

Comments on August 22, 2019 MPC Agenda Items Received through August 22, 2019

Item 7: 2019DTC-018-001—Hotel Indigo Expansion

From: Jenn Harrman [mailto:info@historicnashvilleinc.org]
Sent: Thursday, August 22, 2019 11:27 AM
To: Planning Commissioners
Cc: Walker, Tim (Historical Commission); mansfield@comcast.net
Subject: Indigo Hotel - Request to Speak and Statement

Dear Commissioners,

A representative from Historic Nashville will be attending tonight's meeting to speak on behalf of the organization. Attached to this email you will also find an official statement from Historic Nashville Inc. regarding the proposed Hotel Indigo expansion.

Regards,

Jenn Harrman
Historic Nashville, Inc.

SEE ATTACHMENT ON FOLLOWING PAGES

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



Metro Planning Commission
Metropolitan Government of Nashville and Davidson County
800 2nd Avenue South
Nashville, TN 37210

August 22nd, 2019

Commissioners,

Regarding the Hotel Indigo Expansion proposal, Historic Nashville, Inc. (HNI) supports the proposed historic zoning overlay, but believes the proposed reclassification of 231 3rd Avenue South as a corner lot and the facadectomy of that structure sets a precedent that threatens other historic buildings downtown. We strongly support the added protection of the overlay, but ask the commission to consider the impact this project will have on the many unprotected historic buildings in downtown.

231 3rd Avenue South is currently listed as contributing to the Historic Downtown Financial District and although it is the intent to keep the facade, the demolition of the remaining structure and additional height will effectively make it no longer a contributing historic building, removing it from the National Register of Historic Places. The facadectomy destroys the historic integrity of the building and further implies that this type of development is preservation. This is not preservation. We have two major concerns with the proposed development on the 231 3rd Avenue site:

1. By allowing what is considered an interior lot in the Downtown Code (DTC) to be reclassified as a corner lot, a precedent is set that threatens other historic buildings that are unprotected downtown. There are two historic districts downtown that are not protected by historic zoning overlays that fall under the DTC. If this lot is allowed to be reclassified, automatically giving it an additional height allowance, it sets a precedent for other developers to start grouping lots to create out of scale corner lots. This then threatens the demolition of the smaller historic buildings that fall to the interior, buildings like the Federal Reserve Building.
2. It is our understanding that the facadectomy of the building would potentially be done by deconstructing the facades and rebuilding them after the construction of the tower. This threatens what integrity would be left of the facades as can be seen by the reconstruction of the former Climax Saloon facade that is part of the Dream Hotel. Another project that sought compromise between preservation and new development, the final reconstruction was not put back in its original form. We are concerned that this could be the case for the Nashville Trust Co. facades as well. Deconstruction further degrades the integrity of the historic facade that remains.

Again, we have to applaud the work to find a compromise as Nashville continues to grow. This project ultimately adds protection to three historic lots that otherwise would be left unprotected and we strongly support the protection of the historic zoning overlay.

However, we ask that if you approve this project, that you work further to close the loophole within the DTC to prevent the future loss of our invaluable historic resources downtown. We also ask that if approved, that the facade of 231 3rd Avenue South be required to remain in place, rather than be deconstructed and rebuilt, to ensure that what integrity is left remains in tact.

Regards,

Historic Nashville, Inc.

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Item 12: 2015SP-113-002—Nashville Highlands SP (Final)

From: Murphy, Jim [mailto:JMURPHY@bradley.com]

Sent: Wednesday, August 21, 2019 5:21 PM

To: Rickoff, Abbie (Planning)

Cc: Kempf, Lucy (Planning); Milligan, Lisa (Planning); Mary Kay Donahue

Subject: Specific Plan 2015SP-113-002-Nashville Highlands SP (Final)

Abbie:

I represent the Eagle Ridge at the Reserve Homeowners Association. Please see the attached letter from the President of the Eagle Ridge at the Reserve Homeowners Association in connection with the proposed final SP plan for Nashville Highlands SP.

Jim Murphy

Partner

e: jmurphy@bradley.com w: bradley.com

d: 615.252.2303 f: 615.252.6303 c: 615.491.7758



Bradley Arant Boult Cummings LLP

Roundabout Plaza, 1600 Division Street, Suite 700

Nashville, TN 37203

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EAGLE RIDGE AT THE RESERVE HOMEOWNERS' ASSOCIATION, INC.

c/o Ghertner & Company
50 Vantage Way, Suite 50
Nashville, TN 37228

August 21, 2019

Metropolitan Planning Commission
800 2nd Avenue South
Nashville, TN 37210

Re: Item #12 (2015SP-113-002) Consent Agenda August 22, 2019

Dear Commissioners:

I am President of Eagle Ridge at the Reserve Homeowners' Association, Inc. ("Eagle Ridge") and I write this letter in regard for the Final SP that you are considering as Item 12 (2015SP-113-002) on the Consent Agenda for your meeting on August 22, 2019.

