

Comments on February 27, 2020 MPC Agenda Items

Received through February 27, 2020

Item 1. 2019CP-005-002 Dickerson South Corridor Study

From: Martha Carroll <marthacarroll15@gmail.com>
Sent: Wednesday, February 26, 2020 8:51 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: River Chase 2019CP-005-002

Metro Planning Commissioners:

As the River Chase Project is on the agenda for discussion at the Thursday, February 27, 2020 Planning Commission meeting I support the inclusion of affordable housing in this parcel.

I am a member of NOAH's Affordable Housing Task Force. We have seen the evidence of Nashville's booming economy, but many people are being left out. In fact, the cost of living has gone up so quickly that people are being pushed out to other counties, because they cannot afford to live here.

According to the Tennessee Housing and Development Agency, 45.4% of the renters in Nashville are cost burdened. That means they are paying more than 30% of their income for rent. At least 34% of the renters in EVERY METRO COUNCIL DISTRICT are cost burdened. Some districts have over 60% of renters that are cost burdened. No wonder that low-income people are being forced out! WHAT KIND OF CITY ARE WE BECOMING?

We have to get serious as a city about affordable housing.

One recent estimate showed that Metro Public Schools have about 3,500 homeless children as students. Can you imagine the stress on those students? On their families? Or on the teachers who have to act as social workers as well as teach?

NOAH is supporting the inclusion of affordable housing as this parcel and others along Dickerson Pike are developed. We urge your support as well.

Affordable Housing goes beyond being a business issue it is a moral one as well. We must make a difference now!

Regena Davis, NOAH Affordable Housing Task Force, Steering Committee

(615) 415-1679

From: Jeff Drifmeyer <jeff.drifmeyer@gmail.com>
Sent: Thursday, February 27, 2020 10:03 AM
To: Planning Staff <planningstaff@nashville.gov>
Subject: Dickerson S Corridor Study

pls see my following comment re: review of subject study.

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In the interest of completeness and transparency, the study should state the current population density of the area proposed for redevelopment, and what the new population density will be based on the proposed number of units.

At early community meetings, estimates noted an approximate 7 -fold increase in population density, clearly a factor in neighborhood quality of life. Even with reduced building heights, population density will increase at least several fold. Population density should be stated as it is key to quality of life, open space and other design considerations essential to the success of the plan.

thank you

Jeff Drifmeyer

620 Stockell St. Nashville, TN 37207

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Item 3. 2020Z-001TX-001 Short Term Rental Distance Requirement (BL2019-78)

[Public Comments](#)

Item 4. 2019Z-020TX-001 Home Occupation Text Amendment

[Public Comments in Support](#)

[Public Comments in Opposition or other](#)

Item 5. 2009SP-022-013 Mansion at Fontanel

From: Helen Tarleton <hdmtarleton@gmail.com>

Sent: Monday, February 24, 2020 8:50 AM

To: Gamble, Jennifer (Council Member) <Jennifer.Gamble@nashville.gov>; Hall, Jonathan (Council Member) <Jonathan.Hall@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: 2009SP-022-013 Fontanel and the historic significance of our area

Dear Councilwoman Gamble, Councilman Hall, and Planning Commissioners,

Your work to bring to fruition a development plan for Whites Creek is much appreciated by those of us who have been engaged during the past decade as Fontanel gets its footing. The step being considered on Thursday has much merit, and we are looking forward to the possibilities which exist to create a cultural gem. As you consider the amendments on Thursday, please take into account these longstanding values held by a large group of constituents in the area:

I'm sure you are aware that the central area of Whites Creek has deeply significant historical roots. The Trail of Tears passed through the heart of the community along Whites Creek Pike (where Fontanel now exists). The detachments actually encamped in the fields near the streams which converge there. Not only that, but there is remarkable evidence that people were living in Whites Creek as far back as 5,000 years ago, with the likelihood of inhabitants even thousands of years earlier. We have an interest in recognizing this through land use that is explicit about the first Americans who settled our area. Please consider requesting that archaeology, cultural anthropology, native histories, and European settlement history (including the Trail of Tears) be part of the Makers Village uses and overall property identity.

