210
615-649-0110

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

From: Janie Bell [mailto:user@votervoicenet.net]
Sent: Wednesday, August 01, 2018 9:04 AM
To: Planning Commissioners
Subject: Please support the Major League Soccer stadium

Dear Members of the Planning Commission,

Major League Soccer will help Nashville in its quest to become an international city. Please support Major League Soccer and the renovation of the Fairgrounds. This location is ideal for a first class soccer stadium and for our city.

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Thanks for your support!

Sincerely,

Janie Bell
900 20th Ave S Apt 602
Nashville, TN 37212
nashstylin@yahoo.com

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

From: pikegk@aol.com [mailto:pikegk@aol.com]

Sent: Wednesday, August 01, 2018 2:54 AM

To: Planning Commissioners

Subject: Fairgrounds Uses

It is wrong on so many levels to destroy the fairgrounds after the referendum had 71% of the voters asking the fairgrounds and its events be preserved. That being said the 10 acres being given away to millionaire investors for mixed use development is very,, very wrong. This land is public land owned by the citizens of Nashville and should not be given to a private developer. The fairgrounds and the flea market make money that goes to the city. The private development will generate no income for the city. Only the millionaires that it is being given too. The city can not pay promised raises to police and fire so they have no right to give away city land to private developers. One use of 900 apartments being built will be detrimental to many events at the fairgrounds. 900 apartments are going to need 900 or more parking spaces. Bars right in the middle of land meant for a state fair is wrong. They are trying to cram in more stuff than there is room for and have enough parking for. Traffic going down Wedgewood will be backed up for miles. It is at some flea markets now. Get a soccer game and race or flea market at the same time along with 900 apartments and 200 hotel rooms and you have a traffic disaster and a parking disaster. Residents will be unhappy they can not get out of their driveway. The area was never meant to have as much built on it as they are proposing. The fairgrounds was built for a state fair not mixed use developments. The roads can not be widened because there is housing on each side. Also there is a school across the street from the fairgrounds and a bunch of bars do not need to be built across from the school. The mixed use is bad on all fronts. The only one to benefit will be Ingram. It will not be the people of Nashville who voted in the referendum and no where in the referendum does it say they want to give away 10 acres of free land. Gayle Pike
Sent from my iPad

From: William Smallman [mailto:wsmallman@gmail.com]

Sent: Tuesday, July 31, 2018 9:51 PM

To: Planning Commissioners

Subject: Support for fairgrounds Rezone and Development Plan

Please accept this letter of support. I am a nearby property owner and have been committed to community improvement in the neighborhood for over 15 years. I believe this proposal has been long overdue. We have waiting many years to rear town the chain link fence that keeps people out the fair park area. This rezone and accompanying development will be history making. Many years from now, we will look back and see the incremental impact of what one well thought out decision can do to

improve the quality of life for the entire neighborhood. It might seem like a small step, but the first step is the hardest. It is time to honor the neighborhoods patience. A project of this scale is long overdue. Please approve the rezone.

Regards

William Smallman

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William Smallman

The Magness Group

(615) 424-8776

www.Facebook.com/TheMagnessGroup

www.Facebook.com/Rootedin12thS

From: Jason Szychowski [mailto:jaszychowski@gmail.com]

Sent: Tuesday, July 31, 2018 7:42 PM

To: Planning Commissioners

Subject: Please support the Major League Soccer stadium

To the members of the Metro Nashville Planning Commission,

I am writing to you to express my support for the proposed Major League Soccer Stadium and Fairgrounds Nashville renovation. The Nashville Fairgrounds is in dire need of upgrades and the millions of proposed dollars injected into this site for improvements, along with the stadium and accompanying development, will transform that entire corridor into one of the most vibrant and economically beneficial areas in the entire city. You have a rare opportunity as an elected official to vote for something that will bring so much joy to all corners of our city, however I would ask that you not only vote for this because of our city's overwhelming desire for professional soccer, but because it make financial sense for our city to invest in Wedgewood-Houston and the fairgrounds as a whole.

No decision will ever satisfy every individual, but for the outcome of a decision to be positive, compromises must be made. I believe that the plan, as presented, is an example of compromises being made to ensure the success of the Wedgewood-Houston area, the Fairgrounds Nashville, MLS Nashville, Metro Nashville and the region.

Thank you,

Jason Szychowski

8121 Lenox Creekside Dr.

Antioch, TN 37013

From: Morton Southall [mailto:southall@gmail.com]

Sent: Tuesday, July 31, 2018 4:50 PM

To: Planning Commissioners

Subject: MLS Stadium

Commissioners,

I live in the Wedgewood Houston neighborhood by the Fairgrounds and I support the legislation to rezone a part of the property for affordable housing, community space and more neighborhood services. This is an integral part of the Fairgrounds Improvement Plan. I ask that you vote in favor of the rezoning and community plan amendment.

Thank you,

Morton Southall

507 A Moore Ave 37203

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

From: David Simcox [mailto:dcsimcox@gmail.com]
Sent: Tuesday, July 31, 2018 4:22 PM
To: Planning Commissioners
Subject: Please support the Major League Soccer stadium

Dear Members of the Planning Commission,

Hello - I support the plans underway for bringing MLS to Nashville and for optimizing metro resources, especially the Fairgrounds.

The purpose of this email is to express my support for the proposed Major League Soccer Stadium and renovations to the Fairgrounds Nashville. As a resident of this amazing city, I couldn't think of better match than Nashville and pro soccer. This city loves its sports teams and adding professional soccer, the world's sport, to our lineup will cement Nashville as a global destination. This stadium has the added benefit of contributing millions of dollars to the fairgrounds, which desperately need renovations to remain the place beloved by many. If you vote yes to this proposal you will be doing your part to protect a place deeply tied to our city's history. It is my belief that a yes vote for the proposal is in the best interest of this city, I hope that you agree.

I am not aware of any other realistic proposals for enhancing the Fairgrounds that compares more favorably than what has been proposed by the Nashville MLS organization.

Sincerely,

David Simcox
434 Sunnyside Dr
Nashville, TN 37205
dcsimcox@gmail.com

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

From: Alex Burlason [mailto:alex.burlason@ingram.com]
Sent: Tuesday, July 31, 2018 4:27 PM
To: Planning Commissioners
Subject: Please support the Major League Soccer stadium

Dear Members of the Planning Commission,

I am writing to you to express my support for the proposed Major League Soccer Stadium and Fairgrounds Nashville renovation. The Nashville Fairgrounds is in dire need of upgrades and the millions of proposed dollars injected into this site for improvements, along with the stadium and accompanying

development, will transform that entire corridor into one of the most vibrant and economically beneficial areas in the entire city. You have a rare opportunity as an elected official to vote for something that will bring so much joy to all corners of our city, however I would ask that you not only vote for this because of our city's overwhelming desire for professional soccer, but because it make financial sense for our city to invest in Wedgewood-Houston and the fairgrounds as a whole.

