

Comments on August 1, 2018 Planning Commission agenda items, received July 30-31

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

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

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

Sent: Tuesday, July 31, 2018 9:46 AM

To: Planning Commissioners

Subject: mixed use at fairgrounds

Hi Planning commissioners,

You are about to vote on mixed use zoning at Nashville Fairgrounds.

If you vote for mixed use, 900 apartments, 200 hotel rooms, soccer stadium and serving drinks you are going to destroy everything good at the fairgrounds. I will list all the negative events that will happen. CAN YOU GIVE ME ANY POSITIVE EVENTS ? I WILL BE WAITING.

1. 1,000 people, mostly low income, will be residing on 10 acres. Included in these residents will most likely be drug dealers and prostitutes. (Known fact in large cities.)
2. 200 hotel rooms will be ideal place to order drugs and night company.
3. Adding a bar will be ideal meeting place for above businesses.
4. Add soccer stadium and you get a great increase for drug buys and night company.
5. With soccer stadium, you may get a great amount of drugs coming in to Nashville .

OK Lets forget the drug trade and go on.

6. Can you show any study a soccer stadium has helped local business ?
Most studies show it destroys local business. (Look at what football stadium did to local Memphis business.)
7. How are 10,000 -12,000 cars supposed to get to fairgrounds in timely manner ?
8. Where are 10,000 - 12,000 soccer fans supposed to park ? You already have around 900 parking spaces for apartment and hotel and bar use ?
9. Do a traffic study and see how long it will take, only 6,000 cars to leave fairgrounds.
Remember there are several traffic lights, train tracks and local traffic. If you had 3 exits and light traffic from other directions, it would take around 10 minutes for 100 cars to leave fairgrounds. 1,000 cars would be 1 and half hours. 4,000 cars would be 6 hours.
Imagine having 6 beers and waiting only 2 hours to leave fairgrounds ?

OK lets forget about the soccer stadium and go on

10. You approve mixed use zoning and have a bar serving who knows what kind of residents at apartments or hotel. You will have intoxicated patrons.

THIS IS STILL CITY PROPERTY AND THE CITY COULD BE HELD RESPONSIBLE FOR KNOWINGLY APPROVING A CONDITION THAT COULD RESULT IN:

- A. The main entrance to fairground is in front of school. Regardless of where soccer stadium or bar is located, there is a exit in front of school!
SCHOOL CHILDREN COULD BE KILLED BY DRUNK DRIVER !
- B. Putting so many people, of mixed means and mentality, in a small area invites those who could prey on children. How many girls could be watched while they are playing soccer at the million dollar soccer fields also on the fairgrounds?
GIRLS COULD BE ABDUCTED AND KILLED BY FAIRGROUND RESIDENTS!

IF A CHILD IS KILLED BY DRUNK DRIVER LEAVING FAIRGROUND OR ABDUCTED AT SOCCER FIELD THE CITY OF NASHVILLE COULD BE HELD RESPONSIBLE!

MEMBERS OF VARIOUS COMMITTEES COULD ALSO BE HELD RESPONSIBLE FOR PASSING LAWS THAT MADE THIS CONDITION POSSIBLE!

HOW WOULD YOU FEEL KNOWING A CHILD WAS KILLED BECAUSE YOU PASSED MIXED USE ZONING AT FAIRGROUNDS?

WOULD YOU LET YOUR CHILDREN GO TO FAIRGROUND SOCCER WITH WHO KNOWS WHO IS WATCHING AND KNOWING A DRUNK COULD CREATE A RISK TO THEIR WELL BEING ?

I WILL BE WAITING FOR A REASON FOR MIXED USE ZONING.

Randy email randi8photo@yahoo.com

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

From: Connie Carrillo [mailto:connie.j.carrillo@gmail.com]

Sent: Tuesday, July 31, 2018 9:22 AM

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,

Connie Carrillo
428 Lena Ln
Franklin, TN 37067
connie.j.carrillo@gmail.com

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

From: Tyler Adkins [mailto:adkins0110@gmail.com]
Sent: Tuesday, July 31, 2018 9:24 AM
To: Planning Commissioners
Subject: Major League Soccer is good for Nashville, please support the proposed stadium!

Dear Members of the Planning Commission,

I agree with the message below regarding MLS2Nashville and will support the initiative moving forward as a regular patron of the proposed soccer franchise.

I support the proposed Major League Soccer Stadium and renovation to the Fairgrounds Nashville. Professional sports teams in Nashville have turned into major brands that are recognized across their various leagues. The Predators not only hosted the NHL All Star weekend not long ago but are widely hailed as having the best home ice advantage in hockey. The Titans, on the heels of their incredible new uniform update ceremony, were selected to host next year's NFL draft at Ascend Amphitheater. Professional sports always have, and always will greatly benefit not only the neighborhoods where they play, but the city as a whole. I would ask that you seize this opportunity to make history with us and vote to approve this soccer stadium as well as the accompanying fairgrounds renovations.

Sincerely,

Tyler Adkins
3619 Manchester Pike
Murfreesboro, TN 37127
adkins0110@gmail.com

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

From: Micah Wheeler [mailto:wheels1188@gmail.com]
Sent: Tuesday, July 31, 2018 9:23 AM

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 Wedgwood-Houston and the fairgrounds as a whole.

Sincerely,

Micah Wheeler
5088 Meta Dr
Nashville, TN 37211
wheels1188@gmail.com

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

From: Emily Paisley [mailto:efpaisley@hotmail.com]
Sent: Tuesday, July 31, 2018 9:25 AM
To: Planning Commissioners
Subject: Please support the Major League Soccer stadium

Dear Members of the Planning Commission,

THIS needs to happen. There is a widespread following from the WILLIAMSON County area that greatly supports this venture with interest and funding. The fairgrounds property is centrally located and will be an excellent place for all of NASHVILLE and its surrounding areas to come together and lift up, yet another, fantastic professional sports team for Music City USA!!!!

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 area, 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.

MAKE THIS HAPPEN!!!!

Sincerely,

Passionately, Emily F. Paisley
205 Barnes Ct
Franklin, TN 37069
efpaisley@hotmail.com

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

From: Michelle Herr [mailto:user@votervoice.net]
Sent: Tuesday, July 31, 2018 9:25 AM
To: Planning Commissioners
Subject: Major League Soccer is good for Nashville, please support the proposed stadium!

Dear Members of the Planning Commission,

I support the proposed Major League Soccer Stadium and renovation to the Fairgrounds Nashville. Professional sports teams in Nashville have turned into major brands that are recognized across their various leagues. The Predators not only hosted the NHL All Star weekend not long ago but are widely hailed as having the best home ice advantage in hockey. The Titans, on the heels of their incredible new uniform update ceremony, were selected to host next year's NFL draft at Ascend Amphitheater. Professional sports always have, and always will greatly benefit not only the neighborhoods where they play, but the city as a whole. I would ask that you seize this opportunity to make history with us and vote to approve this soccer stadium as well as the accompanying fairgrounds renovations.

