

Comments on June 27, 2019 MPC Agenda Items

Received through June 26, 2019

ITEM 1: 2019CP-010-001—MUSIC ROW VISION PLAN

From: Gruss, Josh [mailto:jg@roundhillmusic.com]

Sent: Monday, June 24, 2019 9:51 PM

To: Planning Commissioners

Subject: Planning Commission Hearing on the Music Row Vision Plan - Comments for the record from owners of

Planning Commission Hearing on the Music Row Vision Plan

These are comments for the record from Joshua Gruss, CEO of Round Hill Music and the owner of Music Row 1800 LLC and Sienna Recording Studios LLC, properties located at 1800 and 1802 Grand Avenue respectively in Nashville's Music row. These two properties serve as the Nashville headquarters of Round Hill Music Nashville, a music publishing company he founded in 2010 and home to 17 employees.

Hello. I write to you as the sole owner 1800 Grand Avenue and co-owner of 1802 Grand Avenue with my partner songwriter Marti Frederksen. I am very concerned about the Music Row Vision Plan and how proposed legislation related to the historic preservation of certain properties, including one of mine, will strip me of my property rights, and my ability to develop the properties further.

I note that two letters listed on the MPC website assert that the Music Row Vision Plan does not go far enough to prevent demolition of identified historic buildings. One of my buildings, 1802 Grand Avenue is deemed eligible for this and thus recommended for listing on the National Register of Historic Place (Page 164) because it has a history as a recording studio on music row. Recording studios throughout music row have been designated / targeted for this restriction.

I have invested heavily into my two buildings. This potential new zoning legislation penalizes me for my investment in music row. It also penalizes my company Round Hill Music which has only been an exemplary citizen in the community, since the company will inevitably have to leave these buildings to accommodate a growing number of employees, many of whom are younger and want to work in modern spaces.

Round Hill Music is a perfect example of a vibrant growing music company in Nashville. I built it from nothing into what is today the 8th largest music publishing company in the United States and according to Billboard magazine the largest independent music publishing company in Country Music. Songwriters such as Craig Thomson, Ashley Gorley, Dallas Davidson, Jimmy Robbins, Rodney Clawson, Wade Kirby and many other all-star Nashville songwriters are on Round Hill's roster of songwriters. The company has over \$500 million in music copyright assets, and has offices in London, New York, Los Angeles in addition to Nashville. In Nashville we employ 17 people. Round Hill is a dominant fixture on music row. Via various acquisitions of catalogs of songwriters who live in Nashville, investment into the future songwriting of various songwriters, investment in the property, fix-up of the buildings, the studio, and the many employees we have, Round Hill Music has put more than \$75 million into the Nashville economy. Companies like Round Hill are what music row should have.

As our employee count outgrows the functionality and space of the two buildings I don't want to be stuck having to preserve these old, outdated non-functional spaces. I am concerned my properties will get encumbered with certain

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zoning restrictions out of the Music Row Vision Plan and ruin my ability to maintain a proper working environment for Round Hill Nashville.

Recording studios today are dying businesses that are virtually extinct. Digital technology has erased the need for analog tape. Recording consoles have been replaced by laptops and software like Pro Tools. Recording studios are the cart and horse business. By restricting us in this way, by forcing us to maintain this building as a recording studio is the same as forcing a limo company to run a cart and horse business in the day or Uber and Lyft. It's cute, and every now and then you get a customer, but it is not a real business. It's not how 99% of the population want to get around town.

Marti and I tried to run the studio that came with 1802 Grand and have it prosper as a business separate from Round Hill Music. We put \$500,000 to update the gear and make it right on par with the best studios in Nashville. But it loses money each year and there just hasn't been enough revenue to support further investment in the studio despite the upgrades and despite various marketing efforts.

Another reason these buildings do not make sense to preserve is that the buildings have past their useful life. These are old buildings. At least 50 years old. We have squirrels that live in the ceilings. The building on 1802 Grand is a Frankenstein of two buildings stitched together. They are ugly. There is no architectural character of significance. It's two huge cement block, with hardly any windows because of the sound proofing. We are constantly dealing with leaks, roofing issues, and its frankly soon time to build something new. Certainly music row won't miss the look of this structure.