Sincerely,

Alex Burlason
1237 Beech Hollow Dr
Nashville, TN 37211
alex.burlason@ingram.com

From: Sullivan, Deborah (Planning)
Sent: Monday, July 30, 2018 2:04 PM
To: 'dcBaron.is@gmail.com'; Grider, Anna (Planning)
Subject: 300 Rains

Petition for 300 Rains.

Deborah Sullivan, Planner II

Metro Planning Department

800 2nd Avenue South/PO Box 196300

Nashville, TN 37219-6300

planningstaff@nashville.gov

615-862-7190

(attachment follows)

The current land use policy for 300 Rains Avenue may change from 'Open Space' to 'T4 Urban Community Center' in order to allow for a mix of uses: apartments, hotel, office space, restaurants, and retail.

THIS POLICY CHANGE IS BASED ON COMMUNITY INPUT.

As a community member, do you think this property is an appropriate place for a mix of uses?

PRINT NAME	ADDRESS	SIGNATURE	YES	NO: please indicate Objections below.				If YES, is this mix of uses appropriate for buildings 6-8 stories tall?
				Traffic	Parking	Noise	Other/Comments	
33 Patrick Taylor	527 Wedgewood Ave.			✓	✓		Public property -	
34 Dylan Smith	1912 New Ter			✓	✓	✓		
35 John Sherrill	543 Fairlane Dr			✓			over population	
36 Jessira Sherrill	543 Fairlane Dr	Jessira Sherrill		✓	✓	✓		
37 Susie Reel	543 Fairlane Dr			✓	✓	✓		
38	534 FAIRLANE DR	RENATO SALGADO		✓	✓	✓		
39 Roosevelt	534 FAIRLANE DR	MORCIOS		x	x	x		
30 Lee Turner	535 Fairlane	Lee Turner		✓	✓	✓		
31 Dean Bush	519 Fairlane	Edna Bush		✓	✓	✓		
32 Betty Johnson	515 Fairlane Dr			✓	✓	✓	I voted No in 2011 Referendum	
33 MARY THOMPSON	541 FAIRLANE	M.C. THOMPSON		✓	✓	✓	AREA CAN'T HANDLE EXISTING TRAFFIC	
34 Mary E. Shephard	526 Fairlane Dr.	MARY E. Shephard		✓	✓	✓	voted No in 2011 Referendum	
35 JAMES M. Shephard	526 Fairlane	JAMES M. Shephard		✓	✓	✓	" " " " "	
36 James M. Shephard	2210 Woodwood Dr			x	x	x		
37 Eddie Chisholm	522 Fairlane Dr.	Eddie Chisholm		✓	✓	✓	Move to Metro Cent	

The current land use policy for 300 Rains Avenue may change from 'Open Space' to 'T4 Urban Community Center' in order to allow for a mix of uses: apartments, hotel, office space, restaurants, and retail. THIS POLICY CHANGE IS BASED ON COMMUNITY INPUT.

As a community member, do you think this property is an appropriate place for a mix of uses?

PRINT NAME	ADDRESS	SIGNATURE	YES	NO: please indicate Objections below			Other/Comments	If YES is this mix of uses appropriate for buildings 6-8 stories tall?
				Traffic	Parking	Noise		
88 Judith Patterson	518 Fairlane Dr	J Patterson		✓	✓	✓		
89 MICHELLE W PATTERSON	518 FAIRLANE DR	Michelle W Patterson		✓	✓	✓		
90 Amy Pearson	512 Fairlane Dr	Amy Pearson		✓	✓	✓		
91 Jerry Greer	2212 Rosehaven Dr	Jerry Greer		✓	✓	✓		
92 JUANITA GREER	2212 Rosehaven Drive	Juanita Greer		✓	✓	✓		
93 Erik Matthijs	2210 Rosehaven Drive	Erik Matthijs		✓	✓			
94 Terry Murphy	515 ROSDALE	Terry Murphy		✓				
95 Alyssa Bocan	1205 Rosehaven	Alyssa Bocan		✓	✓			
96 David E. Boatman	2211 Rosshua	David E Boatman						
97 Judy Brock	531 Fairlane Dr	Judy Brock		✓	✓			

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PRINT NAME	ADDRESS	SIGNATURE	YES	NO: please indicate Objections below.				If YES, is this mix of uses appropriate for buildings 6-8 stories tall?
				Traffic	Parking	Noise	Other/Comments	
98 Josh Stokely	539 Wedgewood Ave	<i>Josh Stokely</i>		X	X	X		
99 Jessica Figueroa	1716 Neal Terrace	<i>Jessica Figueroa</i>		✓	✓	✓		
100 Zach Carter	1716 Neal Terrace	Z.C.		✓	✓	✓		
101 Tanya Deam	1708 Neal Ter	<i>Tanya Deam</i>		✓	✓	✓		
102 Oliver Jackson	1706 Neal Ter	<i>Oliver Jackson</i>		X	X	X		
103 Segou S. Lofe	1713 Neal Terrace	<i>Segou S. Lofe</i>						
104 Mildred Crews	1702 Neal Terrace	<i>Mildred Crews</i>		X	X	X		
105 Greg Hall	Neal Terrace	<i>Greg Hall</i>		X	X	X	I don't oppose mixed use, but it needs to be sized appropriately & sensible. It's Not!	Not!
106 CELIA BRADSHAW	1717 Neal Ter.	<i>Celia Bradshaw</i>		X	X			
107 Graham Riddle	1719 Neal Ter	<i>Graham Riddle</i>		X	X	X		
108 Dorothy Baccus	1803 " "	<i>Dorothy Baccus</i>		X	X	X		
109 Samantha Martin	1803 Neal Tr	<i>Samantha Martin</i>		X	X	X		
110 Hunter King	1813 Neal Ter	<i>Hunter King</i>		X	X	X		
111 Alexis Campbell	1816 Allison Place	<i>Alexis Campbell</i>		X	X	X	Nooooooooo	
112 James Cook	1816 Allison Pl	<i>James Cook</i>		✓	✓	✓		

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As a community member, do you think this property is an appropriate place for a mix of uses?