Sincerely,

Michelle Herr
1810 Rosander Ln
Antioch, TN 37013
kchesney2004@yahoo.com

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

From: Amanda Varnau [mailto:akvarnau@gmail.com]
Sent: Tuesday, July 31, 2018 9:23 AM
To: Planning Commissioners
Subject: Please support the Major League Soccer stadium

Dear Members of the Planning Commission,

Hi there!

I love soccer and I love Nashville. Nashville loves cheering on their home teams!

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,

Amanda Varnau
925 McClurkan Ave
Nashville, TN 37206
akvarnau@gmail.com

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

From: Michael Johnson [mailto:johmicw@gmail.com]
Sent: Tuesday, July 31, 2018 9:23 AM
To: Planning Commissioners
Subject: Please support the Major League Soccer stadium

Dear Members of the Planning Commission,

I went to the fairgrounds for the first time with my family in May, after living her for 12 years. The place is a dump. I'll never go back unless the area is redeveloped. Fix the racetrack, put in a stadium, make some parking, and you'll have a wonderful asset for the city.

Sincerely,

Michael Johnson
4032 University Ave
Old Hickory, TN 37138
johmicw@gmail.com

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

From: Bill Lafontaine [mailto:billlafontaine1@gmail.com]
Sent: Tuesday, July 31, 2018 9:24 AM
To: Planning Commissioners
Subject: Please support the Major League Soccer stadium

Dear Members of the Planning Commission,

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, someone who worked to bring to MLS to St. Petersburg with the Tampa Bay Rowdies 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.

Sincerely,

Bill Lafontaine
4420 Lealand Ln
Nashville, TN 37204
billlafontaine1@gmail.com

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

From: Maggie Hennessey [mailto:hennessey.maggie@gmail.com]
Sent: Tuesday, July 31, 2018 9:25 AM
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,

Maggie Hennessey
4808 Shadescrest Dr
Nashville, TN 37211
hennessey.maggie@gmail.com

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

From: Courtney Burckhard [mailto:Cburckhard13@gmail.com]
Sent: Tuesday, July 31, 2018 9:24 AM
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,

Courtney Burckhard
926 Woodland St
Nashville, TN 37206
Cburckhard13@gmail.com

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

From: Newton Dominey [mailto:newton@iloverockclimbing.com]
Sent: Tuesday, July 31, 2018 9:26 AM
To: Planning Commissioners
Subject: Please support the Major League Soccer stadium

Dear Members of the Planning Commission,

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.

Sincerely,

Newton Dominey
312 Upper Mill Dr
Antioch, TN 37013
newton@iloverockclimbing.com

From: judith patterson [mailto:judithlpatterson@live.com]
Sent: Tuesday, July 31, 2018 9:02 AM
To: Planning Commissioners
Subject: Fairgrounds

To whom it may concern,

My family and I live in Berry Hill, and we oppose the building of the fairgrounds.

The traffic with the trains plus school traffic is already difficult to get around.

We do not need parking on the streets in our neighborhood.

Thanking you in advance.

Judith L Patterson

Sent from [Mail](#) for Windows 10

From: Matthew Schutz [mailto:schutzmobile@yahoo.com]
Sent: Tuesday, July 31, 2018 12:30 PM
To: Planning Commissioners
Cc: Withers, Brett (Council Member)
Subject: No To Proposed New Stadium

Dear Planning Commissioners,

Thank you for your service to our city.

Having grown up in suburban Atlanta, GA and studied architecture in downtown Atlanta, I would like to share my experience with large stadiums and event spaces. Suffice it to say, I've been exposed to some good and some very poor architecture and planning decisions, as well as how those decisions can impact neighborhoods over time.

Stadiums, simply because of their large scale, can negatively effect the granular nature, affordability, activity, and walkability of urban neighborhoods. Even the most sensitive architecture cannot often overcome the negative consequences of scale.

In Nashville, the Fairgrounds are important open spaces, imperative to our urban puzzle, and an amenity for the entire city. I feel that the Fairgrounds character would be permanently and negatively changed by a large stadium. Also, we already have a stadium in Nashville. Imagine what could be accomplished if the money slated for a new stadium were invested into upgrades to the existing stadium, including public transportation to and from.

I do not appreciate the way that contemporary cities seem to be held hostage by professional sports teams. I think that international football could be great in Nashville, especially for members of our community who have grown up in a city or country where soccer is very much a part of the culture. However, I do not feel as though a new stadium should be forced upon our city, especially if it calls for the city to donate public land.

All of my personal and professional experience leads me to believe that a new stadium, as proposed, is a decidedly bad planning decision. I realize that I am but a single voice, but I would hate for my home city of 15 years to repeat the mistakes of my childhood city decades after. Thus, I cannot support funding or planning or zoning changes that would lead to a newly constructed stadium as proposed.

Sincerely,

Matthew Schutz, RA

605 S 10th St

Nashville, TN 37206

615.957.5882

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

From: Margaret Owen [mailto:mowen@comcast.net]
Sent: Monday, July 30, 2018 3:37 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,

Margaret Owen
1333 Duncanwood Ct
Nashville, TN 37204
mowen@comcast.net

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

From: Mr. & Mrs. Scott Donna Norris [mailto:snorris7605@gmail.com]
Sent: Monday, July 30, 2018 2:24 PM
To: Planning Commissioners
Subject: Major League Soccer is good for Nashville, please support the proposed stadium!

Dear Members of the Planning Commission,

I support the proposed Major League Soccer Stadium and renovation to the Fairgrounds Nashville. Professional sports teams in Nashville have turned into major brands that are recognized across their various leagues. The Predators not only hosted the NHL All Star weekend not long ago but are widely hailed as having the best home ice advantage in hockey. The Titans, on the heels of their incredible new uniform update ceremony, were selected to host next year's NFL draft at Ascend Amphitheater. Professional sports always have, and always will greatly benefit not only the neighborhoods where they play, but the city as a whole. I would ask that you seize this opportunity to make history with us and vote to approve this soccer stadium as well as the accompanying fairgrounds renovations.

Soccer is the FUTURE!

Sincerely,

Scott & Donna Norris
7605 Bunches Chapel Rd
Parsons, TN 38363
snorris7605@gmail.com

Item 5, Elm Hill Place SP

From: Mary Haubenreich [mailto:maryhaub@gmail.com]
Sent: Tuesday, July 31, 2018 10:56 AM
To: Roy
Cc: Planning Commissioners
Subject: Re: Elm Hill Place Rezoning

Hi Roy,

Thanks for getting in touch. I'd be happy to hear how your client would build within the current zoning. As you might have gathered from my message, I believe I represent the clientele your developer is courting as well as the sort of neighbor that this area hopes to encourage. Please let me know of further meetings.

Best,

Mary F. Cook

Smile at our future, 7 years of abundance, hundredfold increase within a year, greatly bless our seed

On Jul 31, 2018, at 10:08 AM, Roy <roy@daleandassociates.net> wrote:

Mary

Laurel

I have corresponded with many of the residents on having a third meeting in a real effort to come up with a plan that is more suitable, with less density in some form of zoning that controls architecture and layout

We will defer this tomorrow if you are willing to attend such a meeting to find a solution that satisfies the majority of the community

Please let me know your thoughts

Thanks Roy

Roy M. Dale, P.E.

