

## Comments on June 27, 2019 MPC Agenda Items

Received through June 21, 2019

### ITEM 1: 2019CP-010-001—GREEN HILLS/MIDTOWN COMMUNITY PLAN

From: Carolyn Brackett [mailto:CBrackett@savingplaces.org]

Sent: Thursday, May 30, 2019 6:59 AM

To: Carolyn Brackett

Subject: NATIONAL TRUST FOR HISTORIC PRESERVATION NAMES MUSIC ROW TO 2019 "11 MOST ENDANGERED PLACES" LIST

Importance: High

May 30, 2019

The National Trust for Historic Preservation today announced that **Nashville's Music Row** was named to its 2019 list of **America's 11 Most Endangered Historic Places**, an annual list that spotlights important examples of our nation's architectural and cultural heritage that are at risk of destruction or irreparable damage.

Despite its critical role in the identity, economy, and culture of the city and Nashville's international reputation as Music City for more than 60 years, vital pieces of Music Row's historic fabric are being lost to growing pressure from Nashville's rapid pace of development. By naming Music Row to its 11 Most Endangered list, the National Trust is signaling its grave concern over the rampant non-music industry related development and the urgent need for city lawmakers to preserve and protect this epicenter of American musical heritage.

"Music Row is exactly the kind of cultural district that many other cities have been trying to create," said Katherine Malone-France, interim chief preservation officer of the National Trust for Historic Preservation. "The sweeping arc of the past and present of the music industry can be felt in Nashville's modest late-19<sup>th</sup> century bungalows and small-scale commercial buildings that have inspired and incubated the creation of music for generations. If demolitions and zoning exemptions continue, this one-of-a-kind musical ecosystem will be lost forever."

Studies and surveys by the National Trust and Metro Nashville's Planning Department have repeatedly affirmed the community's strong desire to preserve the historic character of Music Row, yet demolition activity has continued unabated. Since 2013, there have been 50 demolitions on Music Row—many of which have pushed out small, independently owned music businesses within low-rise historic buildings—to make room for new high-rise luxury apartments and offices that have no provisions or set-asides to serve the music industry. The majority of these demolitions (64 percent) were for new development permitted by Specific Plan (SP) rezonings.

"This designation is the happiest we've ever been receiving bad news," said Elizabeth Elkins, vice president of the board of Historic Nashville, Inc. "We are glad that the rapid rate of destruction of Music Row will now be in the national spotlight, as the zoning and ongoing demolitions strike at the heart of our greatest fear, which is the unabated loss of the compelling spaces that are the backbone of what makes Music City both an internationally-known destination and a unique place to live and work."

The Metro Planning Department recently released its draft Music Row Vision Plan and is accepting public comment on the plan until June 3. Metro Nashville will hold elections August 1 for mayor and members of Metro Council, making this a critical opportunity for citizens and fans of Music Row nationwide to voice their support for ensuring the community and character that makes Music Row a one-of-a-kind cultural district endures for generations.

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The National Trust and its partner Historic Nashville, Inc. urge the public to join them in asking the Metro Planning Department and Metro Nashville's elected officials to make key changes to the draft Music Row Vision Plan and to enact the creation of new preservation tools including:

- Discontinue Specific Plan exemptions that ultimately encourage demolitions;
- Eliminate recommendations for increased building height allowances anywhere in the Music Row area;
- Designate Music Row as a Cultural Industry District in recognition of its unique role in Nashville's economy and its worldwide significance
- Provide support to create a non-profit entity to promote and preserve Music Row that would manage a revolving fund to preserve significant properties for use by music businesses; provide financial options (such as low or no-interest loans) to music businesses for expansion, rehabilitation, retention, and innovation, and promote Music Row to attract new music businesses.

"With the loss of so many historic resources since Music Row's designation as a National Treasure in 2015, it's critical that the city coalesces plans to protect this neighborhood—which is internationally renowned for its contribution to music culture—and keeps it viable for the creative class that built our music industry," said Tim Walker, executive director of the Metro Nashville Historical Commission.

The National Trust's national audience will be encouraged to sign a letter to Nashville lawmakers urging their careful stewardship of a vital piece of American musical heritage.

Learn more at: [savingplaces.org/endangeredmusicrow](http://savingplaces.org/endangeredmusicrow).

Information on the 11 endangered historic places named to the 2019 list may be found here:

[www.SavingPlaces.org/11Most](http://www.SavingPlaces.org/11Most).

**Carolyn Brackett | SENIOR FIELD OFFICER**  
**NATIONAL TRUST FOR HISTORIC PRESERVATION**  
**1416 Holly St., Nashville, TN 37206**  
**615-712-0829**  
**Savingplaces.org**



**From:** Jenn Harrman [mailto:info@historicnashvilleinc.org]  
**Sent:** Monday, June 3, 2019 2:17 PM  
**To:** Kempf, Lucy (Planning); Priest, Joni (Planning); Music Row Study (Planning)  
**Cc:** Walker, Tim (Historical Commission); Syracuse, Jeff (Council Member); Sledge, Colby (Council Member); O'Connell, Freddie (Council Member); cbrackett@savingplaces.org  
**Subject:** Comments Regarding Proposed Music Row Vision Plan

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Dear Ms. Kempf,

Please find attached comments on behalf of Historic Nashville, Inc. on the proposed draft of the Music Row Vision Plan.

Kind regards,

Elizabeth Elkins  
*Vice President of the Board*  
*Historic Nashville, Inc.*

**SEE ATTACHMENT ON FOLLOWING PAGE**

### **ITEM 8: 2019Z-011TX-001—SHORT-TERM RENTAL ORDINANCE**

**From:** dshannon@villagetn.com [mailto:dshannon@villagetn.com]  
**Sent:** Friday, May 31, 2019 7:46 PM  
**To:** Planning Commissioners  
**Subject:** Thank you for your time! Rm Zoning Moment.

Dear Planning Commission,

Thank you for taking the time to hear my story and listen to the deep concerns I have about the RM zoning effective dating starting on June 27<sup>th</sup>, if approved by the commission.

As a realtor in Nashville, my job is to advise my clients accordingly. To give them all of the facts about a property and let them make an educated decision on whether or not its in their best interest to purchase it. This I do over and over again.

I've been working with a local client for over a year on finding the perfect investment property. He is a cautious, meticulous, and does his due diligence. He is not someone who spends frivolously, rather he's the opposite, and spends thoughtfully and methodically.

After a year of searching, I discovered Catalyst—a new beautiful, brick townhome development nestled in the midst of many apartment developments in Hillsboro Village. Beautiful construction, prime location near Vanderbilt, Belmont, Lipscomb. A perfect place for visiting college families to stay, cook a meal with their college children, enjoy the village, enjoy time together, enjoy a football game. This was the one! So my client went all in.

We checked with zoning. All good there—RM and approved for short-term renting. We check with a member of City Council. All good there. No signs of it changing anytime in the near future. He wanted it and knew he would be competing with many other buyers. He got it and is thrilled!

Fast Forward to last week. We read the article that if approved the effective date of no longer giving out short-term rental permits would be effective as soon as June 27. Our set closing date isn't until end of July or August (its new construction and takes time). Its been a major gut punch and feels as if the rug has been pulled out from under him. I'm begging you to please honor those buyers who put their money, time, and heart on the line to purchase something with the representation being understood as permitted as short-term rental at that time. If the RM zoning is removed, it can result in him losing far more money that I can stomach and a potential law suit. This is something he cannot not afford, nor can I.