PRINT NAME	ADDRESS	SIGNATURE	YES	NO: please indicate Objections below.				If YES, is this mix of uses appropriate for buildings 6-8 stories tall?
				Traffic	Parking	Noise	Other/Comments	
13 Jackson Morgan	1801 Allison Place Nashville, TN	<i>Jackson Morgan</i>		✓	✓	✓		
14 Simone Beverly	1812 Allison Pl. Nashville, TN	<i>S. Beverly</i>		✓	✓	✓	THIS IS NOT RIGHT PERIOD.	
15 Allison Ricks	1706A Allison Pl Nashville, TN	<i>Allison Ricks</i>	✓	—	—	—		
16 Jolene Lynette-Love	1711 Allison Pl Nashville, 37203	<i>Jolene Lynette-Love</i>		x	x	x		
17 Joyce McCarroll	1708 Martin St	<i>Joyce McCarroll</i>		✓	✓	✓		
18 Gerik Pennock	1707A Martin St	<i>Gerik Pennock</i>		✓	✓	✓		
19 Chris VanBekom	1807 Martin Sr.	<i>Chris VanBekom</i>		✓	✓			

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				Traffic	Parking	Noise	Other/Comments	
120 Josh Blackburn	1812 Martin St	<i>[Signature]</i>		X	X	X		
121 Diana Andrews	1809 Martin St.	<i>[Signature]</i>		X	X	X	property tax, neighborhood charter, blasting	
122 ERIC Fisher	2020 Martin.	<i>[Signature]</i>		X	X	X	SLEEP NOISE	
123 Chelsea Velaga	1703 Stewart Pl	<i>[Signature]</i>		X	X	X		
124 Adrian Hill	1715 Stewart Pl	<i>[Signature]</i>		X	X			
125 Ben McDaniel	1807 Stewart Pl	<i>[Signature]</i>		X	X	X		
126 Lianne Greenillion	1807 Stewart PL	<i>[Signature]</i>		X	X	X	blasting	
127 Joe Richard	1804 Stewart Pl.	<i>[Signature]</i>	Maybe	X	X	X	Need to see "set in stone" traffic and parking plans	
128 Elizabeth Foster	1806 Stewart Pl	<i>[Signature]</i>		X	X	X		

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				Traffic	Parking	Noise		
129 Claire Shackley	537 Wedgwood AVE	Claire Shackley	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
130 Yolande Murchison	510 Southgate Ave	Yolande Murchison	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
131 George Murchison	510 Southgate Ave	George Murchison	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Too much congestion	
132 LONNIE GORTON	506 11	LONNIE GORTON	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
133 Michelle Bullock	502 Southgate Ave	Michelle Bullock	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
134 Shawna Carter	559 B Moore Ave	Shawna Carter	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
135 Rachael Sylkes	559 B Moore Ave	Rachael Sylkes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
136 Stephen Stanley	150 A Rains Ave	Stephen Stanley	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
137 Crawford Arrington	148 A Rains Ave	Crawford Arrington	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	This is stupid	
138 Terrace Trama	150 B Rains Ave	Terrence Trama	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	There is enough housing/retail already	
139 Connor Clark	5201 Dakota Ave	Connor Clark	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Dumb...	
140 Sarah Grace Angeron	152 Rains Ave	Sarah Angeron	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
141 Luke Campbell	154 Rains Ave	Luke Campbell	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
142 Betsy Littrell	2159 Byron Ave	Betsy Littrell	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
143 KIM HNGUYEN	2157 Byron Ave	Kim Nguyen	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		

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As a community member, do you think this property is an appropriate place for a mix of uses?

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				Traffic	Parking	Noise		
144 JOHN	2152 134 RAIN AVE	<i>John M. Campbell</i>	NO	✓	✓	✓		
145 Darlonda Day	2152 134 RAIN AVE	<i>Darlonda Day</i>	NO	✓	✓	✓	There is No room	

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PRINT NAME	ADDRESS	SIGNATURE	YES	NO: please indicate Objections below.				If YES, is this mix of uses appropriate for buildings 6-8 stories tall?
				Traffic	Parking	Noise	Other/Comments	
46 Deborah L. Waller	3689 Tampa Dr 37211	Deborah L. Waller		✓	✓	✓	As per the Charter - This is ILLEGAL!!! Don't do it	
47 Rebecca D. Waller	3689 Tampa Dr N/V: He	Rebecca D. Waller		✓	✓	✓	Neighborhood is not set up for extra businesses	
48 Kathryn Danville	81814 Stewart Place	Kathryn Danville		✓	✓	✓	SO MUCH EXTRA TRAFFIC	
49 Sherryl Fugua	1812 Stewart Pl	Sherryl Fugua		✓	✓	✓	Traffic	
50 DONNA DAVIS	1808 STEWART PL	Donna L Davis		✓	✓	✓	CONGESTION, TOO MUCH TRAFFIC	
51 CHRIS SCHLEZ	1505 STEWART PL	Chris Schlez		✓	✓	✓	TRAFFIC CONGESTION	
52 HONRY HASTER	1713 Stewart	Honry Haster		✓	✓	✓		
53 BEN LONGBERG	1710 Stewart Pl	Ben Longberg		✓			Traffic?	
54 Ciara Dean	1710 Stewart	Ciara Dean		✓			Traffic	
55 DEVON HODDASKY	1702 STEWART PL	Devon Hoddasky		✓	✓		flood the market w/ real estate/idea Speedway + MLS joint use / traffic remaining	
56 Paul Briggs	1704 Stewart Pl	Paul Briggs		✓	✓			
57 Jay Derwin	1700 Stewart	Jay Derwin		✓	✓	✓		
58 Herbert Reed	618 South Gate	Herbert Reed		X	X	X		
59 Michelle Carr	614 Southgate Ave	Michelle Carr		X	X	X		
60 Lee Carr	"	Lee Carr		✓	✓			

The current land use policy for 300 Rains Avenue may change from 'Open Space' to 'T4 Urban Community Center' in order to allow for a mix of uses: apartments, hotel, office space, restaurants, and retail. THIS POLICY CHANGE IS BASED ON COMMUNITY INPUT.

As a community member, do you think this property is an appropriate place for a mix of uses?