Dale and Associates, Inc.

516 Heather Place

Nashville, TN 37204

615-297-5166 ext 102 office

615-579-7693 cell

Roy Dale is C.E.O. of Dale and Associates, Inc. , an Engineering, Planning, and Surveying Firm. Roy is a former two term Metro Nashville Councilmember, a former Commissioner with the Tennessee Department of Environment and Conservation, and a member of and former Chairman of the Metro Nashville Stormwater Management Committee. He is also the founder of EarthCredits, an environmentally based non profit. EarthCredits.com

From: Mary Cook <maryhaub@gmail.com>

Sent: Thursday, July 26, 2018 9:50 AM

To: Planning Commissioners

Subject: Elm Hill Place Rezoning

Hi Commissioners!

As a Donelson resident, my family and I traverse Elm Hill Pike regularly. We were drawn to this area with our young family (I gave birth just two weeks after moving in!) because of the established character of the neighborhoods - yards for playing and pets, room for box gardens, quiet streets. We are hopeful that our children will be able to grow up in the sort of environment that I had as a Tennessee native. Rezoning the 13+ acres along Elm Hill Pike from RS10 runs opposite to those hopes. We do not believe that the proposed development is in keeping with the character of the area. It does not reflect our values. I understand that as is, the zoning will allow for 50-ish new residences to be built. My question is why that option isn't being considered. Fifty more dwellings will impact the traffic, but not to the extent that 100+ would. It would also allow for actual yards, which means safety for children, and encourage the sort of community we so appreciate. I am asking you to weight my voice and the voices of my neighbors above the financial interests of developers. We are the people who make our city the wonderful place it has been for years. Please consider the impact we can have to keep it that way for the future.

Thanks,

Mary F. Cook

From: Roy [mailto:roy@daleandassociates.net]

Sent: Tuesday, July 31, 2018 10:09 AM

To: Andy Neathery; Planning Commissioners

Subject: Re: Elm hill place development

Andy

Laurel

I have corresponded with many of the residents on having a third meeting in a real effort to come up with a plan that is more suitable, with less density in some form of zoning that controls

architecture and layout

We will defer this tomorrow if you are willing to attend such a meeting to find a solution that satisfies the majority of the community

Please let me know your thoughts

Thanks Roy

Roy M. Dale, P.E.

Dale and Associates, Inc.

516 Heather Place

Nashville, TN 37204

615-297-5166 ext 102 office

615-579-7693 cell

Roy Dale is C.E.O. of Dale and Associates, Inc. , an Engineering, Planning, and Surveying Firm. Roy is a former two term Metro Nashville Councilmember, a former Commissioner with the Tennessee Department of Environment and Conservation, and a member of and former Chairman of the Metro Nashville Stormwater Management Committee. He is also the founder of EarthCredits, an environmentally based non profit. EarthCredits.com

From: Andy Neathery <aneathery@mazzetti.com>

Sent: Thursday, July 26, 2018 10:10 AM

To: Planning Commissioners

Subject: Elm hill place development

Members of the Planning Commission,

This area of elm hill pike is already to maximum saturation of development and they are wanting to change it from rs10 that support 54 homes to SP so they can put more than double that. All the people in this area are vehemently opposed to the sp rezone. We do want the home to be built but We want homes condusive to families who will move in and raise their families here. What they are proposing is not

We have been already forced into having a daycare business right in the middle of our neighborhood with the rezoning of Parcel 10800033300 belonging to Gregg Eatherly. The neighborhood was against this rezoning but it was pushed thru any way. I hope the Commision will see fit to support our neighborhood in stopping this.

Andy Neathery

Technology BIM Specialist

MAZZETTI+GBA

393 Nichol Mill Lane, Suite 150, Franklin, TN 37067

D: 615.376.3121

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From: Roy [mailto:roy@daleandassociates.net]

Sent: Tuesday, July 31, 2018 10:09 AM

To: Mary Cook; Planning Commissioners

Subject: Re: Elm Hill Place Rezoning

Mary

Laurel

I have corresponded with many of the residents on having a third meeting in a real effort to come up with a plan that is more suitable, with less density in some form of zoning that controls architecture and layout

We will defer this tomorrow if you are willing to attend such a meeting to find a solution that satisfies the majority of the community

Please let me know your thoughts

Thanks Roy

Roy M. Dale, P.E.

Dale and Associates, Inc.

516 Heather Place

Nashville, TN 37204

615-297-5166 ext 102 office

615-579-7693 cell

Roy Dale is C.E.O. of Dale and Associates, Inc. , an Engineering, Planning, and Surveying Firm. Roy is a former two term Metro Nashville Councilmember, a former Commissioner with the Tennessee Department of Environment and Conservation, and a member of and former Chairman of the Metro Nashville Stormwater Management Committee. He is also the founder of EarthCredits, an environmentally based non profit. EarthCredits.com

From: Mary Cook <maryhaub@gmail.com>

Sent: Thursday, July 26, 2018 9:50 AM

To: Planning Commissioners
Subject: Elm Hill Place Rezoning

Hi Commissioners!

As a Donelson resident, my family and I traverse Elm Hill Pike regularly. We were drawn to this area with our young family (I gave birth just two weeks after moving in!) because of the established character of the neighborhoods - yards for playing and pets, room for box gardens, quiet streets. We are hopeful that our children will be able to grow up in the sort of environment that I had as a Tennessee native. Rezoning the 13+ acres along Elm Hill Pike from RS10 runs opposite to those hopes. We do not believe that the proposed development is in keeping with the character of the area. It does not reflect our values. I understand that as is, the zoning will allow for 50-ish new residences to be built. My question is why that option isn't being considered. Fifty more dwellings will impact the traffic, but not to the extent that 100+ would. It would also allow for actual yards, which means safety for children, and encourage the sort of community we so appreciate. I am asking you to weight my voice and the voices of my neighbors above the financial interests of developers. We are the people who make our city the wonderful place it has been for years. Please consider the impact we can have to keep it that way for the future.

Thanks,

Mary F. Cook

From: Roy [mailto:roy@daleandassociates.net]
Sent: Tuesday, July 31, 2018 10:08 AM
To: Joshua Cook; Planning Commissioners
Subject: Re: Case Number: 2018SP-035-001

Joshua

I have corresponded with many of the residents on having a third meeting in a real effort to come up with a plan that is more suitable, with less density in some form of zoning that controls architecture and layout

We will defer this tomorrow if you are willing to attend such a meeting to find a solution that satisfies the majority of the community

Please let me know your thoughts

Thanks Roy

Roy M. Dale, P.E.

Dale and Associates, Inc.

