

Comments on August 23, 2018 Planning Commission agenda items, received August 21-22

Item 3, Glendale and Scenic SP

From: Beth Morrow [mailto:beth@bethmorrowconsulting.com]
Sent: Wednesday, August 22, 2018 11:18 AM
To: Planning Commissioners
Cc: Pulley, Russ (Council Member)
Subject: Specific Plan (2018SP-017-001) for Glendale and Scenic

Members of the Metro Planning Commission:

Please strongly consider by plea as a neighbor of the Monroe Harding property. I am at 4401 Lealand Lane, Nashville 37204. Pleas do not allow this proposal to go through as is, with the considerable wear and tear it will cause on an already heavily trafficked neighborhood. We are a cut through neighborhood and have seen significant increases in car volume and of course private residential construction. The natural land and tree canopy in larger properties like the one at Monroe Harding remain a foundational natural element for the children and older adults in the community, as well as for the pedestrian safety for families and students of Glendale and Lipscomb Elementary schools, JT Moore Middle School, Friends Life organization for disabled persons, and the Lipscomb University campuses housing learning communities for grades 5-college.

We need a smart plan for this piece of land as it is developed. We have seen as many tear-downs and trees destroyed as we can bear already. This is a health and safety request.

Thank you for hearing us -

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Beth Morrow

bethmorrowconsulting.com

615-479-5369

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

From: Sharon [mailto:sbeckert@comcast.net]

Sent: Wednesday, August 22, 2018 10:26 AM

To: Planning Commissioners

Subject: Re: Specific Plan (2018SP-017-001) for Glendale & Scenic

> On Aug 21, 2018, at 6:47 PM, Sharon <sbeckert@comcast.net> wrote:

>

> Please do not allow the Monroe Harding home to be demolished and the trees on the property cut down. Everyday, Nashville is destroying much of its visual and historical heritage. The same attributes that have been a huge part of our city's charm are being sacrificed to greed. Also, cutting down mature trees would be counter productive, not only environmentally, but also aesthetically. Please consider feasible alternatives such as repurposing the house and allowing a green space to remain.

Sharon Eckert

5211 Overton Road

Nashville, TN. 37220

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From: Glenda Bell Newton [mailto:bella.bella@comcast.net]

Sent: Wednesday, August 22, 2018 10:12 AM

To: Planning Commissioners

Cc: Pulley, Russ (Council Member)

Subject: Monroe-Harding Scenic and Glendale,2018SP-017-001

Dear Commissioners,

I am writing to state my opposition to 2018SP-017-001 (Monroe Harding).

Please wait for a plan that would better manage new growth while preserving some of what is currently there.

The beautiful, mature trees can never be replaced and the majestic, historic building should be saved at all costs.

Flooding will increase due to lack of green space and Brown's Creek is already over capacity during normal.

The infrastructure on Glendale Lane cannot handle the additional traffic that will occur as a result of the new development.

Thank you for taking time to read my letter and for your public service.

Bell Newton
3950 Woodlawn Dr
(615) 429-7545

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

Good Evening,

The Board of the Green Hills Neighborhood Association has been following discussions concerning the Monroe Harding property located at 1120 Glendale Lane (between Granny White and Lealand).

At this Thursday's Metro Planning Commission meeting, the Commissioners will hear the request for a Specific Plan (SP) - 2018SP-017-001 - for this historic property. The requested SP will allow the construction of 31 luxury homes, an undertaking that will include the demolition of all buildings on the MH campus including the main building - a colonial revival designed by nationally-recognized architect Henry Hibbs -- and more than 200 mature trees. The Monroe Harding property is the largest remaining green space in Green Hills, as well as in this part of the county. The area around this green space is densely populated and heavily trafficked during morning and afternoon rush hours. The addition of 31 homes will forever have a negative effect on the neighborhood that once housed this city's first zoo park (Glendale Park Zoo).

If you would like to see more thought put into a plan that would balance new development with preservation, we hope you will consider sending a brief email to the Planning Commissioners, stating your opposition to this SP and asking them to please vote against it. Emails should be sent to planning.commissioners@nashville.gov, must be received by **12 noon this Thursday, August 23** and must include your name and address. Please also include **2018SP-017-001 Glendale & Scenic** in the subject line. You may also want to send a copy of your email to CM Russ Pulley, russ.pulley@nashville.gov.

Concerns the GHNA Board have identified are:

- The developer needs to further address concerns including the significant reduction of the urban canopy;
- the loss of 12 acres of green space that inhibits flooding;
- increased pressure on the Brown's Creek floodplain;
- the demolition of a currently functioning building of historic significance and
- a major increase in traffic flow on Glendale Lane

As always thank you for your support and participation for Green Hills.