Historic Nashville, Inc.  
P.O. Box 190516  
Nashville, TN 37219



Lucy Kempf  
Executive Director  
Metro Planning Department  
Metropolitan Government of Nashville and Davidson County  
800 2nd Avenue South  
Nashville, TN 37210

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June 3rd, 2019

Ms. Kempf,

Upon review of the proposed Music Row Vision Plan (MRVP), Historic Nashville, Inc. asks that the following comments and recommendations be considered to ensure that both the historic significance of Music Row and incorporation of historic preservation in the plan is accurately and appropriately included.

As it reads, the MRVP does not adequately reflect historic preservation as a priority. There are few effective incentives or tools for preserving the historic buildings and landmarks, which is contrary to the numerous studies and recommendations shared with Metro Planning by the National Trust for Historic Preservation (NTHP) and supported by Historic Nashville. It seems that this report wants to turn over the management of the future of Music Row to the business leaders who have a financial interest in the property and does not take into consideration other members of the neighborhood or Music Row's connection and contribution to the greater Nashville community.

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**Establish framework to adequately reflect historic preservation as a priority:**

- The MRVP should include scale as a defining factor in the significance of Music Row. As described, the significance of the historic neighborhood fails to mention the scale of the neighborhood, which both directly impacts the historic character and noted atmosphere of Music Row.
- The MRVP recommendations encourage specific plan zoning, which has historically been shown to be a tool for demolition on Music Row, prior to a new code being established. Specific Plan zoning exemptions should not be allowed as a tool during this transition period.
- Although the receiving sites in the recommended TDR program restrict the use of historically or culturally significant sites as receiving sites, it does not take into account the impact on historic sites adjacent to receiving sites. Receiving sites should rather not be restricted to Music Row, but should be encouraged outside of the district and if allowed on Music Row, should have guidelines to prevent out of scale development adjacent to historic properties.
- The MRVP recommended height and scale allowances specifically for the areas designated as the "Music Row Core" and "Music Row Center" should be limited to

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reflect a continuity with the historic character of the neighborhood and include guidelines to that effect. As they are set, the height allowances would allow development out of scale with the historic neighborhood.

- The MRVP should include guidelines for transitions between properties considered non-historic and adjacent historic properties to ensure new development is not out of scale and does not negatively impact the adjacent property's historic integrity.
- The MRVP should accurately represent state and local incentives for preservation. The state historic tax credit is a state incentive, not a local incentive. Additionally, the tax credit is no longer moving forward at the state level and any future potential should be accurately described.
- The MRVP should incorporate additional resources for information on preservation programs.

**Make data and documentation comprehensive:**

- The MRVP does not mention or properly cite the vast majority of the NTHP's work. The MRVP does not cite or mention the two-year project completed by the NTHP in collaboration with Robbie Jones, who sits on the board of directors for Historic Nashville, to research and document Music Row in preparation of a nationally recognized, precedent-setting National Register of Historic Places (NRHP) nomination that surveyed over 400 buildings and recommended 65 as NRHP-eligible for music industry historical significance.
- The MRVP does not cite the years of survey, documentation, and planning completed on Music Row by the Metro Historical Commission, or that the Metro Historical Commission had recommended that 175 additional buildings are "Worthy of Conservation."
- The MRVP does not incorporate data or insights from the recent Economic Impact Study of Historic Preservation in Nashville prepared by Place Economics for the Metro Historical Commission, which addresses the economic impact of preservation on Music Row.
- The MRVP does not reference years of efforts by Historic Nashville to document, advocate for, bring attention to, and work to save Music Row and does not reference the support from the community of these efforts. Music Row and its historic buildings were included on our Nashville Nine list of the city's most endangered historic places every year since 2014 - except 2017 when we only included one property (Fort Negley). Several members of the Historic Nashville Board of Directors and Advisory Council also served on the Music Row Steering Committee, but their affiliation is also not cited.
- The MRVP bibliography is significantly lacking for the stated years of research in its preparation. Additional data and documentation that reflects a comprehensive research analysis should be considered and incorporated into the MRVP.
- The MRVP should clearly define a comprehensive list of stakeholders and cite their affiliations.
- Preservation recommendations such as Historic Nashville's preservation easements program or listing on the National Register of Historic Preservation should have additional incentives for property owners to participate in these programs and efforts. Over the years, these programs have been available and encouraged, but the

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development opportunity available on Music Row has given no incentive for owners to restrict their development rights or make a historic designation.

Ultimately, if the Music Row Vision Plan is to guide future development of Music Row for years to come, it must be balanced, fair, and comprehensive. Right now, it does not sufficiently exhibit those characteristics, and needs significant revisions and additional documentation to more accurately reflect the significance of historic preservation and encourage the retention of the historical and cultural integrity of the Music Row neighborhood through stronger tools.

In addition to these recommendations, Historic Nashville fully supports the comments and recommendations made by the NTHP regarding the MRVP. The work of the NTHP has been a guide that Historic Nashville has supported and advocated for since designating Music Row a National Treasure.

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Regards,

Elizabeth Elkins  
Board Vice President  
Historic Nashville, Inc.

Cc Joni Priest

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Please consider pushing the RM zoning effective date to honor those whom are currently under contract, so they can close accordingly. Thank you for your time.

Best,  
Drew



### **ITEM 12: 2019SP-027-001—ROOTS EAST**

**From:** Kristin Geddis [mailto:geddo2@hotmail.com]

**Sent:** Thursday, June 13, 2019 4:35 PM

**To:** Zeigler, Robin (Historical Commission); Napier, Patrick (Planning); Mendes, Bob (Council Member); Cooper, John (Council Member); Hurt, Sharon (Council Member); Gilmore, Erica (Council Member)

**Subject:** McFerrin Project

Good afternoon,

As a member of District 5, I am writing to voice my opposition to the following development: [http://maps.nashville.gov/MPC/2019SP-027-001\\_plan.pdf?fbclid=IwAR1elbAIP6h-bXrhJvanInjDsEsEzm4NenFUko5gR7PTNyLzRNkewZuugQ](http://maps.nashville.gov/MPC/2019SP-027-001_plan.pdf?fbclid=IwAR1elbAIP6h-bXrhJvanInjDsEsEzm4NenFUko5gR7PTNyLzRNkewZuugQ).

District 5 has suffered under the misdirection of Scott Davis. He's notorious for shoving through plans that do not benefit the neighborhood. In fact, many of these hurt the makeup of the neighborhood. This latest plan is one of the most outrageous site designs I have seen come through D5 and it should be shelved until new leadership is voted on later this year. As a parent to a young child, we are out in our neighborhood quite frequently. Sidewalks, safe traveling lanes, and maintaining our quiet neighborhood is important. We are a neighborhood of smaller single family homes, full of families, many long term East Nashville families. We value our yards (space), walkability, and proximity to local businesses. This planned community would significantly increase our traffic, not to mention disrupt the living situation of the people who live along the border of it. The traffic pattern on West Eastland has been changed time and time again and they still have not solved it. Cars park on sidewalks to get out of the lane on West Eastland. Parking is an issue and this development will only exacerbate it.

District 5 has suffered from piecemeal development without any planning. The flow and the aesthetic of the neighborhood has been disrupted by squeezing in too many homes on a lot that cannot accommodate it. In addition to the land, the sewer system in District 5 cannot handle an influx of houses. Furthermore, some of these new properties are not going to Nashville residents, they are serving Nashville's tourism industry. It's disheartening to lose neighbors and gain red solo cups and trash left behind by people who are not invested in the neighborhood. District 5 needs to pause and look into implementing zoning laws to help developers and residents live in harmony. I am tired of 4 houses going up on one lot. I am sick and tired of developers bleeding every dime out of the land in District 5. I am 100% for building density, but density that makes sense. The developer suggests the village will promote "shared open spaces through urban agriculture." Adding 22 cottages, on land in a no man's zone, works in direct competition. I implore you to

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stop this development, especially in an election year. This doesn't just impact the property owners bordering the planned community, it affects all residents living in District 5.