516 Heather Place

Nashville, TN 37204

615-297-5166 ext 102 office

615-579-7693 cell

Roy Dale is C.E.O. of Dale and Associates, Inc. , an Engineering, Planning, and Surveying Firm. Roy is a former two term Metro Nashville Councilmember, a former Commissioner with the Tennessee Department of Environment and Conservation, and a member of and former Chairman of the Metro Nashville Stormwater Management Committee. He is also the founder of EarthCredits, an environmentally based non profit. EarthCredits.com

From: Joshua Cook <jmcook03@gmail.com>

Sent: Monday, July 30, 2018 7:52 PM

To: Planning Commissioners

Subject: Case Number: 2018SP-035-001

Dear Planning Commission,

I am a Donelson resident that lives across the street from the proposed Elm Hill Place development. I travel along Elm Hill Pike daily and can testify that traffic congestion on that road and the surrounding roads during peak hours is unsustainable. Already, it is common for cars on Elm Hill Pike to seek side streets to get around traffic, endangering the lives of my children who love to play in our front yard. Adding a high density development to our area will only increase the number cars looking for alternate routes through our neighborhood and will negatively impact the quality of life for myself, my family, and my neighbors. Please understand that I strongly oppose rezoning the 13+ acres on Elm Hill Pike.

Sincerely,

Joshua Cook

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

From: Roy [mailto:roy@daleandassociates.net]

Sent: Tuesday, July 31, 2018 10:05 AM

To: Laurel Fisher

Cc: Planning Commissioners; Huevo, Holly (Council Member)

Subject: Re: Elm Hill Development Re-Zoning

Laurel

I have corresponded with many of the residents on having a third meeting in a real effort to come up with a plan that is more suitable, with less density in some form of zoning that controls architecture and layout

We will defer this tomorrow if you are willing to attend such a meeting to find a solution that satisfies the majority of the community

Please let me know your thoughts

Thanks Roy

Sent from my iPhone

> On Jul 30, 2018, at 5:14 PM, Laurel Fisher <laurel.f.fisher@gmail.com> wrote:

>

> I respectfully ask that you pull the re-zoning decision for the new development on Elm Hill Pike. I own a home in Villages of Larchwood just down the road. I am interested in seeing thoughtful new development in our district but this proposal approves too high of a density. Please take this legislation off of consent agenda for Wednesday's meeting. I know we can come to a consensus on a more

reasonable solution at for property in the near future. This is NOT the right fit. I am prepared to share this at Wednesday's meeting. See you then.

>

> Sincerely,

From: Laurel Fisher [mailto:laurel.f.fisher@gmail.com]

Sent: Monday, July 30, 2018 5:14 PM

To: Planning Commissioners

Cc: Huezco, Holly (Council Member)

Subject: Elm Hill Development Re-Zoning

I respectfully ask that you pull the re-zoning decision for the new development on Elm Hill Pike. I own a home in Villages of Larchwood just down the road. I am interested in seeing thoughtful new development in our district but this proposal approves too high of a density. Please take this legislation off of consent agenda for Wednesday's meeting. I know we can come to a consensus on a more reasonable solution at for property in the near future. This is NOT the right fit. I am prepared to share this at Wednesday's meeting. See you then.

Sincerely,

Item 6, Edgehill Neighborhood Conservation Overlay District

From: Raphaela Keohane [mailto:raekeo@aol.com]

Sent: Tuesday, July 31, 2018 10:27 AM

To: Planning Commissioners

Cc: etkindall@aol.com; Cooper, John (Council Member); Shulman, Jim (Council Member); Gilmore, Erica (Council Member); Hurt, Sharon (Council Member); Mendes, Bob (Council Member); Mayor (Mayor's Office); Weiner, Sheri (Council Member)

Subject: RE:::::ORDINANCE#2018NHC-001-0001/BL2018-1245

Importance: High

I am writing to express my support for this Ordinance re the Historical Overlay of this property in Edgehill.

Please support this ordinance, too much of the history and soul of Nashville is being lost, historic neighborhoods are being overrun by the growth in this city.

As planners your job should not be solely for the promoting of development (and developers). You should also be ***planning*** for the long-term benefit and preservation of the history and character of the city. You should consider the existing neighborhoods and citizens who have lived here grown up here and who have a history here in Nashville.

Without preservation of our history we will be a nondescript bland city made up of only cookie cutter bars and chain restaurants with no originality. Please consider what you are doing!!!!!!!!!!!!

Thanks for your time, respectfully.

Raphaela (Rae) Keohane

117 30th Ave N Apt 402

Nashville TN 37203

615 964 7804

From: Jessica Bader [mailto:bader.jessicac@gmail.com]

Sent: Tuesday, July 31, 2018 1:07 PM

To: Planning Commissioners

Subject: Vote No - Edgehill overlay

Dear Commissioners,

On behalf of my family at 1220 Villa Place, and as a resident of Davidson County, I am writing to let you know I am opposed to the proposed conservation Overlay in [Edgehill](#). Many residents' votes were misrepresented in surveys submitted to Metro City 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.

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

Sincerely,

Jessica Bader

On behalf of 1220 Villa Place

From: Ben Tran [mailto:benvutran@gmail.com]
Sent: Tuesday, July 31, 2018 11:07 AM
To: Planning Commissioners
Cc: O'Connell, Freddie (Council Member); Sledge, Colby (Council Member)
Subject: Support for agenda item 2018NHC-001-001--Edgehill Conservation Overlay

Dear Metro Planning Commissions,

I am a resident and homeowner at 1022 Villa Pl., which is in the proposed overlay area. I am in strong support in order to preserve and enhance Edgehill's community and history. The Conservation Overlay is the most obvious and sensible way to promote growth and development in Edgehill. This Conservation Overlay strikes a needed balance: preserving Edgehill's built environment and history, while also allowing for growth that is to scale and in character with Edgehill. With an overlay Edgehill's growth will be rooted in the community's distinctive history and character.

Communities members working on the overlay have listened to community members and have made good-faith, detailed changes to accommodate different views about an overlay. I am supportive of this process and its outcomes.

Thank you for your consideration.

Best,

Ben Tran

From: Raphaela Keohane [mailto:raekeo@aol.com]
Sent: Tuesday, July 31, 2018 10:27 AM
To: Planning Commissioners
Cc: etkindall@aol.com; Cooper, John (Council Member); Shulman, Jim (Council Member); Gilmore, Erica (Council Member); Hurt, Sharon (Council Member); Mendes, Bob (Council Member); Mayor (Mayor's

Office); Weiner, Sheri (Council Member)

Subject: RE:::::ORDINANCE#2018NHC-001-0001/BL2018-1245

Importance: High

I am writing to express my support for this Ordinance re the Historical Overlay of this property in Edgehill.

Please support this ordinance, too much of the history and soul of Nashville is being lost, historic neighborhoods are being overrun by the growth in this city.

As planners your job should not be solely for the promoting of development (and developers). You should also be ***planning*** for the long-term benefit and preservation of the history and character of the city. You should consider the existing neighborhoods and citizens who have lived here grown up here and who have a history here in Nashville.

Without preservation of our history we will be a nondescript bland city made up of only cookie cutter bars and chain restaurants with no originality. Please consider what you are doing!!!!!!!!!!!!

Thanks for your time, respectfully.