I first acquired 1802 Grand along with my partner Marti Frederiksen in 2014 and we brought in Round Hill as a tenant and outfitted the building as an office, spending \$500,000 for such renovations. Round Hill soon outgrew 1802 Grand and so when 1800 Grand next door came up for sale I jumped at the chance and acquired that building in 2016. New employees quickly filled up that building. Soon we will run out of space there and then what? Our plan was to build a modern music office building for Round Hill employees. But if legislation is effected that takes away our development rights, if we are forced to keep these old buildings, we will lose Round Hill as a tenant, we will lose the millions of dollars we invested in these properties (as they will become worthless), and they will deteriorate and become nothing but an eyesore.

In sum, please consider that recording studios are a dying business, that these buildings physically are dying and will need to be replaced in order to have any viability within the music business. Please realize that my company Round Hill and myself are huge investors in Nashville and music row and how you would be severely penalizing us with any type of law that would restrict our ability to demolish these buildings and build anew. If it isn't made clear soon that there will be no such type restriction in the music row vision plan, we will be forced to make some tough decisions much sooner than we wanted to.

Thanks for your attention,

Josh Gruss



JOSH GRUSS – CEO

650 FIFTH AVENUE, SUITE 1420, NEW YORK, N.Y. 10019

MAIN + 1 212.380.0080 DIRECT + 1 212.380.0071 MOBILE + 1 917.547.1589

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JG@ROUNDHILLMUSIC.COM
WWW.ROUNDHILLMUSIC.COM

From: Rachel Zijlstra [mailto:rachelz@me.com]
Sent: Wednesday, June 26, 2019 10:46 AM
To: Planning Commissioners
Cc: O'Connell, Freddie (Council Member); Kempf, Lucy (Planning)
Subject: Music Row & Edgehill

Dear Planning Commissioners,

While you consider the Music Row Code, please honor the boundary/transition between Music Row and Edgehill. The transition zone is critical to the integrity of the Edgehill neighborhood, a neighborhood with a 180 year history.

The new Music Row Code has the protections in place, the same protections that were fought for during the 2-year Music Row Detailed Plan process. Please do not modify this boundary under pressure from Music Row. This represents a small section of the overall plan, and it's necessary for the quality of life of Edgehill residents.

Respectfully.

Rachel Tapper Zijlstra
Music Row Code, Steering Committee Member
Edgehill Village Neighborhood Association, Board President
Edgehill Resident

From: Katherine Dix [mailto:katherine.marie.dix@gmail.com]
Sent: Wednesday, June 26, 2019 11:03 AM
To: Planning Commissioners
Cc: O'Connell, Freddie (Council Member)
Subject: Music Row & Edgehill boundary

Dear Planning Commissioners,

I live in Edgehill with my three school-age children. They walk to school and play in the neighborhood. Edgehill is a thriving neighborhood with regular neighborhood social gatherings and projects to improve our neighborhood.

As you review the Music Row Code, please honor the boundary between Music Row and the Edgehill neighborhood. Our neighborhood is full of families like mine, and I don't want my family or other Edgehill families to be pushed out of the neighborhood by unbounded growth on Music Row.

Thank you,
Katherine Dix
1409 South St, Nashville, TN 37212

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From: John Hood [mailto:jhoodbiz@gmail.com]
Sent: Wednesday, June 26, 2019 11:04 AM
To: Planning Commissioners
Subject: Transition zones between Music Row and Edgehill

Dear Planning Commissioners,

While you consider the Music Row Code, please honor the boundary/transition between Music Row and Edgehill. The transition zone is critical to the integrity of the Edgehill neighborhood, a neighborhood with a 180 year history. I'm a Nashville native and have owned and lived in Edgehill since 2000.

The new Music Row Code has the protections in place, the same protections that were fought for during the 2-year Music Row Detailed Plan process. Please do not modify this boundary under pressure from Music Row. This represents a small section of the overall plan, and it's necessary for the quality of life of Edgehill residents.

As residents of Edgehill, this neighborhood is our home. This transition is integral to helping maintain our quality of life.

Respectfully.

John Hood
Digital Marketing | Growth Hacking
615-485-7138

From: Seth Ogden [mailto:sethogden@gmail.com]
Sent: Wednesday, June 26, 2019 11:06 AM
To: Planning Commissioners
Subject: Music Row Code - I support the proposed transition zones between Music Row & Edgehill

Suggestions at the last steering committee meeting by certain individuals advocating the most commercial version of Music Row possible that Edgehill doesn't need transition zone protection are preposterous. We have a historic, residential neighborhood in Edgehill that must be protected. It is diverse--in ethnicity, socioeconomic status, and age. We have already seen what happened to the residents on South Street who now have parking decks looking into their backyards where neighborhood children gather to play and swim. Furthermore, parking for Edgehill residents is already a nightmare, particularly with the growth of the Taco Mamacita/Old Glory complex of establishments with know corresponding plan for parking. Most residents do not have driveways or garages off the alley, as these homes were built before cars were common. Excessive growth of Music Row without transition zones will only add to this problem. Please ensure that the necessary transition zones remain between Music Row and Edgehill.