Sincerely,

Kristin Stone

**From: Karen Bowers [mailto:krbowers.bowers60@gmail.com]**

**Sent: Tuesday, June 18, 2019 3:30 PM**

**To: Zeigler, Robin (Historical Commission)**

**Cc: Gilmore, Erica (Council Member); Hurt, Sharon (Council Member); Cooper, John (Council Member); Mendes, Bob (Council Member); Napier, Patrick (Planning)**

**Subject: Greenwood Neighborhood case2019Z-113PR-001**

Good afternoon

My is Karen R. Bowers I live at 921 W. Eastland Avenue. Attached is my letter about the Paragon Group/ Roots East project.

If you have any questions you can reach me at [krbowers.bowers60@gmail.com](mailto:krbowers.bowers60@gmail.com).

Thank you in advance for reading my letter.

**SEE ATTACHMENT ON FOLLOWING PAGE**

**From: charlie harris [mailto:harcharles@gmail.com]**

**Sent: Tuesday, June 18, 2019 5:44 PM**

**To: Zeigler, Robin (Historical Commission)**

**Cc: Napier, Patrick (Planning)**

**Subject: 930 McFerrin Ave & 907 West Eastland Ave**

Case 2019Z-113PR-001 Map 082-04, Parcel 178 Subarea 05 East Nashville (2006)

Dear Ms. Zeigler, and whomever else it may concern at the Historic Zoning Commission,

My name is Charlie Harris, and I live at 830 Seymour Ave. The proposed development backs up to my lot, so I'd like to share some of my concerns with you about this project.

I have read the staff recommendation, and I appreciate the degree of detail that went into your assessment of this project. Quite frankly, I'm very concerned about the scale of the Roots East development. As it is currently planned, I believe it will severely tarnish the historic character of the neighborhood and significantly diminish the quality of life of the residents that already live there. I've only lived in Greenwood for 9 years, but some of my neighbors have lived there for 30, 40 and 50 years. Their voices need to be heard on this issue, and I hope you take their comments seriously on the date of the hearing.

Based on everything I've heard from Paragon so far, and from your report, I'm convinced that this project values quantity of residential units above all other concerns. Paragon initially wanted to shoehorn 50 units and 3-story houses into this narrow strip of land -- does that sound like a group that values responsible development and fitting into the



June 18, 2019

Metropolitan Historic Zoning Commission District:  
Greenwood Neighborhood  
Conservation Zoning Overlay  
Council District: 06  
Map and Parcel Number: 08208010300, 0828011900

I am Karen Bowers; I live at 921 West Eastland Avenue in District 5, for approximately 53 years. I am concerned with the development in which Paragon Group LLC are planning for the above property. I have consistently tried to contact Councilman Scott Davis, to no avail and as of this date, I have had no response from him or his office. I encourage and welcome growth in our neighborhood, but based upon the proposed plan, I don't believe this is the best option for this property.

Concerns:

1. There are too many proposed units in a small area. There are approximately 30 homes located on West Eastland Ave and the Developer intends (proposes) to add 37 units or more on the outlined property along with concrete/asphalt for parking which will eliminate grassy areas to absorb heavy rain water. This area in which the proposed entrance is located is already prone to flooding during heavy storms on both ends of the property.
2. The structure the developer is trying to build appears to be condos rather than single unit homes. How would this impact the existing property and the historical value of the neighborhood? This seems to be out of Charter for this neighborhood which the Historical Committee has worked so hard to preserve.
3. McFerrin and West Eastland Ave continue to receive additional traffic due to the restaurants in the immediate area and this will cause additional traffic to get in and out of our properties. I have had to call Police on several occasions to be able to get in and out of my driveway. Adding an additional 60 plus cars will make it impossible for the people already living on these streets to come go, walk their dogs, run or even having kids play in neighborhood.
4. The developer plans to have an entrance and exit only 14' feet wide and on the West Eastland Ave side this will be between two houses. This will create a hazardous situation for pedestrians as well as the constant interruption of privacy for the two home owners.

Thank you in advance for your consideration of the above mentioned concerns.

Kindest Regards,



Karen R. Bowers

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character of the neighborhood to you? The height of the units continues to be a concern. Specifically, our historic overlay requires that the cottage developments remain subordinate to the street facing structures. These units clearly are not.

Secondly, I feel like there are some common sense spatial concerns that have not been sufficiently addressed. This is an odd-shaped, narrow strip of land between two rows of existing houses. Those houses typically have fairly sizable lots. There are about 11 houses on the W Eastland side, and 9 houses on the Seymour Ave side. I fail to see how recklessly cramming 37 units between those two rows of existing houses fits in with the character of the neighborhood. I fundamentally don't understand this concept of sticking a planned community (that looks like a gated community) between two rows of existing houses, many of which were built before 1960. My neighbors and I along Seymour and W Eastland will lose a significant amount of privacy because of the insufficient setbacks proposed, and the destruction of countless trees will further deteriorate the charm and character of this neighborhood.

It is also apparent from your report that you'd prefer some of the residential units to be wider to fit in with the rest of the neighborhood houses, but that you're letting that requirement slide because emergency vehicles must get through. If it is a struggle just to get emergency vehicles into this development (given its bizarre narrow two entrances), that tells me there need to be fewer houses PERIOD, or that the proposed entrances are poorly planned.

This is not responsible development. It's a cynical cash grab symptomatic of New Nashville that will destroy a previously quiet neighborhood. As I previously said, I have neighbors that have been here 50 years, and I also have neighbors that have small children on these streets (who have legitimate safety concerns about increased congestion). We care about our neighborhood deeply and wish that it remains recognizable. This is not Gallatin Ave or Dickerson Pike, which have plenty of space for new development. This is a quiet neighborhood that will suffer if this development goes through as currently planned. I'd encourage Historic to disallow this development, and instead, encourage a more sensible, appropriately sized project that accounts for the character of the neighborhood.

Thank you for your time.

Charlie Harris

**From:** Susan Staley [mailto:susanstuartstaley@gmail.com]  
**Sent:** Tuesday, June 18, 2019 6:19 PM  
**To:** Napier, Patrick (Planning); Zeigler, Robin (Historical Commission)  
**Subject:** 930 McFerrin Ave. SP

Dear Robin and Patrick:

I am writing out of concern for the proposed development between West Eastland and Seymour Ave. As a neighbor to the proposed development I have several hesitations about this proposal.

Nashville has lost (and continues to lose) much of our tree canopy. Obviously you already know of the vital role trees play in our ecosystem, but might I also point out that in this particular location trees also provide a seasonal sound barrier to nearby Ellington Parkway.

I am equally concerned with the strain the rapid growth in this particular part of East Nashville is playing on our sewage and storm water lines. Within the past year our neighbor's basement was flooded with rain and sewage when the city

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line behind their house became overwhelmed. A development such as this one in an already densely populated neighborhood would only make matters worse.

On top of all of this, the proposed development seems to make very little sense. Cutting down how many trees, building a new road (which will have to cut through another resident's property?!), to build what will undoubtedly be UNaffordable housing is not what our neighborhood wants or needs. I only hope that the powers that be in Nashville begin to manage growth effectively by telling this developer to take his plan to a more suitable location.

Thank you for your time and consideration.

