

## Comments on August 23, 2018 Planning Commission agenda items, received August 17-21

### Item 3, Glendale and Scenic SP

**From:** Rebecca Jacobs [mailto:RebeccaAJacobs@hotmail.com]  
**Sent:** Tuesday, August 21, 2018 10:50 AM  
**To:** Planning Commissioners  
**Subject:** specific plan (2018SP-017-001) for Glendale and Scenic

Please do not approve the demolition of the Colonial Revival building designed by Henry Hibbs at the Monroe Harding site. This is an historic home and should be preserved. I understand this site will be developed, but surely it can be done in way that preserves this home and at least some of the beautiful trees There also needs to be a plan for traffic for this area. Adding so many new homes will increase traffic significantly.

Please save the home and trees. Nashville is changing significantly and it is beginning to look like any other city. Save some of Nashville's history. Save this building and trees.

Rebecca Jacobs

206 Garrett Drive

Nashville, TN 37211

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

**From:** Julia Wilk [mailto:juliawilk@comcast.net]  
**Sent:** Tuesday, August 21, 2018 10:37 AM  
**To:** Planning Commissioners  
**Cc:** Pulley, Russ (Council Member)  
**Subject:** 2018SP-017-001 Glendale & Scenic

Please vote against this new development. Enough is enough! We have enough people in this area. A terrible job of planning ahead was done. All the two homes on one lot stuff is outrageous. Besides the hideous nature of them, they overcrowd schools, doctors, grocery stores and roads. STOP!

Julia Wilk

2800 Hemingway Drive 37215

**From:** Jennie Scott [mailto:jennie@jenniescottcpa.com]  
**Sent:** Tuesday, August 21, 2018 10:23 AM  
**To:** Planning Commissioners  
**Subject:** Monroe Harding property

I live near the Monroe Harding property and object to the demolition of the historic building on the property. I would like the developer to leave that building.

I also have traffic concerns as well as losing so much greenspace.

Jennie Scott

*Jennie R. Scott, CPA*

[\(615\)618-5110](tel:6156185110)

[\(615\)383-6520 \(fax\)](tel:6153836520)

*This advice is not intended or written to be used, and cannot be used, for the purpose of avoiding tax penalties that may be imposed.*

**From:** Chris Hackenbrack [mailto:demuralist@hotmail.com]  
**Sent:** Tuesday, August 21, 2018 9:19 AM  
**To:** Planning Commissioners  
**Cc:** Pulley, Russ (Council Member)  
**Subject:** 2018SP-017-001 Glendale & Scenic

I am writing to you today to respectfully request that you vote against the current development plan for the Monroe Harding property.

Surely we can understand that development does not have to mean the destruction of historic properties and all old growth trees on a site.

Is there no way to build a few less homes and place them such that the trees could be saved?

Is there no way to use the historic building as a community gathering space?

In a city known for its creativity, we must be able to do better than this.

Chris Hackenbrack

1636 S. Observatory Dr.

Nashville, TN 37215

"We are what we repeatedly do. Excellence then, is not an act, but a habit."

ARISTOTLE

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

From: LeAnne Péters [mailto:leanne.peters55@gmail.com]

Sent: Tuesday, August 21, 2018 9:23 AM

To: Planning Commissioners

Subject: Re: I oppose

Monroe-Harding

LeAnne

> On Aug 21, 2018, at 09:20, Planning Commissioners <Planning.Commissioners@nashville.gov> wrote:

>

> We have your comment - not sure which property you mean, though.

>

> Craig Owensby

> Public Information Officer, Metro Nashville Planning Dept.

>

> -----Original Message-----  
> From: LeAnne Péters [mailto:leanne.peters55@gmail.com]  
> Sent: Monday, August 20, 2018 9:12 PM  
> To: Planning Commissioners  
> Cc: Pulley, Russ (Council Member)  
> Subject: I oppose  
>  
> Planning commission's plans for this property  
>  
> LeAnne  
>

**From:** Meghan Lewis [mailto:meghan.lewis@icloud.com]  
**Sent:** Tuesday, August 21, 2018 9:07 AM  
**To:** Planning Commissioners  
**Subject:** Specific Plan (2018SP-017-001) for Glendale and Scenic

I am in favor of passing the Specific Plan (2018SP-017-001) for Glendale and Scenic as it is currently being presented. Please consider neighbors that live in the neighborhood and are FOR the development of this property, not just the neighbors that want to save trees.

Again, I am for the development as it is being presented.

Thanks!

Meghan Lewis

1129 Duncanwood Drive

**From:** Suzanne Corey [mailto:suzannecorey@hotmail.com]  
**Sent:** Tuesday, August 21, 2018 6:39 AM  
**To:** Planning Commissioners  
**Subject:** 2018SP-017-001 Glendale & Scenic

Suzanne Corey  
2417 Valley Brook Rd  
37215

Hi,

I am writing a brief email in opposition of the 21-home development. I think these developers are ruining the soul and core of Nashville. Removing the last largest green space and then adding 21 addition homes will create more traffic (which is significantly impacting our city already and is becoming a major disappointment) and will change the whole landscape of the community. Nashville used to be special because of all the green and expansive properties; now developers are turning it into concrete and wood and car buildups. It's so sad.

