

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

### Item 3 – Glendale and Scenic SP

**From:** Katherine Rogers [mailto:katherinemrogers@gmail.com]  
**Sent:** Thursday, August 23, 2018 11:59 AM  
**To:** Planning Commissioners  
**Subject:** 2018SP-017-001 Glendale & Scenic / Monroe Harding SP

Katherine Rogers

1143 Brookmeade Drive

Nashville, TN 37204

Regarding 2018sp-017-001 Glendale & Scenic:

I live on the corner of Brookmeade and Duncanwood Drive at the front of the neighborhood, and my main concern if the current plan goes through is the increased traffic - but specifically the speed with which the cars drive down Duncanwood. We often have dog walkers, children playing in the street / cove, etc., and I am concerned with increased traffic that we will lose that. People already pick up speed going down Duncanwood, and I'm curious what will be done to curb that. Can we please get speed bumps? A sidewalk would be nice, but it won't slow down the traffic. And, I'm sorry, but just lowering the speed limit won't do anything. I hate to lose our current neighborhood perks.

Additionally and separately, we have been going round and round with Barlow Builders now for a while. I asked at the last meeting why the new development needed to be connected to Duncanwood & Granny White Court at all. From what I was told by Barlow Builders and Russ Pulley, they don't need to be; it is simply Barlow Builders's right. There is an easy solution to all of this...utilize the existing

driveway to Monroe Harding off Glendale and keep the new neighborhood its own development. Just a thought.

Thank you,

Katherine Rogers

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

From: Donald Overdorf [mailto:pmodro@comcast.net]

Sent: Thursday, August 23, 2018 11:10 AM

To: Planning Commissioners

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

I oppose the Specific Plan 2018SP-017-001 (Glendale and Scenic) in the form that will be presented on Thursday. Too much flooding has taken place in this area and planning should be modified to prevent the flooding in the future rather than OK-ing 31 new homes with runoff adding to the flooding problem.

Don Overdorf  
101 Braxton Hill Ct  
Nashville TN 37204

Sent from my iPad

**From:** Maggie Purifoy [mailto:mgpurifoy@gmail.com]

**Sent:** Wednesday, August 22, 2018 9:23 PM

**To:** Planning Commissioners

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

Dear Planning Commissioners ~

I am writing you with an appeal to delay the proposed demolition and subsequent development on the Monroe Harding historic site until the following conditions are amended:

-Tree Preservation Plan

-Use of the home built by Henry Hibbs, the architect of many well known buildings on Vanderbilt campus

-Traffic management for the neighborhood

There is a similar (to my knowledge) subdivision going in within my neighborhood, but their plans included the preservation of the historic home (Granbery) and grounds. It is shameful to keep giving up our architectural heritage and urban canopy to developers like the ones working on Glendale.

Thank you for your consideration.

Most sincerely,

Maggie Purifoy

5120 Pritchett Dr.

Nashville, TN 37220

**From:** Ronna Rubin [mailto:[ronna@rubinmedia.biz](mailto:ronna@rubinmedia.biz)]

**Sent:** Thursday, August 23, 2018 10:46 AM

**To:** Planning Commissioners

**Cc:** Pulley, Russ (Council Member)

**Subject:** PLEASE VOTE NO on 2018SP-017-001 Glendale/Scenic (Monroe Harding property)

To the members of the Planning Commission:

I'm asking you to please **vote NO** on **2018SP-017-001 Glendale/Scenic**.

This acreage is the largest remaining green space in Green Hills as well as in this part of the county. To wipe-out more than 200 mature trees and multiple buildings including the historic Henry Hibbs-designed main building of Monroe Harding without further thought for at least partial preservation is short-sighted at best, reckless at worst.

I am a longtime neighbor of this property and can attest to the already densely populated neighborhood and heavily trafficked Glendale Lane during a.m. and p.m. rush hours. To add 31 additional homes will forever have a negative effect on this older, established neighborhood that once housed Nashville's first zoo, The Glendale Park Zoo.

This is a rare scenario where you have the luxury of time on your side. Please take advantage of this time to request a plan that will balance new development with the preservation of this 100+-year-old institution.

Thank you.

Ronna Rubin  
4320 Dale Avenue  
Nashville 37204

**From:** Allison Duke [mailto:allison.duke@lipscomb.edu]  
**Sent:** Thursday, August 23, 2018 10:25 AM  
**To:** Planning Commissioners  
**Subject:** Specific Plan (2018SP-017-001) for Glendale and Scenic

I am a supporter of the Monroe Harding programs and I am thrilled for them to step forward in their mission. When they relocate, they will leave a massive tree canopy and land that provides wellness benefits for many adults and children in the way of reducing urban noise / pollution and providing natural habitat. I know everyone is so busy, but please take the time to advocate for smart planning for this land in conjunction with buyers and other parties. It is not simple to find compromise or solution but the repercussions of poor design or badly executed coordination of development is much more complex. Please stand up for this. Your voice is needed regarding Specific Plan (2018SP-017-001) for Glendale and Scenic. Please consider emailing the Planning Commission prior to 12 Noon on August, 23 (Thursday). 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. Note that we 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 property is private, non-profit, but receives public support. Therefore, the public has a vested interest because of donations and and 91% public support from the 2016 Form 990. It is a private developer but it is the entire city's business . The develop is asking for exemptions that affect our neighborhood. We have a seat at the table because of the public support and the right to speak at a public meeting. 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. The Planning Commission has the authority to DENY this demolition and tree destruction and allow more time for a more acceptable plan.

Sincerely,

Allison Duke

805 Lealand Court

Nashville, TN 37204

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**Dr. Allison Burgess Duke, Ph.D.**

Associate Dean, Graduate Business

Associate Professor, Management

College of Business

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[instagram @lipscombbusiness](https://instagram.com/lipscombbusiness) | [g+ lipscomb](https://plus.google.com/lipscomb)

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

From: Nikki Allen [mailto:pba9999@gmail.com]  
Sent: Thursday, August 23, 2018 10:13 AM  
To: Planning Commissioners  
Cc: Patricia (Nikki) B Allen  
Subject: Specific Plan (2018SP-917-001) for Glendale & Scenic

DENY DEMOLITION & TREE DESTRUCTION-DO NOT DENY US OUR HISTORY! Please!!!  
Please allow more time for an acceptable plan!!!'

Patricia B Allen  
1900 Richard Jones Road-D-1  
37215  
615-500-8640

Sent from my iPhone

**From:** Sara Otterstrom [mailto:saraotter@comcast.net]  
**Sent:** Thursday, August 23, 2018 9:20 AM  
**To:** Planning Commissioners  
**Cc:** Pulley, Russ (Council Member)  
**Subject:** 2018SP-017-001 Glendale & Scenic

I am writing regarding the hearing scheduled for Thursday, August 23, 2018 for the rezoning for the Monroe Harding property.

I oppose the redevelopment of Monroe Harding and the current proposed plan. I think number of homes will have a significant impact on area traffic and surrounding neighborhoods.

If the entrance to Monroe Harding on Glendale has served that property since 1934, why will it continue not to serve the neighbors in the new development? Why must the residents of Duncanwood Drive, Duncanwood Court and Green Hills Court be affected? Duncanwood Drive is narrow and has no sidewalks. Additionally we have no school bus service due to the proximity of JT Moore Middle School. My main concern is the increased traffic on our street during rush hour, while school is in session.

I would support Barlowe Builders plan if it was not so disruptive to the 100 +homeowners who reside on these three streets. Please consider a modified plan that maintains an entrance only on Glandale Lane, as this has been this properties intended entrance for over 80 years.

Sara Otterstrom, 1131 Duncanwood Drive, Nashville, TN 37204

**From:** Tharpe, Katherine A [mailto:katherine.a.tharpe@vumc.org]  
**Sent:** Thursday, August 23, 2018 9:04 AM  
**To:** Planning Commissioners  
**Subject:** Specific Plan (2018SP-017-001) for Glendale and Scenic

I do not support the 2018SP-017-001 plan. I do not want to see a historical home or established trees to be demolished. Please do not move forward with this plan.

Thank you.

Katie Tharpe

5149 Fredericksburg Way E

Brentwood, TN 37027

**Katie Tharpe**

Business Analyst | Perioperative Analytics & Reporting

Perioperative Services | Vanderbilt University Hospital

P (615) 875-1711

[katherine.a.tharpe@vumc.org](mailto:katherine.a.tharpe@vumc.org)

VANDERBILT  UNIVERSITY  
MEDICAL CENTER

**From:** shstandifer [mailto:shstandifer@bellsouth.net]  
**Sent:** Thursday, August 23, 2018 1:30 AM  
**To:** Planning Commissioners  
**Subject:** Specific Plan (2018SP-017-001) for Glendale and Scenic

Please do not demolish the historic Monroe Harding Site and all of the out buildings and hundreds of trees on the site. This beautiful Colonial Revival building designed by Henry Hibbs, a nationally-recognized architect, should not be destroyed.

Please take this into consideration when making your decision. Once these beautiful buildings are gone, they are never replaced. It seems that in this country we destroy quite often and then we are sorry.

Sharon Standifer  
3737 West End Avenue  
Nashville, TN 37205

**From:** Michael Evans [mailto:mikeevans777@gmail.com]  
**Sent:** Wednesday, August 22, 2018 11:08 PM  
**To:** Planning Commissioners  
**Subject:** Specific Plan 2018SP-017-001 Glendale and Scenic

Dear Commissioners,

I am a resident of Green Hills.

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,

Michael Evans

**From:** Lynne King [mailto:lynne.king99@yahoo.com]  
**Sent:** Wednesday, August 22, 2018 6:57 PM  
**To:** Planning Commissioners  
**Subject:** Request to Represent a Community Coalition re: 2018SP-017-001

Good evening,

I am requesting five minutes to speak on behalf of our neighborhood Keep the Green in Green Hills (formerly Concerned Neighbors of Monroe Harding) at the Planning Commission Meeting on August 23, 2018.

I previously sent a request to speak at the August 8 meeting and was not sure if that request would carry over to August 23.

The topic is Concerns Regarding the SP.

Thank you,

Lynne King

102 Braxton Hill Ct, 37204

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

**Sent:** Wednesday, August 22, 2018 3:59 PM

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

**Cc:** Patsy Partin; Deborah Evans; Michelle Hall; Kathleen Ervin; Mike Evans; Lynda Miller

**Subject:** Exhibits for Public Comments re: Specific Plan 2018SP-017-001 Glendale and Scenic SP on August 23, 2018

Commissioners,

The attachments are Exhibits A - D that will be referenced during Public Comments. These are being sent early so that you have the opportunity to review them in advance of the Planning Commission Meeting and will be referenced during our presentation.

I look forward to speaking to you tomorrow.

Thank you.

Lynne King

102 Braxton Hill Court

**(attachments follow)**

# **Exhibit A**

Metro Planning Commission

2018SP-017-001

GLENDALE AND SCENIC

August 23, 2018

## Help Us Keep Monroe Harding Historic and Green! Save the Last Green Tract in Green Hills!



1,374 have signed. Let's get to 1,500!



**Lynne King** started this petition to [tim.walker@nashville.gov](mailto:tim.walker@nashville.gov) and 2 others

Signing this petition indicates your desire to keep the 19+ Monroe Harding acres (which are for sale) on 1120 Glendale Lane in Green Hills green, save the historic buildings and save 200+ century-old trees. Keeping the property as green as possible also alleviates increased traffic congestion, keeps density of homes to a minimum, and avoids an increase flooding in Brown's Creek.

**URGENT CALL TO ACTION** - A developer, Austin Pennington with Barlow Builders, wants to buy the historic 19.87-acre Monroe Harding campus in Green Hills for redevelopment with 31 new luxury homes. Barlow Builders would demolish the entire Monroe Harding campus - all five buildings including the main Colonial Revival building designed by noted local architect Henry C. Hibbs - and some 200 mature trees. Historic Nashville included the Monroe Harding campus on their 2012 Nashville Nine list of the city's most endangered historic places for this very reason.

Last December, Metro Councilman Russ Pulley (District 25) requested an SP rezoning (2018SP-017-001) from the Metro Planning Commission in order to redevelop the historic Monroe Harding campus, which is eligible for listing on the National Register of Historic Places, for an institution such as a church or school with 2 new residential houses. This proposal, however, has been delayed due to the new proposal for demolition.

Monroe Harding should sell the campus to a preservation-friendly buyer who would reuse the historic buildings, instead of tear them down.

We also hope you will ask that the Metro Planning Commission and Metro Council DENY any SP rezoning request that would require demolition of the historic Monroe Harding campus. Balancing new development with preservation should be a top priority for Metro Planning and Metro Council. Other cities find a way, why can't Nashville?

eSignatures from Help Us Keep Monroe Harding Historic and Green! Save the Last  
Green Tract in Green Hills! Petition via Change.org

580 NASHVILLE  
780 TN TOTAL

David Kemp	Alcoa, TN	2018-03-14
Joy Cameron	Antioch, TN	2018-03-11
Pat Halper	Antioch, TN	2018-03-12
Sarah Bradford	Antioch, TN	2018-03-13
Connell Stuard	Antioch, TN	2018-03-14
John Giammarco	Antioch, TN	2018-03-15
Tracy Facelli	Antioch, TN	2018-03-17
Jena Moody	Antioch, TN	2018-03-17
LaQuita James	Antioch, TN	2018-03-19
Erica Clanton	Antioch, TN	2018-04-11
Alan Campbell	Arlington, TN	2018-03-14
Jalena Bowling	Arlington, TN	2018-04-12
Carl Thomason	Ashland City, TN	2018-03-17
Zada Law	Ashland City, TN	2018-04-12
Rita Osborne	Atoka, TN	2018-03-27
Angela Lenhart	Auburn, IN	2018-03-22
Rachael Waldrop	Bakewell, TN	2018-03-21
Cynthia Landis	Beechgrove, TN	2018-04-15
amy strobel	Bell Buckle, TN	2018-05-08

Patty Compton	Bellevue, TN	2018-04-12
Martha Barry	Bells, TN	2018-03-18
Jose Vasquez	Bolivar, TN	2018-03-20
Denise Mangrum	Bon Aqua, TN	2018-03-18
Deanna Vaughn	Brentwood, TN	2018-03-11
Jason Zasky	Brentwood, TN	2018-03-11
Kathy White	Brentwood, TN	2018-03-11
Michelle Povliches	Brentwood, TN	2018-03-12
Kathy Ignatz	Brentwood, TN	2018-03-13
Brian Ousley	Brentwood, TN	2018-03-13
Tracy Barry	Brentwood, TN	2018-03-13
Jen Harrow	Brentwood, TN	2018-03-14
Emily Webb	Brentwood, TN	2018-03-15
Carolyn Steinhouse	Brentwood, TN	2018-03-15
Theresa Pol	Brentwood, TN	2018-03-16
Debbie Ballard	Brentwood, TN	2018-03-16
Pam Rice	Brentwood, TN	2018-03-16
Heather High	Brentwood, TN	2018-03-18
Julie Sarvak	Brentwood, TN	2018-03-18
Ron Doyle	Brentwood, TN	2018-03-18
Nancy Norman	Brentwood, TN	2018-03-18
Jennifer Ayala	Brentwood, TN	2018-03-21

Chad Shake	Brentwood, TN	2018-03-29
Amy Algee	Brentwood, TN	2018-04-05
David McDaniel	Brentwood, TN	2018-04-11
wray estes	Brentwood, TN	2018-04-12
Cynthia Mcnutt	Brentwood, TN	2018-04-12
Joey Fuson	Brentwood, TN	2018-05-05
Andrea McKellar	Brentwood, TN	2018-05-06
Bobby Thym	Brentwood, TN	2018-05-06
David Bullock	Brentwood, TN	2018-05-06
Trey Bruce	Brentwood, TN	2018-06-11
Candy Kurilko	Burns, TN	2018-03-12
Vicki Jordan	Cane Ridge, TN	2018-03-14
Nelson Wennerlund	Cedar Hill, TN	2018-05-08
Connie Bone	Centerville, TN	2018-03-15
Kenny Field	Chuckey, TN	2018-03-22
Victoria Traylor	Clarksville, TN	2018-03-18
Hanna Casey	Columbia, TN	2018-03-18
Bob East	Columbia, TN	2018-03-18
Vicki Brumfield	Columbia, TN	2018-03-20
Cindy Evans	Cottontown, TN	2018-04-11
Karen Hellard	Dickson, TN	2018-03-24
Billy Hughes	Erin, TN	2018-03-18

Emily Pierce	Erin, TN	2018-03-18
Cindy Bernd	Estill Springs, TN	2018-03-14
Cindy Duncan	Fairview, TN	2018-03-15
Ginia Wood	Fairview, TN	2018-03-15
Greg Ericson	Franklin, TN	2018-03-11
Debbie Laster	Franklin, TN	2018-03-12
Gilbert Cowdrey	Franklin, TN	2018-03-12
Sheila Register	Franklin, TN	2018-03-12
Nancy Malone	Franklin, TN	2018-03-14
Thomas Barnes	Franklin, TN	2018-03-14
Amanda Merriman	Franklin, TN	2018-03-15
Hannah Tiblier	Franklin, TN	2018-03-15
Elizabeth McClain	Franklin, TN	2018-03-15
Judith Payton	Franklin, TN	2018-03-15
Julie Martin	Franklin, TN	2018-03-15
Lynelle McDonald	Franklin, TN	2018-03-15
Joy Jackson	Franklin, TN	2018-03-15
Peggy Poag	Franklin, TN	2018-03-15
Linda Leebron	Franklin, TN	2018-03-15
Kelly Dannenfelser	Franklin, TN	2018-03-16
Vicki Markham	Franklin, TN	2018-03-17
tamera brooks	Franklin, TN	2018-03-17



Ann Severance	Franklin, TN	2018-03-18
Donna clements	Franklin, TN	2018-03-18
Ninette Giardina	Franklin, TN	2018-03-18
Fran Osteen	Franklin, TN	2018-03-19
Erin Dunn	Franklin, TN	2018-03-19
Dustin Kitch	Franklin, TN	2018-03-19
Laura Turner	Franklin, TN	2018-03-19
Catherine Morris	Franklin, TN	2018-03-19
Charles Clements	Franklin, TN	2018-03-19
Kelli Campbell	Franklin, TN	2018-03-22
Brenda Wenk	Franklin, TN	2018-04-01
Sherry Bach	Franklin, TN	2018-04-12
Susannah White	Franklin, TN	2018-04-15
Sara Stanton	Franklin, TN	2018-05-06
Nanette Robinson	Franklin, TN	2018-05-27
Cindy Hudson	Franklin, TN	2018-05-27
Keith Wallace	Franklin, TN	2018-06-11
Mary Schuver	Frostproof, FL	2018-03-15
Brown Ambrose	Gallatin, TN	2018-03-14
Jonathan Geeslin	Gallatin, TN	2018-03-15
Cynthia Silberblatt	Gallatin, TN	2018-04-13
Mary Dittmann	Gautier, MS	2018-05-05