For at least a decade, our community has been requesting that we take the time to get this development right. Decisions that were made by the former owners of Fontanel did not accomplish this, and our fears of a turnover in ownership were realized. Please require the new owners to coordinate with the Metro Historical Commission and the TN Division of Archaeology regarding known sites and new finds on adjacent properties before final concept plan approval so as to locate buildings away from potential sites. For example, we believe it would be best to relocate the Makers Village and

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the back of house buildings away from those sites in the meadow (maybe instead in a rural Main Street along Whites Creek Pike which also removes them further from flooding impact).

This project has real potential to educate the public about the rich history of our area and to provide an environment for those visiting to experience a deep connection with our most treasured assets. WE WANT TO GET IT RIGHT THIS TIME. Please help us manage the growth in our area with careful consideration for all it offers the larger community of Nashville.

Sincerely,
Helen and Eric Tarleton
7135 Old Hickory Blvd.
Whites Creek, TN 37189

From: Gladies Herron <gladiesherron@yahoo.com>
Sent: Tuesday, February 25, 2020 12:23 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Gamble, Jennifer (Council Member) <Jennifer.Gamble@nashville.gov>
Subject: Fontanel February 27, 2020 Agenda Item 5: 2009 SP-022-013 MANSION AT FONTANEL (AMENDMENT)

Dear Planning Commissioners:

RE: Fontanel February 27, 2020 Agenda Item 5,

2009 SP-022-013 MANSION AT FONTANEL (AMENDMENT)

Although the new owner of Fontanel has proposed a simplification of the type events into two categories: ticketed events and non-ticketed Event, **major health and safety issues remain unresolved for approximately 143 property owners surrounding Fontanel within 750 to 2000 feet.** These owners consist primarily of residential homeowners in a rural neighborhood whose residences existed years before the approval of Fontanel's Special Plan.

The Tennessee Statute, T.C.A. §13-4-203, Municipal Planning, has a mandate for all municipal plans including Special Plans.

*The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote **public health, safety, morals, order, convenience, prosperity and the general welfare**,*

Unresolved past health and safety issues with the Special Plan of Fontanel in violation of T.C.A. §13-4-203 include **(a) both ticketed and non-ticketed events** that have uncontrolled, **unhealthy noise levels** without any on-site Metro monitoring or enforcement; **(b) homeowners' diminished health and safety protection by the fire and police departments** when the no-passing, 2-lane Whites Creek Pike rural roadway is congested with up to 4500 motorists en route to and departing from events at Fontanel; and

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(c) homeowners within 2000 feet of Fontanel residing off 2-lane Whites Creek Pike **without any other outlet endure** significant delay and **inconvenience accessing or departing their homes.**

WITHOUT ELIMINATING ANY ENTITLEMENTS of Fontanel, I ask that you incorporate seven (7) safeguards into this 2020 Fontanel amendment to mitigate unresolved health and safety issues to conform to Tennessee municipal planning statute, T.C.A. §13-4-203.

(1) Fontanel is to **provide advance notice** within 10 days of events to Whites Creek **Metro Fire Department, Police Precinct commander,** Metro Codes Director and all homeowners within 2000 feet of Fontanel;

NON-TICKETED EVENTS

(2) All non-ticketed community-related events to begin **no earlier than 10 and end by 10:00 pm** to regard homeowners' desire for the peaceful enjoyment of their residences as provided without disparity for other Metro residential neighborhoods;

(3) Reason and clarify the **quantitative meaning** of the phrase "from time to time" for non-ticketed community-related events to mean **"occasionally" and not more than twice a month** and NOT within the same week as ticketed events;

(4) Specify that the applicable noise ordinance for non-ticketed events is Metro Nashville Code 9.10.020;

TESTING AND

REPORTING NOISE LEVEL

(5) For accuracy when **testing noise level**, *Fontanel is to use a calibrated sound level machine*;

(6) For each event whether ticketed or non-ticketed that includes a band Fontanel **is to report decibel noise level readings** to Metro Codes Director and the Metro Police precinct commander within 1 hour after commencement of the band and the readings throughout the event; and

(7) For events with bands, **Metro Codes Department is to perform noise level** testing for the safeguard of homeowners and validation of Fontanel's compliance. Codes Department will make available the noise level readings on file to all homeowners within 2000 feet of Fontanel.