Suzanne Corey

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

From: Alyce Wherry [mailto:wherryad@gmail.com]  
Sent: Tuesday, August 21, 2018 12:14 AM  
To: Planning Commissioners  
Cc: Alyce Wherry  
Subject: Specific Plan (2018SP-017-001) for Glendale and Scenic

This is a terrible and accurate account of the 'tearing down of Nashville'. There is something to be said for preserving city landmarks for WHAT!

Sent from my iPad

**From:** Candice Burtner [mailto:candice.burtner@gmail.com]  
**Sent:** Monday, August 20, 2018 11:09 PM  
**To:** Planning Commissioners  
**Subject:** Specific Plan (2018SP-017-001) for Glendale and Scenic

As neighbors of this beautiful piece of property, we cannot allow it to be voted through IN THE FORM THAT WILL BE PRESENTED. MORE CONDITIONS and MORE SPECIFIC CONDITIONS ARE NEEDED, such as a Tree Preservation Plan, re-use of the historic building, improved traffic management plan, etc.

Thank you for considering,

Wes and Candice Burtner

1012 Glendale Lane

--

Candice Burtner

"Listen, listen to me, eat what is good, and your soul will delight in the richest of fare."  
Isaiah 55:2

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

From: RK Nelson [mailto:bnalnc@aol.com]  
Sent: Monday, August 20, 2018 11:08 PM  
To: Planning Commissioners  
Subject: Monroe Harding Property

Good Day,

I have just learned about the plans to demolish the historic Monroe Harding home, uproot mature trees and build over 30 homes in this space.

This is not a feasible plan given the need to preserve the historic home and trees but the increase in traffic on Glendale would be a nightmare.

Additionally, not sure if due diligence was done on this property before purchase. The lower portion of this property was underwater with the May 2010 flood of Nashville. Glendale was impassable where the water spilled into the road from this property.

No one in their right mind would buy a home in the bottom portion of this property. I would encourage this property to be given to the city as a park. Let the developer take a tax deduction for the donation.

Regards,  
Dr RK Nelson

Sent from my iPhone

**From:** Justin [mailto:toglorifyhisname@gmail.com]  
**Sent:** Monday, August 20, 2018 9:56 PM  
**To:** Planning Commissioners  
**Subject:** Specific Plan (2018SP-017-001) for Glendale and Scenic - Justin Bryan (1006 Battery Lane)

My name is Justin Bryan and I am writing to let whomever it may concern know that I am opposed to the proposed development of Specific Plan (2018SP-017-001) for Glendale and Scenic due to the destruction of this historic buildings. Thank you!

Justin Bryan

**From:** ginnabetts@aol.com [mailto:ginnabetts@aol.com]  
**Sent:** Monday, August 20, 2018 9:54 PM  
**To:** Planning Commissioners  
**Cc:** Shulman, Jim (Council Member); Pulley, Russ (Council Member)  
**Subject:** Please amend the developer plans for Monroe Harding!!

The historic nature of this property and the destruction of green space and important trees and space should not be approved. There must be a better plan. Don't let developer greed continue to destroy our community and county.

Thank you!

Ginna Betts

615 519 8087

**From:** T. Butler [mailto:tbirdsback@msn.com]  
**Sent:** Monday, August 20, 2018 8:56 PM  
**To:** Planning Commissioners  
**Subject:** Specific Plan (2018SP-017-001) for Glendale and Scenic

Dear planning commissioners and whom it may concern,

Please....please....please consider the value of our neighborhoods and our green areas when voting on the Glendale and Monroe Harding properties--I understand that progress requires change BUT again, please consider keeping the historic building and limiting the trees that will be simply demolished. The size and types of trees don't grow overnight and are such a beautiful canopy on the existing property.

I fear we will one day wake up and will have completely lost all the charm of our Nashville Neighborhoods....and really the calm that people have been streaming to come to in droves...so, please, please remember those of us that have been paying taxes and living and making Nashville what it is as you vote. I LOVE Nashville, it is home and it's time to take a bit of a breath before continuing to ravage this beautiful city!

Sincerely,

Tanya Butler

1101 Maplehurst AVE.

Nashville, TN 37204



**From:** Lynda Miller [mailto:LyndaJMiller@comcast.net]  
**Sent:** Monday, August 20, 2018 6:00 PM  
**To:** Planning Commissioners  
**Subject:** 2018SP-017-001 Glendale & Scenic (Monroe Harding Property)

My name is:

Lynda J. Miller

1146 Granny White Court

Nashville, Tn. 3204

Thank you for this opportunity to express concerns on the approval of 2018SP-017-001, Glendale & Scenic as written.

I'm very concerned about this SP for a number of reasons.

I've known for a long time this prime property would be sold and have no problem with the property being developed but have the following comments and I wish there was a way to save the main building. Eligible for, but not on, the National Registry. Very sad this building is being torn down. Historic and designed by one of the most respected architects in the country.

- Density questions abound. It's my understanding that only about 12 acres on this property is buildable not numbers shown and mentioned.
- Trees – Trees are like people they die, they get old, they get diseases and can be dangerous. I also realize that some trees have to be taken down for development. That's life. My hope is that the trees removed are removed smartly. The Graymont development on Woodmont and Graybar is an example of what NOT to do.