	PRINT NAME	ADDRESS	SIGNATURE	YES	NO: please indicate Objections below.				If YES, is this mix of uses appropriate for buildings 6-8 stories tall?
					Traffic	Parking	Noise	Other/Comments	
161	Perry Griffin	1314A Pillow St.	Perry Griffin	✓	-	-	-		
162	Haley Griffin	1314A Pillow St.	Haley Griffin	✓	-	-	-		
163	ROBERT DRUGGERS	1701 MARTIN	[Signature]	maybe	-	-	-	Too many units / traffic	
164	James Hedges	1602 Allison	[Signature]	maybe	✓	✓	✓	Not Retail fine no living or offices	
165	Earl Shannon	1803 Allison	[Signature]		X	X	X		
166	Ben Murray	1800 Allison	[Signature]		X	X		overpopulation, real estate value	
167	Sandra Harris	1719 Allison Pl.	[Signature]		X	X	X	School zone during school hrs	
168	Ian Brown	1713 Allison Pl	[Signature]		X	X			
169	Marilyn Kwanen	1700 Allison Pl	[Signature]		X	X	X		
170	Kate Lyons	517A Southgate Ave	[Signature]		X	X	X	traffic, school zone	
171	Fred [Signature]	5365 Southgate	FRED THOMAS		X	X	X		
172	Eric Lenn	1707 Neal Terr	[Signature]		X	X	X	traffic	

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	PRINT NAME	ADDRESS	SIGNATURE	YES	NO: please indicate Objections below:				If YES, is this mix of uses appropriate for buildings 6-8 stories tall?
					Traffic	Parking	Noise	Other/Comments	
173	Bryan Duplantis	535 Waycross Dr.	<i>[Signature]</i>		✓	✓	✓		
174	Bon King	536 Rosedale Ave	<i>[Signature]</i>		✓		✓		
175	Kathryn Hallberg	536 Rosedale Ave.	Kathryn Hallberg		✓		✓	This is a residential neighborhood * I don't support potential displacement of families	
176	Mikey Bar-Lavi	536 Rosedale Ave	<i>[Signature]</i>		✓		✓		
177	Jeff Birnbaum	536 Rosedale Ave	<i>[Signature]</i>		✓		✓		
178	Zach Seabolt	522 Camden	<i>[Signature]</i>		✓	✓	✓		
179	Josh Epifanio	522 Camden Dr.	<i>[Signature]</i>		✓	✓	✓	will create too much traffic	
180	Thomas Hawn	517 Camden Dr	<i>[Signature]</i>		✓	✓	✓		
181	Thomas Parks	504 Camden Dr	Thomas Parks	✓					
182	Alicardo Slater	1925 Seminole Ave	Alicardo Slater		✓	✓	✓	No Agreement for cost of living adjustment for Police/Fire/etc. but giving free land to developers	
183	Betty PAGE	513 Southern Trl	Betty Page		✓	✓	✓	Honor the 2017 Referendum Referendum. We'll be too much traffic	
184	Wendy Miller	514 Waycross Dr.	<i>[Signature]</i>		✓	✓	✓	Keep the land public and make it useful for the public.	
185	Corey Cecil	1705 Neal Ter	Corey Cecil		✓				
186	BECCA Kuebler	1807 Neal Ter	<i>[Signature]</i>					I think this is moving too quickly without neighborhood input. Make neighborhood for the people that live here	
187	James Hendricks	1806 Neal Ter	<i>[Signature]</i>		✓	✓	✓		

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	PRINT NAME	ADDRESS	SIGNATURE	YES	NO: please indicate Objections below				If YES, is this mix of uses appropriate for buildings 6-8 stories tall?
					Traffic	Parking	Noise	Other/Comments	
188	Donna Johnson	511 Camden	Donna Johnson		✓	-	✓		
189	JOE Dill	509 Camden	Joe Dill		✓	✓	✓	opposed giving land to developers	
190	Jordan Millvane	505 Camden Dr.			✓	✓	✓	too much congestion	
191	Max Bryan	501 Camden			✓	✓	✓		
192	Steven Bridges	503 Southern Turf Dr.	St. B.		✓	✓		Keeping fairground a Historic site	
193	Brandy Burlason	503 Southern Turf Dr.	Brandy Burlason		✓	✓	✓		
194	Kathy Burlason	503 southern Turf Dr.	Kathy Baker		✓	✓			
195	Paul Baker	503 Southern Turf Dr.	Paul Baker		✓	✓			
196	Bennett Watson	505 southern turf Dr.	Bennett Watson		X	X	X		
197	TARA SMITH	511 Southern +	TARA SMITH		✓	✓	✓		
198	John Swamer	504 Waycross	John Swamer		✓	✓	✓	Keeping Fairground Historic Site	
199	Lisa Swamer	507 Waycross Dr.	Lisa Swamer		✓	✓	✓	Keeping Fairground Historic Site	
200	Mary Breen	500 Waycross	Mary Breen		✓	✓	✓	" " "	
201	Toby Peck	1702 ne. terrace	Toby Peck		✓	✓	✓	" " "	
202	Megan Dumas	1718 ne terrace	Megan Dumas		✓	✓	✓	Keep families in their homes/communities	

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As a community member, do you think this property is an appropriate place for a mix of uses?

PRINT NAME	ADDRESS	SIGNATURE	YES	NO: please indicate Objections below			Other/Comments	If YES, is this mix of uses appropriate for buildings 6-8 stories tall?
				Traffic	Parking	Noise		
203 Claire Bought	608 BENTON AVE.	<i>Claire Bought</i>		X	X	X		
204 Johnathan Harden	618 Benton Ave	<i>Johnathan Harden</i>		X	X	X		
205 Alyssa Klinek	624 Benton Ave	<i>Alyssa Klinek</i>		X	X	X		
206 Enjoli Partoja	626 Benton	<i>Enjoli Partoja</i>		X	X	X		
207 Arthur Branch	625 Benton Ave	<i>ARTHUR BROWDER</i>		X	X	X		
208 Victor McGarock	625 Benton Ave #718	<i>Victor McGarock</i>		X	X	X		
209 Jesse Symon	625 Benton Ave #762	<i>Jesse Symon</i>		✓	✓	✓		
210 Ramona G. Smith	625 Benton Ave	<i>Ramona M. Smith</i>		✓	✓	✓		
211 JESUS LOPEZ	1713 WEAVER TER	<i>Jesus Lopez</i>		X	X	X		
212 K. Shannon McCullough	405 Merritt Ave	<i>K. Shannon McCullough</i>		X	X	X	Honor the 2011 Referendum!	No Mixed Use!
213 James A. Mangrum	405 Merritt Ave	<i>James A. Mangrum</i>		X	X	X		
214 Frank R. Mangrum	405 Merritt Ave	<i>Frank R. Mangrum</i>		✓	✓	✓		
215 Monique Lawrence	409 Merritt Ave	<i>Monique Lawrence</i>		X	X	X		
216 WAYNE RUSSELL	1323 PELLOW ST	<i>Wayne Russell</i>		X	X	X	COST WHEN WE CAN'T AFFORD POLICE OR SCHOOLS	
217 AILEEN WEATHERS	1321 PELLOW St.	<i>Aileen Weathers</i>		X	X	X		