Fontanel has chosen and been approved by Metro on all previous amendments **for the past decade**, for whatever economic reason, to operate an entertaining and hospitality business in an established rural residential neighborhood. Nonetheless, **going forward**, Fontanel's 2020 amendment should comply with the State of Tennessee municipal planning statute that mandates the safeguard the health and welfare of surrounding homeowners.

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Your consideration of my recommendations for the 2020 SP amendment would be greatly appreciated by me and my White Creek neighbors.

Respectfully yours,

Gladies Herron

From: Marsha Murphy <murphy3801@gmail.com>
Sent: Wednesday, February 26, 2020 9:35 AM
To: Gamble, Jennifer (Council Member) <Jennifer.Gamble@nashville.gov>; Hall, Jonathan (Council Member) <Jonathan.Hall@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>; Zahn, Fred (Historical Commission) <Fred.Zahn@nashville.gov>; Toye E. Heape <toye@nativehistoryassociation.org>
Subject: Considerations before approving 2009SP-02-013 on 2-27-20

Whites Creek has been faced with the addition of a hotel since Fontanel's first zoning request many years ago. While there are many concerns about the newest overall plan, the greatest of these is the historical value that needs to be documented before any construction begins.

This general area has documented evidence of settlements 1500+ years ago and is known for an encampment for the Cherokee during the Trail of Tears. The Whites Creek Historical Society is requesting that the SP:

- Require coordination with the Metro Historical Commission and the TN Division of Archaeology regarding known sites and new finds on adjacent properties before final concept plan approval so as to locate buildings away from potential sites
- Relocate the Makers Village and back of house buildings away from those sites in the meadow (maybe instead in a rural Main Street along Whites Creek Pike which also removes them further from flooding impact)
- Suggest archaeology, cultural anthropology, native histories, and European settlement history (including the Trail of Tears) be part of the Makers Village uses and overall property identity.

Whites Creek was the first area settled in Davidson County and as such would provide yet another facet to the ever growing appeal to visitors of Nashville. Please consider these options as prerequisite requirements to approval of these plans.

Thanks for your consideration,
Marsha Stenberg Murphy
4462 Stenberg Road
Whites Creek, TN 37189
615-424-6495

From: Linda Jarrett <roseheadjjj@gmail.com>
Sent: Wednesday, February 26, 2020 12:29 PM

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To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: [ENTER CASE NO. HERE] Public Comment

2009SP-022-013 Fontanel

From my front porch swing, I can see the entire road frontage of this SP.

This Engineering firm and Investor have exceeded expectations in their transparency.

Each question raised by my community has had the attention of the applicant.

Many expensive adjustments have been made to the development.

This SP is a step toward maintaining Whites Creek's unique features.

Thanks to each of you for volunteering your time on these matters.

Linda Thompson Jarrett

4300 Whites Creek Pike

Whites Creek, Tn.

From: Elise Hudson <elise@elisehudson.com>

Sent: Thursday, February 27, 2020 1:49 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>; Gamble, Jennifer (Council Member) <Jennifer.Gamble@nashville.gov>

Subject: Oppose Fontanel SP Update Unless Community Changes Are Added

Commissioners and Staff,

Though the community has generally had a more positive response to the newly proposed Maker's Village, cabins, and yurts proposal (as opposed to the previous hotel and conference center), the SP still does not address the key concerns that were presented to the developers and councilwoman at the previous meetings on this property. We would approve the proposal if the following conditions were clarified in the SP language above and beyond what was proposed (and disapprove without these):

- Planning Staff notes that the "registered events" defined in the SP can not follow the Metro Special Events permitting process, the plan should be deferred until an alternative solution is determined in conjunction with the community. The Metro Special Events permit was a key part of the process to alleviate community concerns about the planning and communication of large events.