Also concerned about trees to replace the ones removed. Let's not forget the Great Bradford Pear situation. A few years ago developers planted Bradford Pears because they were cheap, grew fast, they bloomed and satisfied the basics to sell houses and make developments look better. Unfortunately Bradford Pears have short life spans and fall apart a few years. Yes they bloomed but the blooms had a horrible smell and have been on the DO NOT PLANT LIST from the Nashville Tree Advisory Committee.

There is nothing in the plan for water and maintenance. In the past couple of years we've lost a lot of trees in from lack of attention. Removing and replacing a tree is a lot more expensive than starting with a healthy appropriate tree to begin with and taking care of it.

ALL removal, replacement and maintenance needs to be well planned and detailed.

- Closing Glendale entrance near the completion of construction and diverting traffic down Granny White Court and Duncanwood Court to Duncanwood ALL dumping into Granny White Pike is a bad idea for everyone. Turning right or left on to Granny White Pike from both planned outlets is almost impossible. Also, there's the school zone for JT Moore and a bus stop for elementary school children WITH A CROSSING GUARD basically two school issues in about an 1/8<sup>th</sup> of a mile for drivers to maneuver.

I sincerely appreciate the speed bumps (not strips) and sidewalks planned for Granny White Court but they won't do anything about volume of traffic on both streets. Glendale is wider, has a light at Glendale, stop sign at Leland Lane and an easier to reach Franklin Road and the interstate.

Please reconsider this part of the SP.

Thank you for this opportunity to "speak" to you all.

**From:** Joanna Brichetto [mailto:jlbrichetto@gmail.com]

**Sent:** Monday, August 20, 2018 5:58 PM

**To:** Planning Commissioners

**Subject:** Regarding 2018SP-017-001 Glendale & Scenic

I oppose the Specific Plan (2018SP-017-001 Glendale & Scenic) in the IN THE FORM THAT WILL BE PRESENTED on Thursday. More work needs to be done on the part of the developer to address concerns such as destruction of a historic site, significantly reduced urban tree canopy, loss of 12 acres of green space to inhibit flooding, increased pressure on Brown's Creek flood plain to handle run off, increased traffic through neighborhood streets, etc. By approving this Plan, the Planning Commission is giving approval to demolish a historic building in favor of new, high-density development and Big Money.

The Planning Commission has the authority to DENY this demolition and allow more time for a more acceptable plan.

By approving this Plan, the Planning Commission is giving approval to demolish a historic building in favor of new, high-density development and big money. The Planning Commission has the authority to DENY this demolition and allow more time for a more acceptable plan.

By approving this plan, the Planning Commission is giving permission to destroy 200+ trees, destroying the urban canopy and the character of the neighborhood. There is no Tree Preservation plan.

I request the Planning Commission and City Council DENY any SP rezoning request that would require demolition of the historic Monroe Harding campus and allow more time for an acceptable Specific Plan. Balancing new development with preservation should be a top priority for Metro government. Other cities find a way. Why can't Nashville? The Planning Commission has the authority to DENY this destruction allow more time for a more acceptable plan.

Thank you,

Joanna Brichetto

2611 Woodlawn Drive

Nashville, TN 37212

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

From: Sara Fernandez [mailto:sarita\_f\_1@me.com]

Sent: Monday, August 20, 2018 5:40 PM

To: Planning Commissioners

Subject: Monroe Harding

Please oppose demolition of historical buildings involved in the development of the property.

Thank you,

Sara Cain Fernandez

5003 Franklin Pike

Nashville TN 37220

Sarita Cain Fernandez

**From:** Janet Yanez [mailto:jyanez@accuratemtg.com]  
**Sent:** Monday, August 20, 2018 4:46 PM  
**To:** Planning Commissioners  
**Subject:** Specific Plan (2018SP-017-001) for Glendale and Scenic

Hi,

I'm an Oak Hill Resident and live at 3533 Pleasant Valley Rd. My family travels along Glendale frequently.

Please DENY demolition of the historic building and the acres of big beautiful trees, and ask for a better plan to develop this area that won't wipe out history and a gorgeous green space in our neighborhood.

Thanks,

Janet



**Janet Yanez**

Mortgage Specialist

NMLS# 1288565

783 Old Hickory Boulevard

Suite 301

Brentwood, TN 37027

615-656-2811 Office

877-310-6198 EFax

615-478-1467 Cell

jyanez@accuratemtg.com

www.accuratemtg.com



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

**From:** Sharon [mailto:sharonksk@copper.net]  
**Sent:** Monday, August 20, 2018 4:38 PM  
**To:** Planning Commissioners  
**Subject:** 2018 SP-017-001

Commissioners, I oppose Plan 2018 SP-017-001 Glendale and Scenic. It's important to protect the beautiful trees and historic buildings for us to enjoy as well as future generations. We've already lost so many trees and green space to over zealous development in (what used to be) our fair city. The Monroe Harding land is about all we have left and my neighbors and I want you to find a better less dense plan for it - one that will compliment the surroundings.

Thank you for your consideration.