The GHNA Board

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We appreciate your support, which allows us to continue the organization's mission to preserve the integrity of our community. Donations can be made online at https://www.paypal.com/cgi-bin/webscr?cmd=_s-xclick&hosted_button_id=SJXYRSB9TCASE or sent by mail to GHNA, PO Box 150873, Nashville, TN 37215. The Green Hills Neighborhood Association is a non-profit organization with a volunteer staff and board of directors. All donations will be used strictly to further the organization's mission and, as codified in our charter, no proceeds will be used to benefit any director or officer.

From: Ashley Brady [mailto:bradyae3656@gmail.com]
Sent: Wednesday, August 22, 2018 9:52 AM
To: Planning Commissioners
Subject: Specific Plan (2018SP-017-001) for Glendale and Scenic

Dear Planning Commission,

As a resident of the Green Hills area, I am begging you to please deny the demolition of the Monroe Harding historic site and removal of hundreds of mature canopy trees. I cannot bear to see any more loss at this level of our green space, wildlife habitat, and historic buildings. There must be better oversight, clearer transparency and a tree and green space preservation plan in place. Please allow for more time to develop an acceptable plan that will take all of these things into consideration with appropriate oversight. Our neighborhoods are already seeing increased flooding, pressure on our existing infrastructure (sewers, for example), and loss of tree canopy at an alarming rate.

We need your help to support smart, careful development that ensures the best of all outcomes for all of our neighbors for years to come. Individual homeowners cannot do this on our own. We need your partnership in this.

My best,

Ashley

--

Ashley E. Brady
3656 Mayflower Place
Nashville, TN 37204
615-428-3930

From: Diane McDaniel [mailto:DianeMcDaniel@gsquaredwireless.com]

Sent: Wednesday, August 22, 2018 9:45 AM

To: Planning Commissioners

Subject: We live on Glendale Lane in an historical house that was built in the late 1800s.....

Importance: High

[Monroe Harding Development!](#)

My husband and I are both deeply concerned about the contractor/ developer that plans to demolish Monroe Harding properties as well as multiple old trees.....

I understand that developments happen, BUT this must be done dutifully! That includes tree conservation as well as protecting the heritage and integrity of Nashville.

There seems to be ZERO regard for the history of Old Nashville in our neighborhood.

I have watched Glendale significantly change over the last 20 years; some of the new construction has been tastefully done but unfortunately there has been no regard for our beautiful old trees.

The “Voce” project on Granny White has been carefully planned out, they have left multiple trees, provided lots of greenspace, listened to their neighborhood groups and in doing so they have set the bar high.

The developers on the project respectfully honored the homestead of Eddy Arnold, we need to uphold the same standards on Glendale & Scenic Drive.

There is rich history all around us, we can’t settle for any less.....

Please act responsibly!

Sincerely,

Diane McDaniel



Diane Gentle McDaniel / Founding Partner
Diane.McDaniel@gsquaredwireless.com /615.973.7770

G Squared Wireless
750 Old Hickory Blvd. Bldg. 1 Ste. 130
Brentwood, TN 37027
www.gsquaredwireless.com

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

From: Gina V Stansell [mailto:ginavs@comcast.net]

Sent: Wednesday, August 22, 2018 9:42 AM
To: Planning Commissioners
Subject: Specific Plan (2018SP-017-001) for Glendale and Scenic

While I support development in Nashville, I think we should be cautious as we grow. My number one concern with the Monroe Harding Development is traffic and pedestrian safety. I'm glad the plan includes a sidewalk on Glendale. I would like to see a sidewalk extend all the way to Curtiswood. With the high-rise in Green Hills and now the Monroe Harding development plan, Glendale is a main route for work and school commuting. People drive over the posted speed limit with no regard (no slowing down or moving over for pedestrians).

My second concern is for the preservation of the historic home on Monroe Harding's site. I would like to see it preserved and turned into apartments, or condos. Could there be a partnership with Habitat for Humanity and turn it into affordable housing or senior living?

Thank you,
Gina Stansell
849 Glendale Lane
Nashville, TN

From: jennifer l. johnson [mailto:weedingwoman@mac.com]
Sent: Wednesday, August 22, 2018 6:01 AM
To: Planning Commissioners
Cc: Deidre Duker
Subject: Specific Plan (2018SP-017-001) for Glendale and Scenic

Planning Commissioners:

Please consider my and others requests to deny the currently presented plan for Glendale and Scenic 2018SP-017-001.

We are not opposed to development of the site; however we are asking for reasonable development that does not ruin the site and the urban canopy. More specific conditions are needed, such as a Tree Preservation Plan, re-use of the historic building, improved traffic management plan, etc.

With thanks for your consideration -

Jennifer L. Johnson

1130 Woodvale Drive, Nashville 37204

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

From: Hank Keeling [mailto:hankkeeling@gmail.com]

Sent: Wednesday, August 22, 2018 4:50 AM

To: Planning Commissioners

Cc: Pulley, Russ (Council Member)

Subject: 2018SP-017-001 Glendale & Scenic

Dear Commissioners,

My chief concern with the proposed development of the Monroe Harding property relates to street connectivity.