Regards,  
Susan Staley

**From: Megan Minarich [mailto:megan.l.minarich@gmail.com]**  
**Sent: Wednesday, June 19, 2019 11:18 AM**  
**To: Zeigler, Robin (Historical Commission)**  
**Cc: Davis, Scott (Council Member); Napier, Patrick (Planning); meg.j.morton@gmail.com**  
**Subject: Opposition to Roots East Development**

Dear Ms. Zeigler and Members of the Historic Zoning Commission:

My name is Megan Minarich, and I am a resident of Greenwood. My husband, Charlie Harris, and I own our home at 830 Seymour Avenue—a property directly impacted by Paragon’s proposed development of the landlocked rectangle of green space behind my home into an atrocity they are calling “Roots East.” As a taxpaying citizen of Nashville and homeowner in Greenwood, I am completely and absolutely opposed to this development—Roots East—and any development of the plot of land in question, as am I opposed to any zoning changes that would allow for development.

I regret that I could not attend the meeting today. However, as Paragon was hiding its plan from us and our neighbors, and as Greenwood resident Megan Morton did her own research and only recently uncovered what was in the works and informed us, my husband and I had already made plans to be out of town.

You may contact me by email at [megan.l.mianrich@gmail.com](mailto:megan.l.mianrich@gmail.com) or by phone at 815.2602745.

Sincerely,  
Megan Minarich, Ph.D.  
830 Seymour Avenue  
Greenwood

**From: Megan Minarich [mailto:megan.l.minarich@gmail.com]**  
**Sent: Friday, June 21, 2019 9:25 AM**  
**To: Napier, Patrick (Planning); Planning Commissioners**  
**Cc: Davis, Scott (Council Member)**  
**Subject: Opposition to Roots East Rezoning and Development**

Dear Members of the Planning Commission:

My name is Megan Minarich, and I am a resident of Greenwood. My husband, Charlie Harris, and I own our home at 830 Seymour Avenue—a property directly impacted by Paragon’s proposed development of the landlocked rectangle of

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green space behind my home into an atrocity they are calling “Roots East.” As a taxpaying citizen of Nashville and homeowner in Greenwood, I am completely and absolutely opposed to this development—Roots East—and any development of the plot of land in question, as am I opposed to any zoning changes that would allow for development of this parcel.

**The Roots East development went before the Historic Zoning Commission at their meeting on Wednesday, June 19, 2019, and it was not approved. Neither Greenwood residents nor the Historic Zoning Commission is in favor of this destructive development.** Despite disapproval by the Historic Zoning Commission, and despite community opposition, Paragon has elected to press forward and try to ram this development through the Planning Commission, keeping it on the agenda for the Thursday, June 27 meeting.

This, too, is all in addition to Paragon hiding its plan from us and our neighbors. Greenwood resident Megan Morton did her own research and recently uncovered what was in the works and informed the neighborhood (by going door-to-door with her daughters). It was only at this point that Paragon agreed to attend the June GNA meeting with some meager advance community notice. (Paragon representatives did attend the April GNA meeting with no advertising or advance notice so that neighbors did not even realize what was going on. To date, there has still been no official attempt on the part of Paragon to inform Greenwood residents of the planned development in a concerted way, such as through door knocking or flyer distribution.) District 5 Councilman Scott Davis was conspicuously absent from the June 11, 2019 GNA meeting, and is characteristically not responding to Greenwood residents’ emails.

While there are numerous reasons I oppose this development (and while I am happy to share a more detailed opinion upon request), allow me to highlight just a few:

1. The overlay that is supposed to be upheld by the Zoning Commission requires that developments fit the character of the preexisting neighborhood where the development is proposed. Cramming in 37-50 dwellings along with parking and a mixed-use building is in no way in keeping with the character of the neighborhood.
  - a. Our neighborhood is composed mostly of homes 50+ years in age. It is not a cookie-cutter new subdivision.
  - b. Our neighborhood features lots with sizeable yards and square footage. Essentially, there would be no yards for Roots East homes.
  - c. Our neighborhood currently affords residents privacy when desired. Roots East destroys that.
  - d. Our neighborhood also makes it easy for neighbors to connect with each other. I have heard that the Roots East “road” may only be accessible by swipe card. We do not want a gated community within our community.
  - e. Our neighborhood is full of trees—old trees, aesthetically pleasing trees, environmentally smart trees. The lot in question has trees. Paragon proposes cutting down these trees to make room for 37-50 dwellings and “parking bosques,” which I understand is just marketing speak for parking lots.
    - i. It is worth noting that several giant magnolia trees were just destroyed at the corner lot at McFerrin and Seymour to make way for the hideous condominium development currently in progress—a development that my neighbors and I also did not want and clearly expressed that we did not want. However, in 2017, the Planning Commission voted against the will of Greenwood residents on this count.

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2. The walkability of our neighborhood—let alone the safe walkability—is already stressed by customers parking on McFerrin, West Eastland, and Chicamauga for local Greenwood restaurants. This situation will worsen significantly with the added cars from residents in the 12-unit condominium building at Seymour and McFerrin. **Roots East will irrevocably destroy walkability.**

3. Our neighborhood is on a flood plain. Flooding worsened, as we understand from our lifelong-resident neighbors, when the creek at the end of Seymour Avenue was paved over for Ellington Parkway. I have attached photographs of the cul-de-sac at the end of the 800 block of Seymour Avenue (we live at 830 Seymour) from the 2010 flood weekend. I have also attached photographs of the Metro-owned lot adjacent to the cul-de-sac from this winter/spring after some mildly heavy rain. **Plainly put, any development on the landlocked rectangular lot in question will contribute directly to worsened flooding during heavy rain events by reducing the permeable surface area available for absorbing rainwater.** Roots East will directly result in property damage. It would remain to be seen whether resulting lawsuits would be directed toward Paragon or Metro government.

4. Roots East is a hazard to public safety. Originally, developers planned 50 dwellings in this small rectangle. As of the GNA meeting on Tuesday, June 11, 2019, Paragon representatives claimed a plan for 37 dwellings. It is unclear exactly how much development money-hungry developers will cram into this lot. Houses will be packed in like sardines, posing a fire threat. This threat to the neighborhood is greatly exacerbated by the fact that, according to Paragon, only one of the two total points of entry/exit from the landlocked rectangle can maybe accommodate large emergency vehicles like fire trucks. The West Eastland entry/exit point is presently only 14' wide, and as such, will prevent emergency vehicle maneuverability. However, both access points require large trucks to navigate curves. **At the 6/11/19 GNA meeting, when a Paragon representative was asked about emergency vehicle access, he replied, and I quote, "The Fire Department will get there however they will." This not good enough for my life or the lives of my neighbors.** Again, it would remain to be seen whether resulting lawsuits would be directed toward Paragon or Metro government.

**In Spring 2017, a proposed rezoning for development of the lot in question was struck down by the Planning Commission. My neighbors and I spoke out against this development then, and we won. We will speak out again now—even as our Metro Councilman, Scott Davis, ignores us and hides information about such developments from us (as does Paragon). We are sick of living in a city that caters to developers at the expense of its residents, their quality of life, and their right to livable neighborhoods. I absolutely oppose any rezoning of the lot in question whatsoever. I absolutely oppose Roots East or any other development that hurts my family and my neighbors.**

**I highly encourage you to deny staff approval to any rezoning of the parcel in question or to Roots East.**

You may contact me by email at [megan.l.minarich@gmail.com](mailto:megan.l.minarich@gmail.com) or by phone at 815.260.2745.