Regards,
Seth R. Ogden
1005 15th Avenue South

From: Winship Boyd [mailto:winshipboyd@gmail.com]
Sent: Wednesday, June 26, 2019 11:15 AM
To: Planning Commissioners
Subject: Planning for Edgehill

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Hello,

Please take the proper time to consider all of the aspects of growth happening in Edgehill right now, between the gentrification and the difficulties many have remaining in a more and more expensive neighborhood, we don't need a commercialized zone moving in on us.

I urge you to listen to Edgehill habitants who come to your meetings, even if they have to miss from time to time. They have the best interests of our neighborhood at heart. In the long run, if it's good for Edgehill it's good for Music Row.

Thank you,
Windship Boyd
1715 Villa Place

From: Christy Hooper [mailto:christyhoop@gmail.com]
Sent: Wednesday, June 26, 2019 11:19 AM
To: Planning Commissioners
Subject: Transition for Edgehill neighborhood

Dear Planning Commission,

We live at 1619 Villa Pl and our alley is shared with the Music Row neighborhood. We feel like we need a transition plan from Music Row to our neighborhood so that sky scrapers would not be on the other side of the alley from our residential homes. Please help us keep our neighborhood a neighborhood!

Thank you,
Christy Hooper 1619 Villa Pl

From: Tony Martino [mailto:tonymartino1@hotmail.com]
Sent: Wednesday, June 26, 2019 11:20 AM
To: Planning Commissioners
Subject: Support for the proposed transition zones between Music Row & Edgehill

Hello! My name is Tony Martino and I live in Edgehill near Music Row. I wanted to send this email to express my support for the proposed transition zones between Music Row & Edgehill. Edgehill needs the protection, and Music Row should not be able to grow to the height that it needs. A transition which will help mitigate new development on 16th Ave from overshadowing our homes.

Thank you!

From: Thomas Palmeri [mailto:palmeri.tom@gmail.com]
Sent: Wednesday, June 26, 2019 11:21 AM
To: Planning Commissioners
Cc: O'Connell, Freddie (Council Member)
Subject: Edgehill and Music Row

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I have learned today that despite the fact that a proposed Music Row development plan included language to respect the transition between Music Row and the Edgehill neighborhood, some on Music Row are arguing that such protections against encroaching on our residential neighborhood are unnecessary and that developers on Music Row should instead be able to build as high and as dense as they wish.

I urge you to reject the arguments from some on Music Row and maintain protections on our Edgehill neighborhood.

Thomas Palmeri
1410 South Street
Nashville, TN 37212

From: Katie Johnson [mailto:katiej32@gmail.com]
Sent: Wednesday, June 26, 2019 11:22 AM
To: Planning Commissioners
Subject: Music Row & Edgehill

Dear Planning Commissioners,

While you consider the Music Row Code, please honor the boundary/transition between Music Row and Edgehill. The transition zone is critical to the integrity of the Edgehill neighborhood, a neighborhood with a 180 year history.

The new Music Row Code has the protections in place, the same protections that were fought for during the 2-year Music Row Detailed Plan process. Please do not modify this boundary under pressure from Music Row. This represents a small section of the overall plan, and it's necessary for the quality of life of Edgehill residents.

Respectfully,

Katie Johnson

c: (415) 519-5355 | katiej32@gmail.com

From: Mary Henson [mailto:maryhenson53@gmail.com]
Sent: Wednesday, June 26, 2019 11:25 AM
To: Planning Commissioners
Subject: Edgehill/Music Row

Please honor the boundary/transition between Music Row and Edgehill. The transition zone is critical to the integrity of the Edgehill neighborhood, a neighborhood with a 180 year history.

The new Music Row Code has the protections in place, the same protections that were fought for during the 2-year Music Row Detailed Plan process. Please do not modify this boundary under pressure from Music Row. This represents a small section of the overall plan, and it's necessary for the quality of life of Edgehill residents.