Sandra Lynn	Goodlettsville, TN	2018-03-13
Lisa W.	Goodlettsville, TN	2018-04-30
Tennelle White	Greenbrier, TN	2018-03-15
Kathy Rollins	Hendersonville, TN	2018-03-12
Vicki Lashley	Hendersonville, TN	2018-03-14
Julia post	Hendersonville, TN	2018-03-14
Alexandra Toppins	Hendersonville, TN	2018-03-18
Jesse Walker	Hendersonville, TN	2018-04-11
Ricky Davis	Hendersonville, TN	2018-04-12
Ramona Wilkes	Hermitage, TN	2018-03-13
Tim Weeks	Hermitage, TN	2018-03-13
Wanda Vickstrom	Hermitage, TN	2018-03-13
Dawn Sheehan	Hermitage, TN	2018-03-14
Lynne Drysdale Patterson	Hermitage, TN	2018-03-14
Laura Richeson	Hermitage, TN	2018-03-14
Teela Stephens	Hermitage, TN	2018-03-15
Lynda Glascock	Hermitage, TN	2018-03-15
Debi Turner	Hermitage, TN	2018-03-21
Lindsey Farrar	Hermitage, TN	2018-04-11
Alexandra Robinette	Hixson, TN	2018-03-15
Sharon Lawson	Hixson, TN	2018-05-06
Cathy Black	Jasper, TN	2018-03-18

sheila bartlett	Joelton, TN	2018-03-14
James Coale	Joelton, TN	2018-03-15
Beverly Wise	Johnson City, TN	2018-03-16
John Adamson	Kingston Springs, TN	2018-03-15
Adam Flowers	Kingston Springs, TN	2018-03-19
Jennifer Ballentine	Kingston Springs, TN	2018-03-22
Marsha Uselton	Knoxville, TN	2018-03-12
Lilian Lawrence Wdowiak	Knoxville, TN	2018-03-14
Stephanie Bonovich	Knoxville, TN	2018-03-17
Kendall Ani	Knoxville, TN	2018-03-20
Brigitte Stewart	Knoxville, TN	2018-04-04
Janolyn Frazier	La Vergne, TN	2018-04-11
Greg MacBain	Lebanon, TN	2018-03-14
Susan Carver	Lebanon, TN	2018-03-14
Laurel Johnston	Lebanon, TN	2018-03-15
Debbie Rieke	Lebanon, TN	2018-03-16
Dawn Wallace	Lebanon, TN	2018-03-18
Roger Hinderliter	Leesburg, IN	2018-03-17
Lori Brennan	Lewisburg, TN	2018-03-11
Jacqueline Cochrane	Livingston, TN	2018-03-14
kathy patterson	Madison, TN	2018-03-13
Robbie Jones	Madison, TN	2018-03-13

Shawn Norton	Madison, TN	2018-03-13
Barbara Mccarthy	Madison, TN	2018-03-13
Bonnie Seay	Madison, TN	2018-03-14
KM Parker	Madison, TN	2018-03-14
Charlie Martin II	Madison, TN	2018-03-17
Cynthia Rouch	Madison, TN	2018-04-10
Jane-Coleman Harbison	Madison, TN	2018-04-11
Melissa Alexander	Maryville, TN	2018-03-23
Laura Williams	Memphis, TN	2018-03-26
John Dunlap	Memphis, TN	2018-05-07
Bill Zotto	Mount Juliet, TN	2018-03-13
Jenny Lamb	Mount Juliet, TN	2018-03-13
Barbara Howell	Mount Juliet, TN	2018-03-14
Mary Bigger	Mount Juliet, TN	2018-05-08
Karen Thompson	Mount Juliet, US	2018-03-13
brad richmond	Murfreesboro, TN	2018-03-13
Sarina Smith	Murfreesboro, TN	2018-03-13
Julie Spotswood	Murfreesboro, TN	2018-03-13
Krystin Bejian	Murfreesboro, TN	2018-03-14
Jane Marcellus	Murfreesboro, TN	2018-03-14
M My	Murfreesboro, TN	2018-03-14
Allison Jones	Murfreesboro, TN	2018-03-15

Amy Hodgjin	Murfreesboro, TN	2018-03-18
Allison porter	Murfreesboro, TN	2018-03-19
Pat Duke	Murfreesboro, TN	2018-03-21
Jonathan Erwin	Murfreesboro, TN	2018-03-22
Jane Strobel	Murfreesboro, TN	2018-05-08
Ben Strobel	Murfreesboro, TN	2018-05-08
Allen Richardson	Murfreesboro, TN	2018-05-08
Tim Yoko	Murfreesboro, TN	2018-06-23
Lynne King	Nashville, TN	2018-03-10
Barbara Gay	Nashville, TN	2018-03-10
Ed Binkley	Nashville, TN	2018-03-10
Michelle Hall	Nashville, TN	2018-03-10
Pamela Groom	Nashville, TN	2018-03-10
Melissa George	Nashville, TN	2018-03-10
Kathleen Ervin	Nashville, TN	2018-03-10
Patsy Partin	Nashville, TN	2018-03-11
Robert Snow	Nashville, TN	2018-03-11
Mike Hardy	Nashville, TN	2018-03-11
Thomas Whitton	Nashville, TN	2018-03-11
Cameron Murphy	Nashville, TN	2018-03-11
Ryan Parrish	Nashville, TN	2018-03-11
LE Gifford	Nashville, TN	2018-03-11

Kristen Fox	Nashville, TN	2018-03-11
Heather Hammond	Nashville, TN	2018-03-11
Carol Nestler	Nashville, TN	2018-03-11
meghan moncayo	nashville, TN	2018-03-11
LORI Grow	Nashville, TN	2018-03-11
Herman Partin	Nashville, TN	2018-03-11
Laura Mullet	Nashville, TN	2018-03-11
Alison Helmstetter	Nashville, TN	2018-03-11
Daphne Lauderdale	Nashville, TN	2018-03-11
Brooke Vigerust Vigerust	Nashville, TN	2018-03-11
Evelyn Hoyt	Nashville, TN	2018-03-11
L.N. P. Summers	Nashville, TN	2018-03-11
Christopher Black	Nashville, TN	2018-03-11
David Stansberry	Nashville, TN	2018-03-11
Sandy Jorgens	Nashville, TN	2018-03-11
Deborah Evans	Nashville, TN	2018-03-11
Monica Cook	Nashville, TN	2018-03-11
rebecca page	Nashville, TN	2018-03-11
Claire Smrekar	Nashville, TN	2018-03-11
Lynda Miller	Nashville, TN	2018-03-11
Peg Beehan	Nashville, TN	2018-03-11
Aileen Surface	Nashville, TN	2018-03-11

Quincy Nelson	Nashville, TN	2018-03-11
Peggy Motley	Nashville, TN	2018-03-11
Nancy Molteni	Nashville, TN	2018-03-11
Lynn Ferguson	Nashville, TN	2018-03-11
Anne Smith	Nashville, TN	2018-03-11
Amanda Brown	Nashville, TN	2018-03-11
Alice Rogan	Nashville, TN	2018-03-11
John DeLuca	Nashville, TN	2018-03-11
Ruth Scobey	Nashville, TN	2018-03-11
Debra Prince	Nashville, TN	2018-03-11
Kandace Dalton	Nashville, TN	2018-03-11
Karen Jarratt	Nashville, TN	2018-03-11
Michael Evans	Nashville, TN	2018-03-11
Lydia Horton	Nashville, TN	2018-03-11
Beth Johnson	Nashville, TN	2018-03-11
Janet Davies	Nashville, TN	2018-03-11
Art McDonald	Nashville, TN	2018-03-11
Chrissie Scott	Nashville, TN	2018-03-11
Patricia Callison	Nashville, TN	2018-03-11
merry threlkeld	nashville, TN	2018-03-11
John Springer	Nashville, TN	2018-03-11
Virginia Byrn	Nashville, TN	2018-03-12

Kelly Rutledge	Nashville, TN	2018-03-12
Mary Vaughn	Nashville, TN	2018-03-12
Lisa Zhito	Nashville, TN	2018-03-12
George Crawford	Nashville, TN	2018-03-12
Michael Auliso	Nashville, TN	2018-03-12
Kim Temple	Nashville, TN	2018-03-12
Abbi Maher	Nashville, TN	2018-03-12
Katie Noss	Nashville, TN	2018-03-12
Elizabeth O'Shea	Nashville, TN	2018-03-12
Lucie Carroll	Nashville, TN	2018-03-12
Tama McCoy	Nashville, TN	2018-03-12
Glen Rockhill	Nashville, TN	2018-03-12
Cynthia Bickel	Nashville, TN	2018-03-12
Ronna Rubin	Nashville, TN	2018-03-12
Charlotte Cooper	Nashville, TN	2018-03-12
Melony Pugh-Weber	Nashville, TN	2018-03-12
Diana Springfield	Nashville, TN	2018-03-12
Joan Borinstein	Nashville, TN	2018-03-12
David Chambers	Nashville, TN	2018-03-12
Margaret Evans	Nashville, TN	2018-03-12
McKinsney Conkwright	Nashville, TN	2018-03-12
Evadne Awh	Nashville, TN	2018-03-12



Michele Hodges	Nashville, TN	2018-03-12
Laurie Hester	Nashville, TN	2018-03-12
Kelly Birdwell	Nashville, TN	2018-03-12
evelyn dana	Nashville, TN	2018-03-12
Sandra Merritt	Nashville, TN	2018-03-12
Monica Flynn Urness	Nashville, TN	2018-03-12
Karen Pfeifer	Nashville, TN	2018-03-12
allison schaufele	Nashville, TN	2018-03-12
Julian Lane	Nashville, TN	2018-03-12
Sandra Smith	Nashville, TN	2018-03-12
Gudrun West	Nashville, TN	2018-03-12
Susan Oven	Nashville, TN	2018-03-12
Sara Otterstrom	Nashville, TN	2018-03-12
Melissa Threatt	Nashville, TN	2018-03-12
Luther Wooten	Nashville, TN	2018-03-12
Holly Quick	Nashville, TN	2018-03-12
Wayne Renardson	Nashville, TN	2018-03-12
Jason Morris	Nashville, TN	2018-03-12
Kelly Sharber	Nashville, TN	2018-03-12
Katherine Schmiede	Nashville, TN	2018-03-12
Fay Renardson	Nashville, TN	2018-03-12
Caprice Craig	nashville, TN	2018-03-12

Adam Sorensen	Nashville, TN	2018-03-12
Laura Van Sickle	Nashville, TN	2018-03-12
eric austin	Nashville, TN	2018-03-12
Laura Murak	Nashville, TN	2018-03-12
Joseph Fischer	Nashville, TN	2018-03-12
lyla carman	Nashville, TN	2018-03-12
Amanda Shaffer	Nashville, TN	2018-03-12
Samantha Cunningham	Nashville, TN	2018-03-13
Heidi Welch	Nashville, TN	2018-03-13
Luda Davies	Nashville, TN	2018-03-13
Felicia Bass	Nashville, TN	2018-03-13
Elizabreth White	Nashville, TN	2018-03-13
Phyllis Stark	Nashville, TN	2018-03-13
Mary Flora	Nashville, TN	2018-03-13
jenny schmidt	Nashville, TN	2018-03-13
Scott Newman	Nashville, TN	2018-03-13
LAUREN Cook	Nashville, TN	2018-03-13
John Berggren	Nashville, TN	2018-03-13
Betsy Caldwell	Nashville, TN	2018-03-13
Ann Story	Nashville, TN	2018-03-13
Shirley McLeod	Nashville, TN	2018-03-13
Lynnaire Sperle	Nashville, TN	2018-03-13

KELLEY ARNOLD	Nashville, TN	2018-03-13
Kate Hammett	Nashville, TN	2018-03-13
Trish Boone	Nashville, TN	2018-03-13
T Butler	Nashville, TN	2018-03-13
BJ Bruce	Nashville, TN	2018-03-13
Ruth Crouch	Nashville, TN	2018-03-13
Cheri Brandon	Nashville, TN	2018-03-13
Jenn Harrman	Nashville, TN	2018-03-13
Brenda Colladay	Nashville, TN	2018-03-13
Chris Skinker	Nashville, TN	2018-03-13
Chris Lambos	Nashville, TN	2018-03-13
Sarah Neeley	Nashville, TN	2018-03-13
Eve Saal	Nashville, TN	2018-03-13
Edie Wear	Nashville, TN	2018-03-13
Denise Volz	Nashville, TN	2018-03-13
Elena Goss	Nashville, TN	2018-03-13
Connie Cowan	Nashville, TN	2018-03-13
Kathleen Franklin	Nashville, TN	2018-03-13
Barbara Short	Nashville, TN	2018-03-13
John Hill	Nashville, TN	2018-03-13
Whitney Williams	nashville, TN	2018-03-13

Jeff Teague	Nashville, TN	2018-03-13
Ashlee Pierce	Nashville, TN	2018-03-13
Eric Manley	Nashville, TN	2018-03-13
Chris Cotton	Nashville, TN	2018-03-13
Susan Blair	Nashville, TN	2018-03-13
Margaret Bailey	Nashville, TN	2018-03-13
Debra Erwin	Nashville, TN	2018-03-13
Susan Laux	Nashville, TN	2018-03-13
TERRY BLAIR	Nashville, TN	2018-03-13
Patricia Branan-wendell	Nashville, TN	2018-03-13
Susan Booth	Nashville, TN	2018-03-13
Darin Morrissey	Nashville, TN	2018-03-13
theresa andrews	Nashville, TN	2018-03-13
Tracey DeWire	Nashville, TN	2018-03-13
Jennifer Woody	Nashville, TN	2018-03-13
Heather Truckey	Nashville, TN	2018-03-14
Melanie Garrett	Nashville, TN	2018-03-14
Melissa Saeedpour	Nashville, TN	2018-03-14
Riley Knight	Nashville, TN	2018-03-14
Ashley Cole	Nashville, TN	2018-03-14
Ben Cook	Nashville, TN	2018-03-14
Brenda Scoville	Nashville, TN	2018-03-14

Marty Potts Jr	Nashville, TN	2018-03-14
Terri-lee Gleason	Nashville, TN	2018-03-14
Barbara Lesch	Nashville, TN	2018-03-14
Terri Grohusky	Nashville, TN	2018-03-14
Melissa Scarbro	Nashville, TN	2018-03-14
Margaret Beasley	Nashville, TN	2018-03-14
JASON ARNOLD	NASHVILLE, TN	2018-03-14
LuAnn Tibbetts	Nashville, TN	2018-03-14
Brooke Wilson	Nashville, TN	2018-03-14
Alison Anderson	Nashville, TN	2018-03-14
Mark Lee Taylor	Nashville, TN	2018-03-14
James Dyer	Nashville, TN	2018-03-14
Scott Kennedy	Nashville, TN	2018-03-14
Susan Hammonds-White	Nashville, TN	2018-03-14
Leslie DiNella	Nashville, TN	2018-03-14
Donna Stewart	Nashville, TN	2018-03-14
Glenda Newton	Nashville, TN	2018-03-14
robinson regen	Nashville, TN	2018-03-14
Gary Bouge	Nashville, TN	2018-03-14
RK Nelson	Nashville, TN	2018-03-14
Maryland Francis	Nashville, TN	2018-03-14
Kimberlee Maphis Early	Nashville, TN	2018-03-14

chris hackenbrack	Nashville, TN	2018-03-14
Mary Anne Nyquist	Nashville, TN	2018-03-14
Doug Doss	Nashville, TN	2018-03-14
Jerome Teague	Nashville, TN	2018-03-14
Danielle Dieterich	Nashville, TN	2018-03-14
Jesus Gonzalez	Nashville, TN	2018-03-14
Karmyn Conk	Nashville, TN	2018-03-14
connie culpepper	Nashville, TN	2018-03-14
Gail Lea	Nashville, TN	2018-03-14
Robert Daugherty	Nashville, TN	2018-03-14
Doria Parvini	Nashville, TN	2018-03-14
Denise Richards	Nashville, TN	2018-03-14
Betsy Malone	Nashville, TN	2018-03-14
Donna HySmith	Nashville, TN	2018-03-14
Kim Sheridan	Nashville, TN	2018-03-14
Doug Warne	Nashville, TN	2018-03-14
cathy whitlock	Nashville, TN	2018-03-14
Maggie Sheridan	Nashville, TN	2018-03-14
ROBERT STEIN	Nashville, TN	2018-03-14
Kathryn Plummer	Nashville, TN	2018-03-14
michael bradley	Nashville, TN	2018-03-14
Margo Chambers	Nashville, TN	2018-03-14

towles kintz	nashville, TN	2018-03-14
jim sheridan	Nashville, TN	2018-03-14
Linda Herrell	Nashville, TN	2018-03-14
Royce Monk	Nashville, TN	2018-03-14
Steve Walsh	Nashville, TN	2018-03-14
Abby Slagle	Nashville, TN	2018-03-14
Elizabeth Elkins	Nashville, TN	2018-03-14
Emily Cathcart	Nashville, TN	2018-03-14
Debbie Rexer	Nashville, TN	2018-03-14
Catherine Perry	Nashville, TN	2018-03-14
MaryDe Elliston	Nashville, TN	2018-03-14
Ran Tao	Nashville, TN	2018-03-14
Elizabeth Pierce	Nashville, TN	2018-03-14
Ashley Hagan	Nashville, TN	2018-03-14
Shirley Ora	Nashville, TN	2018-03-14
Sally Wood	Nashville, TN	2018-03-14
Leland Riggan	Nashville, TN	2018-03-14
Libby Salberg	Nashville, TN	2018-03-14
Grace Renshaw	Nashville, TN	2018-03-14
Jeff Davidson	Nashville, TN	2018-03-14
Vickie Arney	Nashville, TN	2018-03-14
Ginna Betts	Nashville, TN	2018-03-14

Jennifer Ward	Nashville, TN	2018-03-14
Jordan Brooker	Nashville, TN	2018-03-14
Michelle Smith	Nashville, TN	2018-03-14
Eric Cummings	Nashville, TN	2018-03-14
Elizabeth McGuire	Nashville, TN	2018-03-14
Jannelle Hamilton	Nashville, TN	2018-03-14
Roger Horner	Nashville, TN	2018-03-14
Cindi Earl	Nashville, TN	2018-03-14
Laura Powers	Nashville, TN	2018-03-14
Beth Nicely	Nashville, TN	2018-03-14
Joyce Torrence	Nashville, TN	2018-03-14
Thomas Atwood	Nashville, TN	2018-03-14
Elizabeth Moore	Nashville, TN	2018-03-14
Margaret Emsweller	Nashville, TN	2018-03-14
Andrew Smith	Nashville, TN	2018-03-14
Anne Elam	Nashville, TN	2018-03-14
Ariel Hardin	Nashville, TN	2018-03-14
S McMillen	Nashville, TN	2018-03-14
Madison Peek	Nashville, TN	2018-03-14
Amy Kurland	Nashville, TN	2018-03-14
Dr Seth and Suzanne Cooper Cooper	Nashville, TN	2018-03-14
Mary Huddleston	Nashville, TN	2018-03-14