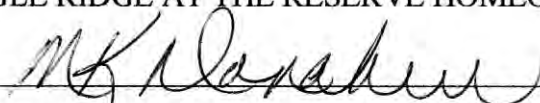
One condition of the preliminary SP that was approved as Substitute Ordinance BL2015-86 was that the Final SP documents be submitted to the Eagle Ridge Board of Directors at least thirty (30) days prior to its submission to the Metro Planning Commission. This will confirm that this condition has been satisfied and, additionally, they have made a formal presentation to the homeowners of Eagle Ridge.

Our Board of Directors and our legal counsel have had various opportunities to meet with representatives of Nashville Highlands, the current owner of this property, as well as representatives of the developer, Ram Realty, and to offer input into various issues identified in the preliminary SP and other items of concern to Eagle Ridge.

The Board is satisfied with the outcome of those discussions as they have resulted in the developer, RAM, agreeing to our requests for the installation of gates, drilling of new wells and they will be making the availability of pre-blast surveys for all Homeowners in the Eagle Ridge community, which is beyond the legal requirement.

Should you approve the Final SP, our Board of Directors look forward to a cooperative relationship between the two neighborhoods as we go forward.

EAGLE RIDGE AT THE RESERVE HOMEOWNERS' ASSOCIATION, INC.

By: 

Mary Kay Donahue

President

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Item 17: 2019S-134-001 – Selma Avenue Cluster Subdivision

From: Michael Doster [mailto:dmici@msn.com]
Sent: Wednesday, August 21, 2019 6:23 PM
To: Planning Commissioners
Subject: Objection to proposed Selma Ave. development 37214

Dear Commissioners,

I am writing to object to the proposed development on Selma Ave behind Stanford Montessori School in Donelson (37214). I object to the addition of an additional street and cul-de-sac which would have a detrimental effect on storm water runoff. I object to the building of houses that do not conform to the current overlay of the Selma/Maplecrest neighborhood (height, density). I object to the loss of the tree canopy in the wooded area. I object to the additional traffic that would cause chaos and safety issues during school hours at Stanford Montessori School, which does not have a crossing guard. Please take my objections into consideration when voting on the status of the Selma Avenue Development.

Respectfully,

Michael Doster
2212 Maplecrest Dr.
Nashville, TN. 37214
615-883-1218

From: Joe Gusman [mailto:joe@vitsm.net]
Sent: Thursday, August 22, 2019 9:21 AM
To: Planning Commissioners
Subject: Metro Planning Commission 2019

Please open this doc print and bring to the meeting today

Thank you

Joe Gusman

Attenuation:

Metro Planning Commissioners (MPC)

Subject: Concerning Selma Development

We have been informed by our Maple Quest President that she has been engaged in providing the MPC with pertinent details regarding our neighborhood located on several hills here in Donelson.

I am the owner at 2292 Selma since 2014.

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Since living here every year I added gravel in spots in my yard, installed a French drain piping mid-way up in the yard so during a heavy rain water does not collect around my house.

I recently have had excavation done and found that below a thin layer topsoil the underground sub straight on my property is very dense clay.

This makes sense, when there have been prolonged rains the water cascades from above my property towards my house in rippling small waves.

Several years ago, my neighbor had to have a 20+ ft. sink hole repaired. She then had two sump pumps installed in the basement and mold remediation added to rid the house of the ongoing wetness underneath the house.

Without expert watershed assistance for each homeowner it seems that any change in the way large amounts of storm water exits this area will negatively affect many of the neighbors here.

Check with your engineering firm this area has been a challenge starting with the first generation that moved in circa 50-60's and water problems are ongoing since the first development was built.

Joe Gusman

At

joe@vitsm.net

615 218 2128

From: Teresa Currey [mailto:tdcurrey@comcast.net]
Sent: Thursday, August 22, 2019 10:39 AM
To: Planning Commissioners; Syracuse, Jeff (Council Member)
Subject: Selma development - Aerial Development - Donelson

Dear Commissioners,

I'm writing to implore you to rethink the approval for the Selma Dr. development that Aerial Development has proposed. It is slated for final approval this afternoon.

It's truly unfortunate that developers, who only have their own greed/interest in mind can be allowed to enter an existing established neighborhood and insert probable cheap/quick housing that in all likelihood will not keep the established character of the neighborhood. Selma is an insanely busy street already, due to the proximity of Stanford Montessori School, a public Metro K-4 school. The water runoff and wildlife in that small wooded area are going to be damaged beyond repair and will impact several neighbors most likely with serious flooding as a result of the developer's proposed stormwater plans.