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	PRINT NAME	ADDRESS	SIGNATURE	YES	NO: please indicate Objections below.				If YES, is this mix of uses appropriate for buildings 6-8 stories tall?
					Traffic	Parking	Noise	Other/Comments	
218	Barbara Hill	1804 Neal Terrace	Barbara Hill		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
219	Kenna McConnell	612 Benton Ave	Kenna McConnell		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	taking the neighborhood away	
220	Melanie Reese	622 Benton Ave	Melanie Reese		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	infrastructure should be address homes & integrity of neighborhood.	
221	Tom Ragan	625 Benton Ave	Tom Ragan		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
222	John Woods	625 Benton Ave	John Woods		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
223	Andree Brooks	625 Benton Ave	Andree Brooks		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
224	David Smith	414 Merritt Ave	David Smith		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
225	Lauren York	414 Merritt Ave	Lauren York		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		

Item 6, Edgehill Neighborhood Conservation Overlay District

From: Edgehill Overlay [mailto:opposeedgehilloverlay@gmail.com]

Sent: Wednesday, August 01, 2018 11:57 AM

To: Planning Commissioners

Subject: Opposed To The Edgehill Overlay

The Metro Planning Commission will be holding a public hearing on this proposed Overlay. It is very important for your opposition to these restrictions to be heard.

August 1 at 4:00pm
Sonny West Conference Center
Howeira Office Building
700 Second Avenue South
Nashville, TN 37210

Email them in opposition at
planning.commissioners@nashville.gov
Colby.sledges@nashville.gov
Freddie.oconnell@nashville.gov

The Metro Council will be voting on this proposed Overlay. It is very important for your opposition to these restrictions to be heard.

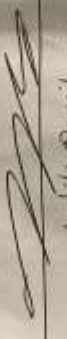
August 7 at 6:30pm
David Scobey Council Chamber
1 Public Square
Nashville, TN 37201

Please complete this below form and text or email a picture of it to opposeedgehilloverlay@gmail.com or (615) 364-5056 ASAP.

I am against the proposed Neighborhood Conservation Zoning Overlay in Edgehill.

Name Tong Wang

Address 1510 Edgehill Ave

Signature 

Email tong.wang.vanderbilt@gmail.com

Date 7/31/2018

Phone number (615) 335-3892

Please see the other side of this page to read myths and facts about the Overlay!
If you have questions please email stoptheedgehilloverlay@gmail.com or call/text (615) 364-5056.

From: Cary Gibson [mailto:carygibson@me.com]

Sent: Wednesday, August 01, 2018 11:23 AM

To: Planning Commissioners

Subject: In Support of Edgehill Conservation Overlay: Agenda item 2018NHC-001-001

Dear Planning Commissioners,

As a resident of Edgehill (District 19) and living in what I understand would be a “contributing” historic property within the proposed overlay boundary, I am writing to offer my **wholehearted support FOR** the proposed Conservation Overlay on the commission’s agenda today, as recommended by Metro planning staff.

My primary reasons for support of the overlay are as follows:

Preservation of Edgehill’s historic character:

When we speak about the “character” of this neighborhood, we are not simply speaking in architectural terms, but social:

1. In the immediate aftermath of the civil war, throughout the Reconstruction period, Jim Crow & segregation era, the civil rights movement, urban renewal and decades of city neglect in its aftermath, Edgehill has shown a remarkable level of resilience and cohesion across racial and economic difference. This history is by no means disconnected from the built environment

2. Contributing homes, like my own, were built by founding and early families in Edgehill at a time when they could not get bank loans & in the early 20th century this neighborhood attracted and fostered a thriving community of African American educators, professionals, tradespeople & entrepreneurs.

3. Despite being “behind” the de facto segregation lines on 16th Avenue and Wedgewood, Edgehill became an integrated neighborhood both in racial and economic terms. In many ways, our historic homes defy the received understanding of African American history. Where outsiders see the result of Jim Crow and the economic devastation caused by urban renewal, Edgehill quickly became a thriving community of Black entrepreneurship, advancement through education - a legacy that has helped hold this community together despite the neglect and marginalization by the city in the decades since.

4. As example of what is being lost: the demolition last year of 1021, 15th Avenue South, once the home of Mrs Julia Bell, represents the kind of historic destruction that disturbs us. The rich Black

history of the neighborhood was embodied in that home - not only as an example of historic residential architecture but as a site of social significance with regards to the rising professional class of African Americans in the 20th century, only one generation out of slavery, and particularly the flourishing of Black education at all levels in Nashville.

5. My own home, built by Mr Linus McCord for he and his family to live in, and dated no later than 1930, is still known by long term residents, despite 3 different owners since, as “the McCord house” - a family who have not lived in this property since the 1960s. Their descendants still live on this street and have memories of gatherings on the front porch. This social memory speaks to the intentional design of and integrity in the architecture our historic African American homes represent: this historic neighborhood was built *by* the community, *for* the community.

Negative impacts in the absence of a conservation overlay:

By contrast, lacking the protection of an overlay we have not only seen widespread demolition of historic homes but a very different and poorer type of recent development, which is not only out of contextual scale, but is not appropriate to a residential setting.

A significant number of houses have been built not to function as residential single family dwellings (for which we are zoned) but large short term rental properties. Negative impacts are both social and environmental and I outline 3 major concerns here:

1. Resident population decline

- existing residential owners, who bought their properties in what they understood as a residentially zoned neighborhood are now literally without neighbors

- while the neighborhood has adjusted over the years to a growing student rental population given our proximity to Vanderbilt and Belmont, it should not need to be explained how in a growing city where there are real needs for increased density, allowing residential neighborhoods to be actively depopulated by STRs is a negative impact for the city

- Depopulation decreases resident stakeholder power in their own neighborhoods

- it has been well documented in the local press how alienated long term residents feel as their neighbors are displaced and they find themselves living next to de facto small private hotels

- It runs entirely counter to the Nashville Next guidelines for healthy

communities in which a resident people can age:

- Residents are not made safer nor do they have required support of neighbors as they age if there is literally no one living in the house next door.
- we are already seeing an impact on local schools as the population of resident families decreases

2. Poorly designed new construction & negative environmental impact

While the environmental consequences may seem outside of the purview of the planning commission, they are direct and very real consequences of poor city planning choices.

- Uncontrolled development in the absence of an overlay has seen the building of a style of large dwelling intended for short term rental occupancy by 10-12 paying guests that is not only out of scale and character but exposes the poverty of design in the building being undertaken:

- While it may only be anecdotal reference, it has become commonplace to see waterproofing repairs made to new builds as soon as they are hit by heavy rainfall or a spring storm. Designed with no room left for yard space, a flat, open “party roof” rather than a pitched single roof, it is evident that our more traditional homes are better suited to the climate and weather here in middle Tennessee.