Frances Burns	Nashville, TN	2018-03-14
Paula Crawford	Nashville, TN	2018-03-14
lindsey salerno	Nashville, TN	2018-03-14
Adam Forgacs	Nashville, TN	2018-03-14
Stanley Nuehring	Nashville, TN	2018-03-14
Fran Boone	Nashville, TN	2018-03-14
Stephen Loftin	Nashville, TN	2018-03-14
Barbara Nicholson	Nashville, TN	2018-03-15
Paul Lohr	Nashville, TN	2018-03-15
Jackie Glynn	Nashville, TN	2018-03-15
Meredith Bishop	Nashville, TN	2018-03-15
Emily Osborn	Nashville, TN	2018-03-15
Kate Cropp	Nashville, TN	2018-03-15
Lauren Braddock Havey	Nashville, TN	2018-03-15
Debra Bibb	Nashville, TN	2018-03-15
Katie Sheridan	Nashville, TN	2018-03-15
Ann Ercelawn	Nashville, TN	2018-03-15
Sara Granberry	Nashville, TN	2018-03-15
Sara Malone	Nashville, TN	2018-03-15
Kate Mathieu	Nashville, TN	2018-03-15
Sarah Drury	Nashville, TN	2018-03-15
Camille McNutt	Nashville, TN	2018-03-15

Margaret Greathouse	Nashville, TN	2018-03-15
Lisa DiScenza	Nashville, TN	2018-03-15
Joanne Bjordahl	Nashville, TN	2018-03-15
Sandy Maxwell	Nashville, TN	2018-03-15
Margaret Schaefer	Nashville, TN	2018-03-15
Julie Knestrick	Nashville, TN	2018-03-15
Barbara Knopf	Nashville, TN	2018-03-15
Celestr Hemingway	Nashville, TN	2018-03-15
Rogina Baker	Nashville, TN	2018-03-15
Andrea Walkup	Nashville, TN	2018-03-15
steve gibson	Nashville, TN	2018-03-15
Sallie Norton	Nashville, TN	2018-03-15
Lynn Moss	Nashville, TN	2018-03-15
Susan Keel	Nashville, TN	2018-03-15
Jim Dreaden	Nashville, TN	2018-03-15
Joy Patterson	Nashville, TN	2018-03-15
Barbee Majors	Nashville, TN	2018-03-15
Natalie McLaughlin	Nashville, TN	2018-03-15
Debbie Linn	Nashville, TN	2018-03-15
Ben Perry	Nashville, TN	2018-03-15
Colleen Whitver	Nashville, TN	2018-03-15
Faye Hendrickson	Nashville, TN	2018-03-15

Sharon Blandford	Nashville, TN	2018-03-15
Laura Alderman Rost	Nashville, TN	2018-03-15
Jack Cothren	Nashville, TN	2018-03-15
Xavier Bourdeau	Nashville, TN	2018-03-15
Joanna Bricchetto	Nashville, TN	2018-03-15
Sally Raye	Nashville, TN	2018-03-15
Leslie Ann McQuiddy	Nashville, TN	2018-03-15
Laurie Hughes	Nashville, TN	2018-03-15
Anna Bridgers	Nashville, TN	2018-03-15
Susan Bannen	Nashville, TN	2018-03-15
Norman Stephenson	Nashville, TN	2018-03-15
Lisa Foote	Nashville, TN	2018-03-15
Angie Allen	Nashville, TN	2018-03-15
Kevin Ball	nashville, TN	2018-03-15
Jeanie Taylor	Nashville, TN	2018-03-15
Joseph Hamilton	Nashville, TN	2018-03-15
Catarina Blitz	Nashville, TN	2018-03-15
Mark Martin	Nashville, TN	2018-03-16
Colleen Heyman	Nashville, TN	2018-03-16
Nancy Griffith	Nashville, TN	2018-03-16
Anne Zuberer	Nashville, TN	2018-03-16

Madeline Bule	Nashville, TN	2018-03-16
Susan Hartman	Nashville, TN	2018-03-16
Melissa Brock	Nashville, TN	2018-03-16
Mary Dionne	Nashville, TN	2018-03-16
Linda Guthrie	Nashville, TN	2018-03-16
Rebecca Brann	Nashville, TN	2018-03-16
Ellen Christianson	Nashville, TN	2018-03-16
Kelly Copley	Nashville, TN	2018-03-16
Denise Boosalis	Nashville, TN	2018-03-16
Catherine Ellis	Nashville, TN	2018-03-16
AMY WEBER	Nashville, TN	2018-03-16
Margaret M. Brennan, MD	Nashville, TN	2018-03-17
Joan Cato	Nashville, TN	2018-03-17
Anne Trainer	Nashville, TN	2018-03-17
Steve Hall	Nashville, TN	2018-03-17
Angela Buckner	Nashville, TN	2018-03-17
Travis Nicholson	Nashville, TN	2018-03-17
Rowan Millar	Nashville, TN	2018-03-17
Bridgett McGuire	Nashville, TN	2018-03-17
Tina Walker	Nashville, TN	2018-03-17
Carolyn loveless	Nashville, TN	2018-03-17
Jeffry Gordon	Nashville, TN	2018-03-17

Candice Self-Perry	Nashville, TN	2018-03-17
Codie Goad	Nashville, TN	2018-03-17
Laryssa Emeigh	Nashville, TN	2018-03-17
Chris Townsend	Nashville, TN	2018-03-17
Stephanie Reeves	Nashville, TN	2018-03-17
Sara Kaufman	Nashville, TN	2018-03-18
Beth Grosch	Nashville, TN	2018-03-18
Sandra Johnston	Nashville, TN	2018-03-18
Bria Blessing	Nashville, TN	2018-03-18
Caroline Bradshaw	Nashville, TN	2018-03-18
J Tickle	Nashville, TN	2018-03-18
trish bolian	Nashville, TN	2018-03-18
Becky Hellerson	Nashville, TN	2018-03-18
martha sheehan	nashville, TN	2018-03-18
Denise Germino	Nashville, TN	2018-03-18
Chad Wilson	Nashville, TN	2018-03-18
Alan Green	Nashville, TN	2018-03-18
Carma Woodard	Nashville, TN	2018-03-18
Linda Forrest	Nashville, TN	2018-03-18
Liza Joffrion	Nashville, TN	2018-03-18
Julia Anderson	Nashville, TN	2018-03-18
April Kee	Nashville, TN	2018-03-18

Jennifer Cullison	Nashville, TN	2018-03-18
Serena Neumann	Nashville, TN	2018-03-18
Kelly Bulbulkaya	Nashville, TN	2018-03-18
Jan Routon	Nashville, TN	2018-03-18
Sandra McCaffrey	Nashville, TN	2018-03-18
Melissa Moss	Nashville, TN	2018-03-18
Daniele LaFreniere	Nashville, TN	2018-03-18
Lindsey Goodman	Nashville, TN	2018-03-18
Lynette Kraft	Nashville, TN	2018-03-18
jane dyer	Nashville, TN	2018-03-18
Pamela Bogle	Nashville, TN	2018-03-18
Carol Whaling	Nashville, TN	2018-03-18
Rose Cantrell	Nashville, TN	2018-03-18
Sara Fernandez	Nashville, TN	2018-03-18
Dax Edwards	Nashville, TN	2018-03-18
glenda Ing	Nashville, TN	2018-03-18
Lynne York	Nashville, TN	2018-03-18
Pamela Taylor	Nashville, TN	2018-03-18
Gursheel Dhillon	Nashville, TN	2018-03-18
Elizabeth Mosley	Nashville, TN	2018-03-18
Lee Ann Anderson	Nashville, TN	2018-03-18
Currey Courtney	Nashville, TN	2018-03-18

amy shaffer	Nashville, TN	2018-03-18
Lillian fish	Nashville, TN	2018-03-18
Sally Rose	Nashville, TN	2018-03-18
Richard Chambers	Nashville, TN	2018-03-18
Milton Skeeters	Nashville, TN	2018-03-18
Bradford Hill	Nashville, TN	2018-03-19
Cathy Williams	Nashville, TN	2018-03-19
Venita Martin	Nashville, TN	2018-03-19
Michael Moore	Nashville, TN	2018-03-19
Sandra Bowman	Nashville, TN	2018-03-19
Aaron Myers	Nashville, TN	2018-03-19
Kathleen Polis	Nashville, TN	2018-03-19
Joanne Rathman	Nashville, TN	2018-03-19
Destin Weiahaar	Nashville, TN	2018-03-19
Krista Miller	Nashville, TN	2018-03-19
Nicole J	Nashville, TN	2018-03-19
Georgia Gleaves	Nashville, TN	2018-03-19
Lisa Pray	Nashville, TN	2018-03-19
Robin Johnston	Nashville, TN	2018-03-19
Michael Bernard	nashville, TN	2018-03-19
Brenda Hull	Nashville, TN	2018-03-19
edwin king	Nashville, TN	2018-03-19

Jane Griffin	Nashville, TN	2018-03-19
Jo King	Nashville, TN	2018-03-19
Barbara Young	Nashville, TN	2018-03-20
McLean Barbieri	Nashville, TN	2018-03-20
Courtney Haley	Nashville, TN	2018-03-20
Alan Dooley	Nashville, TN	2018-03-20
Pat Sagen	Nashville, TN	2018-03-20
Jim Gregory	Nashville, TN	2018-03-20
David Hall	Nashville, TN	2018-03-20
Sherri Middendorf	Nashville, TN	2018-03-20
Ashley Brady	Nashville, TN	2018-03-20
Jennifer Madison	Nashville, TN	2018-03-21
Suzanne MacKillop	Nashville, TN	2018-03-21
Sharon S Kane	Nashville, TN	2018-03-21
Robbie Jones	Nashville, TN	2018-03-21
Brian Kelley	Nashville, TN	2018-03-21
Michelle Bowman	Nashville, TN	2018-03-21
Elizabeth Doll	Nashville, TN	2018-03-21
Teri Fontaine	Nashville, TN	2018-03-21
Barbara Behar	Nashville, TN	2018-03-21
Natalie Ziady	Nashville, TN	2018-03-21
Rick williams	Nashville, TN	2018-03-21



Heather Haynes	Nashville, TN	2018-03-21
Heidi Berg	Nashville, TN	2018-03-21
Laurie Kerr	Nashville, TN	2018-03-21
Emily Mason	Nashville, TN	2018-03-21
Maureen May	Nashville, TN	2018-03-21
Andrew Quinn	Nashville, TN	2018-03-21
Sherry Ware	Nashville, TN	2018-03-21
Sara Jean Schweitzer	Nashville, TN	2018-03-21
Kate O'Connor	Nashville, TN	2018-03-21
Deborah Carpenter	Nashville, TN	2018-03-22
Forrest O'Connor	Nashville, TN	2018-03-22
Gay Wiggins	Nashville, TN	2018-03-22
Katie Hogue	Nashville, TN	2018-03-22
Julie Canada	Nashville, TN	2018-03-22
Nancy King	Nashville, TN	2018-03-22
Juan Lopez	Nashville, TN	2018-03-22
Fay DeWire	Nashville, TN	2018-03-22
Bobby Braddock	Nashville, TN	2018-03-23
Jim Moran	Nashville, TN	2018-03-23
Anne Kiessling	Nashville, TN	2018-03-23
Laurel Green	Nashville, TN	2018-03-24
Lorena Diaz	Nashville, TN	2018-03-24

Anthony J Viglietti	Nashville, TN	2018-03-24
Alan Hood	Nashville, TN	2018-03-24
Peter Magargee	Nashville, TN	2018-03-25
Marcelo Prado	Nashville, TN	2018-03-25
Lois Fleming	Nashville, TN	2018-03-25
Barbara Hoffman	Nashville, TN	2018-03-25
Lynne Siesser	Nashville, TN	2018-03-25
Jeffrey Jalovec	Nashville, TN	2018-03-25
Don Overdorf	Nashville, TN	2018-03-25
Amanda Snowden	Nashville, TN	2018-03-26
Lynn Lentz	Nashville, TN	2018-03-26
Janis Turner	Nashville, TN	2018-03-26
Linda Williams	Nashville, TN	2018-03-27
Luann Landers	Nashville, TN	2018-03-27
marianne marty marty	Nashville, TN	2018-03-27
Lisa York	Nashville, TN	2018-03-27
Carolyn Brackett	Nashville, TN	2018-03-28
Andy Goodman	Nashville, TN	2018-03-28
Jennifer Armstrong	Nashville, TN	2018-03-29
Judy Staggs	Nashville, TN	2018-03-29
Thomas Steffen	Nashville, TN	2018-03-29
Margaret Pond	Nashville, TN	2018-03-29

Elizabeth Noonan	Nashville, TN	2018-03-29
Maria Rabasca	Nashville, TN	2018-03-29
Suzan Odom	Nashville, TN	2018-03-29
ann krafft	Nashville, TN	2018-03-29
Anna Snyder	Nashville, TN	2018-03-29
Meg Krafft	Nashville, TN	2018-03-29
Gretchen Abernathy	Nashville, TN	2018-03-29
Mary Beth Bauer	Nashville, TN	2018-03-29
Tatum Clinton-Selin	Nashville, TN	2018-03-31
Cheri Brandon	Nashville, TN	2018-04-01
Belva Cunningham	Nashville, TN	2018-04-02
Patrick Rickelton	Nashville, TN	2018-04-04
Erin Rickelton	Nashville, TN	2018-04-04
Leslie Cole	Nashville, TN	2018-04-04
Karen Lewis	Nashville, TN	2018-04-05
Jen Hubbard	Nashville, TN	2018-04-05
Steve Wilson	Nashville, TN	2018-04-05
Drew Flowers	Nashville, TN	2018-04-05
Rebecca Stubbs	Nashville, TN	2018-04-05
Linda Endres	Nashville, TN	2018-04-05
Gerald S	Nashville, TN	2018-04-05
Rachel Bergin	Nashville, TN	2018-04-05

Nick Bergin	Nashville, TN	2018-04-05
Marsh Nichols	Nashville, TN	2018-04-05
Betty Hunt	Nashville, TN	2018-04-05
James Moore	Nashville, TN	2018-04-05
Autumn Moore	Nashville, TN	2018-04-06
David Orrell	Nashville, TN	2018-04-08
Connie Gee	Nashville, TN	2018-04-11
Bob Henderson	Nashville, TN	2018-04-11
Anne Whitaker	Nashville, TN	2018-04-11
Julie Pogorelc	Nashville, TN	2018-04-11
Lauren Wood	Nashville, TN	2018-04-11
Melissa Harris	Nashville, TN	2018-04-11
Clinton J. Holloway	Nashville, TN	2018-04-11
Raphaela Keohane	Nashville, TN	2018-04-12
Edward Playfair	Nashville, TN	2018-04-12
Kelly Stoddard	Nashville, TN	2018-04-12
Clay Bailey	Nashville, TN	2018-04-12
Phyllis Reid	Nashville, TN	2018-04-12
Jayson Wyatt	Nashville, TN	2018-04-12
Stratton Huggins	Nashville, TN	2018-04-12
Charlie Crocker	Nashville, TN	2018-04-12
Cortney Cost	Nashville, TN	2018-04-12

Debra Herron	Nashville, TN	2018-04-12
Josh Clark	Nashville, TN	2018-04-12
Michael Beckham	Nashville, TN	2018-04-12
Leigh Hicks	Nashville, TN	2018-04-13
Rob Dougherty	Nashville, TN	2018-04-13
Audry Deal-McEver	Nashville, TN	2018-04-13
Jennifer Sterne	Nashville, TN	2018-04-13
Christine Rachelle	Nashville, TN	2018-04-13
Lauren Bufferd	Nashville, TN	2018-04-13
Shannon Beeson	Nashville, TN	2018-04-14
Corey Chatis	Nashville, TN	2018-04-15
Bruce Arntson	Nashville, TN	2018-04-15
Denice Hicks	Nashville, TN	2018-04-15
Tim kyne	Nashville, TN	2018-04-15
Mary Church	Nashville, TN	2018-04-16
Paige Shafrath	Nashville, TN	2018-04-17
Claire Webb	Nashville, TN	2018-04-20
Mary Thompson	Nashville, TN	2018-04-20
Susan Gianikas	Nashville, TN	2018-04-26
Dot Allen	Nashville, TN	2018-04-29
Mark Chalos	Nashville, TN	2018-05-05
Mary Taylor Gallagher	Nashville, TN	2018-05-05

Lisa Collins	Nashville, TN	2018-05-06
Margo Coppinger	Nashville, TN	2018-05-06
Katy Southers-Zuccarello	Nashville, TN	2018-05-06
Amy Dorfman	Nashville, TN	2018-05-06
Treadway Strickland	Nashville, TN	2018-05-06
Michele Johnson	Nashville, TN	2018-05-06
Chris Talbott	Nashville, TN	2018-05-06
Robert Gowan	Nashville, TN	2018-05-06
Dianne Neal	Nashville, TN	2018-05-06
Novie Buker	Nashville, TN	2018-05-06
Robert Tuke	Nashville, TN	2018-05-06
Kathleen Marcotte	Nashville, TN	2018-05-06
Carey Morgan	Nashville, TN	2018-05-07
Dan Coleman	Nashville, TN	2018-05-07
Gerald Norton	Nashville, TN	2018-05-07
Pam Santos	Nashville, TN	2018-05-07
Saramae Carroll	Nashville, TN	2018-05-07
Colin Dever	Nashville, TN	2018-05-07
don mooradian	Nashville, TN	2018-05-08
Kathy Brashears	Nashville, TN	2018-05-08
Eleanor Willis	Nashville, TN	2018-05-08
Rob Mckinney	Nashville, TN	2018-05-08

Adele Tyler	Nashville, TN	2018-05-09
Oliver Ilagan	Nashville, TN	2018-05-12
Colleen Ilagan	Nashville, TN	2018-05-12
Rob Wheeler	Nashville, TN	2018-05-12
Susannah Scott-Barnes	Nashville, TN	2018-05-14
Liz Sillay	Nashville, TN	2018-06-03
Ann Garrett	Nashville, TN	2018-06-05
Tim Walker	Nashville, TN	2018-06-11
Diana Nuehring	Nashville, TN	2018-06-11
Bentley Hall	Nashville, TN	2018-06-18
Jessica Riggsby	Nashville, TN	2018-06-28
Kimber Cleveland	Nashville, TN	2018-07-28
Margaret Smith	Nashville, US	2018-03-14
Libby Page	Nashville, US	2018-03-15
Emily Fleming	Nashville, US	2018-03-20
Peg Harrington	Nashville,, TN	2018-03-12
Thomas Bainbridge	Nashville,tn, TN	2018-03-14
char marsden	nashville, TN	2018-03-16
Michelle Ignatz	Nolensville, TN	2018-03-13
Lou Ann Bateman	Nolensville, TN	2018-03-15
Janice Wilson	Old Hickory, TN	2018-03-14
James Osborn	Old Hickory, TN	2018-03-15

Tina Stoddard	Old Hickory, TN	2018-03-16
Patricia Davidson	Palmyra, TN	2018-04-12
Doug Havron	Pegram, TN	2018-04-15
Jessica Milburn	Portland, TN	2018-03-14
Tom Shelburne	Rogersville, TN	2018-03-15
Roxanne Howell	Sevierville, TN	2018-03-14
Jeff Demonbreum	Shelbyville, TN	2018-03-14
Elisabeth Humphrey	Shelbyville, TN	2018-05-07
Sandy Thompson	Shelbyville, TN	2018-05-07
Susan Allison	Smithville, TN	2018-05-06
Gary Myers	Smyrna, TN	2018-03-19
Cassandra Edenton	Sparta, TN	2018-03-15
Lisa Barksdale	Spring City, TN	2018-05-28
Frank Breitung	Spring Hill, TN	2018-03-11
Deborah Rose	Spring Hill, TN	2018-03-13
Stephanie Massey	Spring Hill, TN	2018-03-18
Catherine Henderson	Spring Hill, TN	2018-03-19
Natalie Banie	Spring Hill, TN	2018-03-21
Barbara Fillmore	Springfield, TN	2018-03-14
Regina Denny-Shoultz Denny-Shoultz	Springfield, TN	2018-03-16
Gina McMillan	Tennessee Ridge, TN	2018-03-17
Philip Pierce	Tennessee Ridge, TN	2018-03-18



Dibrell Morford	TN, TN	2018-03-21
Karen Fletcher	Waynesboro, TN	2018-03-15
Lynn Raynes	White House, TN	2018-03-14
James Gordon	White House, TN	2018-03-19

**Exhibit B**

Metro Planning Commission

2018SP-017-001

GLENDALE AND SCENIC

August 23, 2018

**SCHEDULE A**  
**(Form 990 or 990-EZ)**

**Public Charity Status and Public Support**

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

▶ Attach to Form 990 or Form 990-EZ.