The original plan called for connecting Duncanwood Court and Granny White Court with Glendale Lane via an extension of Park Glen. That would have provided a much needed alternative exit for both neighborhoods rather than relying solely on Granny White.

That plan was revised because of concern of some neighbors about a possible "cut thru" to eliminate any connection to Glendale Lane. The current proposed plan connecting only Duncanwood Court with Granny White Court will provide us with a much needed alternative exit and eliminate the "cut thru", but it will do nothing to allow our two neighborhoods direct access to Glendale Lane. Instead both neighborhoods would continue to rely solely on Granny White Pike.

Connecting both Duncanwood Court and Granny White Court to Glendale would be beneficial to the both neighborhoods in allowing direct access to Glendale without having to deal with traffic associated with the schools and rush hour along Granny White Pike.

Traffic congestion like we are seeing on Granny White is exacerbated by dead-end streets all directing traffic onto the same major artery. If Duncanwood Court and Granny White Court remain dead-end streets with only access via Granny White, nothing will be done to improve the congestion on Granny White Pike.

In short, I support connecting Duncanwood Court with Granny White Court, but would much prefer to connect them both with Glendale Lane as well so that we are not all relying solely on Granny White Pike to get in and out of our neighborhoods.

Sincerely,

Henry S. Keeling

1145 Duncanwood Drive

Sent from my iPad

From: Patsy Partin [mailto:patsypartin@gmail.com]
Sent: Wednesday, August 22, 2018 12:06 AM
To: Planning Commissioners
Cc: Pulley, Russ (Council Member)
Subject: 2018SP-017-001 Glendale & Scenic

Specific Plan 2018SP-017-001 Project Name Glendale and Scenic SP

I am Patsy Partin at 1114 Brookmeade Drive. I urge you to **DISAPPROVE** the **SP** request for rezoning **unless further conditions are met**. In this letter, I want to focus on **TRAFFIC**.

I request a **Traffic Impact Study** be completed for the impacted residential areas as well as an evaluation of traffic patterns on *Granny White Pike* and on *Glendale Lane*.

The SP site plan calls for a "high density urban development within a low density suburban neighborhood" and has serious and significant problems regarding **TRAFFIC**.

All traffic in this SP will enter and exit **from Granny White Court or Duncanwood Court**. These 1950 roads are narrow, driver visibility is somewhat limited, and never built to be flooded with this increased traffic.

Over **112 families** live on the four streets impacted by this current proposal. *Granny White Court, Duncanwood Court, Duncanwood Drive, and Brookmeade Drive*. . . and all streets finally exit onto **Granny White Pike**.

FOUR school zones are located on this short stretch of *Granny White Pike*. The school zones are **J.T. Moore Middle School, Lipscomb Academy, Friends Life, and Lipscomb University**. Vehicles **traveling from I-65 to Green Hills heavily travel** this major stretch of *Granny White*.

There is **NO** traffic light at *Granny White Court or Duncanwood Drive and Granny White Pike*! Drivers have to fend for themselves as traffic jams already exist, especially during morning and afternoon rush hours and during school opening and closing pickup times.

On-road parking makes it difficult for cars to navigate our roads. Increased high density traffic is NOT appropriate and is **contrary to the character of these low-density neighborhoods**.

ALL of these factors influence **SAFETY!!** These neighborhood roads are maxed out!! The infrastructure does **NOT** support the addition of 62 or more vehicles.

HOWEVER, using the wider and less traveled Glendale Lane as the development entrance will **eliminate these problems!** Monroe Harding has been located at 1120 Glendale Lane since 1934 and should be the address for the entrance and exit of the development!

Installing a traffic light at the Monroe Harding entrance on Glendale would control increased traffic flow on Glendale.

A traffic circle within the development will provide easy access to homes and provide for quicker emergency response.

The Planning Commission has the authority to say "**NO**" to this current SP. I urge you to **DISAPPROVE** the SP until a **Traffic Impact Study** for the impacted residential areas as well as an evaluation of traffic patterns on Granny White Pike and on Glendale can be completed.