Sincerely,  
Megan Minarich, Ph.D.  
830 Seymour Avenue  
Greenwood

**SEE PHOTOS ON FOLLOWING PAGES**



**Comments on June 27, 2019 MPC Agenda Items**  
**Received through June 21, 2019**



**Comments on June 27, 2019 MPC Agenda Items**  
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**Comments on June 27, 2019 MPC Agenda Items**  
**Received through June 21, 2019**





## Comments on June 27, 2019 MPC Agenda Items Received through June 21, 2019



**From:** charlie harris [mailto:harcharles@gmail.com]  
**Sent:** Friday, June 21, 2019 10:07 AM  
**To:** Napier, Patrick (Planning); Planning Commissioners  
**Subject:** Opposition to Roots East Development

Case 2019Z-113PR-001 Map 082-04, Parcel 178 Subarea 05 East Nashville (2006)

Dear members of the Planning Commission,

My name is Charlie Harris, and I live at 830 Seymour Ave in Greenwood. I strongly oppose the proposed development known as Roots East. It is wildly irresponsible development that will have a severely destructive impact on our quiet neighborhood. On Wednesday, June 19, Paragon went before the Historic Planning Commission, who disapproved of this project. I would hope that you, the members of the Planning Commission, would take that recommendation to heart and disapprove of this short-sighted, half-baked development. Below I'll briefly list some of my chief concerns:

Firstly, our neighborhood was not appropriately informed of Paragon's plans. Our councilman, Scott Davis, has been evasive and has not answered emails of his constituents -- though this is par for the course. He was not present at the

## Comments on June 27, 2019 MPC Agenda Items

### Received through June 21, 2019

6/11/19 GNA meeting when Paragon presented, even though the GNA neighborhood president and others attempted to text and call him on that day. It seems like Davis and Paragon wanted to keep their plans for this project as quiet for as long as possible to prevent any pushback, hoping they could quietly slide it through planning. This may be how much of New Nashville operates, but this is not how representative democracy should work.

Flooding is a major concern. The publicly owned land at the end of Seymour, which is directly next to the proposed project, gathers rain water as it runs downhill from McFerrin to the end of W Eastland and Seymour. There is standing water there if it rains heavily. Paragon did not seem to know about this or have any plan to combat it. During the flood of 2010, this lot was under water, as was my neighbor's car. It came up to my driveway, and flooded the house across Seymour from me. (My wife, Megan Minarich, already sent you these photos if you'd refer to them). This area floods massively because in addition to the downhill runoff from McFerrin to Seymour, there is also an old creek bed that Ellington Parkway was built over. So in 2010, water was coming from both directions. Eliminating a great number of trees will greatly exacerbate the potential for flooding in our neighborhood (not to mention flooding the development itself).

As it is currently planned, I believe it will irreparably tarnish the historic character of the neighborhood and significantly diminish the quality of life of the residents that already live there. I'm a Nashville native who has lived in Greenwood for 9 years. Some of my neighbors, particularly my African-American neighbors have lived here for 30, 40 and 50 years. Their voices especially need to be heard on this issue, and I hope you take their comments seriously on June 27th at the hearing.

Based on everything I've heard from Paragon so far and looking at their proposed plans, I'm convinced that this project values quantity of residential units above all other concerns. Paragon initially wanted to shoehorn 50 units and 3-story houses into this narrow strip of land -- does that sound like a group that values responsible development and fitting into the character of the neighborhood to you? The height of the units continues to be a concern. Specifically, our historic overlay requires that the cottage developments remain subordinate to the street facing structures. These units clearly are not.

Also, I feel like there are some common sense spatial concerns that have not been sufficiently addressed. This is an odd-shaped, narrow strip of land between two rows of existing houses. Those houses typically have fairly sizable lots. There are about 11 houses on the W Eastland side, and 9 houses on the Seymour Ave side. I fail to see how recklessly cramming 37 units between those two rows of existing houses fits in with the character of the neighborhood. I fundamentally don't understand this concept of sticking a planned community (that looks like a gated community) between two rows of existing houses, many of which were built before 1960. My neighbors and I along Seymour and W Eastland will lose a significant amount of privacy because of the insufficient setbacks proposed, and the destruction of countless trees will further deteriorate the charm and character of this neighborhood.

Paragon also does not seem to have much of a plan as it pertains to emergency vehicles. The entrances are narrow and flanked by proposed cottage units, and when pushed on this issue at the June 11th Greenwood neighborhood meeting, a representative of Paragon said, "The Fire Department will get there however they can." That is simply not good enough. If it is a struggle just to get emergency vehicles into this development (given its bizarre narrow two entrances), that tells me there need to be fewer houses PERIOD, or that the proposed entrances are poorly planned.

This is not responsible development. It's a cynical cash grab symptomatic of New Nashville that will destroy a previously quiet neighborhood. As I previously said, I have neighbors that have been here 50 years, and I also have neighbors that

## Comments on June 27, 2019 MPC Agenda Items Received through June 21, 2019

have small children on these streets (who have legitimate safety concerns about increased congestion). We care about our neighborhood deeply and wish that it remains recognizable. This is not Gallatin Ave or Dickerson Pike, which have plenty of space for new development. This is a quiet neighborhood that will suffer if this development goes through as currently planned.

I strongly urge the Planning Commission to disallow this reckless development and any rezoning of these lots. This proposal is simply not sensible or appropriately sized, and it certainly does not account for the character of the neighborhood or the lives of its current residents.

Thank you for your time,

Charlie Harris

**From: Susan Urmy [mailto:susan.urmy@gmail.com]**

**Sent: Friday, June 21, 2019 10:08 AM**

**To: Gilmore, Erica (Council Member); Hurt, Sharon (Council Member); Cooper, John (Council Member); Mendes, Bob (Council Member); Davis, Scott (Council Member); Planning Commissioners**

**Cc: Megan Morton**

**Subject: In reference to Multi-unit detached developments or "cottage" developments**

Hello, my name is Susan Urmy. I am a home owner and resident on West Eastland Ave. I am unable to attend the meetings due to the hours of my job, but I want to be apart of this decision and have my voice heard.

I have very deep concerns about the Multi-unit detached developments or "cottage" developments.

The two biggest concerns are with the parking plan and traffic.

Our street is already overwhelmed and very congested with parking and traffic. Adding this development and ESPECIALLY putting one of the entrances and exits onto West Eastland will only further the already high stress rhythm of current traffic, parking, driving, walking, living ect. I do not want or approve of this street being an entrance or exit to new development or construction. Garages built or not. Further traffic and speeding on our street is a major concern and not wanted at all! I would also like to address there be a traffic study and polling of the neighborhood.

More concerns are the site line of said buildings. If built I request they only be 2 stories high (and/or no higher than homes surrounding it) and for this construction to not take away what is left of the nature and character of our street and neighborhood!

I have sent out emails and reached out to many officials that I was told could answer any further questions- only to be given no answers and/or incorrect information. This is unacceptable.

Please respect our living conditions and our homes.

Sincerely,  
Susan Urmy

Reference: Case 2019Z-113PR-001 Map 082-04, Parcel 178 Subarea 05 East Nashville

## Comments on June 27, 2019 MPC Agenda Items

### Received through June 21, 2019

**From:** Kristin Geddis [mailto:geddo2@hotmail.com]

**Sent:** Friday, June 21, 2019 11:44 AM

**To:** Planning Commissioners

**Cc:** Gilmore, Erica (Council Member); Hurt, Sharon (Council Member); Cooper, John (Council Member); Mendes, Bob (Council Member); Davis, Scott (Council Member)

**Subject:** Roots East - Reference 2019SP-027-001

Good afternoon,

I received word yesterday that the Historic Zoning Commission voted down the Roots East Development (great news!), but I was told the item is still on the agenda for the Planning Commission meeting on 6/27.

As a District 5 resident, I do NOT want this development going to a council vote. Scott Davis has exploited this loophole far too many times and our neighborhood is suffering because of it. This proposal should be shelved until after the election in August and I hope that council members will respect that.