Respectfully,

Mary Henson

1404 South Street

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From: Jones, Jennifer [mailto:JJones@bmi.com]
Sent: Wednesday, June 26, 2019 11:38 AM
To: Planning Commissioners
Subject: Edgehill & Music Row Height Transition

Hello Planning Commissioners,

I am reaching out to express my **support** of the **proposed transition zones between Music Row and Edgehill**. I have owned lived in my home at **1031 15th Ave S** (on the corner of Tremont St & 15th Ave S) and would be cast in the shadows early afternoon if towering buildings are allowed. Thank you for your consideration of my request and for all that you have done for Edgehill to date.

Sincerely,
Jennifer Jones
Nashville, TN |
800.206.7671 ext 2975
Cell: 615.372.9386
jjones@bmi.com

From: Ben Tran [mailto:benvutran@gmail.com]
Sent: Wednesday, June 26, 2019 12:00 PM
To: Planning Commissioners
Subject: proposed transition zones between Music Row & Edgehill

Dear Planning Commission,

As you deliberate upon the Music Row Code, please keep the transition boundary between Music Row and our Edgehill Neighborhood. This transition and border critically ensure the integrity of our residential neighborhood, its character and history. At the same time, Music Row will continue to be integrated into the fabric communities around it--which is a large part of the Music Row's charm and history.

This aspect of the Music Row Code comes as a result during a 2-year Music Row planning process.

Best,
Ben Tran
Edgehill Village Neighborhood Association, Board Member
Edgehill Coalition Member
Edgehill Resident

From: John F. Triggs [mailto:jft@iplawgroup.com]
Sent: Wednesday, June 26, 2019 11:47 AM
To: Planning Commissioners
Subject: Music Row

Music Row needs protection as it has already lost some of its tourist attraction charm. The best example of the new Music Row is the CMA & SEASAC offices. I was built and developed by a company that builds boxes otherwise known as

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Distribution Centers . Now the newest office building on one of Nashville's most iconic streets has a box with windows. Bobby's Idle Hour Van's was real tourist magnet. The CMA building is not. Preserving Music Row and Edgehill should be a priority. They have a history that is the very essence of what Nashville was and is. Don't ruin it.

John F. Triggs

PATTERSON INTELLECTUAL PROPERTY LAW |

Phone: 615.242.2400 | Fax: 615.242.2221

Roundabout Plaza | 1600 Division Street, Suite 500

Nashville, TN 37203

From: Jim Brown [mailto:jimbrownjwb@earthlink.net]

Sent: Wednesday, June 26, 2019 12:03 PM

To: Planning Commissioners

Cc: Maureen Doyle; Jim Brown; O'Connell, Freddie (Council Member); Rachel Zijlstra

Subject: Please honor Music Row transition zone

Good afternoon, Commissioners.

I'm a resident of Edgehill (1023A Villa Place). As you consider the Music Row Code tomorrow, please honor the boundary/transition between Music Row and Edgehill. The transition zone is critical to the integrity of the Edgehill neighborhood and its incredible 180-year history. Our deck overlooks Music Row and we can see the street life, as well as Vanderbilt's East Campus, VUMC, much of Midtown, and some of downtown in the winter. It's a beautiful urban view that keeps us connected to our neighbors, but it would be destroyed with more high-rise buildings.

The new Music Row Code has protections in place that were fought for during the two-year Music Row Detailed Plan process. Please do not modify this boundary. This represents a small section of the overall plan, and it's necessary for the quality of life for my family and my fellow Edgehill residents.

Respectfully,

Jim Brown

1023 A Villa Place

37212

From: Jaclyn Watkins [mailto:jcmwatkins@gmail.com]

Sent: Wednesday, June 26, 2019 12:21 PM

To: Planning Commissioners

Subject: Music Row and Edgehill

Dear Planning Commissioners,

Please consider honoring the boundaries/transition between Music Row and the Edgehill neighborhood. The transition zone is considered critical to maintaining the integrity of our neighborhood, which has a 180 year history. We are already in a neighborhood that feels deeply, and at times deeply discouraged by, the effects of gentrification. We are also a neighborhood with numerous children, in my opinion rivaling the child friendly atmosphere that is maintained in

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places like Richland and Hillsboro Village. The last thing that we need are abundant high-rises built on 16th, that block out critical sunlight from our neighborhood and cause us to lose a neighborhood feel. They also introduce obnoxious light pollution, which my children and I already have to endure due to the 5 story building on 16th immediately behind our home (1009 Villa Place). While I am a major proponent of bringing additional amenities (especially retail and restaurants) and increased urban density to the area surrounding Edgehill, I think the city needs to recognize that there are beautiful and historic homes immediately behind 16th and numerous kids playing in those backyards.