Sharon S. Kane  
1117 FRANCES Ave.  
Nashville, TN37204  
615 297-3820

**From:** A Gerhardt [mailto:anjougerhardt@gmail.com]  
**Sent:** Monday, August 20, 2018 4:25 PM  
**To:** Planning Commissioners  
**Subject:** Monroe Harding - Not is support of Historic Site and Tree Destruction

I am concerned over needless destruction of the Monroe Harding historic property. I have watched as trees have been uprooted in the new development off of Hill Road - trees that are 100-150 years old. This is not necessary in all situations and trees should be preserved as much as possible. They are typically native and can be trimmed up. They provide immediate shade and immediately enhance the character of the community.

In addition, while I understand that the building may not be able to stay, items like parts or all of the house and the stone entrance should be preserved where possible. It ties back to the land, adds character, and is a connection to the past. The home could be renovated into a community event space and/or pool house and pickup in HOA fees for these luxury homes. Nashville has a deep and rich history and striking a balance between the new and old will benefit all Nashvillians.

Thanks,

Anjou Gerhardt

5430 Overton Road

Nashville, TN 37220

615-497-9042

**From:** Frances Peebles [mailto:roddiepeebles@comcast.net]

**Sent:** Monday, August 20, 2018 4:15 PM

**To:** Planning Commissioners

**Subject:** Specific Plan 20185SP-017-001 Glendale and Scenic

To the Planning Commission,

Please STOP this plan now. Please allow more time to consider a better plan which will include the protection of the very valuable **TREES and HISTORIC HOUSE.**

Thank you.

Frances Peebles

831 Redwood Drive

Nashville TN 37220

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

Sent from my iPad

**From:** Ann Coz [mailto:acoz1966@yahoo.com]  
**Sent:** Monday, August 20, 2018 4:07 PM  
**To:** Planning Commissioners  
**Subject:** Glendale and Scenic Specific Plan (2018SP-017-001)

Dear Planning Commission,

Please DO NOT allow the destruction of the Colonial Revival building designed by Henry Hibbs or the senseless destruction of hundreds of trees that support a beautiful urban canopy.

Thank you for your time and willingness to look for solutions.

Sincerely,

Ann Coz

416 Clifton Place

Nashville, TN 37215

**From:** Mary Pillow Thompson [mailto:mpthompson@versher.com]  
**Sent:** Monday, August 20, 2018 3:55 PM  
**To:** Planning Commissioners  
**Subject:** 2018SP-017-001 Glendale & Scenic

**I oppose the Specific Plan (2018SP-017-001 Glendale & Scenic) in the IN THE FORM THAT WILL BE PRESENTED on Thursday. More work needs to be done on the part of the developer to address concerns such as destruction of a historic site, significantly reduced urban canopy, loss of 12 acres of green space to inhibit flooding, increased pressure on Brown's**

**Creek flood plain to handle run off, increased traffic through neighborhood streets, etc. By approving this Plan, the Planning Commission is giving approval to demolish a historic building in favor of new, high-density development and Big Money. The Planning Commission has the authority to DENY this demolition and allow more time for a more acceptable plan.**

Stop destroying this city. This commission has approved irreversible damage to this city in the favor of developers, many of whom do not live here. This Commission continues to make decisions that Nashvillians (non developers!) do not want. No one is opposed to progress but careful planning is a must. Because of the decisions of this Commission, basements flood that once did not and people's home values/ quality of life have been compromised-- that rests squarely on the poor decisions of this Commission.

Sincerely,

Mary Pillow Thompson

3802 Woodmont Lane

37215

Mary Pillow Thompson

Co-Founder, Versher

615-480-4660





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

**From:** DANIEL BICKEL [mailto:bic5789@comcast.net]

**Sent:** Monday, August 20, 2018 2:18 PM

**To:** Planning Commissioners

**Subject:** 2018SP-017-001 Glendale and Scenic

Dear Planning Commissioners,

I am 61 years old and have lived in Nashville for 51 years (born here, moved away for a few years).

As a resident of Green Hills for 38 of those years I want to emphasize how much the area has

changed. Some of it good, some not. We live off of Battery Lane and when new houses were built

next door and up the hill from us (replacing 1 house with 2 and 3 and 4 additional houses) we have

seen much more runoff of water in our yard when it rains. This is not helpful to neighborhoods where

people have enjoyed their homes and yards for many years.

(My parents bought this lot about 40 years ago, built a duplex where I lived, my husband & I lived and my

daughters lived after college. My husband and I tore it down and built a new house here this past year.

There is room (according to Metro) for another house but we chose to keep a yard.

Living near Glendale and Monroe Harding has always been a pleasure. Please **do not allow** the new

development to go in **as planned**. Tearing down an historic building and most of the trees is bad for our

neighborhood. Please listen to those of us living in this area and not those who are making money

but don't have ties with Nashville!

Thank you for listening to our concerns.

Cynthia M. Bickel

4421 Soper Avenue  
Nashville, TN 37204  
bic5789@comcast.net

**From:** Suzanne MacKillop [mailto:suzannemackillop@gmail.com]  
**Sent:** Monday, August 20, 2018 2:16 PM  
**To:** Planning Commissioners  
**Subject:** 2018SP-017-001

My name is Suzanne MacKillop. I live at 2011 Richard Jones Road, Apr. 303, Nashville,  
TN 37215.

I first moved here in 1978. What a lovely place Nashville was then, and up until about four  
years ago.

Please STOP THE INSANITY of irresponsible development that you are allowing, and thus encouraging, by  
allowing, at a pace and irresponsibility I have never seen in any

town or city in my entire 65 years on the planet earth. What are you thinking?