- It would be easy to think that that “cost” of ill conceived design for the context will be paid only by the investor, but the environmental and financial cost of such building extends well beyond the owner:

- The maximizing of square footage means green yard space has diminished greatly
- This in turn increases rain run off and puts increased strain on Nashville’s aging sewer system
- The reduction of green yard space reduces habitat for wildlife which in turn damages the urban ecosystem
- Destruction of the mature tree canopy and no space afforded to replant reduces natural shade and increases energy use, particularly in the summer.

3. The destruction of the historic character of the neighborhood

The best aspects of our traditional homes - their porches and yards that invite neighbors to know one another and interact from their own doorstep are rapidly being replaced by a very different kind of architecture that is designed for far less habitable, hospitable and integrated community purposes.

- Edgehill though historically majority African American has long been a racially and economically mixed community and this too is undergoing rapid change - not by accident but because this neighborhood lacks sufficient protection from inappropriate development by non-residential investors

- The neighborhood and the city at large is ill served by a reduction in the number of more modest homes, whether occupied by homeowners or long term renters

Conclusion:

Approval of this overlay presents this historic neighborhood and residential homeowners with guidelines to make sound choices which can help preserve the social and lived environment we want to live in.

I am not against development per se nor against homeowners having choices about their home, but what we are seeing is the active replacement of a residential community and significant changes to the lived environment that will have negative impact not only on the immediate map under your consideration but to Edgehill as a whole, and Nashville as a thriving urban environment.

I urge you to follow the recommendation of your staff and vote in favor of this overlay.

Thank you for your time,

Ms. Cary Gibson

1027 15th Avenue South

Nashville

TN 37212

Sent from my iPad

From: JOHN MOORE [mailto:jwmoore1212@comcast.net]
Sent: Wednesday, August 01, 2018 10:15 AM
To: Planning Commissioners
Cc: Sledge, Colby (Council Member); O'Connell, Freddie (Council Member)
Subject: Fwd: Opposed to theEdgehillOverlay

To the Metro Planning Commissioners,
This email is a resend to copy my council members Sledge and O'Connell.
(SEE BELOW)

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

From: JOHN MOORE <jwmoore1212@comcast.net>
To: planning.commissioners@nashville.gov
Date: at
Subject: Opposed to theEdgehillOverlay

To the Commissioners,

I am against the proposed Edgehill Overlay. The majority of our neighbors are against placing these guidelines on our homes. In a survey submitted to our Councilmen, many neighbors were listed as supportive, but they are actually against the proposed Edgehill Overlay. This is wrong. Our repeated offers to jointly canvass the community with representatives from both sides - to confirm an accurate accounting of our neighborhood's preference - was refused by the leadership of those supporting the Overlay. Our opposition also invited those in support to work together for a community consensus, but was also refused.

I remain opposed to the overlay.

Sincerely,

John W. Moore

1010 Villa Place &...

1212 Villa Place

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

From: Sarah Wells [mailto:sarah.kristen.wells@gmail.com]

Sent: Wednesday, August 01, 2018 7:59 AM

To: Planning Commissioners

Subject: Vote FOR the Edgehill NCZO

Dear Commissioners,

My name is Sarah Wells and my husband and I live at 908 Bradford Avenue in the 12South area. I was a block captain for the Waverly Belmont NCZO that we as a community worked so hard to achieve. We were and continue to be so thankful that our NCZO was passed.

We spend time in the Edgehill community and have friends that call the area home. Just as it was vital to maintain our community by having a NCZO in place, it is equally important to help preserve and maintain the Edgehill neighborhood.

Please let another neighborhood in Nashville remain stewards to their homes and neighborhood. I urge you to vote FOR the Edgehill Neighborhood Conservation Overlay at the meeting this afternoon.

Thank you so much for your time,
Sarah Wells

Sent from my iPhone

From: Emily Greble [mailto:emilygreble@gmail.com]

Sent: Wednesday, August 01, 2018 4:15 AM

To: Planning Commissioners

Subject: Support for 2018NHC-001-0001/BL2018

Dear Planning Commission:

I tried to send this last week but realize it bounced and am trying again now.

I am writing you with my enthusiastic support of the historic overlay in Edgehill. As a homeowner and mother with children at Eakin public elementary school, I love our local community and our neighborhood's character, and am proud of Edgehill's rich African-American history. I hope to see it sustained. Like so many Edgehill residents, I have been appalled by the tactics and language of the anti-overlay group, which seems to stand against everything our neighborhood community stands for. Some of their scare and intimidation tactics, particularly against our black neighbors, are deeply unethical,

unneighborly, and possibly criminal. People who do not live in our neighborhood and do not respect all Nashvilleans' right to have a history and community might have louder voices, but they should not speak for Edgehill.

Thank you,

Emily Greble

[1443 14th Avenue South](#)

[914-260-0103](#)

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

Sent: Tuesday, July 31, 2018 10:30 PM

To: Planning Commissioners

Cc: O'Connell, Freddie (Council Member); Sledge, Colby (Council Member)

Subject: support Edgehill Neighborhood Conservation Overlay (2018NHC-001-0001)

Dear Planning Commissioners,

I am writing to express my support for the proposed conservation overlay for the Edgehill neighborhood.

Living in Edgehill since 2002, I have observed a growing recognition of the historical importance of Edgehill, but this has not been accompanied until very recently by meaningful policy decisions protecting this history.

Although it built on important prior work, the Civic Design Center's 2003 Edgehill study marked a significant moment in recognizing Edgehill's importance for Nashville. Its history section began with the simple statement, "Edgehill is one of Nashville's oldest neighborhoods," followed by an overview of the area's antebellum, Civil War, early neighborhood, and urban renewal history.

The 2003 study, prepared with the Organized Neighbors of Edgehill (ONE), identified "the historic residential fabric and the long history as an African-American neighborhood" as a community asset and suggested, among "plans and programs that reduce the risk of encroachment and gentrification":

"Historic areas of Edgehill (Villa Place) could obtain a Historic Conservation Zoning Overlay to help prevent the demolition of historic homes. This overlay also governs additions and new construction, which might not fit the character of the neighborhood."

During the 15 years since the Civic Design Center study, Edgehill's historic importance has continuously been recognized within and beyond Nashville, but the city has generally not acted to protect this vital part of its history. Very encouraging recent exceptions include the decision to curate the Greer Stadium area of Fort Negley Park and the unanimous decision of the Metro Council, in an otherwise fraught budget debate, not to sell city property including the site of William Edmonson's home.