▶ Information about Schedule A (Form 990 or 990-EZ) and its instructions is at [www.irs.gov/form990](http://www.irs.gov/form990).

**2016**

Open to Public Inspection

Department of the Treasury  
Internal Revenue Service

Name of the organization  
Monroe Harding Inc

Employer identification number

62-0476670

**Part I Reason for Public Charity Status** (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is (For lines 1 through 12, check only one box )

- 1  A church, convention of churches, or association of churches described in section 170(b)(1)(A)(i).
- 2  A school described in section 170(b)(1)(A)(ii). (Attach Schedule E (Form 990 or 990-EZ))
- 3  A hospital or a cooperative hospital service organization described in section 170(b)(1)(A)(iii).
- 4  A medical research organization operated in conjunction with a hospital described in section 170(b)(1)(A)(iii). Enter the hospital's name, city, and state \_\_\_\_\_
- 5  An organization operated for the benefit of a college or university owned or operated by a governmental unit described in section 170(b)(1)(A)(iv). (Complete Part II )
- 6  A federal, state, or local government or governmental unit described in section 170(b)(1)(A)(v).
- 7  An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in section 170(b)(1)(A)(vi). (Complete Part II )
- 8  A community trust described in section 170(b)(1)(A)(vi) (Complete Part II )
- 9  An agricultural research organization described in 170(b)(1)(A)(ix) operated in conjunction with a land-grant college or university or a non-land grant college of agriculture See instructions Enter the name, city, and state of the college or university \_\_\_\_\_
- 10  An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions—subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975 See section 509(a)(2). (Complete Part III )
- 11  An organization organized and operated exclusively to test for public safety See section 509(a)(4).
- 12  An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2). See section 509(a)(3). Check the box in lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g
  - a  **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization **You must complete Part IV, Sections A and B.**
  - b  **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s) **You must complete Part IV, Sections A and C.**
  - c  **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions) **You must complete Part IV, Sections A, D, and E.**
  - d  **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions) **You must complete Part IV, Sections A and D, and Part V.**
  - e  Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization
  - f Enter the number of supported organizations \_\_\_\_\_
- 9 Provide the following information about the supported organization(s)

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1- 10 above (see instructions))	(iv) Is the organization listed in your governing document?		(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
			Yes	No		
<b>Total</b>						

**Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)**

(Complete only if you checked the box on line 5, 7, 8, or 9 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

**Section A. Public Support**

Calendar year (or fiscal year beginning in) ▶	(a)2012	(b)2013	(c)2014	(d)2015	(e)2016	(f)Total
<b>1</b> Gifts, grants, contributions, and membership fees received (Do not include any "unusual grant")						
<b>2</b> Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
<b>3</b> The value of services or facilities furnished by a governmental unit to the organization without charge						
<b>4 Total.</b> Add lines 1 through 3						
<b>5</b> The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
<b>6 Public support.</b> Subtract line 5 from line 4						

**Section B. Total Support**

Calendar year (or fiscal year beginning in) ▶	(a)2012	(b)2013	(c)2014	(d)2015	(e)2016	(f)Total
<b>7</b> Amounts from line 4						
<b>8</b> Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
<b>9</b> Net income from unrelated business activities, whether or not the business is regularly carried on						
<b>10</b> Other income Do not include gain or loss from the sale of capital assets (Explain in Part VI)						
<b>11 Total support.</b> Add lines 7 through 10						

**12** Gross receipts from related activities, etc (see instructions) 12

**13 First five years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** . . . . . ▶

**Section C. Computation of Public Support Percentage**

**14** Public support percentage for 2016 (line 6, column (f) divided by line 11, column (f)) 14

**15** Public support percentage for 2015 Schedule A, Part II, line 14 15

**16a 33 1/3% support test—2016.** If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶

**b 33 1/3% support test—2015.** If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶

**17a 10%-facts-and-circumstances test—2016.** If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part VI how the organization meets the "facts-and-circumstances" test The organization qualifies as a publicly supported organization ▶

**b 10%-facts-and-circumstances test—2015.** If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part VI how the organization meets the "facts-and-circumstances" test The organization qualifies as a publicly supported organization ▶

**18 Private foundation.** If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions ▶

**Part III Support Schedule for Organizations Described in Section 509(a)(2)**

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

**Section A. Public Support**

Calendar year (or fiscal year beginning in) ▶	(a)2012	(b)2013	(c)2014	(d)2015	(e)2016	(f)Total
<b>1</b> Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants.")	1,017,869	660,667	1,545,655	1,413,114	1,166,308	5,803,613
<b>2</b> Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose	3,650,266	4,473,063	4,555,491	3,583,944	3,457,647	19,720,411
<b>3</b> Gross receipts from activities that are not an unrelated trade or business under section 513						
<b>4</b> Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
<b>5</b> The value of services or facilities furnished by a governmental unit to the organization without charge						
<b>6 Total.</b> Add lines 1 through 5	4,668,135	5,133,730	6,101,146	4,997,058	4,623,955	25,524,024
<b>7a</b> Amounts included on lines 1, 2, and 3 received from disqualified persons	319,093	177,107	683,401	212,515	226,286	1,618,402
<b>b</b> Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year						0
<b>c</b> Add lines 7a and 7b	319,093	177,107	683,401	212,515	226,286	1,618,402
<b>8 Public support.</b> (Subtract line 7c from line 6)						23,905,622

**Section B. Total Support**

Calendar year (or fiscal year beginning in) ▶	(a)2012	(b)2013	(c)2014	(d)2015	(e)2016	(f)Total
<b>9</b> Amounts from line 6	4,668,135	5,133,730	6,101,146	4,997,058	4,623,955	25,524,024
<b>10a</b> Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	156,162	195,122	174,780	161,508	148,874	836,446
<b>b</b> Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
<b>c</b> Add lines 10a and 10b	156,162	195,122	174,780	161,508	148,874	836,446
<b>11</b> Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
<b>12</b> Other income Do not include gain or loss from the sale of capital assets (Explain in Part VI)	41,466	46,460	11,841	4,420	6,548	110,735
<b>13 Total support.</b> (Add lines 9, 10c, 11, and 12)	4,865,763	5,375,312	6,287,767	5,162,986	4,779,377	26,471,205
<b>14 First five years.</b> If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here <span style="float: right;"><input type="checkbox"/></span>						

**Section C. Computation of Public Support Percentage**

<b>15</b> Public support percentage for 2016 (line 8, column (f) divided by line 13, column (f))	<b>15</b>	90.310 %
<b>16</b> Public support percentage from 2015 Schedule A, Part III, line 15	<b>16</b>	90.410 %

**Section D. Computation of Investment Income Percentage**

<b>17</b> Investment income percentage for 2016 (line 10c, column (f) divided by line 13, column (f))	<b>17</b>	3.160 %
<b>18</b> Investment income percentage from 2015 Schedule A, Part III, line 17	<b>18</b>	3.230 %

- 19a 33 1/3% support tests—2016.** If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization
- b 33 1/3% support tests—2015.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3% and line 18 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization
- 20 Private foundation.** If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions

**Part IV Supporting Organizations**

(Complete only if you checked a box on line 12 of Part I. If you checked 12a of Part I, complete Sections A and B. If you checked 12b of Part I, complete Sections A and C. If you checked 12c of Part I, complete Sections A, D, and E. If you checked 12d of Part I, complete Sections A and D, and complete Part V.)

**Section A. All Supporting Organizations**

		Yes	No
<b>1</b>	Are all of the organization's supported organizations listed by name in the organization's governing documents? If "No," describe in <b>Part VI</b> how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.		
<b>2</b>	Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? If "Yes," explain in <b>Part VI</b> how the organization determined that the supported organization was described in section 509(a)(1) or (2).		
<b>3a</b>	Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? If "Yes," answer (b) and (c) below.		
<b>b</b>	Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? If "Yes," describe in <b>Part VI</b> when and how the organization made the determination.		
<b>c</b>	Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? If "Yes," explain in <b>Part VI</b> what controls the organization put in place to ensure such use.		
<b>4a</b>	Was any supported organization not organized in the United States ("foreign supported organization")? If "Yes" and if you checked 12a or 12b in Part I, answer (b) and (c) below.		
<b>b</b>	Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? If "Yes," describe in <b>Part VI</b> how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.		
<b>c</b>	Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? If "Yes," explain in <b>Part VI</b> what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.		
<b>5a</b>	Did the organization add, substitute, or remove any supported organizations during the tax year? If "Yes," answer (b) and (c) below (if applicable). Also, provide detail in <b>Part VI</b> , including (i) the names and EIN numbers of the supported organizations added, substituted, or removed, (ii) the reasons for each such action, (iii) the authority under the organization's organizing document authorizing such action, and (iv) how the action was accomplished (such as by amendment to the organizing document).		
<b>b</b>	<b>Type I or Type II only.</b> Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
<b>c</b>	<b>Substitutions only.</b> Was the substitution the result of an event beyond the organization's control?		
<b>6</b>	Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? If "Yes," provide detail in <b>Part VI</b> .		
<b>7</b>	Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).		
<b>8</b>	Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).		
<b>9a</b>	Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? If "Yes," provide detail in <b>Part VI</b> .		
<b>b</b>	Did one or more disqualified persons (as defined in line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? If "Yes," provide detail in <b>Part VI</b> .		
<b>c</b>	Did a disqualified person (as defined in line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? If "Yes," provide detail in <b>Part VI</b> .		
<b>10a</b>	Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? If "Yes," answer line 10b below.		
<b>b</b>	Did the organization have any excess business holdings in the tax year? (Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)		

**Part IV Supporting Organizations** (continued)

	Yes	No
<b>11</b> Has the organization accepted a gift or contribution from any of the following persons?		
<b>a</b> A person who directly or indirectly controls, either alone or together with persons described in (b) and (c) below, the governing body of a supported organization?		
<b>b</b> A family member of a person described in (a) above?		
<b>c</b> A 35% controlled entity of a person described in (a) or (b) above? <i>If "Yes" to a, b, or c, provide detail in Part VI</i>		
<b>11a</b>		
<b>11b</b>		
<b>11c</b>		

**Section B. Type I Supporting Organizations**

	Yes	No
<b>1</b> Did the directors, trustees, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's directors or trustees at all times during the tax year? <i>If "No," describe in Part VI how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove directors or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.</i>		
<b>2</b> Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? <i>If "Yes," explain in Part VI how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised or controlled the supporting organization.</i>		
<b>1</b>		
<b>2</b>		

**Section C. Type II Supporting Organizations**

	Yes	No
<b>1</b> Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? <i>If "No," describe in Part VI how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).</i>		
<b>1</b>		

**Section D. All Type III Supporting Organizations**

	Yes	No
<b>1</b> Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?		
<b>2</b> Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization (s) or (ii) serving on the governing body of a supported organization? <i>If "No," explain in Part VI how the organization maintained a close and continuous working relationship with the supported organization(s).</i>		
<b>3</b> By reason of the relationship described in (2), did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? <i>If "Yes," describe in Part VI the role the organization's supported organizations played in this regard.</i>		
<b>1</b>		
<b>2</b>		
<b>3</b>		

**Section E. Type III Functionally-Integrated Supporting Organizations**

- 1** Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions)
- a**  The organization satisfied the Activities Test. Complete line 2 below.
  - b**  The organization is the parent of each of its supported organizations. Complete line 3 below.
  - c**  The organization supported a governmental entity. Describe in Part VI how you supported a government entity (see instructions).

**2** Activities Test **Answer (a) and (b) below.**

	Yes	No
<b>a</b> Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? <i>If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.</i>		
<b>b</b> Did the activities described in (a) constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? <i>If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.</i>		
<b>3</b> Parent of Supported Organizations <b>Answer (a) and (b) below.</b>		
<b>a</b> Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? <i>Provide details in Part VI.</i>		
<b>b</b> Did the organization exercise a substantial degree of direction over the policies, programs and activities of each of its supported organizations? <i>If "Yes," describe in Part VI the role played by the organization in this regard.</i>		
<b>2a</b>		
<b>2b</b>		
<b>3a</b>		
<b>3b</b>		

## **Exhibit C**

Metro Planning Commission

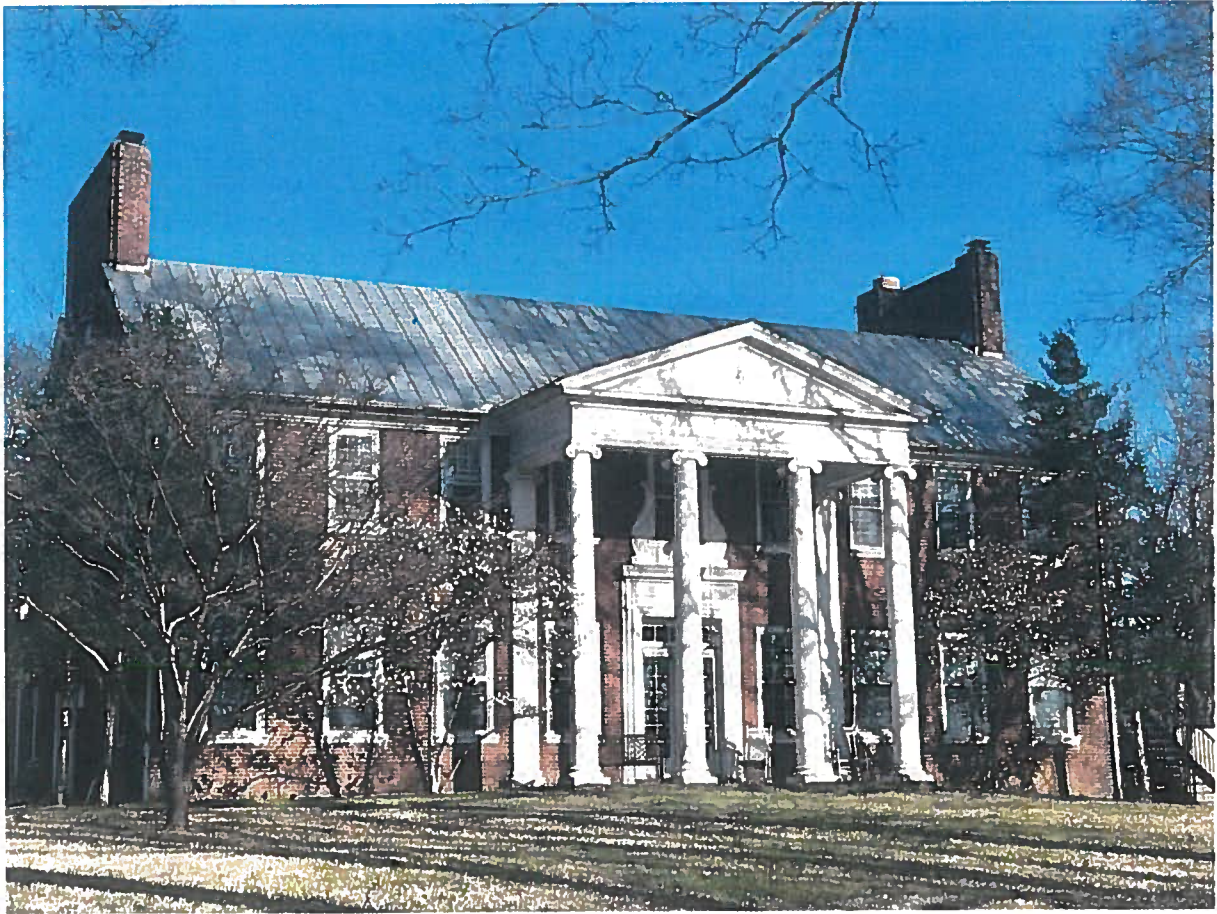
2018SP-017-001

GLENDALE AND SCENIC

August 23, 2018

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# HISTORIC NASHVILLE ANNOUNCES 2012 NASHVILLE NINE

Posted by: Historic Nashville on Sep 26th, 2012

**AMERICAN PICKERS MIKE WOLFE, HISTORIC NASHVILLE FOCUS ON PRESERVATION, ANNOUNCE THIS YEAR'S MOST ENDANGERED HISTORIC BUILDINGS AT THE BELCOURT THEATER IN HILLSBORO VILLAGE**

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**Monroe Harding Inc., 1120 Glendale, Green Hills, c.1930s**

Mrs. Fannie Harding founded what became the Monroe Harding Children's Home in 1893 as a Presbyterian Orphanage. Making the gift in honor of her husband, Dr. James Monroe Harding, Fannie Harding donated her family home and five acres on 18th Avenue North in Nashville. By the 1930s, the facility needed more space and after a building campaign the current location in Green Hills was purchased. The main Colonial Revival-style building designed by prominent Nashville architect, Henry C. Hibbs provided a feeling of pastoral solidity during the unstable years of the Great Depression and in the following decades for children with a turbulent past. Overall the campus still retains its idyllic setting. The property was nominated by a citizen who feared development pressure would force the organization to move. HNI has met with Monroe Harding leadership and learned they are committed to maintaining their location. "Monroe Harding has been changing young people's lives through foster care, group homes, and other services for 119 years, we intend to do it for another 119," said CEO Mary Baker. Historic Nashville is pleased to feature this property on the Nashville Nine list to show that in this property's case, the perceived threat is unwarranted.