You are only thinking about the money greasing everyone's palms. You are certainly  
NOT thinking about the future desirability or functionality of this once wonderful city.

I oppose the Specific Plan (2018SP-017-001 Glendale & Scenic) IN THE FORM THAT WILL BE

PRESENTED on Thursday. MORE WORK NEEDS TO BE DONE on the part of

the "developer", to address concerns such as the destruction of a historic site, significantly reducing  
urban canopy, loss of 12 acres of green space to inhibit flooding, increased pressure on

Brown's Creek flood plain to handle run off, increased TRAFFIC, (yes, MORE TRAFFIC, just  
want we all want, right?), through neighborhood streets, etc.By approving this plan, the

Planning Commission is giving approval to demolish a historic building in favor of new, high-density development and BIG MONEY. The Planning Commission has the AUTHORITY to DENY this demolition and allow more time for a more acceptable plan.

WE ARE WATCHING YOU.

Suzanne MacKillop

**From:** Chad Shake [mailto:chad.shake@gmail.com]  
**Sent:** Monday, August 20, 2018 2:05 PM  
**To:** Planning Commissioners  
**Subject:** 2018SP-017-001 Glendale & Scenic

I oppose the Specific Plan (2018SP-017-001 Glendale & Scenic) in the IN THE FORM THAT WILL BE PRESENTED on Thursday. More work needs to be done on the part of the developer to address concerns such as destruction of a historic site, significantly reduced urban canopy, loss of 12 acres of green space to inhibit flooding, increased pressure on Brown's Creek flood plain to handle run off, increased traffic through neighborhood streets, etc. By approving this Plan, the Planning Commission is giving approval to demolish a historic building in favor of new, high-density development and Big Money. The Planning Commission has the authority to DENY this demolition and allow more time for a more acceptable plan.

Thanks,

Chad Shake

5110 Cornwall Drive

Brentwood, TN 37027

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

From: Liz Sillay [mailto:liz.sillay@gmail.com]  
Sent: Monday, August 20, 2018 1:53 PM  
To: Planning Commissioners  
Cc: lizgern3@gmail.com  
Subject: 2018SP-017-001 Glendale & Scenic

I oppose the Specific Plan (2018SP-017-001 Glendale & Scenic) IN THE FORM THAT WILL BE PRESENTED on Thursday.

More work needs to be done to address concerns such as destruction of a historic site, significantly reduced urban canopy, loss of 12 acres of green space to inhibit flooding, increased pressure on Brown's Creek flood plain to handle run off, increased traffic through neighborhood streets, etc.

By approving this Plan, the Planning Commission is giving approval to demolish a historic building in favor of new, high-density development.

The Planning Commission has the authority to DENY this demolition and allow more time for a more acceptable plan.

Liz Sillay  
804 Alder Drive  
Nashville, TN 37220  
(615) 293-1185  
[Item is scheduled for the 8/23 MPC meeting](#)

**From:** Robbie Jones [<mailto:robbiejones4@gmail.com>]  
**Sent:** Monday, August 20, 2018 1:18 PM  
**To:** Planning Commissioners  
**Cc:** Walker, Tim (Historical Commission); Planning Staff; Pulley, Russ (Council Member); Jennifer Harrman; Elizabeth Elkins; Robbie Jones  
**Subject:** 2018SP-017-001 Glendale & Scenic

**Attention:** This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

**Dear Metro Planning Commission:**

I am writing to inform you that I oppose the Specific Plan (2018SP-017-001 Glendale & Scenic) rezoning request that you will consider this Thursday August 23, 2018. In my opinion, much more work needs to be done on the part of the developer to address concerns such as destruction of a historic site, significantly reduced urban canopy, loss

of 12 acres of green space to inhibit flooding, increased pressure on Brown's Creek flood plain to handle run off, increased traffic through neighborhood streets, etc.

By approving this zoning exemption, the Metro Planning Commission will also approve the demolition of the Monroe-Harding campus, which is eligible for listing on the National Register of Historic Places, in favor of new, high-density development project that only benefits the checking accounts of developers. The surrounding neighborhood is a low-density suburban residential area with half-acre and larger lots. The proposal is out of character with the neighborhood and not an appropriate use of the historic campus. The Metro Planning Commission should not endorse and support the demolition of this Nashville landmark and , instead, should encourage the creation of a more acceptable plan that will benefit Monroe-Harding, the surrounding neighborhood, and the city as a whole - not just developers.

Because the developers intend to demolish a unique historic landmark - which Historic Nashville added to its most threatened list in 2015 - I request that the Metro Planning Commission and Metro Council DENY this SP rezoning request. Considering the destruction of so many Nashville landmarks in recent years for redevelopment projects, balancing new development with preservation should be a top priority for Metro government. Other cities find a way. Why can't Nashville?