Sincerely,
Jaclyn Watkins
1009 Villa Place

From: Corey Harkey [mailto:bepharkey@hotmail.com]
Sent: Wednesday, June 26, 2019 12:28 PM
To: Planning Commissioners
Subject: Support of proposed transition zones between Music Row & Edgehill.

Dear Planning Commission members,

The Edgehill community could be significantly, negatively impacted with Music Row developments on 16th that overshadow homes just across the alley. The Edgehill community is a wonderful place to live and grow a family, but failure to have appropriate height restrictions on Music Row (16th) will severely damage the neighborhood right next door on Villa. Thus, I am writing to express my strong support for the proposed transition zones between Music Row & Edgehill.

Transition zone are a minimal level of protection for a neighborhood that could otherwise be swallowed and removed from the light of Nashville.

Corey Harkey
1016 Villa Place

From: Christine Romeo [mailto:momromeo59@gmail.com]
Sent: Wednesday, June 26, 2019 12:40 PM
To: Planning Commissioners
Subject: Transition zones

To whom it may concern,

I live on Villa Place one block from 16th Ave South. I am completely in favor of the proposed transition zones for Edgehill! Please! Enough is enough already! Please consider me. I have lived on Villa since 1986. Hear my voice! I am a bona fide Nashvillian. Hear me please!

Christine Romeo

From: Patti Bexon [mailto:p.bexon@comcast.net]
Sent: Wednesday, June 26, 2019 12:49 PM

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To: Planning Commissioners

Subject: Transition Zones

Dear Planning Committee -

I am writing to express my support for the transition zones proposed between Music Row and the Edgehill neighborhood. I am unable to attend the Planning meeting but wanted to express my opinion. The protections provided in the transition zones would enable the Edgehill neighborhood to maintain its charm and neighborhood feel while allowing controlled growth on Music Row. This would benefit the city as a whole as well as the Edgehill neighborhood.

Thank you,

Patricia Bexon

1014B 13th Ave S.

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

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

Sent: Tuesday, June 25, 2019 11:11 AM

To: Planning Commissioners

Cc: O'Connell, Freddie (Council Member); Allen, Burkley (Council Member)

Subject: 2019Z-011TX-001 ShortTerm Rentals

Dear Commissioners,

I am writing to express my support for 2019Z-011TX-001 .

Restrictions on STRs are very much needed. I live in Edgehill and with the rapid development our neighborhood is one of the hardest hit with non-owner occupied STR's. The most recent statistic in the "Community Impact" 95% of the 844 of the permitted STRs in 12 South, Berry Hill, Edgehill and Wedgewood Houston are non-owner occupied.

This is destroying our communities. We no longer know who "belongs" and who doesn't. Crime has increased and while this cannot be directly attributed I believe there is a strong correlation.

In addition, our voices are being squashed. Because we have less actual residents, we have less voters who can participate on issues that impact us. These issues that affect us are being controlled by those that don't live in our neighborhoods.

Parking, noise, and being in a hotel district has diminished our neighborhood feel in ways that I'm not sure we can ever recover from. Likely, this fad will fade away and we may be left with empty houses and diminished property values.

Thank you for making an effort to mitigate the damage done by STR's.

Thank you

Karin Kalodimos

907 Villa Place

Nashville, TN 37212

From: Stephen Cummings [mailto:mrstevecummings@gmail.com]

Sent: Wednesday, June 26, 2019 9:41 AM

To: Planning Commissioners

Cc: Erin Cummings

Subject: Please vote NO on BL2019-1633

Hi,

My wife and I are currently moving to Nashville to begin our new small business venture which currently consists of one non owner occupied short term rental. We have loved providing our guests with a unique and welcoming place to stay while they visit and enjoy all of which our wonderful city has to offer. BL2019-1633 would potentially destroy our future plans to grow our short term rental small family business in Nashville. **Please vote NO on BL2019-1633.**

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Thank you,
Stephen Cummings

From: Susie Ries [mailto:susiewries@gmail.com]
Sent: Wednesday, June 26, 2019 11:26 AM
To: Planning Commissioners
Cc: Murphy, Kathleen (Council Member)
Subject: Please support BL 2019-1633

Dear Planning Commissioners,

This issue is of great concern to me. As we all can see, Nashville neighborhoods have been overwhelmed by the unintended, harmful results. No one wants to have a neighborhood dominated by out-of-area owners. Sense of stability, safety, reliability, community — all are challenged and diminished.

Please, at your meeting tomorrow, see the wisdom in Councilwoman Allen's BL2019-1633 which makes zoning for future multi-family residences consistent with the other residential zoning districts. Just think, "How would this feel next to my house?"