**From:** Deborah Evans [mailto:decogirl@gmail.com]

**Sent:** Wednesday, August 22, 2018 10:54 PM

**To:** Lynne King

**Cc:** Planning Commissioners; Walker, Tim (Historical Commission); Pulley, Russ (Council Member); Patsy Partin; Michelle Hall; Kathleen Ervin; Mike Evans; Lynda Miller

**Subject:** Re: Exhibits for Public Comments re: Specific Plan 2018SP-017-001 Glendale and Scenic SP on August 23, 2018

Those pictures of the traffic couldn't be more spot on!!!

On Wed, Aug 22, 2018 at 3:58 PM, Lynne King <[lynne.king99@yahoo.com](mailto:lynne.king99@yahoo.com)> wrote:

Commissioners,

The attachments are Exhibits A - D that will be referenced during Public Comments. These are being sent early so that you have the opportunity to review them in advance of the Planning Commission Meeting and will be referenced during our presentation.

I look forward to speaking to you tomorrow.

Thank you.

Lynne King

102 Braxton Hill Court

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

**From:** Anne Smith [mailto:annemcraesmith@gmail.com]

**Sent:** Wednesday, August 22, 2018 3:36 PM

**To:** Planning Commissioners

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

Good evening,

## **Exhibit D**

Metro Planning Commission

2018SP-017-001

GLENDALE AND SCENIC

August 23, 2018





















My name is Anne Smith and I live on 894 Robertson Academy Rd in Nashville. I am writing in opposition to the plan to demolish Monroe Harding building and the removal of the trees for luxury homes. Please reconsider the plan and compromise with keeping as many trees and green space as possible. Nashville is already overbuilt in Green hills and has a lower ration of green spaces to urban building as compared with other cities.

Thank you for taking the time to modify the existing plan or begin with a new plan.

Sincerely,

Anne Smith

**From:** Kathleen Adlerz [mailto:cedricard@aol.com]  
**Sent:** Wednesday, August 22, 2018 3:22 PM  
**To:** Planning Commissioners  
**Subject:** Specific Plan (2018SP-017-001) For Glendale and Scenic

I am writing this to ask that the commission closely examine the plan for development at the Monroe Harding site. Please do everything possible to insure that the tree canopy is preserved and that the historic and architecturally important building is not razed.

Nashville has lost so much of the green canopy that made our city beautiful and unique, mostly to unchecked development. Please help to preserve what is left!

Kathleen Adlerz  
2514 Belmont Blvd 37212

**From:** Laura Powers [mailto:laurapowers@gmail.com]  
**Sent:** Wednesday, August 22, 2018 3:19 PM  
**To:** Planning Commissioners  
**Subject:** Specific Plan (2018SP-017-001) for Glendale and Scenic

To Whom It May Concern--

I live two blocks from the Monroe Harding property. My understanding is that the current Specific Plan for the redevelopment of the Monroe Harding property calls for the demolition of all of the buildings and many of the trees on the property.

I'm not opposed to the development of the property, but I am strongly opposed to destroying our precious urban canopy. With the two-houses-per-lot building trend, Nashville has already lost much of its green space. Decreased green space means dirtier air, higher temperatures, increased soil erosion, and increased water pollution.

I ask the commission to deny the current plan and put in place a plan that requires a Tree Preservation Plan.

Thank you for your time and attention. Sincerely,

Laura Powers

4305 Lealand Lane

Nashville, TN 37204

**From:** Margaret Carpenter [mailto:[mcarpenter@nashvilleopera.org](mailto:mcarpenter@nashvilleopera.org)]

**Sent:** Wednesday, August 22, 2018 3:05 PM

**To:** Planning Commissioners

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

Please carefully consider the planned removal of trees and destruction of the historic building at the former Monroe Harding property.

Our neighborhood is being devastated by the rash of construction and the careless attitude toward vegetation, storm water runoff and influx of traffic. I've lived in this area since I was 14. Some change is inevitable and for the good. This needs to be reassessed. I truly think this is a mistake on multiple levels.

Margaret E. Carpenter



Administrative Assistant

Guild Liaison

3622 Redmon Street

Nashville, TN 37209

615.832.5242

615.297.6337 fax

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**From:** Deborah Evans [mailto:decogirl@gmail.com]  
**Sent:** Wednesday, August 22, 2018 10:44 PM  
**To:** Planning Commissioners  
**Subject:** Specific Plan 2018SP-017-001 Glendale and 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.**

Thank you,

Deborah Evans

100 Braxton Hill CT

Nashville, TN 37204

**From:** evybythesea2@aol.com [mailto:evybythesea2@aol.com]  
**Sent:** Thursday, August 23, 2018 11:01 AM  
**To:** Planning Commissioners  
**Subject:** 2018SP-017-001M Glendale and Scenic SP

Dear Planning Commissioners,

This letter is written in opposition to the current planning proposal for the development of the Monroe Harding Campus.

Our home is at 4418C Granny White Pike which is located between Granny White Court and Duncanwood.

I have just learned that the entrance/exits proposed for the more than 40 homes total

**in this development will only be on Granny White Court and Duncanwood, two small residential streets**

**both of which have no sidewalks. And, that Glendale Road--- the current entrance to the MH Campus will be closed. This cannot be allowed AND makes no sense for either the public relations for the sale, the safety of our neighborhood nor the values of our homes.**

**The proposed entrance/exit will dump more traffic between Lipscomb College, Moore Middle School, the Montessori Campus and Lipscomb Elementary.....all located within blocks of one another here on Granny White Pike. Currently, it is impossible to exit our own home during the beginning and ending of the school day. Traffic sits at a standstill from Lone Oak to Shackelford daily unable to move. Currently, two traffic guards work the street to ensure the safety of the children, but speeding traffic remains a problem here.**

**Why would these developers not want to use Glendale for their entrance rather than dumping more punishing traffic onto Granny White Pike down these two small neighborhood streets when GWP is already unmanageable?**

**Additionally, an entrance on Glendale will afford the new homeowners easy access to the interstate,**

**Brentwood and downtown Nashville and avoid the fray of congested GPW.**

**Please do not approve the proposal as written. We need answers that will ensure the stability of our neighborhood. This is your planning responsibility and not to simply please developer's wishes.**

**Respectfully,**

**Evelyn Shular Dana**

**4418C Granny White Pike**

**Nashville, TN 37204**

**(615)330-3005**

**From:** Patsy Partin [mailto:patsypartin@gmail.com]

**Sent:** Wednesday, August 22, 2018 10:40 PM

**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 Herman Partin at 1114 Brookmeade Drive. I urge you to **DISAPPROVE** the **SP** request for rezoning **unless further conditions are met**. I want to focus my comments on **DENSITY**.

I request a further evaluation on the density for the proposed development using the 1.85 dwelling units per acre for R20 zoning as noted on the neighbors' notice of a zoning public hearing.

The SP site plan calls for a "high density urban development within a low density suburban neighborhood". There is inconsistency in the density listed in the Zoning Public Hearing notice and the density listed in the current SP.

The SP states that the property **has 19.87 acres** that will permit **31 single-family** lots. There is **NO mention in the SP** that the 19.87 acres **includes 8 acres of FLOOD PLAIN** that can **NEVER** be developed!! See the 8 acres of flood plain on site plan.

To clarify in real-life terms, the proposal is for 31 luxury single-family homes to be built on **almost 12 acres** (11.97 acres to be accurate)!! That changes the actual density and all the implications of increased flooding, traffic, loss of trees and grass, etc.

Our neighborhoods surrounding the Monroe Harding property are included in the T3 Suburban Neighborhood Maintenance Policy that features **lower density, single-family residential use with open space and natural features included into site design**. In real-life terms, these are **home sites with mature trees, with large front yards and back yards, and with setbacks from the street**.

The SP proposes to allow a "high density development within a low density suburban neighborhood".

This is 1) **inappropriate** and 2) **contrary to the character of the neighborhoods surrounding this property**. This proposal attempts to "shoe-horn" 31 houses into 12 acres!

In real-life, this is “**not in scale**” and “**does not fit in**”. Our neighborhoods have either RS20 zoning or R20 zoning. Our lot sizes are a minimum of 20,000 square feet per house or **one house per 1/2 acre**.

We and our neighbors **chose** to buy our homes in this “low density suburban neighborhood” and we expected to stay without having a “high density development” thrust upon us.

The staff report regarding this SP states that this SP **supports** the neighborhood policy. With “all due respect”, I **disagree!**

The 19.87 acres of Monroe Harding property includes environmentally sensitive features such as the steep slopes and the flood plain that are intended to be **permanently** maintained as open space. This reduces the buildable land area to under 12 acres.

The Planning Commission has the authority to say “**NO**” to this current SP. I urge you to **DISAPPROVE** the SP as currently written.

Respectfully,

Herman Partin

1114 Brookmeade Drive

Nashville, TN 37204

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

From: Mary Pillow Kirk [mailto:mpillowkirk@comcast.net]

Sent: Wednesday, August 22, 2018 9:39 PM

To: Planning Commissioners

Cc: Pulley, Russ (Council Member)

Subject: Monroe Harding Property 2018SP-017-001 Glendale & Scenic

I am writing this e-mail because I am very concerned about the proposed plan for the Monroe Harding property. I am opposed to the development of such high density and the stripping of so many trees in an area that is already dense with traffic and homes. If you go through with this you are contributing yet again to the demise of the very thing that people love about Nashville. All these horrific tall, white, skinny, shot gun houses has ruined the character of many neighborhoods and taken away so much of our green space. Enough is enough. Please consider the quality of Nashville rather than another tax dollar.

I beseech you in the strongest terms to not go through with this.

Sincerely,  
Mary Pillow Kirk  
2028 Earlington Dr.  
Nashville, Tn 37215

Mary Pillow Kirk  
mpillowkirk@comcast.net

**From:** Margaret Owen [mailto:mowen@comcast.net]  
**Sent:** Wednesday, August 22, 2018 8:47 PM  
**To:** Planning Commissioners  
**Cc:** Pulley, Russ (Council Member)  
**Subject:** 2018SP-017-001 Glendale & Scenic

Planning Commissioners,

I am requesting that paragraph 6 of the subject SP be improved in regard to the tree survey and protection. The current version of the SP only references trees of 24" DBH or greater, *which cuts out a large number of perfectly healthy, valuable mature trees* on the site. There are smaller varieties of trees which will never grow to 24" DBH, like dogwood, holly and hawthorne. Also, a 10"-23" DBH larger variety tree (like oak, sycamore or poplar) is somewhere between 30 to 100 years old, depending on the species, and just entering the prime of its life - similar to a human who is in their 20's or 30's! These 10"-23" DBH trees are too valuable to ignore. Walking the site, I see that a great number of the trees are significant in size but will fail to meet the 24" DBH requirement. **For these reasons, I request a survey and careful consideration of all trees 10" DBH or greater.**

Thank you for your help protecting the trees on this property. The Mayor's Executive Order 40, signed in January, states that *"Metro Nashville's Urban Tree Canopy is a utility that improves air quality, manages stormwater, supports public health, provides economic benefits, and increases quality of life for Nashville residents."* Please take action to protect our natural infrastructure in this case and all planning reviews.

Thank you for your thoughtful consideration in this matter.

Sincerely,  
Margo Owen  
1333 Duncanwood Court  
Nashville, TN 37204  
615 496-5304

Neighbor to Monroe Harding and Program Coordinator for Nashville Tree Foundation

Please use the following text for the Tree Preservation section:

A Tree Survey shall be completed and used to save as many trees as possible prior to Final SP submittal. Tree inventory shall include tree size, species, and tree health. Final SP plans shall comply with the TDU requirement set forth by the Metro Nashville tree ordinance. The developer is to ~~engage with~~ pay a certified arborist to evaluate tree health prior to Final SP Submittal. The developer must submit a survey plan showing all existing vegetation on the site which is within the area of proposed disturbance, specifically identifying and locating tree species with a Diameter at Breast Height (DBH – measured at 4' above ground level) of ten (10) inches or greater. Size and health of the trees must be identified on the survey plan, along with designation of critical root zone for each identified tree. Critical Root Zone is defined as one (1) foot of radius per one (1) inch of tree diameter at breast height. ~~A field located tree survey to be provided within proximity of proposed disturbance on healthy trees of 24" DBH or greater.~~

Developer and/or landscape architect, will work with the Metro Urban Forester to identify and flag with tape, the exact ~~specimen~~ trees to be ~~maintained~~ preserved and protected during construction ~~with Urban Forester~~. These trees will be identified and tagged in the field prior to Final SP Submittal. The Critical Root Zone for each protected tree must be encircled with tree protection fencing at least three feet high and this fencing must be in place prior to demolition and grading and must remain in place throughout construction. No construction materials, waste materials, excess dirt, or construction debris shall be deposited, nor shall any equipment or vehicles be allowed within this protection zone.

Healthy perimeter trees within 20' of property line ~~to~~ will remain and be protected as described above, where there are no roadway/utility conflicts. Metro Urban Forester shall review and approve all tree removals where roadway/utility conflicts exists. If grading is necessary within the critical root zone of a protected tree, the tree shall receive root pruning and an application of growth inhibitor by a certified arborist before construction begins. Urban Forester to inspect tree protection fencing installation prior to any demolition, site preparation or grading. Metro Urban Forester to approve any tree removal on site based on a Certified Arborist Evaluation, Requirements set forth by each Metro Department, and the Proposed Plan.

**From:** Paul Worley [mailto:paul@skynash.com]  
**Sent:** Wednesday, August 22, 2018 8:21 PM  
**To:** Planning Commissioners  
**Subject:** Monroe Harding property

Why would we want to tear down everything there and cut the trees? This space needs to be respected and developed carefully. I want the board to slow down and invite public input into the usage and design of the property.

Sent from my Verizon, Samsung Galaxy smartphone

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

From: apwbrown@gmail.com [mailto:apwbrown@gmail.com]  
Sent: Wednesday, August 22, 2018 8:27 PM  
To: Planning Commissioners  
Cc: Pulley, Russ (Council Member)  
Subject: 2018SP-017-001 Glendale & Scenic

We are property owners and neighbors at 1148 Duncanwood Drive. We are writing in support of the currently proposed plan to loop Granny White Court and Duncanwood Drive without a connection to Glendale Lane.

Although this is not ideal for us as a neighborhood, it clearly is the better option. We are disappointed that the new homes cannot be built as a cul-de-sac off of Glendale, with no connectivity, and leaving current Duncanwood and Granny White court untouched.

Since the last development in our neighborhood (Duncanwood Court), the traffic has become very bad, there are times we cannot exit our driveway for several minutes due to traffic backup waiting to turn on to Granny White Pike. Our street is not wide and 2 cars cannot pass without one pulling over. There are strollers, children, dog walkers and the current traffic is an accident waiting to happen, this will only worsen with additional traffic.

In addition, there have been numerous flood issues due to the recent construction, which will only issue with the additional development.

What a shame we couldn't have a metro park on this property, soccer fields, walking trails seem like a good use of flood plain in the Green Hills area that has had severely increased density over the past few years.

Anne and Lawrence Brown  
1148 Duncanwood Drive



**From:** Betty White [mailto:whitetornadotn@aol.com]

**Sent:** Wednesday, August 22, 2018 8:17 PM

**To:** Planning Commissioners

**Cc:** Pulley, Russ (Council Member)

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

Dear Commissioners:

My name is Elizabeth (Pearson) White, and I have owned the property at 1126 Duncanwood Drive since 1990. I am writing in support of the specific plan, 2018S\_-017-001, Glendale and Scenic, which our councilman, Russ Pulley, has worked so diligently to create after numerous hours, meetings, conversations, and deliberation with various aspects of the Duncanwood Community. When the builders presented an initial plan, some neighbors were concerned about the connectivity to Glendale, and the builders took their objections seriously and revised the plan, creating this second one. I realize that there needs to be at least two points of ingress and egress for the new proposed development, and I appreciate the builders' listening to the neighborhood, reducing the number of houses, and working toward a solution. I am also in favor of the initial proposal, which seems to have accomplished much of the same connectivity.

My one request is that when this development is created, the builders and the city realize that there need to be some additional measures, such as traffic calming features, to enable the neighboring residents to deal successfully with the additional traffic. Duncanwood Drive is a very narrow, winding street which is a place the residents walk, stroll, and walk pets. Children walk to the school buses and to JT Moore. As is, the drive isn't safe, but with additional traffic, it would be hazardous.

(It is already too narrow for school buses to travel on it.) I suggest traffic humps, signage, and if possible, sidewalks to ensure the safety of residents.

I am unable to attend the Metro Planning Commission meeting on Thursday, so I am hopeful that you will have time to read and consider this letter in advance.

Thank you for the work you do, and for the residents' ideas and opinions. Thank you in advance for considering these ideas for the safety of the neighborhood.

In appreciation,

Elizabeth White

**From:** donnasonner [mailto:donnasonner@bellsouth.net]  
**Sent:** Wednesday, August 22, 2018 8:07 PM  
**To:** Planning Commissioners  
**Subject:** Specific Plan (2018SP-017-001) for Glendale and Scenic

We need the trees and greenspace. Our neighborhood is being overdeveloped. I have five houses behind mine, where there were two. The woods behind my house were razed. I have much less privacy.

The developers should have a "green buffer zone" around the property. Also, there appear to be wetlands near the small stream/creek, which will be polluted from the additional runoff from all the new construction. It is a haven for the local wildlife, which include deer, foxes, rabbits and raccoons. Plus skunks and possums. We have too much noise and traffic congestion. And, not enough trees. Finally, the property should have sidewalks around the perimeter. We will now have to dodge an extra 50 plus vehicles every day (assuming 2 cars per family) once the houses are built. And, while the construction is going on, traffic and noise. I will not be looking forward to my morning walk during that mess.