- The Staff Report simply says "Approved" on the Stormwater section of the report. Since flooding was such a large part of the community's concerns, Planning should release those notes and conditions so that the public can be aware of the process and any adjustments that were made. No additional language in the SP addresses the community concerns about how the area floods over 12" multiple times a year, how the 2 pedestrian and vehicle bridges on the property over Whites Creek are often overrun by the creek and will be VERY dangerous to golf carts and pedestrians, nor are any of the

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concerns from the surrounding neighbors about flooding to the north and the south of the property becoming worse because of the development taking away natural area that eases flooding. Just north and south of the site have already had to deal with additional flooding because of previous construction and inappropriate/illegal use of the fields for parking. Yet, no additional remediation for flooding is included in this proposal.

- Though the SP requires that a left turn lane be created on the southbound lanes of Whites Creek Pike at the main Fontanel entrance, it says nothing of extending the shoulders of Whites Creek Pike for the length of the northbound and southbound traffic flow to allow for emergency vehicles to pass during times of high traffic/events (there are only a few inches of shoulder today with deep drainage ditches on each side of the road - emergency vehicles can not pass around if they wanted to).

- Though there is a provision regarding sound volume limitation, time restrictions, and the installation of a decibel-reader on the property, there is no definition of who gets the reports of those sound levels or what happens if the sound levels or times for events are exceeded. The neighbors have struggled with the lack of enforcement staff during the late evenings and weekends from previous events and noise. This plan does not address those concerns.

- This area and the surrounding properties are undergoing evaluation from the state and have been identified as possibly EXTREMELY important Native American grounds from thousands of years ago. This property ignores the historical designation and the efforts of the community to make sure it is remembered for its original inhabitants.

- The community has requested a community benefits agreement, but no such document or agreement with any binding language has been submitted.

- The Planning Staff report states that the policy for this parcel is T3 NE, but the area is actually T2 Rural Neighborhood Center, T2 Rural Maintenance, T2 Rural Countryside, and CO (No T3NE policy). As such, the commission should take into account the intent of rural character and town center for the property when deciding on whether to approve this proposal. The key area which is Rural Neighborhood Center is where a golf cart shed is proposed. The community thinks the Maker's Village would be appropriate in the Neighborhood Center area which is in the heart of downtown Whites Creek. The golf cart shed and parking should be relegated to other less prominent areas of the property. Neighbors are even willing to remove the landscape buffers and burms requirements along Whites Creek Pike to have such a change that incorporates the intent of the policy for the corner of WCP and Knight Drive to be a neighborhood center as part of downtown Whites Creek.

Thank you for your careful consideration as this proposal will determine the future of the heart of Whites Creek and its history for decades to come.

Sincerely,
Elise Hudson
4601 Whites Creek Pike

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Whites Creek, TN 37189
(615)557-4695

From: Lisa Spellman <spellmanlm@dslextreme.com>
Sent: Thursday, February 27, 2020 10:17 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Fwd: Fontanel Redevelopment

Hello,

Please review the feedback I provided to Councilwoman Gamble below. Whites Creek needs revitalization and Fontanel is our leading asset.

Thank you.

lisa m. spellman

Whites Creek, TN
Begin forwarded message:

From: Lisa Spellman <SPELLMANLM@DSLEXTREME.COM>
Date: February 23, 2020 at 8:57:42 AM PST
To: jennifer.gamble@nashville.gov
Subject: Fontanel Redevelopment

Hello Councilwoman Gamble,

Thank you for bringing together the Whites Creek Community with Tim Farrell (BlueRoad Ventures) and John Haas (EDGE) to discuss the redevelopment of Fontanel. I attended both community meetings, and I am confident the vision for the property and the accommodations to the Whites Creek citizens proposed by BlueRoad Ventures should be approved by Metro Planning for these reasons:

- The Fontanel property is unique and beautiful, but it has been neglected. BlueRoad is proposing a sizable, long-term investment that will benefit Whites Creek with jobs and community space.
- BlueRoad acknowledged the community's concerns regarding noise with commitments to:
 - install electronic decibel sensors along the perimeter of Fontanel
 - comply with the Nashville noise ordinance
 - reduce the number of events
 - apply for permits to host larger events

I recently toured the property with friends visiting from out of town and shared the proposal with them. They agreed that the property would flourish and provide more amenities to our community. We walked the muddy, hilly trail, and found it almost impossible to use. We dropped down to the mansion, and were in awe of the amazing structure that needs to be cared for and used. The bulbs were beginning to bloom amid what must have been carefully groomed gardens at one time. Now they were pushing through dead leaves and muck.