Respectfully,

Patsy Partin

1114 Brookmeade Drive

Nashville, TN 37204

From: Jim Selin [mailto:bookstokidsjim@gmail.com]

Sent: Tuesday, August 21, 2018 11:17 PM

To: Planning Commissioners

Subject: Save our historic architecture and all of those trees

Dear friends,

Please DENY this demolition and tree destruction and allow more time for a more acceptable plan. The Specific Plan for the Monroe Harding historic site includes demolition of all the buildings and destruction of hundreds of trees. The historic Colonial Revival building designed by Henry Hibbs, a nationally-recognized architect, will be flattened. (The building is in use today; it was renovated in 2012.) All this to make way for 31 luxury homes. I oppose the loss of this beautiful site in order to house more rich people. MORE CONDITIONS and MORE SPECIFIC CONDITIONS ARE NEEDED, such as a Tree Preservation Plan, re-use of the historic building, improved traffic management plan,

Sincerely,

Jim Selin, aka The Lorax

From: Jonathan Marx [mailto:jonathanmarx@bellsouth.net]
Sent: Tuesday, August 21, 2018 9:29 PM
To: Planning Commissioners
Subject: Opposed to Specific Plan 2018SP-017-001

Hello,

I am writing to voice my opposition to the Specific Plan (2018SP-017-001) for the Monroe Harding site at Glendale and Scenic. As a Nashville resident who has witnessed too much of the city's history being destroyed, I believe we have a valuable opportunity to promote development in a way that preserves the unique features of this site. I grew up and attended school near Monroe Harding; I had classmates and friends who spent time there. This institution has stories to tell and a beautiful campus that should be preserved even amid new development.

Thank you,

Jonathan Marx

921 Montrose Ave.

Nashville, TN 37204

615.294.5453

From: margiewaykiani@yahoo.com [mailto:margiewaykiani@yahoo.com]

Sent: Tuesday, August 21, 2018 9:24 PM

To: Planning Commissioners

Subject: Specific Plan (2018SP-017-001) for Glendale and Scenic

Dear Planning Commission,

I am writing as a life-long resident of this neighborhood to ask that you please DENY this plan in its current form.

I am not opposed to development, but I would be angered and saddened to see the demolition and tree destruction of this historic site. My grandfather, William Fishbourne Way, spent much of his life's work at Monroe Harding, planting many of the trees there.

Please allow more time for an acceptable plan to be made.

Thank you for your time and consideration,

Marjorie Way-Kiani

4418 Scenic Drive

Nashville, TN 37204

From: Elisabeth Small [mailto:small.elisabeth@gmail.com]
Sent: Tuesday, August 21, 2018 8:49 PM
To: Planning Commissioners
Subject: Specific Plan (2018SP-017-001) for Glendale and Scenic

To the planning Commission,

Please deny the demolition and destruction of trees until an acceptable plan can be found.

Elisabeth Small
924A S. Douglas Ave
Nashville, 37204

-----Original Message-----
From: Vicki Lane [mailto:vickidaughtrylane@gmail.com]
Sent: Tuesday, August 21, 2018 8:07 PM
To: Planning Commissioners
Subject: Specific Plan 2018SP-017-001 for Glendale and Scenic

Planning Commission:

I urge that the commissioners take more time to look at the current plan presented by Monroe Harding and Barlow builders to remove trees, tear down historic buildings, disrupt established neighborhoods, add to the the current traffic congestion on Granny White Pike, and worsen areas already affected by flooding. The current plan does nothing to improve surrounding neighborhoods which is my understanding of what an SP is designed to do.

My first choice would be to keep the existing property as it is. If that is not feasible then less houses on the acreage with little or no loss of existing trees and using the historic building as a clubhouse for the neighbors. Keep the entrances to the property where they are currently, coming off Glendale. The entrances have sufficed for 90 employees of the school to have used in the past why must the development use three established neighborhoods to enter and exit through. Exiting on to Granny White now is difficult but adding this much more traffic will only make things worse. During school hours there are children from JT Moore walking up and down Granny White which will present problems. Hopefully resolutions can be reached that will benefit Monroe Harding and the neighborhoods that will be directly affected by this plan.

Thank you for your considerations.

Vicki Lane
1309 Duncanwood Court

Sent from my iPhone

From: Michael [mailto:mbdirt@aol.com]
Sent: Tuesday, August 21, 2018 6:59 PM
To: Planning Commissioners
Subject: Monroe Harding

Please delay any plans for the Monroe Harding property until development can be discussed with the developer and the neighbors.

Thank you.

Michael Bernard
1492 Woodmont Blvd.
37215

Sent from [Mail](#) for Windows 10

From: attparents@aol.com [mailto:attparents@aol.com]
Sent: Tuesday, August 21, 2018 6:58 PM
To: Planning Commissioners
Cc: Pulley, Russ (Council Member); garynicholson1@gmail.com
Subject: 2018SP-017-001 Glendale & Scenic

To the Planning Commission,

I am a long time Green Hills resident and have many concerns about the sale and development of the Monroe-Harding property on Glendale Lane. All of Nashville should be doing all we can to save what little green space we have left, especially in light of all the building, paving, and loss of trees and green space to avoid the major floods we've suffered so recently.

These 12 acres could be a critical green space in light of all the increased building on formerly lots that had one home, and many more condos, and apartments. The Browns Creek flood plan will be significantly affected...what studies are being done about that?