Donna Sonner

1016 Miledale Drive 37204

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

**From:** Patricia Sanders [mailto:wmoody9272@comcast.net]  
**Sent:** Wednesday, August 22, 2018 6:53 PM  
**To:** Planning Commissioners  
**Subject:** Monroe Harding property.

I am most concerned about the plan for demolition of the buildings and countless old trees on this property. Please be mindful that development must be done prudently and purposeful. Not about the almighty dollar.

Pat Sanders  
Battery Ln.

**From:** Susan Galbreath [mailto:[susan.coomer.galbreath@gmail.com](mailto:susan.coomer.galbreath@gmail.com)]  
**Sent:** Wednesday, August 22, 2018 6:21 PM  
**To:** Planning Commissioners  
**Cc:** Pulley, Russ (Council Member)  
**Subject:** Re: Specific Plan (2018SP-017-001) for Glendale and Scenic

I apologize. I had an iPhone glitch and I accidentally sent a draft email to you. Below is the email I meant to send.

Thanks!

Susan Galbreath

On Aug 22, 2018, at 6:10 PM, Susan Galbreath <[susan.coomer.galbreath@gmail.com](mailto:susan.coomer.galbreath@gmail.com)> wrote:

Members of the Metro Planning Commission:

I live at 801 Lealand Ct Nashville TN 37204. I urge you to strongly consider additional review and consideration of options other than the current development plan for the Monroe Harding property. The additional traffic is a concern as is the loss of natural land and tree canopy in this urban area.

I hope we can find a way to develop the property and still maintain a natural perimeter and open space for area habitat.

Thank you for your community service!

Susan Galbreath

801 Lealand Ct.

Nashville, TN 37204

615-812-9039

Sent from my iPhone

Begin forwarded message:

**From:** "Thomas V. White" <[tvwhite@tewlawfirm.com](mailto:tvwhite@tewlawfirm.com)>  
**Date:** August 22, 2018 at 4:35:31 PM CDT  
**To:** "[Bob.Leeman@nashville.gov](mailto:Bob.Leeman@nashville.gov)" <[Bob.Leeman@nashville.gov](mailto:Bob.Leeman@nashville.gov)>  
**Subject:** 2018SP-017-001

Bob:

Pursuant to our conversation today, I represent Monroe Harding with respect to this matter. I am requesting the recognition of Monroe Harding as an organization and for an allowance of 5 minutes for this organization at the Planning Commission meeting tomorrow. Please confirm this is acceptable.

Regards,

*Thomas V. White*

TUNE, ENTREKIN & WHITE, P.C.

315 Deaderick Street, Suite 1700

Nashville, TN 37238

(615) 244-2770 (O) Ext. 2223 | (615) 244-2778 (F)

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**From:** Michelle Hall [<mailto:mhall1144@gmail.com>]  
**Sent:** Wednesday, August 22, 2018 11:51 AM  
**To:** Planning Staff  
**Subject:** Oppose SP Case 2018SP-017-001 until the following items are resolved:

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

Glendale and Scenic Drive - Monroe Harding property

To: Planning Commission, August 22, 2018 – via email

**Oppose SP Case 2018SP-017-001 until the following items are resolved:**

1. Historical Preservation – This is the last 20 acres of green space in Green Hills. It is a very large and special piece of Nashville property with both historic and environmental significance. Its preservation aligns closely with **the planning commission’s mission statement which is “guiding growth and development as Nashville and Davidson County evolve into a more socially, economically and environmentally sustainable community, with a commitment to preservation of important assets...”**

The main office building, designed by Henry Hibbs, architect of Fisk University, Vanderbilt University, Peabody College and others throughout the country including Davidson College should be incorporated into the residential development as a club house.

Monroe Harding maintained this property with tax dollars, goodwill of neighbors and donors who planted thousands of trees, installed vegetable gardens for Monroe Harding residents, added a riparian buffer and contributed to new buildings that were recently completed in 2015. This property deserves a better plan.

2. Tree Preservation Plan- Once this developer begins, over 200 trees will be destroyed. A solid plan is needed to replace any tree removed from property with a 3:1 replacement ratio. For every inch caliber removed, an inch caliber is planted. Trees must be irrigated as the mortality rate is so high for newly planted trees. Trees should be replaced with indigenous to middle Tennessee. A tree bank needs to be set up to remove and replace the trees that die. This process should be supervised very closely by Urban Forester and neighborhood group so that developer does not cut down the mature trees.

A satellite image of current trees is superimposed over the proposed Barlow Homes development plan and is attached. Many of the large trees could be saved if a more creative design was used.

Please see the attached graphic which explains urban tree canopy.

Over a period of months in 2014, hundreds of oaks, black gums, sweet gums and poplars were planted with the supervision of Cumberland River Compact, Tennessee State Parks, and various high schools. This riparian buffer work will all be destroyed.

This plan has no green space for children to play. Green Hills have less than one acre per 1000 residents by Metro council district per Metro Parks Dept. Reducing the density with fewer homes would allow for a small park **to be incorporated near the Brown's creek area.**

3. Conduct Metro Traffic Impact Study. A traffic study needs to be done by Metro Traffic Division. **Since 1934, Monroe Harding's entrance has been at 1120 Glendale Lane.** The architect could add an additional entrance/exit on Glendale with a traffic light to slow the traffic down. At one point, reportedly 90 employees used this entrance, and this should continue to be the case. If a ring road is completed in the subdivision, then there is no need to disturb over 100 homes on three other streets.

The current plan to open up two dead end streets that were designed in the **1940's is dangerous.** Granny White Court and Duncanwood Drive do not have any stoplights onto Granny White Pike. This is a fast arterial, urban road which connects Woodmont Blvd to Harding Place. Lipscomb University, Lipscomb Academy, JT Moore and Lipscomb Elementary will be affected by the traffic congestion. There is a Friends Life organization located on corner of Granny White Pike and Duncanwood Drive, that is a home to special needs young adults located right on the corner amidst all this traffic. Residents take daily walks with supervision.

Neighbors who have a difficult time coming out of these streets now will have an impossible time without the benefit of street lights. See attached photo of existing Duncanwood Drive onto Granny White Pike. Children crossing the street to go to school or college will not be able to as the sidewalk is on the opposite side of the street. Emergency vehicles trying to navigate to a subdivision of 31 homes inserted between two old streets would be dangerous.

The 2014 Metro Nashville Green Hills transportation plan calls Granny White Pike an urban thoroughfare. This plan approved a bike lane road from Harding Place to **Woodmont Blvd as part of Mayor's Transportation and Sustainability Department and Bike and Ride.** This is very dangerous plan to add an additional 62 cars to this street with cyclists trying to get to school or work.

Additionally, both Duncanwood Court and Duncanwood Drive residents should have individual street meetings with Metro Planning. Only the Granny White Court residents had two private meetings with the developer and council person.

4. Implement time frame - The real estate market is cooling. We would like a time frame to be placed on project. The Green Hills Graymont subdivision on Graybar Road and Woodmont Blvd is entering its 5<sup>th</sup> year and only 50 percent of the lots are sold. The neighbors are looking at large empty brown

spaces. Additionally, the residents are not getting their amenities until the project is complete which includes a paved walking trail. It was supposed to enter Phase II in the fall of 2015, but now new homes have been built, now three years later.

5. Preserve Lot 152 which located on the east bank of Brown's Creek. This should be specified that it will not be built upon but preserved as a measure towards storm water management and preservation of creek bed.

Thank you for considering these changes.

Michelle and David Hall  
1312 Duncanwood Court  
Nashville, TN 37204  
(404) 271-2799- mobile

Of further note, one of our neighbors said our councilperson has been threatened by the Southeast Ventures person and I find this very sad and detrimental to further discussions.

--

Michelle Hall, Nashville, Tennessee

**(attachments follow)**



ELIMINATE STRAIGHT ROAD AND CREATE LARGER GREEN SPACE TO DISCOURAGE CUT THROUGH TRAFFIC

TREES IN GREEN ARE PRESERVED AND PROTECTED DURING CONSTRUCTION - LOT 12 IS ENLARGED TO PRESERVE TWO HERITAGE TREES

ALL CONSTRUCTION ACCESS TO LOTS 14-21 VIA GLENDALE USING TEMP ACCESS ROAD (EXISTING MH DRIVE); BMP TRUCK WASH AREA AT EXT TO SITE

LOTS 20, 14, 15, 16 ARE FINAL LOTS BUILT - EXIST ROUNDABOUT REMAINS UNTIL THEN

KEY:  
 ● EXISTING TREES PRESERVED/LOST  
 ● HERITAGE TREES PRESERVED/LOST  
 - - - CONSTRUCTION TEMP ACCESS  
 \* TREE LOCATIONS APPROXIMATE

SITE DATA	
TOTAL AREA:	17.47 AC
APPROX. LOT:	31
DENSITY:	1.6 LOTS/AC
COMMITTEE PLAN:	2/14/14
REVISIONS:	1/20/14
APPROVED:	SP

# MONROE HARDING

## SITE PLAN





# How do TREES BENEFIT

Jersey City?

## LOWER UTILITY COSTS!

Just 3 strategically placed trees can decrease utility bills by **50%**

## FEWER AUTO ACCIDENTS!

Street trees can decrease automobile accidents by **46%**

## COOLER SUMMERS!

Evapotranspiration can help reduce peak summer temperatures by **2° - 9°F**

## LESS POLLUTION!

Mature trees absorb **120 to 240 lbs** of particulate pollution each year<sup>16</sup>



Jersey City's existing tree canopy removes about 1.5 tons of carbon monoxide, 13.6 tons of nitrogen dioxide, 24.6 tons of ozone, 4.6 tons of sulfur dioxide, and 21.3 tons of particulate matter each year. This is equal to about \$550,000 in value!

## LESS CRIME!

Apartment buildings with high levels of green landscaping have up to **52%** fewer crimes<sup>7</sup>

## BETTER BUSINESS!

When trees are present, shoppers will spend **9%** more for products<sup>8</sup>

## BETTER FITNESS!

People living near greenery are **40%** more active than people in less green areas<sup>9</sup>

## HIGHER PROPERTY VALUES!

Trees can increase residential property values by up to **37%**<sup>10</sup>

## LESS ASTHMA!

Childhood asthma is up to **25% less** prevalent in well-treed areas of cities<sup>11</sup>

## LESS FLOODING!

One mature tree can store **50 to 100** gallons of water during a storm<sup>9</sup>



Jersey City's existing tree canopy intercepts between 95 million and 155 million gallons each year. This is water that is prevented from entering the City's stormwater infrastructure during the initial rainfall (first 1 - 2 inches) during a storm. This equates to between \$760,000 to \$1.2 million in benefits!

Urban Infrastructure Center, Inc. 2015

many of several of the benefits that trees provide. See box in Appendix A for the reference sources used in this graphic.

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

From: LeighAnne Mason [mailto:leighanne\_mason@yahoo.com]

Sent: Wednesday, August 22, 2018 2:00 PM

To: Planning Commissioners

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

I am writing to let you know that we are against the proposed plan to demolish trees and tear down buildings for the proposed housing project at the Monroe Harding site. This does not seem like a reasonable working plan and there has to be a better way to develop the property without removing the tree canopy and demolishing a historic building. I urge you to reject this plan and make the developers come up with a more satisfactory plan for all.

Thanks

LeighAnne and Derek Mason

4405 Lealand Ln

Sent from my iPhone

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

From: Sally Wall [mailto:sallyb1232@aol.com]

Sent: Wednesday, August 22, 2018 1:47 PM

To: Planning Commissioners

Subject: Glendale and Scenic

To may it may concern,

I am against the Glendale and Scenic proposal There has to be a better plan than to take out all these trees and ruin our neighborhood.

Sincerely,

Sally Wall

945 Robertson Academy

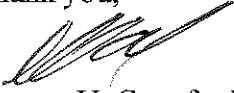
37220

Gentlemen:

This is to advise that I am George V. Crawford, Jr., a recently retired attorney and I reside at 105 Braxton Hill Court, Nashville, Tennessee 37204.

I oppose 2018SP-017-001 and I respectfully request that no action be taken until all interested parties have an opportunity to determine the possible adverse effect on the current plan are addressed including, but not limit to the destruction of the historic site located on the property, reducing the urban canopy, the loss of 12 acres of green space which could have an adverse impact on preventing flooding, increasing pressure on Brown's Creek flood plain and the increase in the traffic through the neighborhood streets. These matters need to be reviewed in depth by all parties.

Thank you,

  
George V. Crawford, Jr.  
gcrawford5819@gmail.com  
615-4304360

8-22-18

**From:** Sean Schaffer [mailto:sean3656@gmail.com]  
**Sent:** Wednesday, August 22, 2018 1:35 PM  
**To:** Planning Commissioners  
**Subject:** Specific Plan (2018SP-017-001) for Glendale and Scenic

Dear Planning Commissioners,

It is with a sense of urgency that I write to you to delay a decision on the Specific Plan (2018SP-017-001) for Glendale and Scenic until further discussion, research and alternative uses can be explored. It seems that the rush to keep pace with the city's recent economic and population boom is being done with inadequate attention to the long term consequences. The plan sighted above is just the latest and, due to its size, biggest example of this.

Trees that are decades to 100+ years old should not be so nonchalantly destroyed and replaced by saplings when with a little bit of care and desire many could be saved and incorporated into a well thought out development. Metro's own website touts being named a Tree City USA by the Arbor Day foundation 18 years in a row in 2013 <https://www.nashville.gov/News-Media/News-Article/ID/1638/Metro-Nashville-Recognized-as-a-Tree-City-USA-18-Years.aspx> . Can we seriously still claim that title as our urban canopy is being shredded at an alarming pace by developers who see trees as a hindrance not an asset?

Have we not learned from the destruction of other historic and culturally significant properties along Music Row and other areas, that it is important to keep aspects of the "old" Nashville while we develop the "new"? At this pace the many guided tour buses that visitors frequent, to hear and see the history of Nashville, soon may have nothing left standing to discuss. Our history lies within these buildings not plaques that tell us what used to be there.

Has enough thought gone in to how this would impact our aging infrastructure which was never designed for this level of demand? We are not talking about 1,300 sq/ft post war housing of the 1950's with one bathroom but instead 3,000+sq/ft structures where 3+ bathrooms are quite common. The increase in non-permeable space due to roofs, driveways and more roads coupled with the loss of what was permeable land can only increase runoff leading to more localized flooding and increased demand on an already highly stressed waste water system. I was here in 2010. New development is making a repeat of that flood event more likely, not less. Is the developer footing the bill to upgrade our

infrastructure? Repairing roads their construction vehicles destroy? It will be taxpayers that have to pay these bills long after the developers have left and the "true" cost of development comes due.

Lastly, I want you to imagine a Nashville where rather than Radnor Lake we had a housing development and strip malls. Instead of Cheekwood Botanical Gardens we had Cheekwood Luxury Apartments. Belle Meade Plantation, Nashville Zoo, dozens of small parks and green spaces. All could have been developed. Nashville wouldn't be the same had they been.

Thank you for your time.

Sincerely,

Sean Schaffer

3656 Mayflower Place

Nashville 37204

**From:** Naomi Hylbert [mailto:[naomi@HCPAGROUP.COM](mailto:naomi@HCPAGROUP.COM)]  
**Sent:** Wednesday, August 22, 2018 1:01 PM  
**To:** Planning Commissioners  
**Subject:** Specific Plan (2018SP-017-001) for Glendale and Scenic

Dear Planning Commission members,

I am writing to urge you to reject the specific plan for the Monroe Harding property. More time and care needs to be taken in designing a plan that will benefit the developers and the neighborhood.

Please send the developers back to the drawing board; to come up with a plan that will not anger neighbors and ruin such a beautiful piece of property.

Thank you for taking the time to consider this.

Naomi Hylbert

1015 Glendale Ln

**From:** Ginger Byrn [mailto:gbyrn@comcast.net]

**Sent:** Wednesday, August 22, 2018 12:17 PM

**To:** Planning Commissioners

**Cc:** Pulley, Russ (Council Member)

**Subject:** 2018SP-017-001 Glendale & Scenic SP - Please do not approve in its current form

Dear Commissioners,

I oppose the Glendale & Scenic SP 2018SP-017-001 in its current form. It allows the destruction of a historic home, the cutting down of hundreds of trees and the loss of green space in a part of town where it's disappearing rapidly.

Please deny the SP request as it will be presented and require the developers to reduce the number of houses being built, save the trees, save the green space, save the historic home.

Just because the developers can build 31 luxury houses doesn't mean they should or that it is the right thing to do. The right thing to do is to add more conditions to the SP that will protect what Nashville is losing too much of too fast - trees, green space and historic buildings.

Thank you.

Virginia Byrn



4323 Lealand Lane

Nashville 37204

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

From: Jan Davidson [mailto:julygirl@comcast.net]

Sent: Wednesday, August 22, 2018 12:06 PM

To: Planning Commissioners

Subject: Glendale Lane/Monroe Harding Property

Dear Commissioners,

As a native of Nashville, I ask each of you to seriously consider maintaining tree preservation and re-use of the historic building there on this gorgeous property when making your decisions.

When they are taken away, it's a forever a part of history never to return.

Thank you.

Most sincerely,

Jan S. Davidson  
806 Evansdale Drive  
Oak Hill, Tennessee

Sent from my iPhone

**From:** Diane Holmes [mailto:drdianeholmes@gmail.com]

**Sent:** Wednesday, August 22, 2018 12:01 PM

**To:** Planning Commissioners

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

It has come to my attention that a plan is under consideration for not just leveling a historic building, but to destroy hundreds of trees -- to make room for THIRTY-ONE HOUSES? Seriously.

Nashville is envied nationwide for its wonderful urban tree canopy. It is one of the major things that makes this a desirable city to live and work. We have lost enough trees in the recent past -- don't add to them with this ill-considered action. Thank you.

--dr. diane holmes, 615-385-3352

3708 Ferndale Avenue (home address)

Nashville, TN 37215

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**From:** laura@b2c-consulting.com [mailto:laura@b2c-consulting.com]

**Sent:** Wednesday, August 22, 2018 11:59 AM

**To:** Planning Commissioners

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

I am writing to let you know my concerns about the plan for the Monroe Harding property under consideration. I live next to the Glendale Baptist Church on Glendale Lane and am located catty corner from the property. As a matter of fact I walk my dog there along the Monroe Harding property line on Glendale every day.

I have lived at my house for 16 years, and our mature neighborhood has been completely transformed by all of the McMansion construction over the past 5 years. There are more storm water runoff issues, enhanced traffic congestion, and these homes have caused the destruction of 100 year old trees. It has been disheartening to watch. Many days I am frustrated that it takes me 15 minutes from Lealand / Woodmont just to get home after work due to the amount of cars on the road. It should take about 2 minutes.