I am 100% for density and growth, but density isn't shoving houses behind other houses. Density should flow and interact with the neighborhood. Aesthetically, this development sticks out like a sore thumb. Traffic-wise and parking are major issues. The traffic pattern on West Eastland still hasn't been resolved. Cars park on sidewalks. Ubers are stopping in a lane of traffic to drop people off and pick people off. Furthermore, has anyone studied whether or not the sewer system can withstand a large development like that? Not to mention it's a flood zone. This development does not make sense. Build it out in Bellevue where there is plenty of land. Build it off Briley. We aren't nimby's, we are just people who don't want a roadway built through our old neighbors yard.

Beyond any of this, frankly, I am sick and tired of being sold out to the highest bidder. I purchased my house in D5 because it was a small neighborhood of families tucked off of Main Street with yards and easy access to entertainment. I have 4 AirBNBs surrounding my house. Instead of having neighbors, I watch suitcases come and go and retrieve trash from my yard. These houses aren't solving the affordable housing issue, they are acting as hotels. The residents aren't interacting with the neighborhood. There are numerous instances of 4 houses built on one lot. They are right smack in the middle of a block and each house's front door faces the side of its neighbor. People are trekking back and forth along the side of people's houses to access these. No one wants to buy one of these and live in them. No one wants a Ring Floodlight from someone's front door into their bedroom window that they purposely chose in the back of their house to avoid street traffic and pedestrians.

Again, I want density, I want people to be able to sell their houses. I want walkability, entertainment options (restaurants, parks, stores, etc.), but I do not want overcrowded land that has not been thought through. These developers don't care about traffic, aesthetic, flow, infrastructure, they care about maximizing their profit. As planning commission and council members, your job is to protect the neighborhood and work as a sherpa towards improvements. Roots East isn't a solution, it's a problem. Protect us. Protect the families. Protect the land. Don't protect the developers.

Best,  
Kristin Stone



## **Comments on June 27, 2019 MPC Agenda Items**

### **Received through June 21, 2019**

#### **ITEM 19: 2019CP-004-002—MADISON COMMUNITY PLAN AMENDMENT**

**From:** Litchfield Trent [<mailto:Trent.Litchfield@hcahealthcare.com>]

**Sent:** Friday, June 7, 2019 9:21 AM

**To:** Grider, Anna (Planning)

**Subject:** MPC Case #2019CP-004-002 424 Larkin Springs Road

Dear Metro Planning Commission,

I live off Neely's Bend Road South of the proposed zoning/overly changes outlined in MPC Case #2019CP-004-002 424 Larkin Springs Road, and I am opposed to the proposed changes. The current zoning/overly is more appropriate and will help ensure appropriate grown within the existing character of the community and will reduce the likelihood of overburdening the already strained infrastructure in the area. Most specifically traffic on an already busy, narrow, and curvy Neely's Bend Road. In addition, drainage is a concern in this area and additional runoff could pose a flash flooding threat to nearby properties.

Sincerely,

Trent Litchfield

904 Tamarack N

Madison, TN 37115

**From:** Menié Bell [<mailto:menie@meniebell.com>]

**Sent:** Sunday, June 9, 2019 10:19 AM

**To:** Grider, Anna (Planning); Pridemore, Bill (Council Member)

**Subject:** re: MPC Case #2019CP-004-002 | 424 Larkin Springs Rd., Madison, TN 37115

June 9, 2019

re: MPC Case #2019CP-004-002 | 424 Larkin Springs Rd., Madison, TN 37115

Greetings Anna and Councilmember Pridemore. First, thank you for the community presentation on June 5<sup>th</sup>, at the Madison Police Precinct. It is good and appropriate to have community engagement. For transparency, I serve as a commissioner on the Metro Historic Commission and chair the Metro Historic Zoning Commission. However, this is not the role I speak for on this matter, but as a property owner, in District 9, for parcels on Hospital Drive and Ward Road, which is in the area of the subject parcel.

From my understanding, the Planning Commission is proposing to remove two (2) Supplemental Policies to the Madison Community Plan Amendment, specific to the above referred application. Such removal would allow the Applicant to develop some 30 townhome units to the 2-acre parcel they own – this proposal is more than what is currently permitted on the Community Plan.

I suggest that the Applicant's development is a separate concern to the change of policy. Attached is the handout of the June 5<sup>th</sup> community meeting.

From what I heard from the property owners who attended the meeting, they were not in agreement, at this time, to the Applicant's development. And unfortunately, only a limited number of area property owners and residents were in attendance. Anna, you expressed that the Plan is complicated; and, I suggest that property owners need to

## Comments on June 27, 2019 MPC Agenda Items Received through June 21, 2019

understand that separately, and how that will impact development to other vacant land on Larkin Springs. The applicant, Thomas Pearson, presentation of their project was vague and not sufficient information. Mr. Pearson expressed that they were still in initial planning and could not provide specific development plans.

I personally expressed in the meeting, to the Applicant and to Councilmember Pridemore to DEFER this case for the public hearing before the Planning Commission meeting to be held on June 27, 2019. And, to schedule additional community meetings, so that more property owners can understand a complicated policy change and voice their concerns on that alone.

Most importantly, supporting or agreeing to remove Supplemental Policies, just for this specific Applicant, could set precedence for the surrounding larger tracts of vacant land.

Yes, development will happen to vacant land. And, I can welcome future general development on Larkin Springs corridor. However, 12-years later from the 2007 Plan, now is a good time to reassess and come up with a plan that updates anticipated development. And, I am committed to engage in further discussions for an amendment to the 2007 Plan.

Again, thank you for your generous time. I anticipate hearing more on this matter.

With much consideration,

Menié Kabigting Bell  
1350 Rosa L. Parks Blvd., Loft 407  
Nashville, TN 37208 (District 19)  
Cell | 615.210.1614

**SEE ATTACHMENT ON FOLLOWING PAGE**

### **ITEM 20: 2019SP-045-001—2500 W. HEIMAN STREET**

From: Karl Meyer <karlmeyerng@hotmail.com>  
Sent: Tuesday, June 11, 2019 5:46 PM  
To: planningstaff@nashville.gov  
Cc: Karl Meyer; Tristan Call; Grace Biggs; Lauren Plummer; Aaron Stauffer; Pam Beziat  
Subject: Case#2019SP-045-001 (2500 W. Heiman St.)

I am contacting you as coordinator for Nashville Greenlands, a North Nashville community network of seven houses with twenty-four residents. The individuals copied on this email are owners or co-owners of properties at 2403,2405,2407,2409,2411 and 2004 W. Heiman St. We have received notice that this case is on the Planning Commission agenda for June 27, at 4:00 p.m.

- 1) We request that this case be removed from the Consent Agenda, and set for Public Hearing.
- 2) We request that as coordinator for the Nashville Greenlands network, Karl Meyer be granted 5 minutes for testimony, as provided by your procedures. Other members may also present up to two minutes of testimony.

# Madison Community Plan Amendment

Community Meeting – June 5, 2019

Request to change Community Character Policy for properties

located at 424 Larkin Springs Rd and surrounding

MPC Case #2019CP-004-002

## AGENDA

Welcome and Introductions.....	Planning Dept. staff
Background Information.....	Planning Dept. staff
Requested Community Plan amendment.....	Planning Dept. staff
Applicant Presentation.....	Applicant
Questions & Discussion.....	Everyone
Next Steps.....	Planning Dept. staff

**Metropolitan  
Planning Commission  
Public Hearing**

**Thurs., June 27, 2019\***  
**4:00 p.m.**

Howard Office Building  
700 Second Ave South  
Nashville, TN 37210

Staff recommendation will be posted online  
on Friday afternoon, June 21<sup>st</sup>  
[https://www.nashville.gov/Planning-  
Department/Meetings-Deadlines-  
Hearings.aspx](https://www.nashville.gov/Planning-Department/Meetings-Deadlines-Hearings.aspx)

Provide comments no  
later than June 17 to:  
[anna.grider@nashville.gov](mailto:anna.grider@nashville.gov)

*\*Subject to change, if deferred.  
Check the link above prior to see latest status.*

## COMMUNITY PLANNING IN NASHVILLE

Nashville's 14 Community Plans provide a vision for the future character of all parts of the county. The Madison Community Plan covers the area for this request. These plans use Community Character Policies (defined in the *Community Character Manual*) to:

- Help shape the form and character of open space, neighborhoods, centers, corridors and special use districts within a community.
- Guide land use decisions, such as zone change requests.