I could go on and on and on but I am aware our neighborhood association has already reached out to you in detail with several established facts. One of the most disturbing being that the "9" proposed houses are actually incorrectly calculated and should only be "6". But then....that wouldn't allow the developers to make as big of a profit pad!

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Nashville is changing and we cannot stop the change. We can manage it if our representatives and public servants actually stand up for the people. Our Metro council representative has been very helpful assisting us with this process but the decision isn't his to disapprove. I am disheartened to know the decisions that will affect hundreds of longtime, hard-working, taxpaying neighbors will now fall into the hands of a few who are unaffected, overworked, and ready to move on to the next item on the agenda.

This is your opportunity to HELP manage Nashville in a slow, thoughtful way with longtime existing neighbors by working together and taking suggestions to heart.

PLEASE VOTE AGAINST THE CURRENT PLAN.

Sincerely,
Robb and Teresa Currey
20-year Donelson residents and taxpayers

From: bnacats4@yahoo.com [mailto:bnacats4@yahoo.com]
Sent: Thursday, August 22, 2019 10:49 AM
To: Planning Commissioners
Subject: Selma Avenue Development

Planning Commissioners,

As a resident of Selma Avenue, I would like to voice my concerns and ask for your further consideration of the proposed development at 0 Selma Avenue. There are significant water issues with this land. In fact, this is a watershed for more than 25 acres, with a blue line stream and multiple springs flowing above and below the ground. When it rains significantly, lots of water flows off this land and onto neighboring properties. Loss of mature trees, houses, and paving will likely make this worse. I am concerned that this development will greatly increase the chance of homes in my neighborhood being damaged, especially the homes built there.

Carolyn Hundley

Item 26: 2019Z-132PR-001—Driftwood Street Various Properties

From: Pete Greenfield [mailto:pete@equitabletn.com]
Sent: Wednesday, August 21, 2019 4:02 PM
To: logan.elliott@nashville.org
Cc: freddie.oconnell@nashville.gov; Jeff.Syracuse@nashville.gov; 'Greg Gamble' <greg.gamble@gdc-tn.com>; Shawn R. Henry <shenry@teqlawfirm.com>; 'Boles, Brendan' <Brendan.Boles@kimley-horn.com>
Subject: Zone Change 2019Z-132PR-001 - Driftwood - OG Zoning Support Letters

Logan,

Attached are letters we have currently received in support of the Zone change referenced above. These owners represent approximately 40 acres of land in the immediate area of the subject parcels. We may receive others prior to the meeting and will relay those as we receive. Regrettably, the Buntin Group leadership will be out of the country tomorrow but are working up a letter of support as well, which if we have in time, will present.

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Thanks,

Pete

Pete Greenfield, Principal

Equitable Property Company, LLC

3201 Trevor Street, Suite 200

Nashville, TN 37209

615.669.5480 office

615.418.8677 mobile

pete@equitabletn.com

www.equitabletn.com

SEE ATTACHMENTS ON FOLLOWING PAGES

From: Pete Greenfield [mailto:pete@equitabletn.com]

Sent: Thursday, August 22, 2019 10:30 AM

To: Planning Commissioners

Cc: 'Shawn R. Henry'; 'Greg Gamble'

Subject: FW: Zone Change 2019Z-132PR-001 - Driftwood - OG Zoning Support Letters

Importance: High

Dear Planning Commissions,

Attached is another letter in support of this zoning change, from Jeffery W. Buntin, Jr. of the Buntin Group. They recently moved from the Gulch to the subject neighborhood and his adaptive reuse of an underutilized industrial building now houses their HQ with 120 employees. Jeffrey will not be able to attend the discussion this afternoon due to a previous travel commitment , but offers these words:

“I want to express my support for the rezoning under discussion here today. Having recently moved a 120-person company from 30+ years in the Gulch to the Railyard District, I count The Buntin Group among the most energetic advocates of this new, exciting revitalization area of Nashville. Every week since our move in April, we have brought clients from LA, DC, New York, London and other major cities to our new company home. In almost every case, these client had been to Nashville previously but were very much excited by the energy, story and future of this changing area of our city.”

Jeffrey Buntin, Jr. | CEO

230 Willow Street | NASHVILLE, TN 37210

615 244-5720 | Fax 615 244-6511

THE BUNTIN GROUP

Pete Greenfield, Principal

Equitable Property Company, LLC

615.669.5480 office

615.418.8677 mobile

Date: 8-19-19

Letter of Consent of Property Owner.