Sincerely,

Robbie D. Jones  
804 Canton Pass

Madison, TN 37115

615-400-3966

[robbiejones4@gmail.com](mailto:robbiejones4@gmail.com)

**From:** lee gorden [mailto:drleegorden@yahoo.com]  
**Sent:** Monday, August 20, 2018 1:37 PM  
**To:** Planning Commissioners  
**Subject:** 2018SP-017-001 Glendale & Scenic

I/we oppose the Specific Plan (2018SP-017-001 Glendale & Scenic) in the IN THE FORM THAT WILL BE PRESENTED on Thursday. More work needs to be done on the part of the developer to address concerns such as destruction of a historic site, significantly reduced urban canopy, loss of 12 acres of green space to inhibit flooding, increased pressure on Brown's Creek flood plain to handle run off, increased traffic through neighborhood streets, etc. By approving this Plan, the Planning Commission is giving approval to demolish a historic building in favor of new, high-density development and Big Money. The Planning Commission has the authority to DENY this demolition and allow more time for a more acceptable plan.

Lee Gorden

1901 Linden ave

Nashville 37212

**From:** Floyd Quick [mailto:hollyvquick@gmail.com]  
**Sent:** Monday, August 20, 2018 1:15 PM  
**To:** Planning Commissioners  
**Subject:** 2018SP-017-001 Glendale & Scenic

Dear Planning Commissioners:

We oppose the Specific Plan (2018SP-017-001 Glendale & Scenic) in the FORM THAT WILL BE PRESENTED on Thursday. More work needs to be done on the part of the developer to address concerns such as destruction of

a historic site, significantly reduced urban canopy, loss of 12 acres of green space to inhibit flooding, increased pressure on Brown's Creek flood plain to handle run off, increased traffic through neighborhood streets, etc. By approving this Plan, the Planning Commission is giving approval to demolish a historic building in favor of new, high-density development and Big Money. The Planning Commission has the authority to DENY this demolition and allow more time for a more acceptable plan.

We are especially concerned about the loss of 200 trees, which do so much unheralded work for the environment, as well as the potential for downstream flooding, as our neighborhood lies downstream from the property and has flooded several times since the 2010 flood, which hit our neighborhood very hard.

Please deny this demolition and provide more time for a plan that better serves the Green Hills neighborhood and Nashville generally.

Thank you for your kind attention.

Holly Quick and Floyd Poston

1117 Woodvale Dr., Nashville, TN 37204-3940

**From:** Lauren [mailto:fufferd@comcast.net]

**Sent:** Monday, August 20, 2018 1:06 PM

**To:** Planning Commissioners

**Subject:** 2018SP-017-001

**I oppose the Specific Plan (2018SP-017-001 Glendale & Scenic) in the IN THE FORM THAT WILL BE PRESENTED on Thursday. More work needs to be done on the part of the developer to address concerns such as destruction of a historic site, significantly reduced urban canopy, loss of 12 acres of green space to inhibit flooding, increased pressure on Brown's Creek flood plain to handle run off, increased traffic through neighborhood streets, etc. By approving this Plan, the Planning Commission is giving approval to demolish a historic building in favor of new, high-density development and Big**

**Money. The Planning Commission has the authority to DENY this demolition and allow more time for a more acceptable plan.**

**Lauren Bufferd**

**From:** Corey Chatis [mailto:chatisct@gmail.com]

**Sent:** Monday, August 20, 2018 12:59 PM

**To:** Planning Commissioners

**Subject:** 2018SP-017-001 Glendale & Scenic

Dear Planning Commissioners,

I am writing to voice my opposition to the Specific Plan (2018SP-017-001 Glendale & Scenic) in the form that will be presented on Thursday. More work needs to be done on the part of the developer to address concerns such as destruction of a historic site, significantly reduced urban canopy, loss of 12 acres of green space to inhibit flooding, increased pressure on Brown's Creek flood plain to handle run off, increased traffic through neighborhood streets, etc. By approving this Plan, the Planning Commission is giving approval to demolish a historic building in favor of new, high-density development. The Planning Commission has the authority to deny this demolition and allow more time for a more acceptable plan.

By approving this plan, the Planning Commission is giving permission to destroy over 200 trees, decimating the urban canopy and the character of the neighborhood. There is currently no Tree Preservation Plan.

I request that the Planning Commission and City Council deny any SP rezoning request that would require demolition of the historic Monroe Harding campus and allow more time for an acceptable Specific Plan. Balancing new development with preservation should be a top priority for Metro government.

Thank you for your consideration.

Sincerely,

Corey Chatis

1306 Greenwood Ave

Nashville TN 37206



**From:** Lynne King [mailto:lynne.king99@yahoo.com]

**Sent:** Monday, August 20, 2018 12:54 PM

**To:** Planning Commissioners; Pulley, Russ (Council Member); Walker, Tim (Historical Commission)

**Subject:** Please DENY 2018SP-017-001 and allow more time for resolution of issues

**I oppose the Specific Plan (2018SP-017-001 Glendale & Scenic) in the IN THE FORM THAT WILL BE PRESENTED on Thursday. More work needs to be done on the part of the developer to address concerns such as destruction of a historic site, significantly reduced urban canopy, loss of 12 acres of green space to inhibit flooding, increased pressure on Brown's Creek flood plain to handle run off, increased traffic through neighborhood streets, etc. By approving this Plan, the Planning Commission is giving approval to demolish a historic building in favor of new, high-density development and Big Money. The Planning Commission has the authority to DENY this demolition and allow more time for a more acceptable plan.**

Thank you,

**Lynne King**

**102 Braxton Hill Ct**

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

From: Vicki Lane [mailto:vickidaughtrylane@gmail.com]

Sent: Friday, August 17, 2018 4:25 PM

To: Planning Staff

Subject: SP 2018 so-017-001 Scenic and Glendale

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

To whom it may concern:

This is in regard to the proposed development at the current Monroe Harding location.