And now we are set to lose literally the last green space in our immediate neighborhood with this plan that 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. All this to make way for 31 luxury homes.

I am not opposed to development of the site; I am 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, sidewalks, noise reduction during construction, etc.

Thank you for your time as you consider this important matter.

Laura Van Sickle  
1019 Glendale Lane | Nashville, TN 37204 | (c): 615-427-9418

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

From: idalynn besser [mailto:idalynn54@gmail.com]  
Sent: Wednesday, August 22, 2018 11:42 AM  
To: Planning Commissioners  
Subject: monroe harding plan

I am writing to ask that the development plan for the Monroe Harding Property consider the historical significance of the current structure, the environmental benefits of green space and the tree canopy in the area, and the traffic congestion generated from 31 homes in that plot of land. I oppose the current development, and hope that you will consider a neighbor's opinion in evaluating how this land is used.

Idalynn Besser  
4302A Scenic Drive  
Nashville Tn 37204  
6154055607

**From:** Irene Williams [mailto:irene@msg2mkt.com]  
**Sent:** Tuesday, August 21, 2018 8:26 PM  
**To:** Planning Commissioners  
**Subject:** Please help preserve the integrity of 2018SP-017-001 Glendale & Scenic

Hello!

I'm a very concerned resident of Green Hills, writing to you today to voice my plea that our city preserve the beauty, history, and integrity of the Monroe Harding property in Green Hills (**2018SP-017-001 Glendale & Scenic**).

I join other concerned neighbors regarding these factors:

- 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

We realize things can and will change, but we strongly plead that these changes are measured and undertaken with utmost consideration for the character and quality befitting one of our last bastions of elbow room and green space in the Green Hills area.

PLEASE, please hear us and respect the concerns of those of us who live here and do what's best for the long-term for our neighborhood!

THANK YOU,

Irene Williams

**Irene Williams - [Msg2Mkt](#)**

*Giving Your Brand a Voice in the*

*Digital - Social - Mobile Marketplace*

▪

(615) 429-8492



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

From: Jannelle Hamilton [mailto:jannelleh@icloud.com]

Sent: Tuesday, August 21, 2018 4:50 PM

To: Planning Commissioners

Cc: Pulley, Russ (Council Member)

Subject: Glendale and Scenic

I hope that you do not approve 2018 so 017-001 at Glendale and Scenic. This is too many homes for an area with traffic congestion. And it is a terrible plan that would cut down 200 mature trees. And the building by architect C.T. Hibbs should be preserved

Jannelle Hamilton

305 Mountainside Drive

Sent from my iPhone

**From:** Robin Clarke [mailto:rmaclarke@gmail.com]

**Sent:** Tuesday, August 21, 2018 3:37 PM

**To:** Planning Commissioners

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

To Whom It May Concern,

I am writing to state my disagreement with the proposed plan to develop the Monroe Harding historic site. I am concerned about the rush to cut down a lot of trees without a full evaluation on the effect to our urban canopy. I would advocate for further examination of this plan with a small footprint.

Thank you,

Robin Clarke

2227 Belmont Blvd,

Nashville TN 37212

**From:** Sandra & R.T. [mailto:sandratennessee@comcast.net]  
**Sent:** Wednesday, August 22, 2018 7:34 PM  
**To:** Planning Commissioners  
**Subject:** Specific Plan (2018SP-017-001) for Glendale and Scenic

It is my understanding that 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 - all to make way for 31 luxury homes.

We cannot allow this 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. and the Planning Commission has the authority to DENY this demolition and tree destruction and allow more time for a more acceptable plan. Your thoughtful consideration is much appreciated.

Thank you,

Sandra Heer

1020 St. Andrews Pl.

Nashville, TN 37204

## Item 6 – 224 Ben Allen Road SP

**From:** VanReece, Nancy (Council Member)  
**Sent:** Thursday, August 23, 2018 10:42 AM  
**To:** Milligan, Lisa (Planning)  
**Cc:** Shepard, Shawn (Planning); Ron Brice; jay@fulmereng.com  
**Subject:** RE: Ben Allen - The Hill 2018SP-030-001

I've told CM Mendes that there was no need for him to go tonight on this matter.

It looks like we are good to go I'll be watching online until my 4:30 flight takes off from DFW.

Please share the following with the Commissioners:

2018SP-030-001 On Consent: Yes 224 BEN ALLEN ROAD SP

Public Hearing: Closed

Council District 08 (Nancy VanReece)

Staff Reviewer: Shawn Shepard

A request to rezone from RS10 to SP-MU zoning on properties located at 224, 236, 242, 252, 300 and 310 Ben Allen Road and a portion of property located at 214 Ben Allen Road, approximately 290 feet east of Morningside Drive (38.66 acres), to permit 68 single-family lots, 62 multi-family residential units and a maximum of 20,000 square feet of nonresidential uses, requested by Fulmer Engineering, applicant; Giancarlo Agnoletti and East End Developers, LLC, owners. Staff Recommendation: Approve with conditions and disapprove without all conditions.

***I apologize for not being there tonight for the final review of the Ben Allen ( The Hill ) project. (2018SP-030-001) With the delay of the meeting I hope you have had the time to digest all answers to any question that remained at our previous discussion.***

***I want to thank Shawn Shepard and her entire team for their kindness through the process of a very complicated application and 17 updates. There is no question that the Planning Dept staff, the applicant, the neighbors and myself have arrived at a mutual conclusion that this project meets all standards and is a welcome addition to the Trail-Oriented-Development movement in District 8.***

***Ron Brice and Richard King have diligently cared for the preservation of this space that neighbor Christain Paro once called " The sacred hill". I am very pleased that there will soon be a way for us to all enjoy it.***

***Thank you for your thoughtful deliberations, hope the item remains on your valuable consent agenda. I look forward to bringing the item to the Metro Council for approval.***

PS. the 206 Ben Allen 2018Z-076PR-001 is also a fantastic application of the continuity to Ben Allen as it nears Dickerson Pike. It also has my support and that of the community.

**Nancy VanReece | Metro Nashville Councilmember, District 8**

[@nvr4district8](#) | [www.nvr4district8.com](http://www.nvr4district8.com) | [www.fb.com/nvr4district8](https://www.facebook.com/nvr4district8) | 615-862-6780

- Vice Chair, Parks, Library, and Arts Committee
- Convention, Tourism, and Public Entertainment Facilities Committee
- Health, Hospitals, and Social Services Committee
- Metro Nashville Diversity Advisory Committee



## Item 11 – 3700 Woodlawn Subdivision

**From:** Glenda Hatfield [mailto:glenda.hatfield@oracle.com]

**Sent:** Thursday, August 23, 2018 10:05 AM

**To:** Planning Commissioners

**Cc:** Murphy, Kathleen (Council Member); jnpcoop@gmail.com; cyrus.hatfield@gmail.com

**Subject:** Disapproval of Pennington Property - 3700 Woodlawn Drive - PLANNING MEETING TONIGHT

**Importance:** High

Dear Commissioners,

I am writing to voice disapproval of the proposed development on the “Pennington Property” at [3700 Woodlawn](#) Drive, 37215.

Woodlawn neighbors have discussed and met as recent as last night to discuss this topic. The turnout of Woodlawn folks disapproving of this development was incredible and I am so proud of the folks that live on/around our lovely corridor with the desire to preserve how special it is to Nashville.

As a part of last evenings meeting, a very consistent fact was outlined; THIS PROPERTY IS NOT A HARMONIOUS DEVELOPMENT. It is very far from it. And, that’s precisely what we’re looking to preserve; the harmony of our lovely corridor.

I’d like to go on record stating our neighborhood will fight for this harmony and if the Commission votes against our wishes, we are prepared to fight to the extent of court. It’s the right thing for Woodlawn and we have plenty of talented folks that live on Woodlawn that can/will help this fight.

Additionally, it is very, very clear, the development is all about the greed of the family and yet another Nashville developer trying to make a buck at the expense of the neighbors. Some of the Pennington family doesn’t even live in Nashville??

The majority of neighbors are willing to accept 3 homes on this lot but we fear the greed of these folks will fight for their all mighty buck and again, jeopardize the harmony of our corridor. This is simply wrong and the Commission should see it as such.

I am a Nashville native and as a child, I recall my parents driving me down Woodlawn and even then (perhaps call it a love of architecture from a young age!), I was always moved by it’s UNIQUE beauty. The

lots with large trees are simply stunning, they are ESTATE SIZE LOTS and the character of the Woodlawn corridor is a special piece to the Nashville fabric.

Now, as an adult, I have had the extreme blessing to call Woodlawn our home for 10+ years. My husband and I purchased our home as it was beginning a downward spiral. It needed a tremendous amount of work and we rolled up our sleeves to bring her to her original beauty; original Corinthian columns, original windows, original brick and on our original ESTATE SIZE lot and home footprint. Us, along with other wonderful neighbors on this street, have gone to incredible strides to keep our street unique and free from the hands of developers. Our neighborhood has hired incredible craftsmen over the years and in some cases, award winning designers and architects to restore these homes AND the land/trees associated. The folks that live or have lived in these homes have book worthy stories on their restorations and happenings in our neighborhood. It's truly a special, special corridor; unlike any other in Nashville.

Please also know that other homes on our street have had the option to build additional home on adjacent lots. The Kings, the Khouris, the Billings; all have additional lots they purchased and they could have EASILY chose to build or have Development. But, they instead chose the harmony of the neighborhood and our ESTATE SIZE lots.

Further, we recently worked with incredible neighborhood leaders, including councilwoman Murphy, to downzone our street. This downzoning was met with INCREDIBLE support as again, neighbors want to preserve our unique character and lots. The neighbors have spoken.

I hope we, as Nashvillians, can all rise to the occasion of PRESERVATION, KEEPING WITH HARMONIOUS DEVELOPMENT and GOOD planning in the case of Woodlawn. It's truly what Woodlawn desires and what Planning should agree to.

Please vote in opposition to the request for a subdivision and the current development plans of 3700 Woodlawn. A subdivision of this nature isn't in keeping with Woodlawn for the reasons mentioned above, never has been and should never be.

Thank you in advance for your commitment to Nashville and Woodlawn Drive.

Glenda and Cyrus Hatfield

[3948 Woodlawn Drive](#)

**TUNE, ENTREKIN & WHITE, P.C.**

THOMAS V. WHITE  
JOHN W. NELLEY, JR.  
THOMAS C. SCOTT  
PETER J. STRIANSE  
HUGH W. ENTREKIN  
JOHN P. WILLIAMS \*  
ROBERT L. DELANEY  
GEORGE A. DEAN  
LESA HARTLEY SKONEY  
JOSEPH P. RUSNAK  
DAVID B. GRAY  
SHAWN R. HENRY  
T. CHAD WHITE  
BRANDT M. MCMILLAN \*  
CHRISTOPHER B. FOWLER  
TIMOTHY N. O'CONNOR

ATTORNEYS AT LAW

SUITE 1700  
315 DEADERICK STREET  
NASHVILLE, TENNESSEE 37238

TEL (615) 244-2770 FAX (615) 244-2778

Writer's E-Mail Address: [gdean@tewlawfirm.com](mailto:gdean@tewlawfirm.com)

JOHN C. TUNE  
1931-1983

ERVIN M. ENTREKIN  
1927-1990

*\*Rule 31 listed General Civil Mediator*

August 23, 2018

David Kleinfelter  
Reno & Cavanaugh, PLLC  
424 Church Street, Suite 2910  
Nashville, TN 37219

Re: 3700 Woodlawn Subdivision  
Concept Plan 2018S-117-001

Dear David:

You asked me about the scope of the Metropolitan Planning Commission's authority in making decisions with regard to subdivisions in Davidson County. I think that it is clear that planning commissions in Tennessee perform administrative/ministerial functions and as a result, must approve projects which comply with the legal requirements including subdivision regulations.

Perhaps the most well known case in this area is *B & B Enterprises v City of Lebanon*, 2004 WL 2916141 (Tenn. App. 2004). This case involves an appeal from a decision of the Planning Commission for the City of Lebanon where plats for two sections of an existing subdivision were denied. The staff recommended favorably, but a large number of neighbors appeared at the hearing, and it is very clear from the decision that the Planning Commission voted against the project because of the political opposition. The Court reversed the decision of the Planning Commission, concluding that there was no legal basis for declining to approve the two new sections of the subdivision.

In a more recent case, the Court of Appeals had occasion to characterize the function performed by the Planning Commission:

Deciding whether a particular situation meets the requirements of an existing ordinance is an administrative function. A decision to issue or not to issue a building permit is an administrative decision, whether made by an official or a board. The decision by the Planning Commission in the case before us [subdivision application] involves the same type of situation . . .

TUNE, ENTREKIN & WHITE, P.C.

Letter to David Kleinfelter  
August 23, 2018  
Page 2

CK Dev., LLC v. Town of Nolensville, 2012 WL 38287, at \*6 (Tenn. Ct. App. Jan. 6, 2012). These kinds of administrative decisions require that the zoning board, planning commission, or building code official approve projects which meet the applicable regulations.

Finally, it is worth noting that this is the general rule across the United States. In Professor Daniel Mandelker's well-known work, "Land Use Law," at §9.09, he indicates:

Courts tend to construe subdivision control legislation based on the Standard Act and subdivision control ordinances strictly. A subdivision must be approved if it complies with the subdivision regulations (citing numerous examples). [Courts] reverses subdivision disapproval's and the reason for disapproval is not authorized by the Standard Act or the subdivision control ordinance and invalidate requirement in subdivision control ordinances are they are not authorized by the Standard Act.

As a result, not only within Tennessee, but in the majority of the other states in the country, a planning commission must approve a subdivision application which meets the requirements of the regulations. Failing to do so will result in a reversal upon appeal. I might add, that the standard applies not only to the Planning Commission itself, but also to the Board of Zoning Appeals, as well as, in appropriate cases, the Metropolitan County Council.

I understand that in the above-captioned application for approval, the staff has reviewed concept plan and recommended approval. It appears from a review of the staff recommendations, that all of the requirements are met and as a result, failure to approve the application would be reversible on appeal.

I hope this is helpful. If there are other questions, I'd be glad to address those.

Sincerely,

TUNE, ENTREKIN, & WHITE, PC

TUNE, ENTREKIN & WHITE, P.C.

Letter to David Kleinfelter  
August 23, 2018  
Page 3

A handwritten signature in black ink, appearing to read "George A. Dean". The signature is fluid and cursive, with the first name "George" being the most prominent.

George A. Dean

cc: Lucy Kempf  
Executive Director  
Metro Planning Department  
800 Second Avenue South, PO Box 196300  
Nashville, TN 37219-6300

GAD:dns

**From:** Harriet Karro [mailto:hkarro@aol.com]  
**Sent:** Thursday, August 23, 2018 10:04 AM  
**To:** Planning Commissioners  
**Cc:** kathleen@murphyformetro.com  
**Subject:** Case # 2018S-117-001 Pennington Subdivision; Agenda Item #11

**TO: Metropolitan Nashville Planning Commission**

**Ref: Case # 2018S-117-001 Pennington Subdivision; Agenda Item #11 (8/23/19 meeting)**

Dear Commissioners,

Thank you for this opportunity to express concern about the proposal involving the Pennington property at 3700 Woodlawn Drive. My husband, Brad, and I own and reside at 3800 Woodlawn Drive, immediately next to the property in question.

When we moved to Nashville in 2003, we were attracted to the large lots, mature trees, and older homes in the Woodlawn area and were pleased to purchase the approximately three-acre property on which our 105 year old home, "Hillcote," sits. We were further pleased that, in the years that followed, our neighbors galvanized under the initial leadership of Bell Newton and Jennifer Pennington to help protect the character of our neighborhood. At a time when so many areas are being overtaken by large-scale developments where land is clear-cut to make way for multi family homes or oversized single family homes with zero lot lines, our neighborhood has managed to retain its character chiefly because so many of our neighbors - including the late Guv and Phyllis Pennington, and their daughter, Jennifer - invested the time and energy necessary to promote the preservation of those aspects of our neighborhood that make it special. The successful downzoning in our area that was sought and approved three years ago is a testament to the extent to which our neighbors cherish and wish to protect the character of our neighborhood.

In response to the Pennington's initial proposal, Metro Planning Department staff stated that if allowed, "This pattern of development would change the character of this section of Woodlawn Drive." We concur and are baffled that staff now supports a proposal which would ultimately have the same net effect: specifically, five homes and the addition of a cul de sac on a property that, in keeping with its neighbors, should accommodate three Woodlawn-facing homes. One needs little imagination to recognize that the establishment of a cul de sac and, perforce, the removal of the majority of the

massive trees that have stood sentry here for generations would ***dramatically and forever change*** the bucolic character of this treasured stretch of Nashville.

Brad and I encourage the Penningtons to pursue development of the property within the current zoning guidelines and we beseech the Commission to support the staff's *initial* recommendation - as well as the wishes of existing homeowners - by voting to **DISAPPROVE this proposal**.

Thank you for your consideration.

Sincerely,

Harriet G. Karro

3800 Woodlawn Drive

Nashville, TN 37215

bradkarro@aol.com

615-300-0353

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

From: Kathy Billings [mailto:kathykbillings@gmail.com]

Sent: Thursday, August 23, 2018 9:48 AM

To: Planning Commissioners

Cc: Murphy, Kathleen (Council Member); bella.bella@comcast.net

Subject: Opposition to Pennington property on Woodlawn

Dear Commissioners,

My family and I have owned the home and property at 3906 Woodlawn Drive for almost 60 years. We vehemently oppose the proposed development by the Pennington family as it will destroy the value and integrity and historical significance of the area. Development is a part of life but it must be done carefully and within limits which is why there are rules set by commissions like yours. Please help us protect our homes and neighborhood and vote against the Pennington's plan.

Thank you,  
Kathy Billings

**From:** Catherine Sullivan [mailto:cathysullivan@bsh-cpa.com]  
**Sent:** Thursday, August 23, 2018 9:41 AM  
**To:** Planning Commissioners  
**Cc:** bella.bella@comcast.net; Kathleen Murphy  
**Subject:** Pennington Property proposal-Concept Plan 2018S-117-001

Dear Members of the Metro Planning Commission,

As a native Nashvillian who grew up on Estes Road and has been living at 3941 Woodlawn Drive for the past 19 years, I am opposed to the proposed concept plan to create 4 lots at 3700 Woodlawn Drive.

Although the plan has been modified from the May 10 disapproved plan, the only modification appears to be eliminating lot 5 from current consideration. I believe this only represents a delay of the original plan, and our neighborhood will be facing this same plan in the future if the Planning Commission approves this modification.

For the same reasoning that the Commission disapproved the original plan, I urge you stand firm in protecting the neighborhood as you did on May 10. If this plan is approved, I feel our neighborhood will be at great peril to avoid future developments that change the character of our immediate area into housing that detracts from the current landscape of our beautiful neighborhood.