Thank you for your consideration,

Susie Ries
3506 Richland Ave
Nashville, TN 37205

From: Nat Strimpoulos [mailto:nat.strimpopulos@gmail.com]
Sent: Wednesday, June 26, 2019 11:55 AM
To: Planning Commissioners; Council Members
Subject: YES to bill #2019Z-011TX-001

Thanks in advance,

Nathanio Strimpoulos

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ITEM 11: 2019CP-003-01—BORDEAUX-WHITES CREEK-HAYNES TRINITY COMMUNITY PLAN AMENDMENT

From: Marilyn Johnson [mailto:marilynjohnson1@att.net]
Sent: Sunday, June 23, 2019 4:31 PM
To: Planning Staff; Haywood, Brenda (Council Member)
Cc: elise@eliseforcouncil.com
Subject: 2019 CP - 003-01

Dear Planning Staff,

Please support 2019 CP-003-01. The area is rural, and the community wants it to remain so. Please honor its wishes.

With all due respect,, the planning committee seems to approve almost everything that comes before it. Nashville is full. Please stop.

Thank you,
Marilyn Johnson

From: Lisa Proctor [mailto:liproctor@comcast.net]
Sent: Monday, June 24, 2019 6:50 AM
To: Planning Staff; Planning Commissioners; Haywood, Brenda (Council Member)
Cc: elise@eliseforcouncil.com
Subject: Bill 2019CP-003-01

Dear Planning Commission and Staff,

I am writing you in support of bill 2019CP-003-01. The area is currently rural and the community wants it to remain so.

I am a fifteen year resident of Whites Creek and, like my neighbors and friends here, wish to keep Whites Creek rural. Future high density housing on Brick Church Lane is not supported by that neighborhood nor this community, and I stand with them on that position. Please respect the wishes of this community and support this Bill.

I am unable to attend the June 27 planning meeting, so please make my comments here a part of the record. Thank you for your time and service.

Sincerely,
Lisa Proctor
4129 Dry Fork Rd.
Whites Creek

From: Vicki Cooper [mailto:vicki.cooper@crye-leike.com]
Sent: Monday, June 24, 2019 9:23 AM
To: Planning Commissioners
Subject: Brick church planning disapproval

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Figures. Why would anyone in planning actually go with what the neighborhood wants ?

If everyone involved wants a change and agrees on that change to rural why wouldn't the commission be on board? It's OUR neighborhood.

I guess you forget who you actually work for - the people.

From: Winnie Forrester [mailto:wgforrester1@gmail.com]
Sent: Monday, June 24, 2019 9:13 PM
To: Planning Commissioners
Cc: elise@eliseforcouncil.com
Subject: 2019CP-003-01 Support policy change to T2-RM on Brick Church Lane

Dear Planning Commissioners,

I'm writing in support of the neighbors on Brick Church Lane to retain their rural countryside. I hope the Commissioners will listen to the community and their needs on this issue.

Thanks, Winnie Forrester
2611 Shreeve Lane
Nashville, TN 37207
Cell: 615-498-8671

From: Stephanie McGee [mailto:smcgee0714@gmail.com]
Sent: Monday, June 24, 2019 8:03 PM
To: Planning Commissioners; Planning Staff; Haywood, Brenda (Council Member); Elise Hudson
Subject: Support Bill 2019-CP-003-01

To: Planning Commissions, Planning Staff, Brenda Haywood, and Elise Hudson,

I support Bill 2019-CP-003-01. The area is currently Rural and I would like it to remain so.

Sincerely,

Stephanie McGee
627 Brick Church Lane
Whites Creek, TN 37189

From: Jason Grafton [mailto:graftonjr@yahoo.com]
Sent: Monday, June 24, 2019 8:46 PM
To: Planning Commissioners; Elise Hudson; Haywood, Brenda (Council Member); Planning Staff
Subject: Bill 2019-CP-003-01

Hello,

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I am writing to show my support of bill 2019-CP-003-01. I have lived on Brick Church Lane for over 8 years. In that time I have seen many changes around Nashville. Some good, some bad. Allowing a large development in this area would ruin the rural nature of it, and would have a negative impact on the city. I am support this area being designated as rural.

Jason Grafton
703 Brick Church Lane
Whites Creek TN
615-924-2544

From: Anca Groza [mailto:agroza85@gmail.com]
Sent: Tuesday, June 25, 2019 9:40 AM
To: Planning Commissioners; Planning Staff; Haywood, Brenda (Council Member); elise@eliseforcouncil.com
Subject: Brick church Lane development

I support bill 2019CP-003-01 and that the area is currently rural and the community wants it to remain so.