Raphaela (Rae) Keohane

117 30th Ave N Apt 402

Nashville TN 37203

615 964 7804

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

From: jns10210@gmail.com [mailto:jns10210@gmail.com]

Sent: Tuesday, July 31, 2018 9:46 AM

To: Planning Commissioners

Subject: Support Edgehill Historic Overlay

Dear Commissioners,

As residents of the Edgehill Village neighborhood, we support the historic overlay of our portion of the neighborhood. We are out of town and unable to attend the planning meeting tomorrow, but we hope this letter will serve to express our support.

Thank you,
Sarah & Jeremy Warner
1020 Villa Place

Sent from my iPhone

From: Jack wallin [mailto:jackwallin@comcast.net]
Sent: Tuesday, July 31, 2018 9:45 AM
To: Planning Commissioners
Subject: Fwd: Important--YOUR VOTE for the OVERLAY on WEDNESDAY

I'm not taking sides on this issue. That said, these organizers are a bit over the top. They are writing the emails for people. Even worse, they are encouraging people who own more than one house to bring someone else to represent their "other" homes. Seriously?

They want big numbers of people to show up thinking that this will sway the vote on this overlay.

I want what's best for Edgehill. Purposely asking people with mostly AirBNB's to show up with non owners that do not live here is a misstatement. I encourage you to ask everyone wishing to speak if they actually own a home AND live in that home in Edgehill.

Please read below for what is being planned.

Have a great day!

Thanks,

Jack Wallin

615-300-5483

Please excuse any typos

Sent from my iPhone

Begin forwarded message:

From: Amy Malcolm <amalcolm0123@gmail.com>

Date: July 29, 2018 at 8:40:12 PM CDT

To: Robyn Taylor-Drake <Robynt11@gmail.com>, Ssmith5252@aol.com, Sharon Hargrove <svhargrove@gmail.com>, dave <davidy@usit.net>, campbelllanese@gmail.com, "Sis. Janet Parham" <janetprh@aol.com>, "zm Bro. Kenneth Parham" <k.parham213@gmail.com>, smalrodg@gmail.com, Jan White <janmwhite3@icloud.com>, jan.marie.1955@hotmail.com, Amy Malcolm <Amalcolm0123@gmail.com>, Edward Hill <Edward50hill@gmail.com>, denise williams <Fdwslw1@gmail.com>, Robert Cousins <rlcousins@gmail.com>, bobbyhalliburton@aol.com, Daphene Minchey-Smith <daphene@comcast.net>, randyhargrove1@hotmail.com, CHOMCO MNGMT <chomco@comcast.net>, Daniel Green <Daniel@buildtraditions.com>, Mike Slarve <mslarve@aol.com>, Leonard Mays <lmays5@gmail.com>, Alan Messer <studio@alanmesser.com>, Trey Fanjoy <iamtreyfanjoy@gmail.com>, John <jwmoore1212@comcast.net>, Sam Averbuch <sam.averbuch@zeitlin.com>, Amber Bain <amberneelybain@gmail.com>, Lisa Anderson <landerson119@gmail.com>, andywehby@comcast.net, Andreas Albert <albertrentals@gmail.com>, Jill Bader <jillbader@gmail.com>, briandsiewert@icloud.com, Shelia Bidy <ssbiddy@comcast.net>, Shelia Bidy <shelia@musichealthalliance.com>, Batia Karabel <batiae@gmail.com>, Sharon Bell <Sharonlynne2620@yahoo.com>, Blaine Mathieu <Blaine_mathieu@yahoo.com>, Carolyn ATT <cariyates@bellsouth.net>, Carl Massaro <carlmassaro@gmail.com>, Mitchell Curtis <mcurtis_5@yahoo.com>, Christophe Jamar <Christophe.jamar@gmail.com>, Elizabeth Crook <elizabeth@orchardadvisors.com>, Chris Sofka <chris.sofka@gmail.com>, "Gochberg, Daniel F" <Daniel.gochberg@vanderbilt.edu>, Danny Esquibel <desquibel@lincloan.com>, Max K <desperadoproperty@gmail.com>, Darryl Harvey <darrylharvey1@gmail.com>, Ninette du Preez <ninettetdupreez@gmail.com>, Tonya Esquibel <tesquibel@lincloan.com>, Eric Sox <esox904@gmail.com>, comatlock@comcast.net, Harold Johnson <Harold@progressivedevelopmentllc.com>, Susan Hodges <susan@danhodgesmusic.com>, ken.hinman@ingram.design, Jamie Kearney <mamakearney@me.com>, Jack wallin <jackwallin@comcast.net>, Joshua Garland <josh@craftsmanresidential.com>, Sean Kelly <seangkelly@gmail.com>, Kirk Taylor <kirktaylor3@gmail.com>, Lucas Chesnut <lucas@craftsmanresidential.com>, "Rob Lowe/USA" <rob.lowe@cushwake.com>, Paul Martin <paul@edwardshae.com>, Michael Sattasiri <msattasiri@gmail.com>, Robert Murray

<robertmurray1969@icloud.com>, nashvillebooks@yahoo.com, Talbott Ottinger
<tottinger@mckenzielaird.com>, Vickie Swinehart <ourbooks4you@hotmail.com>, Ron Tolander
<ron@phnxinc.com>, rogerconrad <rogerconrad@sbcglobal.net>, Randy Shaw
<randy.shaw@pacar.com>, rjnational0609@gmail.com, Vishnu Sivagnanalingam
<Vishnus11@gmail.com>, Whitney Susoreny <wsusoreny@gmail.com>, Teena Camp
<teena@tsc615.com>, Tom Wiser <tom.wiser@gmail.com>, Andy Wehby <ajwehby@gmail.com>,
skip1716@comcast.net, Mary Oleson <marysueenglund@comcast.net>, "Brown, Cindy O"
<cindy.matlock@vumc.org>, Rachel Shaub <Rachel.shaub@gmail.com>, Phoenix the-writer
<fengwenghub@gmail.com>, Reginald Woods <reginald75woods@gmail.com>, Tracey Woods
<mrstmw89@gmail.com>, kmj71@att.net, tanalovespets@gmail.com, taralovespets@gmail.com,
ebcrook@orchardadvisors.com, wandalucia512@gmail.com, Michael Sattasiri
<msattasiri@icloud.com>, seven_pines@outlook.com, Randy Wachs <randy.wachs@gmail.com>,
Daphene Minchey-Smith <brwnidgrl44@gmail.com>

Subject: Important--YOUR VOTE for the OVERLAY on WEDNESDAY

Hi Neighbors!

This is VERY important so please read this. We are able to see what's been filed with the Planning Commission by BOTH sides of the Overlay. A number of you still have not done the following which is one of the main WAYS your vote for your property will be counted:

1) Even if you emailed the Planning Commission a month ago, you HAVE TO DO IT AGAIN. (suggested email text below) Please email: planning.commissioners@nashville.gov

Subject: Opposed to the Edgehill Overlay.