Those of us who live here and plan to stay for the rest of our lives feel our voices and concerns should take precedence over those who do not reside in our neighborhood nor feel a need to protect the integrity of this landscape. We feel we are battling at every turn, and we would be so grateful for respite from these continued encroachments on our rights.

With admiration and great respect,



Cathy Cate Sullivan

3941 Woodlawn Drive

**From:** Bill King [mailto:bill.king@strategycorps.com]  
**Sent:** Wednesday, August 22, 2018 10:53 PM  
**To:** Planning Commissioners  
**Subject:** FW: #11, Case # 2018S-117-001 Pennington Subdivision

My wife and I have lived at 3946 Woodlawn Drive for 36 years. We ask the Planning Commission to reject the proposed multi-home development on the property referred to above.

Over our 36 years on Woodlawn, the character of many neighborhoods has changed dramatically. Homeowners in many areas, by being attentive to proposed zoning changes and variances, have saved entire neighborhoods that would otherwise be lost to careless or poorly planned development. These changes have often been generated by developers whose financial gain is at the expense of the neighborhood character which made properties attractive in the first place. This is essentially what is at stake here.

Our city planners, managers and elected officials are to be commended for paying attention to preserving the character, the trees and the overall beauty of many neighborhoods, including that of the Woodlawn Drive section you are dealing with here. We wish this were a plan we could support. We basically believe property owners have the right to use their property as they see fit, but that this is a right that must be limited when neighborhoods and neighbors enjoyment of their own property are adversely affected. We believe that to be the case here.

We hope you reject the proposed plan.

William B and Robin C King

3946 Woodlawn Drive

Nashville, TN 37205

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

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

Sent: Wednesday, August 22, 2018 10:43 PM

To: Planning Commissioners

Cc: craigevan@aol.com; Murphy, Kathleen (Council Member); Glenda Bell Newton

Subject: 3700 Woodlawn Drive Proposal - Pennington Property

> To the Planning Commission Members:

>

> My husband and I attended the last meeting on Trinity Lane regarding the Pennington Property. We still want to express the feelings we have about this land. We live directly across the street from the subject property and purchased our home in April 1983. We were immediately

> taken with the beauty of this neighborhood with its lovely trees and sprawling lawns.

>

>

> We knew Guv and Phyllis Pennington and were so happy that they shared our love of our neighborhood so much that they never had any idea of subdividing their property. They had over 40 years to develop if they wanted to do it. They did not believe that it was in the best interest of our neighborhood.

>

> We are extremely concerned and dismayed that their heirs are willing to sacrifice all that their parents wanted and set a precedence of double stacking homes on the Pennington property.

>

> The proposed development is totally incongruous to anything in this neighborhood.

> They are trying to be deceptive to the neighborhood and withholding the prettiest lot to develop later. It is exactly the same plan that was voted down by the planning commission by a 7/1 vote with the exception that they are holding one lot for future development. They are trying to give the appearance of no Double Stacking but it clearly will be.

> Instead of doing the original plan in one stage they will hold on to the other lot and do this in two stages.

>

>

> Please validate the decision which you made earlier that this is not in keeping with this area. We want to preserve our neighborhood as the beautiful and unique area it has been since we purchased our home.

> Thank you for your time and consideration and for your service to our community.

> We thank you for helping us to this end.

> Sincerely,

> Dianne and Craig Sussman

> 3615 Woodlawn Drive

> Nashville, Tennessee. 37215

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

From: craigevan@aol.com [mailto:craigevan@aol.com]  
Sent: Wednesday, August 22, 2018 10:35 PM  
To: Planning Commissioners  
Cc: Murphy, Kathleen (Council Member); Glenda Bell Newton  
Subject: Pennington property proposal

>> To the members of the planning commission:

>>

>> I wrote to you recently about our concerns of double stacking on the Pennington lot. I recently watched a piece on Channel 5 about the possibility of losing

>> three historic places on Music Row to "PROGRESS".

>>

>> If we continue to allow everyone interested in making money at the expense of what attracted us to Nashville in the first place, then we all pay the very high price of destroying the charm of each of our lovely neighborhoods.

>>

>> PLEASE let us NEVER lose sight of the fact that without our homes and neighborhoods maintaining their charm, we stand to let contractors, builders, and special interested parties ruin our city.

>>

>> Belle Meade would NEVER permit this, Whitland Avenue doesn't want this, Hampton Avenue, Golf Club Lane would never want this and NEITHER does WOODLAWN DRIVE.

>>

>> Thank you for voting down the proposal reintroduced by the Pennington heirs.

>>

>> Sincerely,

>>

>> Dianne Sussman

>> 3615 Woodlawn Drive

>> Nashville, TN. 37215

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

From: Edith Porter-Shirley [mailto:bunnyps@icloud.com]  
Sent: Wednesday, August 22, 2018 9:42 PM  
To: Planning Commissioners  
Subject: The Pennington Property

I was surprised tonight to see a proposal that I believe you may approve tomorrow at the meeting. My surprise was that at the meeting I attended in East Nashville you were all but one in favor of understanding the relevance of maintaining the harmony/character of Woodlawn and voted against Pennington's created a road. You could support building 3 homes w/ each having their own drive way. I live on Lynnbrook in a small ranch home. I treasure the mature trees on the Pennington property that would have to go if an extension of Lynnbrook is allowed. I treasure the large lots that bring their own diversity to our neighborhood. Please do not approve of the plan being presented today with the road

and the proposed homes on smaller lots. The proportions are wrong for the continuity of the size of lots in relationship to the proposed home size.

Thank you for thoughtful consideration,

Bunny Porter-Shirley  
801 Lynnbrook Road  
Nashville, TN 37215

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

From: Joan Lacey [mailto:joanlacey@bellsouth.net]  
Sent: Wednesday, August 22, 2018 8:07 PM  
To: Planning Commissioners  
Subject: PENNINGTON SUBDIVISION WOODLAWN

Hello

I live at 110 Hanover Square ( Woodlawn and Wilson) and I am totally opposed to the Pennington Subdivision. It will totally change our beautiful neighborhood.

Thank you,  
Joan Lacey  
110 Hanover Square

Sent from my iPad

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

From: Carollette Forbess [mailto:carolletteforbess@comcast.net]  
Sent: Wednesday, August 22, 2018 7:04 PM  
To: Planning Commissioners  
Subject: 3700 O Woodlawn aka Pennington property--2018S -046-001

Please support proposal by Councilwoman Kathleen Murphy--this is same project being trotted out again--this does not fit our neighborhood many of us are trying Sooo hard to maintain--3912 Woodmont Blvd 37215--

Sent from my iPad

**From:** Lewis Pennock [mailto:lewis@lewis.net]  
**Sent:** Thursday, August 23, 2018 11:42 AM  
**To:** Planning Commissioners

**Cc:** Murphy, Kathleen (Council Member)

**Subject:** 3700 Woodlawn - Pennington Property 2018S-117-001 Item #11

Dear Commissioners,

I am writing to voice my strong opposition to the most recent proposed plan submitted by the developers for the Pennington Property, located at 3700 Woodlawn. The plan submitted is not materially different from the prior plan which was voted down 7-1 by the commission earlier this year once the total land available is taken into consideration: The removal of the stand alone lot on the southwest corner of the development from this most recent proposal only serves to mask the fact that this is a mostly identical submission.

I have lived in the neighborhood for 20 years and have watched it change over those years, and I understand that change is a given, but this development as currently proposed would be one of the most dramatic and jarring changes the neighborhood has seen. Neighbors along Woodlawn recently worked with Councilwoman Kathleen Murphy to downzone in order to maintain the "estate lot" character of this stretch of Woodlawn. With broad consensus, the goal of downzoning was to preserve single homes with deep set back houses on wide lots, all fronting Woodlawn directly. Allowing this proposal to proceed as is would go against everything that we have all worked so hard to maintain.

The beautiful character of this neighborhood is what attracted me to it in the first place and it is where I have chosen to raise a family. The extreme loss of mature trees, additional entry into a new subdivision at the end of my street, and double stacking of homes would all serve to damage that character in a significant way. Please Disapprove this applicant's request.

Thank you for your consideration and for your public service.

Regards,

-Lewis

Lewis Pennock

715 Lynnbrook Rd.

Nashville, TN 37215

**From:** charles sharp [mailto:scc54320@gmail.com]  
**Sent:** Wednesday, August 22, 2018 6:50 PM  
**To:** Planning Commissioners  
**Subject:** Fwd: Pennington Property 3801 Woodlawn Dr

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

**From:** cc sharp <[jbccsharp@gmail.com](mailto:jbccsharp@gmail.com)>  
**Date:** Wed, Aug 22, 2018, 6:38 PM  
**Subject:** Pennington Property 3801 Woodlawn Dr  
**To:** charles sharp <[scc54320@gmail.com](mailto:scc54320@gmail.com)>

I am in favor of the Pennington Property development, Because just down the block at 3801 Woodlawn Dr. the Cummings family developed their property in around 1980. They made a turn around and the many new houses with small lots were and are an asset to the plan of Woodlawn . Woodlawn starts out near Hillsboro Road and goes to what was once Woodlawn Market, and is now interstate 440. The next block, just past Estes, there are areas where vacant lots are being made into driveways. I feel that land owners should have the right to do with their land as they see fit: driveways,homes, or parks . Woodlawn ends up at the other end with one of the best schools in Nashville, Ensworth and a Regions bank. Every block of Woodlawn is made up of diversity with no one set rule but what was good for the home owner and the neighborhood and the city. What was good in 1951-a school, or 1980-turn around driveway and nice homes, 1986- interstate 440, 2018- a driveway out of a vacant lot. What is key to Woodlawn is the diversity. Just because different landowners have different views on what is best, the American way is to let each person have their freedom. If one disagrees, then they can buy the land and have it their way. Throughout all these years what has been good for this land has occurred; why is it not fitting to continue this growth on into the future.

Cayley Sharp

**From:** Covington, Paula A [mailto:paula.covington@Vanderbilt.Edu]  
**Sent:** Wednesday, August 22, 2018 1:14 PM  
**To:** Planning Commissioners  
**Subject:** 3700 Woodlawn Pennington

I am writing to ask that you turn down this proposed plan. It is similar to the proposal that was defeated in May by the Planning commission. Seems as if they are trying to do what failed under a new guise. This small area on Woodlawn is a treasure for our city and does not need to look like poor Woodmont has become with high walls, concrete, oversized buildings disproportionate to the neighbors and denuded of lovely mature trees--something our city has been known for until the advent of skinnies and greed-hungry developers descended under the guise of "infill" . We need to protect some of these lovely spaces that remain.

(I am not directly affected since I live further down on Estes but it is a pleasure to see that lovely area that many like to drive by and appreciate! bI hope you will continue to respect and protect this beauty as you saw fit to do in May.

Thank you.

Paula Covington

**From:** Lisa Butlak [mailto:[lisabutlak@gmail.com](mailto:lisabutlak@gmail.com)]

**Sent:** Wednesday, August 22, 2018 3:14 PM

**To:** Planning Commissioners

**Cc:** Councilwoman Kathleen Murphy

**Subject:** Pennington subdivision

**August 21, 2018**

**To Whom It May Concern:**

I purchased my home at 3701 Brighton Road in December of 2017 and closed in February 2018. I wasn't aware at the time of the pending hearing for an approval of a multi lot (sub division) housing development, otherwise I would not have purchased this specific home. Under the current property layout I receive run off from the tennis

courts, adding 5 additional homes with additional hardscape will only make that worse. There is water intrusion evidenced by the moss and moisture at the back of my property (it stays wet at all times). There is a culvert that has been created to take in water to left of my property but it clearly doesn't adequately drain now, much less 5 additional large homes that will increase run off with less land to absorb the water shed.

Every time an expansion of back terrace or a pool is added with one of these homes this will directly impact those of us below, yet we have no say or ability to insist on a cure before it's implemented, yet we are the owners directly impacted. I strongly request the committee to vote against this proposal by the Pennington's, and request they go back to requiring a minimum of one-acre lots with no more than 14% hardscape coverage of property (to include the home, pool, tennis courts, guest house) and require architectural/engineer approved drainage plans developed and stamped before a home is built. Should a home be modified or added to going forward the homeowner at their expense would have to secure an architecturally approved drainage plan that ties into the culvert currently created.

Lastly, the Woodlawn street still has some charm in the way the homes have had to be developed on large lots, adding more homes on the



smaller acreage would completely change the feeling of the historic neighborhood and street.

On Aug 23, 2018, at 10:12 AM, Nikki Allen <pba9999@gmail.com> wrote:

>  
> DENY DEMOLITION & TREE DESTRUCTION-DO NOT DENY US OUR HISTORY! Please!!!  
> Please allow more time for an acceptable plan!!!'  
>  
> Patricia B Allen  
> 1900 Richard Jones Road-D-1  
> 37215  
> 615-500-8640  
>  
> Sent from my iPhone

## Item 20 – Sloan and Westlawn SP

From: AM Gebel [<mailto:amgmia46@yahoo.com>]  
Sent: Thursday, August 23, 2018 11:18 AM  
To: Planning Staff  
Subject: RE: Plans for Sloan and Westlawn

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

Hi Deborah,

I apologize - here it is:

2018SP-001-001  
SLOAN AND WESTLAWN SP  
Council District 24 (Kathleen Murphy)  
Staff Reviewer: Abbie Rickoff

A request to rezone from R6 to SP-R zoning on properties located at 4603 Sloan Road and 4409 and 4411 Westlawn Drive, at the corner of Sloan Road and Westlawn Drive (1.03 acres), to permit seven multi-family residential units, requested by Dale and Associates, applicant; LL & E Holdings, LLC, owner.

Thank you,  
Anne-Marie

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

From: [Skiymca@yahoo.com](mailto:Skiymca@yahoo.com) [<mailto:Skiymca@yahoo.com>]

Sent: Wednesday, August 22, 2018 9:33 PM

To: Planning Staff

Subject: Sloan Westlawn

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

Hi. I live at 228 Cherokee Station Dr and am concerned that 7 big houses is too many. Our homes are 2700-3200 sq ft and they are asking for even bigger. We are also concerned with water issues but they did address some remedies if SP is approved. 7 homes seems too many and too big in size. 5-6 would be better if that large.

Thank you  
Wren Franklin

Sent from my iPhone

**From:** Eric Cannon [<mailto:cannone21@hotmail.com>]

**Sent:** Thursday, August 23, 2018 8:47 AM

**To:** Planning Commissioners; Rickoff, Abbie (Planning); [Yancy@hybridphoenix.com](mailto:Yancy@hybridphoenix.com)

**Subject:** Reference: 20. 2018SP-001-001 On Consent: No SLOAN AND WESTLAWN SP

To whom it may concern:

I am writing this letter *in support of* the No SLOAN AND WESTLAWN SP (Reference: 20. 2018SP-001-001) being proposed by the Hybrid Phoenix group. I have spoken to Yancy Lovelace on the phone and met him in person to review the plans and my concerns multiple times. Should the SP get approved as proposed, they have committed to making necessary downstream improvements to reinstate the easement at the back of my property, which should greatly improve the storm water issues we have had since the city stopped maintaining the easement, long before I purchased my home 4 years ago. This, in addition to other water management plans on the SP itself that have been outlined, is likely the best

option to improve the infrastructure to minimize the impact of storm water runoff from any development of that land.

Alternatives not requiring approval for development from the storm water management committee were discussed. It is my opinion that those alternatives where 5 or 6 homes are built on this land would be significantly more detrimental as they would not do as much to manage the storm water.

My desire is to see this project approved. I see it as an improvement to Nashville overall and specifically Sylvan Park.

Best Regards,

*Eric Cannon*

*4412 Westlawn Drive*

*678-925-3173*

**From:** Daniel Schuster [mailto:dschus@gmail.com]  
**Sent:** Thursday, August 23, 2018 9:28 AM  
**To:** Planning Commissioners; Rickoff, Abbie (Planning)  
**Cc:** Mary-Margaret Schuster  
**Subject:** Sloan and Westlawn Proposed SP

August 23, 2018

To Members of the Metro Nashville Planning Commission:

We are writing to express our strong support of the proposed SP for Sloan and Westlawn (reference 20. 2018SP-001-001), which requests rezoning of a corner property at the intersection of Sloan Road and Westlawn Drive to permit the construction of seven multi-family residential units (although the developers plan to build seven high-end, single-family homes). Our support is

conditional on the SP final language specifying that the development will be of seven single-family detached homes, as currently planned.

At the numerous community meetings and Q&A sessions held/attended by the proposed property developers, many of the concerns voiced by community members focus on storm water runoff issues in that area. The reality is that there *already are* substantial storm water runoff issues at that intersection, with multiple homeowners reporting flooded basements with any heavy rain. These issues are largely related to the entirely inadequate (aka nonexistent) maintenance of existing storm water runoff management systems by Metro Nashville government's Stormwater Division. Unfortunately, Metro Stormwater has informed us they are unable and unwilling to maintain existing infrastructure to remedy the situation.

Due to the concerns voiced by community members, the proposed property developers have met with homeowners on numerous occasions, walked our individual properties (including with a civil engineer), and assessed improvements that could be made to existing storm water management systems. Should the SP be approved, the developers have committed to dedicating time, money and resources to improving water runoff on our private properties. The developers will also build substantial storm water management infrastructure into the development, which would not be required as it is currently zoned. Metro Nashville Stormwater has indicated that the maintenance needed on existing Metro-owned infrastructure is deemed a "capital improvement project", and funded as such, it will be at least 5 years before they can dedicate time/resources to the needed improvements of storm water management at our intersection.

Lastly, we are pragmatic, and realize that this property will undoubtedly be developed at some point. As it is currently zoned, 5–6 homes (likely horizontal property regimes [HPRs]) could be built with minimal additional approval/oversight by Metro Nashville. This would also not require a grading permit, making the current stormwater issues much worse, relative to the proposed SP which would require a grading permit. We would *much* prefer this property be developed by a team willing to invest the time and effort to do the project the right way (with significant oversight by Metro Nashville), and yield 7 high-end, single family homes. Not only will the proposed community further improve our property values, but it will be more visually appealing and fit the current neighborhood much better than 5–6 HPRs. Any concerns about density are unfounded. Simply look across Sloan Rd. and note the presence of a 5 building, 111-unit condominium complex, as evidence that 7 single family homes are not unusually dense for this neighborhood.

We appreciate you considering our input on this project and are happy to answer any questions that we can. We strongly encourage your support of the proposed SP.

Sincerely,

Daniel Schuster, M.D. and Mary-Margaret Fill, M.D.

4408 Westlawn Drive

Nashville, TN 37205

205-907-6818 | 678-520-2181

-Daniel