The beautiful home that was designed by Henry Hibbs could be used by Metro for a community center, art center, or many other uses. The grounds with so many beautiful trees could be enjoyed by generations to come, giving much needed balance to the tremendous amount of growth that is overwhelming our neighborhoods. This will demonstrate the foresight of the Planning commission and city leaders to put our citizens and their quality of life first!

With increased traffic in Green Hills being an ongoing nightmare, please let us keep the traffic flow on Glendale one less problem!

Thank you for your kind attention to this letter.

Barbara and Gary Nicholson

1508 Clairmont Place

37215

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

From: Sharon [mailto:sbeckert@comcast.net]

Sent: Tuesday, August 21, 2018 6:48 PM

To: Planning Commissioners

Subject: Specific Plan (2018SP-017-001) for Glendale & Scenic

Please do not allow the Monroe Harding home to be demolished and the trees on the property cut down. Everyday, Nashville is destroying much of its visual and historical heritage. The same attributes that have been a huge part of our city's charm are being sacrificed to greed. Also, cutting down mature trees would be counter productive, not only environmentally, but also aesthetically. Please consider feasible alternatives such as repurposing the house and allowing a green space to remain.

From: janshaffer@bellsouth.net [mailto:janshaffer@bellsouth.net]
Sent: Tuesday, August 21, 2018 6:35 PM
To: Planning Commissioners
Subject: Specific Plan (2018SP-017-001) for Glendale and Scenic
Importance: High

Please DENY the Specific Plan referenced above as it will be presented and allow more time for an amended plan which includes such provisions as a Tree Preservation Plan, re-use of the historic building, and improved traffic management plan.

This is not a request that the property not be developed. It is a plea for recognition of three key elements:

- the historic nature of the main building,
- the necessity for conservation of more of the urban canopy, and
- the impact such a large development will have on traffic in the area.

My grandchildren live and go to school very close to Monroe-Harding, and out of concern for their neighborhood and Nashville as a whole, I ask you NOT to approve this Plan.

Jan Shaffer

5537 Hearthstone Lane

Brentwood, TN 37027

From: Linda Thoel [mailto:linsu31@gmail.com]
Sent: Tuesday, August 21, 2018 4:25 PM
To: Planning Commissioners
Subject: Specific Plan (2018SP-017-001) for Glendale and Scenic

Save the trees, improve the traffic management flow. Please do not pass the development as presented. More specific conditions are needed so that the development blends in with the surrounding neighborhood and doesn't create more traffic problems. And here is an opportunity to include the historical significance of the area by re-using the historic building. Please slow down the development just a bit to proscribe more specific conditions such as a Tree Preservation Plan, re-use of the historic building, improved traffic management plan, etc.

Linda Thael

220 Wauford Drive

Nashville, TN 37211

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

From: Rebecca Weinberg [mailto:rebeccaw1021@gmail.com]

Sent: Tuesday, August 21, 2018 4:12 PM

To: Planning Commissioners

Subject: Specific Plan (2018SP-017-001) for Glendale and Scenic

Attn: Planning Commission

To whom it may concern:

Re: Specific Plan (2018SP-017-001) for Glendale and Scenic.

The Specific Plan for the Monroe Harding historic site includes demolition of all the buildings and destruction of hundreds of trees. The historic Colonial Revival building designed by Henry Hibbs, a nationally-recognized architect, will be razed in the development of new homes. The property is private, non-profit, but receives public support. Therefore, the public has a vested interest because of donations and 91% public support from the 2016 Form 990. As a Brentwood resident and member of the community providing the aforementioned public support, I implore the Planning Commission to DENY the demolition of a historic mansion and tree destruction and allow more time for a more acceptable plan. In its current form, the proposal is inadequate with respect to plans for Tree Preservation in the planned green space and use of the recently-remodeled historic home. The home itself has intrinsic value to the Brentwood community and could potentially serve as a community clubhouse.

Respectfully,
Rebecca Weinberg, PhD
520 Mansion Dr.
Brentwood, TN 37027
Cell: (615)651-9264

From: Lee C. Camp [mailto:lee.camp@lipscomb.edu]
Sent: Tuesday, August 21, 2018 3:45 PM
To: Planning Commissioners
Cc: Laura Camp
Subject: Specific plan (2018SP-017-001) for Glendale and Scenic

Dear commissioners,

My wife and I live at 870 Glendale Lane, and are writing to request that you deny the demolition, tree destruction, and extensive development as planned at this site.