Body: 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,

Name

Address

2) Do you have more than one address in Edgehill? If you can, you need to get a representative for EACH address to send a separate email. For example, if Jane Doe owns 1506 South Street, her mom 1508 South Street, and her business partner 1510 South Street, EACH ADDRESS needs to email the planning commission its opposition. Three separate emails. Please email: planning.commissioners@nashville.gov

3) If you haven't already and you are a resident, please tell Councilman O'Connell and Councilman Sledge you LIVE in Edgehill and are opposed to the Overlay.

4) Please forward your emails to the Planning Commission to me or blind copy me on them...We need to know if you guys are following-through on this.

5) It's imperative you SHOW UP!!! Wear a green shirt for the vote before the PLANNING COMMISSIONERS THIS WEDNESDAY, August 1 at the Sonny West Conference Center, 700 Second Avenue South. Starts at 4:00 but we could go on as early at 5:15 pm. (We will have neon green wrist bands to give you). Green EQUALS opposition.

6) If you or a representative of yours (mom, cousin etc) CANNOT ATTEND on behalf of your property, PLEASE EMAIL ME ASAP!!!! We have to make sure the Planning Commission is aware that you won't have a representative there for your address. Have a separate representative, if you can, for each property. For example, if you own 1506 South Street, you show up for that home. If your mom owns 1508 South Street, ask your mom or a cousin or someone who is a spokesperson for that property to speak on behalf of 1508 South Street. Each property should get a separate representative speaking on its behalf. All you have to say is "I'm Jane Doe for 1506 South Street and I oppose the Overlay." If you can't show up for your property, email me ASAP!!!

7) ATTEND, ATTEND, ATTEND and STAY, STAY, STAY Wednesday night. We can defeat this but ONLY if our group shows up!!! It starts at 4:00 but we could come up on the agenda as early as 5:15 pm. This is it!!! We've all put six months of hard work into this and considerable expense, so please show up Wednesday!!! The pro-Overlay Group plans to bring a large group so PLEASE show up and let the truth about your property be heard!!

Let's Do this!!!! Thank you!!!

Jill Bader and Amy M Colton

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

From: **Jill Bader** <jillbader@gmail.com>

Date: Fri, Jul 27, 2018 at 5:07 PM

Subject: Next Steps: Overlay Opposition

To: Amy Malcolm <amalcolm0123@gmail.com>

Thank you, neighbors, for everything.

We are all exhausted (and tired of overlay emails and meetings) but I DO have good news. In repeated conversations and fact finding this week it is clear: **speaking up and sharing our truth at the Planning Commission meeting on Wednesday, Aug 1st can help us stop the overlay. The overlay is not a foregone conclusion and can still be halted.** This is not a false community meeting like we've had in the past. Please plan to attend with your full family, friends, everyone - **numbers on Wednesday are more critical than at any other meeting we've had.**

Next steps:

1 - Planning Commission meeting is Wednesday, Aug 1st beginning at 4pm. Please plan to attend with as many people as possible (numbers are critical!!!), and wear green in opposition and speak! If you own more than one home within the overlay, please find a person to come with you to speak for each property. We are currently the 6th item on the agenda, so if you can't come until after work **STILL SHOW UP!** My entire family will be there with me ;). Bring snacks and books!

Sonny West Conference Center

Howard Office Building
700 Second Avenue South
Nashville, TN 37210

2 - Email your opposition to the overlay TODAY! - a draft of language is below.

To: planning.commissioners@nashville.gov Colby.sledge@nashville.gov Freddie.oconnell@nashville.gov

Subject: Opposed to the Edgehill Overlay.

Body: 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 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,

Name

Address

3 – Complete Petition

Attached is a petition of opposition. We will be submitting these as part of our packet to the Planning Commission. If you are able, please complete, photograph and email to amalcolm0123@gmail.com for compiling.

Other updates:

- I met this week with a few of our neighbors, Councilman Freddie O'Connell and the pro-overlay leadership. Unfortunately, the other side is not willing to compromise, despite our repeated attempts and ideas to do so. **When I again outlined how many you were inaccurately counted as supporting the overlay, the pro-overlay leadership refused my repeated offer to jointly canvas the neighborhood together to ensure a fair and transparent process.** I even saw them write "NO WAY" when I was discussing the option with Freddie O'Connell and pass it to each other! Yikes! Councilman O'Connell also said the way he is making his decision is based only when he hears directly from someone who is a resident by email, phone or mail.

- I also met with Councilman Colby Sledge, who told me that he is still listening to all voices in the neighborhood and that he and Councilman O'Connell are leaning on the Planning Commission's recommendations on how to proceed forward. **He said that he shared the same**

thing with both sides: Whichever group can show the most momentum and support will likely win the day, and that the Planning Commission has voted down proposals when large show of opposition is present. With this knowledge it is CRITICAL to attend with everyone you can get to come with you on Wednesday.

- Both councilmen said they would host meetings with both groups going forward if we request them.

- We need volunteers to hit the streets again this weekend to help engage our neighbors who don't communicate frequently by email. If you can volunteer to be our walk captain or volunteer 2 hours this weekend to talk with these neighbors in person, please email amalcolm0123@gmail.com. We need your help!

- We had an amazing showing of opposition at the "Potluck" supper! Despite being denied the opportunity to speak, I know it made a huge difference that all of you came. WE CAN DO THIS!!!

- We've also had several media stories about our fight - [Channel 2](#), the [TN Tribune](#) and NPR and Channel 4 will be covering this in the coming days. If you are willing to submit an op ed to the Tennessean, please connect with me offline and I can help you draft it (I already submitted a letter to the editor a few weeks ago, so we need new voices).

- I also met with local musician Todd "Toddzilla" Austin, who had a terrible 2 years of dealing with the historic commission when his house was damaged by fire and he had to go through the overlay process. He offers us his support! You can read more about Todd, [a true worst case scenario story](#).

- Finally, THANK YOU for keeping up the fight! We can do this, together!!!

(attachment follows)

I am against the proposed Historic Conservation Overlay
in Edgehill.

Name _____

Address _____

Signature _____

Date _____

Email _____

Phone number _____

Email to:

amalcolm0123@gmail.com

From: S G WALLACE [mailto:sgwallace@bellsouth.net]
Sent: Tuesday, July 31, 2018 9:45 AM
To: Planning Commissioners
Subject: Fw: Conservation Ordinance 2018NHC-001-0001

----- Forwarded Message -----

From: S G WALLACE <sgwallace@bellsouth.net>
To: sharon WALLACE <sgwallace@bellsouth.net>
Sent: Tuesday, July 31, 2018 10:40 AM
Subject:

Hello,

I live at 1500 Villa Place. My name is Sharon Wallace. I am the property owner and have been the property owner for 25 years. Please see the deed because I occasionally get correspondence for Bonnie Thompson. Bonnie has never lived in Edgeville but she was the previous owner of 1412 Villa Place, Nashville, TN 37212.

I cannot attend the meeting on August 1, 2018, but I wanted to write and share my support of the Conservation Overlay so I am fully in favor of the Ordinance.