In addition to its other benefits, the proposed conservation overlay is a step to build on these recent achievements and to bring policy in line with hopes and commitments going back at least as long as I have lived in Edgehill.

Thank you very much for your consideration.

Sincerely,

Joel Dark

1027 15th Avenue South

From: Amy Malcolm [mailto:amalcolm0123@gmail.com]

Sent: Tuesday, July 31, 2018 10:25 PM

To: Planning Commissioners

Subject: I oppose the Edgehill Overlay

Hello-

I have owned a home at 1506 South Street since 1999. It's a beautiful home from 1890 and I love Edgehill.

Please do not approve the proposed Overlay.

Thank you-

Amy Colton

From: Corey Harkey [mailto:bepharkey@hotmail.com]

Sent: Tuesday, July 31, 2018 9:19 PM

To: Planning Commissioners

Subject: Edgehill Conservation Overlay SUPPORT

My name is Corey Harkey and I live at 1016 Villa Place, Nashville, TN 37212. I am writing as a resident IN SUPPORT of the Edgehill Conservation Overlay. I have lived in the Edgehill neighborhood with my husband and now children for the past 9 years. We adore our old home which was built in the early 1900s (1913 as best we can find). Anyway, while I appreciate the varying views from my fellow neighbors on this subject, I am strongly in support of the conversation overlay mainly because I do not want to see the older, often historic homes in our neighborhood torn down. I became most interested in the overlay to prevent teardown of older homes after seeing one of the first African American homes in the area torn down a year ago on 15th Avenue. The older early 1900s home/school was torn down before the neighbors were able to rally in its support. The overlay would at least prevent the destruction of these older homes.

Thank you for your consideration,

Corey Harkey
1016 Villa Place
Nashville, TN 37212

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

From: Edgehill Overlay Opposition [mailto:edgehilloverlayopposition@gmail.com]
Sent: Tuesday, July 31, 2018 7:06 PM
To: O'Connell, Freddie (Council Member); Sledge, Colby (Council Member); Planning Commissioners
Subject: 1510 Edgehill Ave opposed to the overlay

Tong Wang
1510 Edgehill Ave

The Metro Planning Commission will be holding a public hearing on this proposed Overlay. It is very important for your opposition to these restrictions to be heard.

August 1 at 4:00pm
Sommy West Conference Center
Howard Office Building
700 Second Avenue South
Nashville, TN 37210

Email them in opposition at
planning.commissioners@nashville.gov
Colby.sledge@nashville.gov
Freddie.oconnell@nashville.gov

The Metro Council will be voting on this proposed Overlay. It is very important for your opposition to these restrictions to be heard.

August 7 at 6:30pm
David Scobey Council Chamber
1 Public Square
Nashville, TN 37201

Please complete this below form and text or email a picture of it to
opposeedgehilloverlay@gmail.com or (615) 364-5056 ASAP.

I am against the proposed Neighborhood Conservation Zoning Overlay in
Edgehill.

Name Tong Wang

Address 1510 Edgehill Ave.

Signature [Signature] Date 7/31/2018

Email tongwang.vanderbilt@gmail.com

Phone number (615) 335-3892

Please see the other side of this page to read myths and facts about the Overlay!
If you have questions please email stoptheedgehilloverlay@gmail.com or call/text (615) 364-5056.

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

From: David Hooper [mailto:hooperdr@gmail.com]

Sent: Tuesday, July 31, 2018 5:36 PM

To: Planning Commissioners

Subject: Edgehill Overlay - please protect our neighborhoods!

I live on the edge of Edgehill at 12th and Acklen. I support what the residents of Edgehill are trying to do by putting a conservation overlay in place.

Please protect our residential neighborhood and support residents of Edgehill by allowing them to have a conservation overlay. If we don't protect the historic homes we have left, we'll only be left with massive, boxy structures that don't reflect the history of the neighborhood and hurt affordable housing options.

David Hooper

From: Katherine Dix [mailto:katherine.marie.dix@gmail.com]

Sent: Tuesday, July 31, 2018 5:08 PM

To: Planning Commissioners

Subject: Edgehill overlay- including South Street

I live with my three children on South Street. Please include South Street in the conservation overlay to help keep it a nice place to raise my children.

Thank you,

Katherine Dix

1409 South Street

From: Batia Karabel [mailto:batiae@gmail.com]
Sent: Tuesday, July 31, 2018 4:03 PM
To: Planning Commissioners
Subject: Strong Opposition to the Edgehill Overlay

I am writing today with my strong opposition to the proposed Edgehill Overlay. Although I am very concerned about the technicalities of the proposal itself, I am even more concerned about the actions and behaviors of those advocating for the Overlay. On numerous occasions, they have provided false and inaccurate information in an effort to mislead long-term, African American residents of Edgehill. This is unethical and wrong.

Residents opposed to the Overlay were designated as pro-Overlay on lists submitted by advocates in the application process. This is unethical and wrong.

Additionally, tomorrow's hearing was delayed to provide an opportunity for the community to meet to share concerns and find common ground. Every attempt to have a frank dialogue was refused by those promoting the Overlay.

In consideration of these factors, moving forward with this Overlay would be improper.

Thank you for your attention to this.

Sincerely,

Batia Karabel

Edgehill Resident

From: Seth Ogden [mailto:sethogden@gmail.com]
Sent: Tuesday, July 31, 2018 3:39 PM
To: Planning Commissioners
Subject: Agenda Item 2018NHC-001-001

Dear Metro Planning Commissioners,

I write today in support of the Edgehill Neighborhood Conservation Overlay. I support the overlay for three reasons:

(1) Developers are purchasing single-family historic homes, demolishing them, and replacing them with "tall-and-skinny" duplexes reaching heights of up to 45 feet in our neighborhood. This is happening right now directly behind me on Villa Place. I don't look forward to a party deck overlooking my back yard. This construction is destroying the character of the neighborhood, and the character of the neighborhood was my reason for moving into my home.

(2) Many, if not the majority, of these duplexes are being used as non-owner-occupied short-term rentals. As you can imagine, the influx of tourists, particularly bachelor and bachelorette parties, is also destroying the character of the neighborhood. Large vehicles with booming music like the Jacked-Up Truck, Off the Wagon, party buses, etc. are now commonplace in our neighborhood at all hours of the day.

(3) I live in a historic home at 1005 15th Avenue South, set in between two other historic homes. Although the housing boom and developers' willingness to throw up any sort of construction that will turn a profit have purportedly augmented property values, I believe that maintaining the historical character of the neighborhood will, in the long term, result in higher property values. Once Nashville has been saturated with "tall-and-skinny", neighborhoods governed by a historical overlay will be more desirable.