Thank you,

Lee Camp

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Lee C. Camp Ph.D., Professor of Theology & Ethics

p [615.966.1000](tel:615.966.1000) | e lee.camp@lipscomb.edu

Lipscomb University

lipscomb.edu | [t @tokensshow](https://www.tiktok.com/@tokensshow) | [fb leeccamp](https://www.facebook.com/leeccamp)

[instagram @leeccamp](https://www.instagram.com/leeccamp) | [g+ leeccamp](https://www.google.com/+leeccamp)

From: Lee Martin [mailto:lealand419@hotmail.com]
Sent: Tuesday, August 21, 2018 3:43 PM
To: Planning Commissioners
Subject: Specific Plan (2018SP-017-001) for Glendale and Scenic
Importance: High

Dear Planning Commission:

Please make every effort to **preserve** the historic Monroe-Harding mansion, and its canopy of **mature trees**.

As a member of and participant in Tree City USA, Metro Nashville should adhere to the philosophy and practice of preservation above development and short-term profit. Let's also plan for the future of our progeny and preserve Nashville's history and aesthetic for many years to come. Once it's gone it cannot be returned!

Thank you for your consideration.

Lee Martin

1005 Overton Lea Road

Oak Hill, Nashville

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

From: Denise [mailto:denise.bahil@gmail.com]
Sent: Tuesday, August 21, 2018 3:38 PM
To: Planning Commissioners
Subject: Specific Plan (2018SP-017-001) for Glendale and Scenic

Hello,

Regarding the development of the Monroe Harding site. Can we please consider keeping/restoring the building on the site. It's an interesting piece of history! And given that we've all but lost everything that was here from the Glendale Zoo, I'd hope we have learned a lesson. Future generations will appreciate it.

Here's my request:

1. Keep the building and develop a park around some portion of it (think Sevier Park with its historic house on the hill).
2. Keep the existing trees.
3. Add new homes around the historic building, the new park, and the existing trees.

Thank you,
Denise Bahil
907 Tower Place
Nashville, TN 37204

From: Malissa Sheppard [mailto:shoesale22@gmail.com]
Sent: Tuesday, August 21, 2018 3:31 PM
To: Planning Commissioners
Subject:

2018SP-017-001

Planners, I think it would be a terrible idea to cut down many trees and destroy an old house and land just for a new development.

Sincerely,

Malissa Sheppard

5256 McGavock Rd

Brentwood, TN

615-305-0812

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

From: Amy Watson [mailto:amymos44@gmail.com]

Sent: Tuesday, August 21, 2018 3:29 PM
To: Planning Commissioners
Subject: Specific Plan (2018SP-017-001) for Glendale and Scenic

Hello

This is Amy Watson and I'm voting against the destruction of the Monroe House and beautiful trees/landscape around it. Please developed a plan to enhance and include this site. Historical sites are important to the community and our city. Thanks for your consideration.

Amy Watson
244 Timmons Street
Nashville Tennessee 37211

Sent from my iPhone

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

From: Wayne Renardson [mailto:wayne.renardson@comcast.net]
Sent: Tuesday, August 21, 2018 3:13 PM
To: Planning Commissioners
Cc: Pulley, Russ (Council Member)
Subject: 2018SP-017-001 Glendale & Scenic

21/Aug/2018 13:24

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.

Wayne & Fay Renardson
1113 Woodvale Dr.
Nashville, TN 37204
615-292-2153

From: Brenda Hull [mailto:brendahull11@yahoo.com]
Sent: Tuesday, August 21, 2018 3:06 PM
To: Planning Commissioners
Subject: SPECIFIC PLAN 2018SP-017-001 FOR GLENDALE AND SCENIC

Please DENY the above-referenced Specific Plan in its present form. Added, specific conditions are needed, i.e., tree preservation, improved traffic management plan, etc.

Please allow more time for these specific conditions to be addressed and presented at a later date.

Thank you for your consideration.

Brenda F. Hull
4229 Jamesborough Place
Nashville, TN 37215-3614

From: Rolff Zwiep [mailto:rolffz@gmail.com]
Sent: Tuesday, August 21, 2018 2:53 PM
To: Planning Commissioners
Subject: Please stop the Specific Plan (2018SP-017-001) for Glendale and Scenic

This email is to express my opposition to the development and destruction the Monroe Harding historic site that includes demolition of all the buildings and destruction of hundreds of trees.

The Monroe-Harding Mansion is a historical Nashville building and property. Please stop this development and save the structure and the surrounding trees and property in the name of history!

Our plea is to reconsider the development and save the buildings that speak so much to the foundation of Nashville and surrounding communities.

Most sincerely,

-Rolf

615.642.2277

Rolf Zwiap
1702 Ashwood Ave,
Nashville, TN 37212

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From: Kennie Parker [mailto:kenniep@parkerwatts.com]
Sent: Tuesday, August 21, 2018 2:53 PM
To: Planning Commissioners
Subject: Monroe Harding property

Please do not approve the pending request of a developer to demolish the structure and remove many trees from this historic property.