Thanks,

Sharon Wallace

Edgehill Neighborhood Conservation Overlay

WE NEED YOUR HELP

Please attend the Planning Commission on

August 1, 2018

4:00 PM

Sony West Conference Center

700 2nd Avenue South

Please be there!

If you want to speak:

Individuals have up to 2 minutes.

To speak for the proponents, fill out a request card.

While speaking – politely state your name, address, and reason for supporting the Conservation Overlay.

A huge thank you to those who have already sent in comments. If you haven't done so for this August 1 hearing, you have until August 1 at Noon to send your written comments to

planning.commissioners@nashville.gov

Ordinance #: 2018NHC-001-0001

I Can't Bear to Lose My Neighborhood



From: Matt O'Neill [mailto:matthewjoneill@gmail.com]

Sent: Tuesday, July 31, 2018 9:11 AM

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

Subject: Edgehill overlay

Hello!

I'm writing to express my and my wife's support for the Edgehill historic overlay. We live at 1000 15th Ave S, in the NE corner of the overlay.

15th Ave has already suffered extensive damage due to homes being bulldozed and AirBnB's being put up.. When we moved into the neighborhood 7 years ago, there were a lot of families moving in at the time. Since then, I know of only two other families with children that have moved onto our block. Compare that to at least 9 bulldozed houses turned into AirBnBs (that I know of). The historic

nature of the community is being destroyed, and in fact the community itself is as well since families have stopped moving in..

- Matthew O'Neill

--

Matthew O'Neill
matt@mattoneill.com
215.779.1407

From: Kirk Taylor [mailto:kirktaylor3@gmail.com]
Sent: Tuesday, July 31, 2018 9:02 AM
To: Planning Commissioners
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 remain opposed to the overlay.

Sincerely,

Kirk Taylor

1409A Tremont Avenue

Sent from my iPhone

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

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

Sent: Tuesday, July 31, 2018 8:45 AM

To: Planning Commissioners

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

Subject: Edgehill conservation overlay opposition

Dear Planning Commission,

I am a resident homeowner in the Edgehill neighborhood, and I am writing you to express my opposition to the proposed overlay. I oppose the overlay for both personal and policy reasons. My personal opposition is rooted in my desire to renovate my home, allowing my three kids to have separate bedrooms. The proposed overlay will severely restrict my ability to make the necessary changes to my attic space. My policy opposition is rooted in the restrictions that the overlay will put on homeowners and the vague and limited benefit it will have for the neighborhood: the cure is worse than the disease.

Thank you for your consideration.

Respectively,
Dan Gochberg
916 Villa Pl
Nashville

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

From: Janet Parham [mailto:janetprh@aol.com]

Sent: Tuesday, July 31, 2018 8:24 AM

To: Planning Commissioners

Subject: OPPOSED to the Edgehill Overlay

Commissioner:

I AM AGAINST THE PROPOSED EDGEHILL NEIGHBORHOOD CONSERVATION OVERLAY! I am 100% against these guidelines being placed on my home/property of which I have happily owned for decades.

Many of my neighbors and I are against the overlay as the conditions and restrictions particular to this type of overlay have been learned, understood, and discussed. Such guidelines are not in keeping with the plans my family has for our home.

Please vote AGAINST passing the proposed Edgehill Overlay

Respectfully,

Janet Parham

From: Theresa Bynum [mailto:Thrsw.gen@outlook.com]

Sent: Tuesday, July 31, 2018 4:03 AM

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

Subject: FW: Opposed to Edgehill Overlay

This email is being sent on behalf of Ms. Charlene Whittaker, who does not have an email account.

Planning Commissioners and Councilmen:

I am a retired Metro school teacher, property owner and taxpayer who lives on Villa Place. I am very opposed to the proposed Edgehill Overlay. My family and I have had ties in this community most of my life. It seems to me that the

majority of my neighbors are against placing these restrictive guidelines on our homes.

In a survey submitted to our councilmen, I was among many of my neighbors who were listed as being supportive of this proposal despite the fact that we are actually against the proposed overlay. I was not asked and it was inappropriate for anyone to give the false impression that I support this proposal.

I am aware of the efforts by some to try to have joint canvassing in our community with representatives from both sides. This could have accomplished a more accurate/honest accounting of

our neighborhood's preference, but it was refused by the leadership of those supporting the Overlay. Our opposition also invited those who support to work together for a community consensus but was also refused.

My parents first moved into the Edgehill community in the 1940's. Our family grew up in New Hope Baptist Church on Hawkins Street where I am still active. My sister and nephew own 1005 Villa and 1007 Villa. My residence is 1021 Villa.

Having seen the many property changes over the years, I see no reason to impose the proposed restrictions.

I stand opposed to the Overlay.

Sincerely,

Charlene Whittaker

1021 Villa Place

Nashville. TN 37212

From: Theresa Bynum [mailto:Thrsw.gen@outlook.com]

Sent: Tuesday, July 31, 2018 2:55 AM

To: Planning Commissioners

Subject: FW: Opposed to Edgehill Overlay

Re-send / corrected address

Sent from [Mail](#) for Windows 10

From: Theresa Bynum
Sent: Tuesday, July 31, 2018 2:47:59 AM
To: planning.commissioners@nashville.gov; Colby.sledge@nashville.gov;
Freddie.oconnell@nashville.gov
Subject: Opposed to Edgehill Overlay

Planning Commissioners and Councilmen:

I am a property owner and taxpayer on Villa Place who is vehemently opposed to the proposed Edgehill Overlay.

Apparently, the majority of my neighbors are against placing these guidelines on our homes.

In a survey submitted to our councilmen, I was among many of my neighbors who were listed as being supportive of this proposal despite the fact that we are actually against the proposed overlay. No one ever asked me and whoever tried to give the impression that I support this issue is WRONG!

I am aware of the efforts by some to try to have joint canvassing in our community with representatives from both sides. This could have accomplished a more accurate/honest accounting of our neighborhood's preference, but it was refused by the leadership of those supporting the Overlay. Our opposition also invited those who support to work together for a community consensus but was also refused.

My roots in this community are deep: my family lived on 12th Avenue South when I was born 75 years ago. We rented a little house at 1004 Villa and later rented at 913 Villa for several years. I attended Carter Lawrence School in Second Grade. As our family grew, Dad bought his first house in North Nashville, but we continued to be active members of New Hope Baptist Church on Hawkins Street. In 1962 we returned to Villa Place at 1005 when he bought that residence. We have seen changes in this neighborhood all of my life. We bought the lot at 1007 Villa after the City demolished the house in the early 1970's. These properties now belong to me and my heirs.

I remain opposed to the Overlay.

Sincerely,

A Theresa Bynum

1005 Villa Place

Nashville. TN 37212-2308

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

Sent: Monday, July 30, 2018 10:16 PM

To: Planning Commissioners

Subject: Request authorization of representative speaking 5 minutes 2018NHC-001-0001

Dear Commissioner,

We are requesting that Mr. Ronnie Miller, co-chair of the Edgehill Neighborhood Coalition be granted to speak on behalf of this organization for up to 5 minutes as a proponent of the Edgehill Neighborhood Conservation Overlay, 2018NHC-001-0001

The Coalition, formed in December of 2015, is a network of organizations that work together to improve the Edgehill community.