Case 2019Z-132PR-001

We/I Scott George (on behalf of G & A, LLC and Stanley Street, LLC)
(Please print Name/Names in Full)

are the owners of the property described as:

~~09409000100, 09312001200, 09409002100~~
(Parcel ID Number)

And located at:

~~700 Visco Drive, 0 Stanley Street, 22 Stanley Street~~
(Street Address)

I am fully aware of the Zone Change Request for the properties located at 309, 401, and 407 Driftwood Street from IR District, Industrial Restrictive, to OG Office General. I am in support of this request for the Zoning request and consent to the submittal of this request.

Signed: 

22 STANLEY ST

NASHVILLE, TN 37210

Date: 8/22/19

Letter of Consent of Property Owner.

Case 2019Z-132PR-001

We/I Jeffrey W. Buntin, Jr.

(Please print Name/Names in Full)

are the owners of the property described as:

09312011900

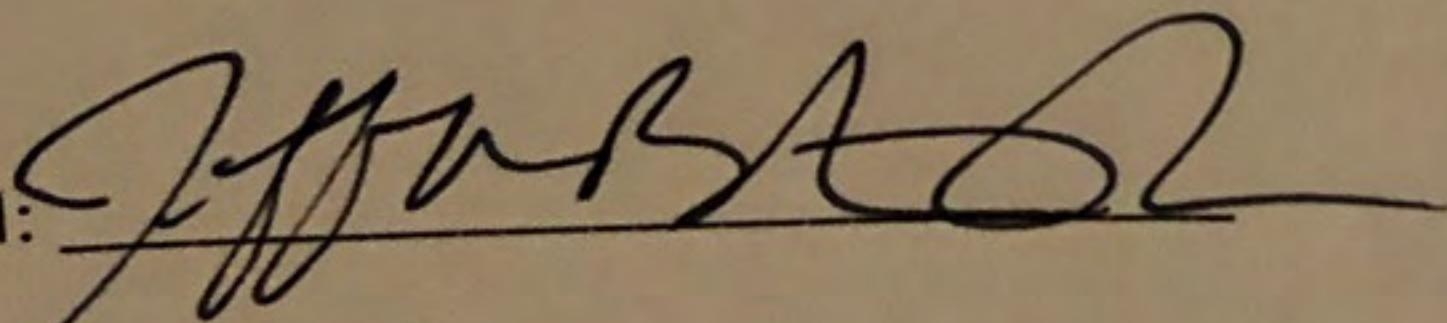
(Parcel ID Number)

And located at:

230 Willow Street

(Street Address)

I am fully aware of the Zone Change Request for the properties located at 309, 401, and 407 Driftwood Street from IR District, Industrial Restrictive, to OG Office General. I am in support of this request for the Zoning request and consent to the submittal of this request.

Signed: 

230 Willow Street

Nashville, TN 37210

Date: 8-19-19

Letter of Consent of Property Owner.

Case 2019Z-132PR-001

We/I Tony & Tina, LLC

(Please print Name/Names in Full)

are the owners of the property described as:

09409003000

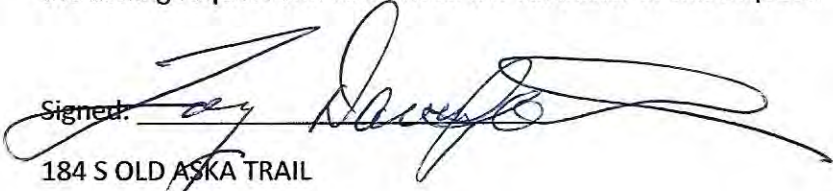
(Parcel ID Number)

And located at:

79 Willow Street

(Street Address)

I am fully aware of the Zone Change Request for the properties located at 309, 401, and 407 Driftwood Street from IR District, Industrial Restrictive, to OG Office General. I am in support of this request for the Zoning request and consent to the submittal of this request.

Signed: 

184 S OLD ASKA TRAIL

BLUE RIDGE, GA 30513

Date: 8/19/19

Letter of Consent of Property Owner.

Case 2019Z-132PR-001

We/I McClain Towery (on behalf of Willow Street Partners, LLC)

(Please print Name/Names in Full)

are the owners of the property described as:

09312002700, 09312003100, 09312003300, 09312003500, 09312011300

(Parcel ID Number)

And located at:

217 Willow Street, 227 Willow Street, 231 Willow Street, 235 Willow Street

(Street Address)

am fully aware of the Zone Change Request for the properties located at 309, 401, and 407 Driftwood Street from IR District, Industrial Restrictive, to OG Office General. I am in support of this request for the Zoning request and consent to the submittal of this request.

Signed: 

3201 TREVOR STREET, SUITE 200

NASHVILLE, TN 37209