SP 2018 sp-017-001

Scenic and Glendale

The proposed traffic pattern through 3 established neighborhoods should be revisited.

Emptying more cars onto an already crowded Granny White Pike is ludicrous. (Just this week Granny White traffic was back to back with 4 cars on Glendale).

Children are walking to and from school on Granny White. Is the school aware of the exits from the proposed subdivision onto Granny White ? Will this cause a problem for them?

Will construction traffic be strictly enforced to use Glendale? With the last two houses to be constructed where will construction entrance be?

Will developers maintain unsold lots until they are sold?

Will there be a start and stop time for construction?  
What traffic calming measures will be put in place for Duncanwood Drive and Duncanwood Court?  
Thank you to concerned neighbors who are fighting for the neighborhoods and their quality of life.  
VICKI Lane  
1309 Duncanwood Court  
Nashville TN 37204

## Item 11, 3700 Woodlawn Subdivision

**From:** Rob Stein [mailto:robertstein42@gmail.com]  
**Sent:** Tuesday, August 21, 2018 9:51 AM  
**To:** Planning Commissioners  
**Subject:** 3700 Woodlawn Drive

Dear Commissioners,

I am writing concerning the proposal for 3700 Woodlawn Drive, the Pennington proposal. The plan that has been submitted is essentially the same proposal that was voted down by the board by 7-1 at the Trinity Lane meeting. The only substantial difference is that the front parcel has been excluded “for future development.” This is a deceptive attempt to try to mitigate the reality of double stacking on both sides of the common driveway that is being proposed. In the Woodlawn zoned corridor area under consideration there is no double stacking of homes. You can be certain that the “future development” would include an attempt to put at least one additional home on that parcel. Thus, we would have a minimum of 5 homes on property that currently holds only one. Most importantly, the proposal is totally incongruous with adjacent properties and with properties along both sides of Woodlawn Drive in this corridor under consideration. Properties immediately adjacent to this proposal likely will be adversely affected, not only on Woodlawn but on adjacent Brighton as well. This holds true both environmentally and financially. Furthermore, the placement of these homes will result in the inevitable alteration and destruction of the unique environment that we currently enjoy—and the reason that current homeowners moved to this section of our city. The extensive destruction of old growth trees is the inevitable consequence of this extensive proposed development and a genuine cause for alarm. We seek to preserve the unique environment and appearance of our neighborhood which this proposal would irrevocably destroy. Nashville is a city of many unique neighborhoods. To a great degree these neighborhoods are under attack from incongruous and unfettered development. We understand the need to accommodate growth but we ask for responsible growth that is in keeping with the local environment and growth that does no harm either to neighboring properties or to the sensibility and characteristic pattern of the area. We ask you to affirm your previous rejection of this plan and to help us preserve our neighborhood for years to come.

Robert Stein  
3611 Woodlawn Drive

**From:** Stef Phone [mailto:sdred3@gmail.com]  
**Sent:** Monday, August 20, 2018 1:17 PM  
**To:** Planning Commissioners; Murphy, Kathleen (Council Member)  
**Subject:** item #11, Case # 2018S-117-001 Pennington Subdivision

Please vote NO on item #11, Case # 2018S-117-001 Pennington Subdivision.

This development would set a dangerous precedent making the raw land more valuable than any house could bring alone on the market. Please help keep developers out of this neighborhood.

The Deans and Browns

613 Lynnbrook Rd (4 houses away from said property)

**From:** Glenda Bell Newton [mailto:bella.bella@comcast.net]  
**Sent:** Monday, August 20, 2018 10:24 AM  
**To:** Planning Commissioners  
**Cc:** Kathleen Murphy; John Cooper  
**Subject:** Pennington Subdivision, Item #11, 2018S-117-001--OPPOSITION

Dear Commissioners,

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

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

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

More importantly, I do not feel that this proposal is in agreement with the [T-3 Suburban Neighborhood Maintenance](#):

[T-3 NM is intended to preserve the general character of developed suburban neighborhoods. When some change is experienced over time, efforts should be made to retain the existing character of the neighborhood. T3 NM areas have an established development pattern consisting of low to moderate density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.](#)

I feel that the proposed subdivision goes against every tenet in the T3 NM description and is the main reason you should vote to disapprove the request.

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

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

Respectfully,

Bell Newton

3950 Woodlawn Drive

Nashville, TN. 37205

(615) 429-7545

**From:** Brad Karro [mailto:bradkarro@mac.com]

**Sent:** Sunday, August 19, 2018 8:27 PM

**To:** Planning Commissioners

**Cc:** Planning Staff; Murphy, Kathleen (Council Member)

**Subject:** Pennington Property - 3700 Woodlawn Drive

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Please see the attached memo regarding the above referenced subject.

**(attachment follows)**

To: The Planning Commission  
City of Nashville

Regarding: Project No. Concept Plan 2018S-117-001  
Project Name: 3700 Woodlawn Drive  
Requested by: Smith Gee Studio, LLC, applicant, Phyllis Pennington, owner

Dear Commissioners,

My name is Bradley Karro, and with my wife, Harriet, own and reside at 3800 Woodlawn Drive, which is the lot immediately next to the Project Name in question.