<https://edgehillcoalition.org/mission/>

Thank you,

Karin Kalodimos -co-chair

From: Susan Hodges [mailto:susan@danhodgesmusic.com]

Sent: Monday, July 30, 2018 9:09 PM

To: Planning Commissioners

Subject: Opposed to Edgehill Overlay

Our household remains opposed to the proposed Edgehill Overlay. We are longtime residents of Franklin and Nashville dating back to grandparents who worked and lived in this area - at Whiteway Cleaners and the sock factory over the rail road tracks. We are a family of five living in a home built in 1887. It has been significantly remodeled over the years. We purchased in 2016 in order to have a family home downtown.

Most of the homes on the street of historical significance have been remodeled significantly or are in need of adaptation or repair - regardless the majority of these homes cannot possibly be applicable for historic protection.

We are one block from a corner of businesses that are progressively growing. We back up to 16th avenue that is immediately changing. The crime is increasing.

The argument for the overlay will limit the ability of homeowners to adapt to a rapidly changing downtown and maintain safe, family homes on this street.

Current building and zoning codes are adequate. Additional restrictions to property rights without majority representation implies an ill motive, wasted time, and so we ask your review of the request with great consideration.

Dan Jr. and Susan Hodges (Josie (age 16), Lillian (age 14), Galen (age 13))

1025 Villa Place

Nashville, TN 37212

(615) 351-5956

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

From: Avy Long [mailto:avylong@gmail.com]

Sent: Monday, July 30, 2018 8:51 PM

To: Planning Commissioners

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

Subject: Support EDGEHILL Conservation Overlay

Commissioners,

For many years we have been fighting in Edgehill to preserve the character, history and core values of our neighborhood.

Most recently in the past two years, we have researched, brain-stormed and decided that this Overlay will be very helpful in preserving much of what we value as a community.

Please support us in this effort.

THANK YOU,

Avy Long

1222 15th Avenue South

Sent from my iPhone

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

From: Kenneth Parham [mailto:k.parham213@gmail.com]

Sent: Monday, July 30, 2018 8:38 PM

To: Planning Commissioners

Subject: Opposed to the Edgehill Overlay

Dear Commissioners:

Please take a moment and read this email.

I am **STRONGLY** opposed to the Edgehill Overlay. I have lived in this neighborhood for over 33 years. When we purchased this property, we had the right to remodel our home as we pleased. But now, my property rights are in jeopardy by people I do not know because they want this Overlay. Just like they want it and I do not, I should have the right to keep control of my property as I have for all these many years.

There are just as many or more property owners in our Edgehill community that **DO NOT** want this Overlay. Please do what's right and reject the Overlay proposal.

Sent from my iPhone

From: Joshua Cook [mailto:jmcook03@gmail.com]
Sent: Monday, July 30, 2018 7:53 PM
To: Planning Commissioners
Subject: Case Number: 2018SP-035-001

Dear Planning Commission,

I am a Donelson resident that lives across the street from the proposed Elm Hill Place development. I travel along Elm Hill Pike daily and can testify that traffic congestion on that road and the surrounding roads during peak hours is unsustainable. Already, it is common for cars on Elm Hill Pike to seek side streets to get around traffic, endangering the lives of my children who love to play in our front yard. Adding a high density development to our area will only increase the number cars looking for alternate routes through our neighborhood and will negatively impact the quality of life for myself, my family, and my neighbors. Please understand that I strongly oppose rezoning the 13+ acres on Elm Hill Pike.

Sincerely,

Joshua Cook

From: Janet Shands Mutual Contractors [mailto:shands.janet@gmail.com]
Sent: Monday, July 30, 2018 7:23 PM
To: Planning Commissioners
Cc: O'Connell, Freddie (Council Member); Sledge, Colby (Council Member)
Subject: Edgehill Neighbor Overlay-FOR

Dear Commissioners,

This is a letter of support for the Edgehill Neighborhood Overlay.

This process to get to this ordinance started in December 2016. In the packet you have received from our committee this long timeline is presented in detail. When we start we did not know what we needed or wanted. What this group of residents did know was that the historic Edgehill we love was under threat of being lost in the headwinds of “development.”

After consulting the Planning Commission staff, the Historic Commission staff, and our two Council persons, we considered the options before us. We chose the Neighborhood Conservation overlay as it was the least restrictive but protected proportionality and character for the remaining contributing homes. **The decision-making process was open to all with many public meetings and the posting of all activities and options on the internet at edgehillcoalition.com.**

The opposition from some developers is understood. This will limit to some degree the amount of square footage they are maximizing at present. This would translate into lower immediate returns for resale and/or Airbnb rentals. **For many of us who have lived here for decades we think limits on massive structures and on more non-occupied Airbnb’s are a plus as we try to hang on to our sense of community for the long term.**

For those who argue that their property rights are being trampled on, it is curious.

The argument that some make that they want no government interference belies

the current Metro Codes requirements. An owner today has to present a site plan, plans, and approval from the various Metro Agencies to pull a building permit. This overlay does add the step of approval from the Historic commission with no addition fees. **The research we have found would indicate that property values increase over time when neighborhood overlays are in place. Stability improves property values.**

As a white woman who has lived in Edgehill since 1988, it grieves me to see some newcomers discount the African American history represented in these few blocks. The resilience of this community to keep on in spite of the intrusions of the majority interests, i.e. slavery, de facto segregation, urban renewal, and some developers, instructs us that perseverance is a gift to those who follow. The rich stories that have emerged in this process only reinforce our desire to pursue this overlay. **Honoring the past is our only hope of a better, more civil and respectful future.**

Thank you for your service.

Janet Shands

1001 14th Ave South

Nashville, TN 37212-2409

From: Tana Smith [mailto:tanalovespets@gmail.com]

Sent: Monday, July 30, 2018 3:45 PM

To: Planning Commissioners

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 remain opposed to the overlay.

Sincerely,

Tana Smith

1013 15th Ave S

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

From: Robert Murray [mailto:robertmurray1969@icloud.com]

Sent: Monday, July 30, 2018 3:31 PM

To: Planning Commissioners

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

Subject: Edgehill Overlay OPPOSITION

Dear Commissioners,

Please consider the majority of property owners remain in opposition to this move.

In response to regressive disdain for change, all will be subject to the rights-limiting administrative rule making. Nashville's current Title 16 and 17 rules are sufficient to ensure public safety and limit use restrictions. Aesthetic goals are constantly changing as is this neighborhood and all Nashville....

Witness the new 400(?) plus apartments on 16th and Grand, the mega project just approved for Reservoir Park at Edgehill and 12th, and now even Belmont Church's solicitation for sale.

In the last 6 years I have yet to see a viable historic property in this overlay torn down. Owners respect and remodel as they recognize the potential of a well built older home.

Therefore, please do not force this unnecessary overlay on us all.

Thank you for your time.

Robert Murray, LCDR, USN (ret.)
1004 Villa Place.

Sent from my iPhone