Many in the neighborhood have expressed concerns about the economic hardship associated with the overlay. Recently, a group has been advocating defeat of the overlay so that the overlay guidelines can be rewritten to affirmatively state that non-conforming single-story houses can add a second story. My understanding is that the Commission would permit such additions so long as they conform to the

proportions of surrounding homes. My hope is that the Commission will work with those facing potential economic hardship to find resolutions that remain within the spirit of the overlay guidelines without being overly burdensome.

So long as we, as a community, do not elevate form over fairness, I believe that the loudest concerns of community residents (as opposed to those of developers and non-resident owners) will be addressed.

Best regards,

Seth Ogden

From: Phoenix [mailto:fengwenghub@gmail.com]

Sent: Tuesday, July 31, 2018 2:35 PM

To: Planning Commissioners; Sledge, Colby (Council Member); O'Connell, Freddie (Council Member)

Subject: Opposed to the Edgehill Overlay.

I am against the proposed Edgehill Overlay. The majority of our neighbors are against placing these guidelines on our homes. In a survey submitted to our Councilmen, many neighbors were listed as supportive, but they are actually against the proposed Edgehill Overlay. This is wrong. Our repeated offers to jointly canvass the community with representatives from both sides - to confirm an accurate accounting of our neighborhood's preference - was refused by the leadership of those supporting the Overlay. Our opposition also invited those in support to work together for a community consensus, but was also refused.

I deeply resent anyone's attempt to limit or remove any of my rights as an American. It truly galls me that anyone thinks they should be able to do so. I find it particularly disturbing that people working in our government agencies would work toward those ends with such persistence that they demand multiple assurances of my position on the subject. At this point, it has reached the appearance of looking for an excuse to disregard a segment of homeowners, even when a clear delineation of opinion has been determined. To be given an opinion that remains unchanged five times and then pretend it doesn't exist if it isn't reiterated on a sixth inquiry smacks of either suspect dis-ingenuousness or a childlike lack of object permanence.

While stating so now appears to have no value, I am opposed to the overlay.

Redundantly, I will be appearing at the August 1st hearing so that I can restate that I remain opposed to the overlay. Since I'm already arriving with a determined opinion, I will be pondering why we have representative agents if they need the voting public to gather repeatedly over a single issue in order to settle it.

Sincerely,

Phoenix

1007 Villa Place

Imagination on fire...

From: Alice Rolli [mailto:aliceanna@gmail.com]

Sent: Tuesday, July 31, 2018 2:22 PM

To: Planning Commissioners

Cc: O'Connell, Freddie (Council Member); Sledge, Colby (Council Member); Henderson, Angie (Council Member); steve.gover@nashville.gov; Cooper, John (Council Member); Gilmore, Erica (Council Member); Gilmore, Erica (Council Member); Shulman, Jim (Council Member); Mendes, Bob (Council Member); Swope, Robert (Council Member)

Subject: 2018NHC-001-0001/BL2018-1245 -- Support Edgehill Neighborhood Conservation Overlay

Dear Planning Commissioners, Staff:

I have only once before written in, and spoken, on a zoning matter before you. The first time was related to the failed process surrounding the proposed 10X up-zoning for a building in our neighborhood. After laying out the facts, you halted SPs on Music Row for about 18 months to compel staff and developers alike to create a process - and to follow that process. Thank you.

Today I am writing, and plan to speak Thursday, regarding the Conservation Overlay in our neighborhood. 2018NHC-001-0001/BL2018-1245

As a fairly active republican, it may seem strange that I am advocating for an overlay - as, on the surface, it appears to reduce private property rights.

But I am.

Why?

Because the more important principal at play here is advocating for our neighborhood's base zoning -- the private property rights I was granted when I purchased my home - as a residential neighborhood.

My rights to retain those property rights are what is at stake here in this vote. I do not want to live in a neighborhood of hotels, without neighbors.

My son attends our neighborhood public school. Because of the rampant development of mini-hotels, this year there are not enough families enrolled and there will be one less kindergarten class. This is a direct result of neighborhood children not attending our school. To be clear, our school (Eakin) has a waiting list for students from outside of our neighborhood zone -- but because seats are no longer being filled by neighborhood families, it is shrinking.

I have been dismayed at the tactics of the opposition. One young woman claims that she "needs" to make her home larger at some date "for her family to grow here in Edgehill" - this same woman actively promotes her 4 bedroom, 4 bathroom home as "perfect for multi-generational groups of 10 guests!" and "great for groups." She wants the right to make her, residential property, a larger hotel. Not a home.

Another woman opposed to the overlay, told me she runs her AirBB & lives in Brentwood. She literally didn't know her neighbor, the Grover-Lingle family, who have a 7 year daughter (who also attends our neighborhood school).

Please protect the property rights of those longtime families, who purchased our homes here, in residential neighborhoods - from the investors who want to "cash in" on the uptick and care little for the long term character of the neighborhood.

Please support the conservation overlay.

Thank you,

Alice Ganier Rolli

1400 Villa Place

Nashville, TN 37212

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Alice Rolli

Phone: 202 494 3957

From: ecbmom2@aol.com [mailto:ecbmom2@aol.com]

Sent: Tuesday, July 31, 2018 1:52 PM

To: Planning Commissioners

Subject: Edgehill Overlay

Dear commissioners,

I am writing in regard to the Edgehill Conservation Overlay.

We are opposed to the proposed conservation Overlay in Edgehill. Many resident votes were misrepresented in surveys submitted to the metro council and efforts by the opposition to jointly canvas with their neighbors for the overlay to get an accurate assessment of the neighborhood was denied. This is wrong.

We hope you will recognize that the majority of Edgehill is opposed to this overlay, including our family who lives at 1220 Villa Place.

Sincerely,

Betty Bader

On behalf of 1220 Villa Place

From: ELIZABET Bader [mailto:badercf@comcast.net]

Sent: Tuesday, July 31, 2018 1:48 PM

To: Planning Commissioners

Subject: Edgehill Overlay no

Subject: Edgehill Overlay no

Body:

Dear commissioners,

We are opposed to the proposed conservation Overlay in Edgehill. Many resident votes were misrepresented in surveys submitted to the metro councilmen and efforts by the opposition to jointly canvas with their neighbors for the overlay to get an accurate assessment of the neighborhood was denied. This is wrong.

We hope you will recognize that the majority of Edgehill is opposed to this overlay, including our family who lives at 1220 Villa place.

Sincerely

Charles Bader

On behalf of 1220 Villa