### Supplemental Policies

In some cases, additional guidance is developed beyond that which is provided in the Community Character Manual. In these cases, there are supplemental policies that are applied. The *Larkin Springs Road Detailed Community Character Plan*, created in 2007, identified policies to guide future growth of the Larkin Springs Road area between Neely's Bend Road and SR 45. The policies created in that plan have been incorporated into Supplemental Policies including two Supplemental Policies, which are proposed to be removed with this application within the boundary outlined on the map on page 3.

### Community Character Policy vs. Zoning – What's the difference?

- Policies represent the vision for an area and provide general guidance for how it should change over time. Applying a policy change with a plan amendment does not change the current zoning. In this case, the applicant has also requested a zone change.
- Zoning is law: the regulations that control physical development of land. Zoning sets what land uses are allowed and the form of new development. Form includes building heights, setbacks, parking, access, landscaping, and signs.
- Zone changes should be consistent with the policies in the Community Plans.



## When is a Community Plan amendment discussed or requested?

- The Planning Department or Commission has determined that changes in an area have resulted in the need to update policies.
- Someone (public or private sector – property owner, developer) has requested a change in policy. **In this case, the property owner has requested the change.**

## What is the process for reviewing this Community Plan amendment?

- Tonight: Planning Department discusses process and proposed request, listens to community, and gathers feedback. No decisions have been made yet by the Planning Department regarding this request.
- After tonight: Planning Department will continue reviewing request. Staff considers community input as a factor in arriving at a recommendation. Planners write a staff report recommendation to the Planning Commission.
- Planning Commission public hearing: Currently scheduled for **Thursday, June 27**, beginning at **4 PM**. See info box on page 1 for details.
- Plan amendment process (changing land use policy) ends at Planning Commission.

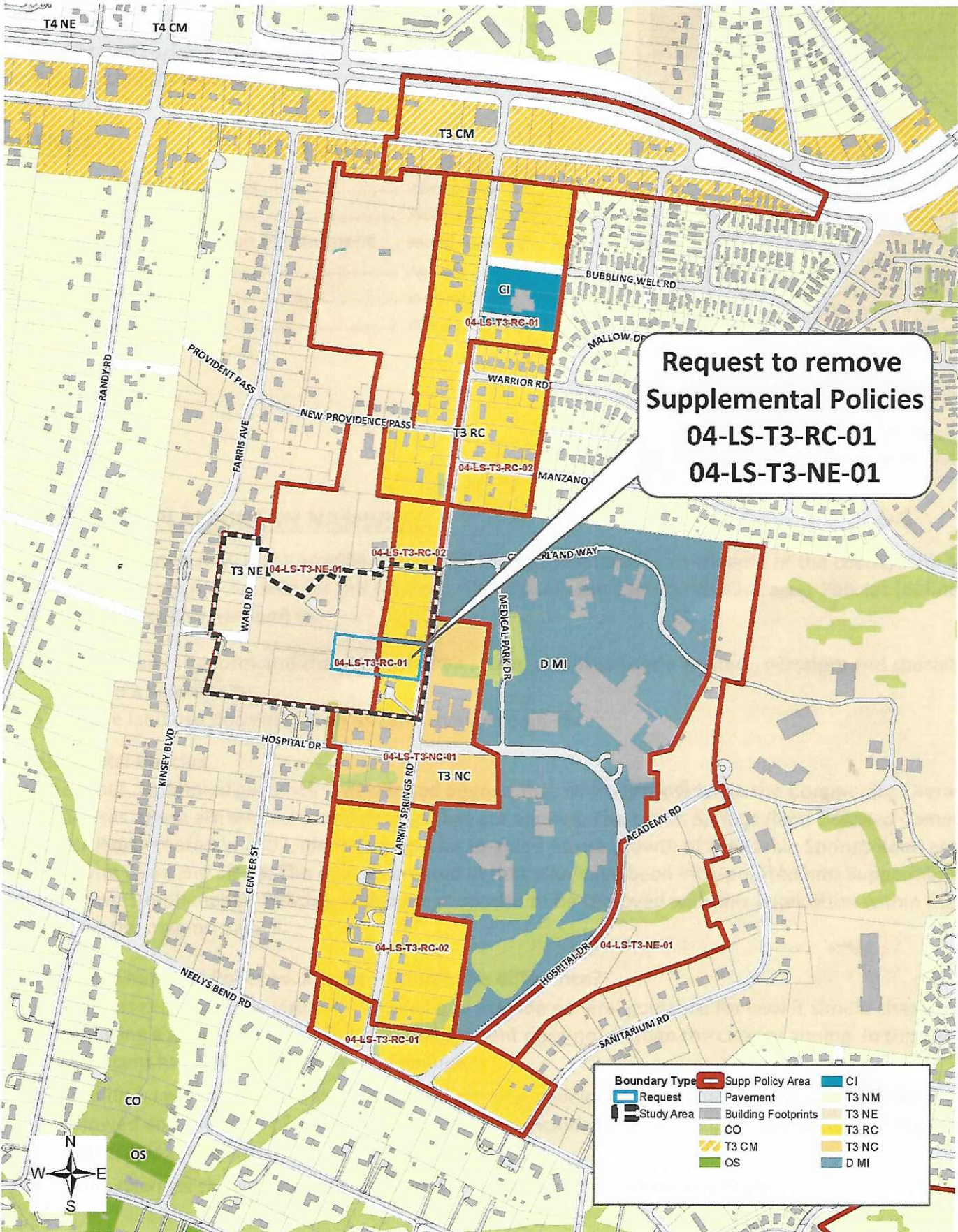
## REQUESTED COMMUNITY PLAN AMENDMENT

- To remove the following supplemental policies within the plan amendment area:
  - **04-LS-T3-RC-01** is intended to create a residential corridor with a maximum density of six dwelling units per acre. Requests for zone districts up to RM6, accompanied by a design-based zoning district, will be considered on their merits. *RESIDENTIAL MHT-FRM WOODSE*
  - **04-LS-T3-NE-01** is intended to create suburban residential neighborhoods, in which new buildings have a shallow setback with shallow spacing of ten feet between buildings. Any new buildings should create an attractive, active street frontage through the use of entries, windows, porches, and balconies. Only the “house” building type is recommended in order to maintain the existing character. Density should not exceed what is possible through the current RS10 and RS7.5 zoning districts. *SINGLE*
- The following policies will remain in place:
  - **T3 Suburban Residential Corridor (T3 RC)** is intended to maintain, enhance, and create suburban residential corridors. T3 RC areas are located along prominent arterial-boulevard or collector-avenue corridors that are served by multiple modes of transportation and are designed and operated to enable safe, attractive and comfortable access and travel for all users.
  - **T3 Suburban Neighborhood Evolving (T3 NE)** is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings.

For more information on Community Character Policies, see <http://www.nashville.gov/Planning-Department/Community-Planning-Design/CCM.aspx>



# MAP OF AREA WITH POLICIES



## Comments on June 27, 2019 MPC Agenda Items Received through June 21, 2019

3) We request that you notify us by return email if the applicant chooses to defer this hearing at any time before June 27.