Kennie Parker, CPCU

Parker & Watts Insurance Agency

4825 Trousdale Drive Suite 224

Nashville, TN 37220

615.833.3300

615.834.6366 fax

From: Amelia Scruggs [mailto:ameliascruggs1123@gmail.com]
Sent: Tuesday, August 21, 2018 2:43 PM
To: Planning Commissioners
Subject: SPECIFIC PLAN (2018SP-017-001)

Dear Planning Commission

The above plan needs more specific conditions that will address tree preservation, re-use of historic building, traffic patterns, etc.

Please consider this.

Thanks

--

Amelia Scruggs

5201 Regent Drive

Nashville, TN 37

220

615-330-1633 Cell

From: Barbara Clinton [mailto:barbclinton21@gmail.com]
Sent: Tuesday, August 21, 2018 2:42 PM
To: Planning Commissioners
Subject: Specific Plan (2018SP-017-001) for Glendale and Scenic

Please DENY this demolition and tree destruction and allow more time for a more acceptable plan. The Specific Plan for the Monroe Harding historic site includes demolition of all the buildings and destruction of hundreds of trees. The historic Colonial Revival building designed by Henry Hibbs, a nationally-recognized architect, will be flattened. (The building is in use today; it was renovated in 2012.) All this to make way for 31 luxury homes. I oppose the loss of this beautiful site in order to house more rich people. 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.

All the best,

Barbara Clinton

615-200-5155

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

From: Jill Adkins [mailto:jca2b@yahoo.com]
Sent: Tuesday, August 21, 2018 2:33 PM
To: Planning Commissioners
Subject: Specific Plan (2018SP-017-001) for Glendale and Scenic

Dear Planning Commission,

We cannot allow it to be voted through IN THE FORM THAT WILL 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.

I most definitely do not agree with the plan in its current form if it calls for the destruction of the trees/canopy. Jeez people. Many folks want a house/lot with trees on it. Many folks pay more for lots

with trees. So, why is it so many builders get rid of them? I don't want us to end up looking like downtown Nashville with little to no trees/canopy.

Sincerely,

Jill C. Adkins-Simmons
5132 Cochran Dr.
Nashville TN 37220

From: Judy Simpson [mailto:jkcats7@bellsouth.net]
Sent: Tuesday, August 21, 2018 2:31 PM
To: Planning Commissioners
Subject: Monroe Harding Proposal

Please do not pass the proposal as stated. Please consider a plan that conserves both the many trees and a use of the historical building.

Judy Simpson

Nashville, TN

From: Sara Granberry [mailto:sara.burnett@gmail.com]
Sent: Tuesday, August 21, 2018 2:25 PM
To: Planning Commissioners
Subject: Specific Plan (2018SP-017-001) for Glendale and Scenic

As a resident on Duncanwood Ct, I am highly concerned about the current plan for develop the property directly adjacent to my home which will destroy historic structures and mature trees. I am requesting reasonable development that does not ruin the site and the urban canopy. Please assure a more specific plan for this development that will preserve these trees and have improved traffic management. Thank you so much for your attention to this matter that hits very close to home!

Sara Granberry

1337 Duncanwood Ct (37204)

From: Alicia Santiago [mailto:aliciasantiago89@gmail.com]
Sent: Tuesday, August 21, 2018 2:16 PM
To: Planning Commissioners
Subject: Specific Plan (2018SP-017-001) for Glendale and Scenic

Hello,

I'm writing to request that more conditions to this plan including a Tree Preservation Plan, re-use of the historic building, and improved traffic management plan.

Thank you,

Alicia Santiago-Haslag

3611 Rainbow Place

Nashville TN

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

From: Orba Allred [mailto:allredo@bellsouth.net]
Sent: Tuesday, August 21, 2018 2:03 PM
To: Planning Commissioners
Subject: Destruction of historic buildings and trees Glendale

Please put a stop to this
Sent from my iPad

From: Claudette Ryan [mailto:aileneryan13@gmail.com]
Sent: Tuesday, August 21, 2018 1:40 PM
To: Planning Commissioners
Subject: Subject line: Specific Plan (2018SP-017-001) for Glendale and Scenic.

Please deny the above mentioned plan for development in its current form. Nashville is losing far too many historic buildings in the current building boom. These historic buildings are lost forever, and, as a concerned citizen, I urge you to require the preservation of these buildings.

Also, as a garden club member, I have been made aware of the loss of much needed green space in our environment. Please rethink these development plans and require more reasonable plans that preserve our heritage and our trees.

Thank you

Claudette Ryan

4905 Timberhill Drive. 37211

From: Phillips Household [mailto:6bamafan@bellsouth.net]

Sent: Tuesday, August 21, 2018 1:32 PM

To: Planning Commissioners

Subject: Subject line: Specific Plan (2018SP-017-001) for Glendale and Scenic

To the Planning Commissioners:

Please do not allow exemptions for the developer of the Monroe Harding property. A better plan is needed for the development that does not include so much tree destruction and the demolition of the historic building on the property.