Thanks!

Anca Groza

From: Auria Tellechea [mailto:auriatellechea@gmail.com]
Sent: Tuesday, June 25, 2019 11:44 AM
To: Planning Commissioners; Planning Staff; Haywood, Brenda (Council Member)
Cc: elise@eliseforcouncil.com
Subject: My support of bill 2019CP-003-01

Dear planning commissioners,

I am writing to you today to express my support of Bill 2019CP-003-01. My husband and I recently moved our family and farm to Whites Creek specifically for its rural status. The investment we made here is based on the livelihood and quality of life that rural communities provide. We own acreage and livestock in the area and maintaining a rural community is a top priority for us and our neighbors. We hope that you can understand the value that supporting your local agrarian and rural communities offers to Nashville at large. So many goods, foods and experiences are produced out here in order to enrich the lives of all of our extended urban Nashville neighbors. Please support this this bill. Please support our community values.

Kindest regards,
Auria Tellechea
Farmer, Grazier, Mother, Whites Creek Community Member

From: David Wells [mailto:humbleabode.david@gmail.com]
Sent: Tuesday, June 25, 2019 1:34 PM
To: Planning Commissioners
Subject: Agenda Item #11 Community Plan Amendment 2019CP-003-001

Dear Sir or Madam,

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I am a property owner at 3460 Knight Dr Whites Creek TN. I'm writing to encourage you to support the reasoning from T3 to T2 as it falls in line with the community design plan.

We already have a transition zone on the corner of Green Ln and Knight Dr in place for such development and should respect the private property rights of the landowners whom a majority want the land down zoned.

Respectfully,
David Wells

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David Wells
Stony Creek Farm Manager and Garden Consultant
Dump Truck Owner
[Songwriter: David Wells and the High Water Mark](#)

From: Linda Jarrett [mailto:roseheadjjj@gmail.com]
Sent: Wednesday, June 26, 2019 2:08 AM
To: Planning Staff
Cc: Brenda Haywood
Subject: 21019CP-003-01 Brick Church Lane

Read your review and comments on the above. Thanks for the common sense denial. T2 rural on R-10 zoning adjacent Industrial? Not realistic.

Appreciated your comments about respecting all stakeholders and not disturbing balance you reached at 2016 CP for Whites Creek area.

From: Laura Bigbee-Fott [mailto:whitescreekflowerfarm@gmail.com]
Sent: Wednesday, June 26, 2019 8:27 AM
To: Planning Commissioners
Subject: Agenda item 11

Dear Commissioners:

I am writing in support of Agenda Item #11, Community Plan Amendment 2019CP-003-001.

Please approve this amendment. As a resident of Whites Creek, it's in the best interests of our unique area.

Respectfully,

Laura Bigbee-Fott
6921 Old Hickory Blvd
Whites Creek TN 37189

From: Sherid McGhee [mailto:sheridnyc@gmail.com]
Sent: Wednesday, June 26, 2019 8:51 AM
To: Planning Commissioners; Planning Staff; Haywood, Brenda (Council Member)

Comments on June 27, 2019 MPC Agenda Items Received through June 26, 2019

Cc: elise@eliseforcouncil.com

Subject: Support bill 2019CP-003-01

I Sherod McGhee, support bill 2019CP-003-01, the area is currently rural and the community wants it to remain so.

Sherod McGhee
2593 Crocker Springs Road
Goodlettsville, TN 37072

Comments on June 27, 2019 MPC Agenda Items

Received through June 26, 2019

ITEM 16: 2019S-081-001—FOX VALLEY SUBDIVISION

From: Malia [<mailto:tcbtlc1@aol.com>]

Sent: Tuesday, June 25, 2019 12:20 AM

To: Swaggart, Jason (Planning)

Cc: Pridemore, Bill (Council Member)

Subject: Case 2019S Fox Valley Subdivision, Madison TN 1133, 1145. 1201 Neelys Bend Road

June 25, 2017

Greetings Mr. Swaggart,

This email is in regards to the proposed subdivision in my neighborhood. I am appealing to the Commission to reevaluate the impact this project will have on The Bend. Neely's Bend is a 2 lane road and adding an additional 200 cars to our already congested road will be a nightmare. An entrance into the proposed subdivision from Neely's Bend Road will cause traffic delays, congestion, and increased traffic accidents. Storm water issues are a big concern. With the rainfall received last week, flooding was unbelievable! Our current infrastructure cannot handle an additional 120+ homes without necessary improvements. Madison seems to always be last in line for everything.