When we moved to Nashville in 2003, we were attracted to this area of Nashville due to the large lots with mature trees and older homes. We wanted to be in the city but not feel like you do in many parts of the city with large scale developments of townhouses or smaller homes with very little outdoor space. What the Applicant is asking the Commission to approve, is in complete contrast with the position of most, if not all, the residents in the immediate area.

When the Commissioners last reviewed the request from the applicant a few months ago, you overwhelmingly voted against the project in question. The staff report was emphatic that the proposed subdivision being requested is inconsistent with the development in the immediate area.

#### WHAT HAS CHANGED IN A FEW MONTHS:

- 1) The applicant has resubmitted the plan excluding a lot that they had already received subdivision approval (the Lot on the southwest corner of the area in question). This is a disingenuous attempt to deceive the Commissioners as to the scope of the project. This is not about building 3 new homes, but actually it's four in addition to the existing home that's on the site in question.
- 2) The applicant is now proposing a public street with side walks to service 4 homes. This is laughable on its face, as there are no sidewalks along Woodlawn or the immediate area. If this project is approved, will the Commissioners require the applicant to put a side walk also along Woodlawn Drive across the total frontage of the Pennington property? Are the citizens of Davidson County now responsible for the maintenance of this new public street that benefits the applicant? Has Public Works completed any traffic or safety studies to show the impact of this new public street?
- 3) The applicant has had a new staffer review the proposal that seems to give no consideration of the impact on the neighborhood. This is strange as this was the primary reason for denial of the initial request by the applicant. On the face of it, it looks like forum shopping. Make no substantial changes and wait to get a staffer that will align to the applicants point of view.

If the Commissioners approves the subdivision request, it will have a detrimental impact on our immediate neighborhood. The applicant has professed its desire to maintain the old large trees on the property that also permeate this neighborhood. This is another disingenuous statement. The applicant will be selling the sub divided lots to one or more builders that will do what developers do. Clear cut the lots and then plant small trees. We believe that if the Commission approves the recommendation of its Staff (and as the Staff had previously stated in their report presented to you at the last meeting when this plan was denied), "This pattern of development would change the character of this section of Woodlawn Drive".

I would urge the Commissioners to support the residents most effected by this proposal and vote NO to this sub division request. We believe in property rights, and would encourage the

Applicant to pursue development of the property in question in a way consistent with the neighborhood.

Sincerely,

Bradley & Harriet Karro

## Item 19, 1300 N 5<sup>th</sup> SP

**From:** Joseph Souter [mailto:souterjk@gmail.com]  
**Sent:** Monday, August 20, 2018 11:41 PM  
**To:** Planning Commissioners  
**Subject:** 1300 N 5th St

Hello Commissioners,

I am writing to express concern about the rezoning of 1300 N 5th St at this weeks upcoming planning meeting. I would like to request that this particular change be removed from the consent agenda. I appreciate the report and recommendations that the planning commission staff have put together on this property, and you all obviously realize the importance of maintaining some neighborhood character with this change. I will be attending this weeks meeting, and would like to express opposition, or at least hear why the commission feels that this change will benefit our neighborhood. I believe that my neighbor, at 1310 N 5th St will also be emailing you to express opposition.

My primary concern about this property are the (lack of) parking, and the density. I don't understand how 14 parking spaces are going to service 10 residences. If the solution is to have people park on the curb, public works, and the police dept would tell you that none of the parking in front of this property (on N 5th) is legal, there is a stop-sign intersection at the corner of the south east corner of the property. So I ask where are the rest of these people going to park exactly?

Id like to know why this property alone is being zoned at nearly 30 units per acre, when there is virtually nothing else in this neighborhood zoned that densely? This isn't a stretch because its not a corner, and not on a major throughway, its would be a stretch *even if* it was. The newest developments nearby here are:

1300 Lischey Avenue (0.67 acres, 16 residential units) 23 units per acre

1219 & 1221 N 5th St (0.42 acres, 7 residential units) or 16.7 units per acre.



So why are we suddenly ramping up to 30 units per acre on a property this small and not on a corner lot?

I would also like to know why the planning commission would recommend moving forward with a project of this size when the primary point of access is through a dead end alleyway that (quite frankly) Metro Public Works already has trouble maintaining due to how narrow it is. I would encourage commissioners to come and take a serious first-hand look at the alley way back here before considering moving forward with this project.

It is also worth pointing out that there are 5 other properties, within 50 feet of this one, which would be better suited to this type of development, all of which are currently listed on the market and are on major transit thoroughways (Douglas Ave on Lischey Ave) instead of a dead-end street. If this development were proposed for any of those instead of this site, I would be in favor. Again, I don't understand why this developer wants this property when there are 5 other more suitable locations available nearby who's zoning would already support the project being requested.

These properties (for the comission's reference) are:

1310 Lischey Ave (For Sale)

1312 Lischey Ave (For Sale)

1233 Lischey Ave (For Sale)

1224 Lischey Ave (For Sale)

1225 Lischey Ave (For Sale)

Thank you,

Joe Souter

1308 N 5th St

Nashville TN, 37207