Developers have been allowed way too much leeway in our city, with the "2 McMansions on one property" being a huge case in point. Please listen to the nearby residents and other long-term residents of this city on this one, and stop the current plan for the development of the Monroe Harding property.

Sincerely,

Julie Phillips

339 Timberdale Ct.

Nashville, TN 37211

From: Joseph Saoud [mailto:j_saoud@hotmail.com]

Sent: Tuesday, August 21, 2018 1:16 PM

To: Planning Commissioners

Subject: 2018SP-017-001 Glendale & Scenic

To Planning Commissioners:

We live on 1308 Duncanwood Court and cannot even imagine our main road becoming a larger public access road. The homes on Duncanwood were not built and designed with higher traffic in mind, nor were the roads planned wide enough to serve a larger bi-directional traffic flow. Furthermore, we should be given the first right of refusal on buying the properties/land directly adjacent to our backyards to avoid years of dirt and noise, let alone the loss of a significant amount of green space. I hope you vote against the development plan.

Regards,

Joseph Saoud

From: Julia Cohen [mailto:juliapcohen@gmail.com]

Sent: Tuesday, August 21, 2018 12:57 PM

To: Planning Commissioners

Subject: Specific Plan (2018SP-017-001) for Glendale and Scenic

Hello,

I am writing because I am very concerned about the Specific Plan for the Monroe Harding historic site, which includes demolition of all the buildings and destruction of hundreds of trees. Although I and others who

share my concern are not opposed to development of the site; we are asking for reasonable development that does not ruin the site and the urban canopy.

The public has a vested interest in this issue because of donations and and 91% public support from the 2016 Form 990. Thus, although the plan will go to a private developer, we believe it is the entire city's business .

As far as trees are concerned, keeping the tree cover we currently have in Nashville—and planting more trees—is crucial for our city moving forward—for our air quality, to provide shade, and no less important, because trees can offer Nashville a way forward in a changing climate. (I recently learned of an initiative that Melbourne is taking to plant many more trees in the city, something a recent NPR segment on climate change also announced can also help lower temperatures at night).

I would ask that you consider denying the demolition plan in its current form and allow more time—and also for more community input—before moving forward. Adjustments could include a Tree Preservation Plan, re-use of the historic building, improved traffic management plans, and so on. (Vanderbilt is currently offering, for free, a historic building if someone is willing to move and preserve it—perhaps a similar idea could be floated in this case?)

Many thanks for your time,

Julia Cohen

2814A West Kirkwood Ave.

Nashville, TN 37204

From: jane Lauer [mailto:jlnashville@aol.com]

Sent: Tuesday, August 21, 2018 12:05 PM

To: Planning Commissioners

Subject: 2018SP-017-001 Glendale & Scenic

Planning Commision:

As a resident of Green Hills and specifically Glendale Garden Drive, I am opposed to the building of the 31 luxury homes slated for development on the Monroe Harding land. To begin with this is too close or may be in a flood plain. This will make the area too congested.

Please vote against this.

Thank you,

Jane Lauer

104 Glendale Garden Dr.

Nashville, 37204

615-714-7554

From: jane Lauer [mailto:jlnashville@aol.com]

Sent: Tuesday, August 21, 2018 12:05 PM

To: Planning Commissioners

Subject: 2018SP-017-001 Glendale & Scenic

Planning Commision:

As a resident of Green Hills and specifically Glendale Garden Drive, I am opposed to the building of the 31 luxury homes slated for development on the Monroe Harding land. To begin with this is too close or may be in a flood plain. This will make the area too congested.

Please vote against this.

Thank you,

Jane Lauer

104 Glendale Garden Dr.

Nashville, 37204

615-714-7554

Item 11, 3700 Woodlawn Subdivision

From: Cathy Lale [mailto:cslale@comcast.net]
Sent: Tuesday, August 21, 2018 3:22 PM
To: Planning Commissioners
Subject: Pennington Proposal - 3700 Woodlawn Drive

To whom it may concern,

My husband and daughter and I lived at 3631 Woodlawn Drive (corner of Woodlawn and Lynnbrook Road) from 1976-1990. After our daughter's wedding in the front yard, we decided to move into a smaller home. When the property came back up for sale in 2003, loving the community and beauty of the neighborhood, we purchased it back! After my husband's death 3 years ago, my daughter and her family moved in with me. Many updates have been made on our home, making it quite attractive for anyone driving on Woodlawn/Lynnbrook.

I oppose the development planned for 3700 Woodlawn Drive (Pennington property) which is directly across the street from me. The double stacking of homes is not in keeping with our neighborhood. Pulling out of our driveway we look directly on to this property. The destruction of the beautiful, old trees to build this development or any future ones would be tragic.

I am not able to be at the meeting on Thursday, August 23, so please take this as my vote NO to the Pennington proposal.

Thank you,

Charlene Sherrill