Please reconsider making the necessary improvements to our neighborhood before any home construction begins.

Thanks for allowing me to voice my concerns.

Regards,

Malia Stanton

602 Hidden Acres Drive

Madison, TN 37115

From: Tyra Hunt [<mailto:tyrav.hunt@gmail.com>]

Sent: Monday, June 24, 2019 9:14 PM

To: Swaggart, Jason (Planning)

Subject: Canton Pass

I have lived in this neighborhood for 40 years because it is a dead end street and a safe place to live. By allowing this to become the entrance of a new neighborhood you are bringing crime, and dangerous conditions for the children that play in this neighborhood. I'm asking that a new plan be brought to the table.

Best Regards,

Tyra Hunt

As of 10:30 today, June 24, neither Bill Pridemore nor the Planning Commission has gotten any phone calls or emails concerning this item. If they do not hear from anyone, it will remain on the consent agenda and likely proceed unchanged. If you have any concerns, please email Jason.Swaggart@nashville.gov or call him at (615) 862-7189.

From: Sean Mahoney [<mailto:bubbagringo@hotmail.com>]

Sent: Tuesday, June 25, 2019 6:28 PM

To: Swaggart, Jason (Planning)

Subject: concerned

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I am deeply concerned about the overdevelopment of an already taxed road (neelys bend) and all the problem's involved. I can't make the meeting but am totally against what they have planned. The schools and the infrastructure can not take it.

thanks for your attention to this matter

Sean Mahoney

1648 Pawnee Trail

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ITEM 18: 2017Z-037PR-001—1804 and 1806 LISCHEY AVENUE

From: Pratt, John K [mailto:john.k.pratt@abbvie.com]

Sent: Tuesday, June 25, 2019 2:13 PM

To: Planning Commissioners

Subject: BL2019-1569. Request to disapprove

Dear MPC Members,

We are writing you in regard to BL2019-1569 which is Item 18 on the agenda for the upcoming MPC meeting of June 27, 2019. The bill is a proposed zoning change for 1804/1806 Lischey from RS5 to SP. The SP would set the zoning density at RM20 allowing a potential of 46 housing units on this parcel which, in short, would be highly detrimental to the quality of life for the existing residents of the neighborhood, including our adjacent property at 342 Edith Avenue.

This proposal is being requested by Councilman Scott Davis on behalf of American Dream Developers, Inc., owned by Mr. Yasin Kokoye. We have spoken with Mr. Kokoye in person voicing our concerns with the proposed rezoning. Mr. Kokoye stated that his goal for the property was to maximize his investment and he was unwilling to discuss or entertain the idea of any zoning change other than the high density SP-RM20.

We fully understand the need for new development and affordable housing alternatives in East Nashville. This rezoning proposal is not the answer. This is the second version of this bill to come before MPC with the first being disapproved, yet moved forward by Councilman Davis to the full council. A MPC staffer has reviewed this new proposal and recommended once again to disapprove the bill because it does not meet the guidelines of the East Nashville Community Plan (T4 NE) or the Highland Heights Study Supplemental Policy.

We welcome creative thoughts and ideas for development of this parcel with quality housing that would keep population density at a moderate level, be compliant with the vision of neighborhood advocacy groups, and maintain the friendly dynamic of the neighborhood. We strongly urge you to disapprove this zoning change consideration for BL2019-1569. Thank you.

Cordially,

John & Christine Pratt

Daniel Pratt

342 Edith Avenue

Comments on June 27, 2019 MPC Agenda Items
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ITEM 32: 2019Z-120PR-001

From: Irina Doubinskaia [mailto:hsrb454@gmail.com]
Sent: Monday, June 24, 2019 1:14 PM
To: Planning Staff; Blalock, Davette (Council Member); Anna Fall
Subject: 2019Z-120PR-001 opt out

To whom it may concern

Please opt out the property on address

548 Tobylynn dr. Nashville TN 37211 from rezoning changes (R10 to RS10).

Unfortunately the banners in the neighborhood did not explain anything but the hearing date and it was too confusing to me to prevent my property to be included in the zoning change. I have no intentions to build tall and skinny on my property but feel like being forced for something I do not want to do.

Thank you.

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Thanks!

Irina Doubinskaia
irina@dearirina.com
dearirina.com
meetirinadoubinskaia.com