Thank you for your attention to this. Karl Meyer for Nashville Greenlands

### **ITEM 27: 2019NHL-001-001—JUST PIZZA**

**From:** Michael Friddell [mailto:michael.dr@friddell.net]  
**Sent:** Monday, June 17, 2019 10:42 AM  
**To:** Councilwoman Kathleen Murphy; Planning Commissioners  
**Subject:** Case 2019NHL-001-001 - Rezoning for 320 44th Ave N

I would like to express my opposition to Case 2019NHL-001-001, which recommends rezoning 320 44th Ave N to allow "Just Pizza" to open a store. I realize this is a tricky situation since the stained glass store was previously operating on this plot and there is a desire to allow another business to use it. My primary concern is that it is a pizza chain that is interested. I don't think we need another pizza place in our neighborhood. I would prefer to see a local business in that location but I realize the zoning doesn't necessarily control what business uses it.

---

Michael Friddell  
[michael.dr@friddell.net](mailto:michael.dr@friddell.net) | 615-330-8677  
4407 Park Ave, Nashville, TN 37209

**From:** Kristin Barlowe [mailto:kristinbarloweinc@mac.com]  
**Sent:** Tuesday, June 18, 2019 7:22 AM  
**To:** Murphy, Kathleen (Council Member); Planning Commissioners  
**Subject:** Case 2019NHL-001-001

Hello, I wanted to voice my concern and objection on turning this property into a pizza spot. There are already a lot of restaurants with excessive traffic and inadequate parking in and around Sylvan Park. I do not think this type of use for the is the best for this single standing building in the middle of a residential neighborhood.

Kristin Barlowe  
Resident

**From:** Jennifer Heerman [mailto:jenndoll1981@yahoo.com]  
**Sent:** Thursday, June 20, 2019 9:29 PM  
**To:** Planning Commissioners  
**Subject:** OPPOSE Case 2019NHL-001-001

I am writing to you as a concerned resident of Sylvan Park. I live on the corner of 44th and Nebraska, just a few blocks away from the proposed site of the zoning change in Case 2019NHL-001-001. I am writing to ask you to OPPOSE this change from residential to commercial. This is the middle of a residential area, and it is quite inappropriate for this kind of zoning. A small pickup pizza restaurant may seem like a minor interruption to the neighborhood but changing the zoning would leave the door open for any kind of commercial venture in this location, should the pizza place fail. There is plenty of commercial zoning just a few blocks away on Charlotte (including SEVERAL much better pizza restaurants), and the fact that commercial businesses are trying to push their way into residential neighborhoods is very concerning to me. Those of us who have invested in this neighborhood have done so because it is just that - a quiet, residential



## **Comments on June 27, 2019 MPC Agenda Items** **Received through June 21, 2019**

area. Please do not allow this zoning change to occur. Protect our neighborhoods in the face of a rapidly changing Nashville landscape. Please VOTE NO.

Thank you,  
Jennifer Heerman  
4310 Nebraska Ave.  
Nashville, TN 37209

### **ITEMS FROM PREVIOUS MPC MEETINGS**

**2019S-043-001**

**From:** Mary Carolyn Roberts [mailto:marycarolynroberts@gmail.com]  
**Sent:** Friday, June 21, 2019 8:10 AM  
**To:** Planning Commissioners  
**Subject:** thank you

Good morning all,

I want to sincerely thank all of you for your decision on Knob Hill last week. It meant so much to my community and to me. I really appreciate the job you do and know how difficult it is to put in the hours that you do as volunteers.

I'm sorry for my delay in sending this to you. I have been trying desperately to find each of your phone numbers, so I can thank you individually, but apparently, you are very hard to find!

MUCH thanks!  
Mary Carolyn



MaryCarolyn Roberts  
Village Real Estate  
615-977-9262 (c)  
615-383-6964 (w)  
Metro Council, District 20

**2019Z-101PR-001**

**From:** Delishia For District 29 [mailto:delishiafordistrict29@gmail.com]  
**Sent:** Friday, June 14, 2019 12:35 AM  
**To:** Cynthia Tieck D13  
**Cc:** Planning Commissioners; Bradford Russ  
**Subject:** Re: Couchville Pike Rezoning Hearing 2019Z-101PR-001 - Please defer

Thank you Ms. Cynthia. I'm sorry I just got your email as I just left the planning meeting a few minutes ago. The sign in the picture is for the Corridor Design Overlay. That's something different. I will call you tomorrow to discuss it.

Regarding the property going to IWD, this will require 3 readings before Council. I have a meeting on July 1 to discuss this. July 2nd is the first reading before Council and the first Tuesday in Aug. will be the public hearing. If the community is against it on July 1, I will not carry the bill forward.

## **Comments on June 27, 2019 MPC Agenda Items**

### **Received through June 21, 2019**

**On Thu, Jun 13, 2019, 4:30 PM Nashville-Percy Priest Environmental Cleanup <[info@nashville-percypriest.com](mailto:info@nashville-percypriest.com)> wrote:**

From the first day the public hearing signs were placed on Couchville Pike (in 2ft high grass), it was difficult to get the information on a drive-by to find out what the rezoning was about. The grass along Couchville was so high that you couldn't read the signs without stopping, an incredibly dangerous thing to do between Pleasant Hill and Reynolds road. More than one person has mentioned that a number of the signs have fallen down. The one below was recently placed at the intersection of Bell Rd and Couchville Pike and I question whether the signage met the criteria for proper zoning notification:

Because the frontage for this property is in an area between Pleasant Hill and Couchville Pike that is hilly topography and there is not adequate room to pull off. There are no shoulders that section of Couchville Pike nor are there sidewalks for residents to get the necessary information for an informed decision. Only someone with a death wish stops in the middle of the road along that section. (I made three passes trying to shoot some video to capture the information. I went to the planning department and posted the information below five days ago.

I contacted "Brendon" on the proposed zone change to IWD. While he answered my questions which were related to the entrance of the proposed development, I felt he was VERY vague about the intended land use. Rezoning without a clear idea of what the land use will be is a really bad idea.

Regardless, a 40+ acre IWD development will generate high traffic volume on Couchville Pike, especially if the intent of some or all of the facility is to become a major distribution center for FedEx or UPS, as Council Lady Huezo has alluded to in the past. Knowing that a development of this size and scope will impact traffic and safety on both Couchville Pike and Bell Road, I contacted Council Lady Porterfield Thursday to request that she petition to move Couchville Pike up on the Capital Improvements List. She submitted paperwork on Friday.

While I sympathize with landowners who want to sell their land, the poor Couchville Pike road infrastructure between Reynolds Rd and Bell Rd needs to be taken into consideration before any significant development takes place, commercial or otherwise. Friday May 31st at 3pm, I contacted Don Reid in paving to submit an emergency work order to repair the infamous "dip" on Couchville. This is the fourth or fifth time in two years that the roadbed in that area has become a major traffic safety hazard.

Also, there is still the issue of NO traffic light at the intersection of Bell Rd and Couchville Pike, making it difficult for commuters to turn safely left onto Bell Rd or left on Couchville Pike, especially during rush hours. And, Bell Rd has become a major north/south commuter route and most of the road is two lane with an occasional turn land.

Around 3pm yesterday afternoon there was a serious accident involving multiple vehicles at Priest Woods Dr. and Bell Rd. It was reported later that some folks sat at the intersection of CP/Bell Rd for more than a half hour, waiting to turn left onto Bell Rd.

Based on the information provided above, I am asking that the Planning Commission defer this project indefinitely until the developer submits a clearer land use plan and the commission has time to study the traffic implications.

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Note: this email does not reflect an opinion or endorsement from DHNA.