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I attended a work conference at the LaQuinta Resort and Club (a Waldorf Astoria property) in California last week. As I walked the trail at sunrise next to the back 9 of the designer golf course nestled in the foothills of a desert, I thought about Fontanel and the proposed destination resort. While a completely different vision than the LaQuinta Resort and Club, I was excited that Whites Creek could be home to an equally amazing property designed to embrace the music and art that has made Nashville a place people want to live and to visit.

You have shared with me the City's acknowledgement that Whites Creek Pike needs to be widened. I encourage the City to consider the traffic needs associated with the Fontanel redevelopment plans in moving forward with expanding the road.

I also want to encourage the Parks department to expand the green space in Whites Creek, as we will have limited use of Fontanel during construction to walk and enjoy the local outdoors.

Unfortunately, I am not able to attend the planning meeting in person, so please share my support with the committee. I encourage a rapid approval process to expedite ground breaking and construction. The sooner the project is completed, the sooner the Whites Creek community can enjoy the grounds, restaurants and amenities.

Thank you again,
Lisa M. Spellman
Whites Creek, TN

From: Marcella Hudson <mdhudson22@outlook.com>
Sent: Thursday, February 27, 2020 11:02 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>; Jennifer.Gamble@nashville.org
Cc: elise@district3connect.com
Subject: 2009SP-022-013 and 2020S-039-001

I am writing to request that the Bellshire property be taken off the consent agenda to allow a public hearing. Though they have removed the SP request, it is a different proposal and neighbors still have concerns and should have a chance to review the changes and voice their concerns. It is only right.

We attended 2 separate meetings over the past few months where the new owners of Fontanel have proposed to build a Maker's Village, Beach Area, Golf Cart Rental/Maintenance Building, and additional cabins and yurts. Concerns included flooding, enforcement of sound limits from events, the number of large events each year (and the process for those permits), limit of number of attendees for events, traffic for locals and emergency vehicles, the significant archaeological history of the land, and the use of such a central downtown area of Whites Creek for a golf cart shed. Many residents would support the changes from the originally approved hotel and conference center to this smaller, more spread out model if the key concerns of the community were properly addressed as discussed.

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It has also come to my attention that a report has been filed with your commission concerning Native American findings. "A prehistoric occupation of some type is represented at the locus and so the potential for additional unidentified cultural materials or features being located within the project area is very high. While our cursory observations do not lend themselves to certainty that a significant habitation site or mortuary site is located here, these possibilities are not precluded either. Regulatory mandates aside, it is our view that it is prudent to establish a human remains recovery plan in advance of the development of the property and/or contract a SOI-qualified archaeological monitor to consult on any ground disturbing activities."

I appreciate your service and hard work on this commission and please keep our concerns in mind when considering these matters.

Marcella Hudson

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Item 8. 2020Z-022PR-001 Old Hickory Blvd Various Properties

From: Michael J. Evans McSurdy <evansmcsurdy@gmail.com>
Sent: Thursday, February 13, 2020 6:00 PM
To: Planning Commissioners Planning.Commissioners@nashville.gov
Subject: Starwood Rezoning Plans

Good Evening,

I live at 1704 Sprucedale Drive, Antioch TN 37013 and do not support the rezoning of the old Starwood Amphitheater to industrial. We already have road issues in this area which have not been addressed. Zoning to industrial would make this worse. This area needs restaurants and entertainment as we do not have many outlets for this in this area.

Thank you,

Michael J Evans McSurdy

From: Brandon Beard <theamazingb@gmail.com>
Sent: Thursday, February 13, 2020 8:45 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Re 2020Z-022PR-001

To whom this may concern. Please think this through. We all want a good quality of life here. Re: 2020Z-022PR-001 allowing for industrial zoning on this road would absolutely destroy our community. Seriously. It's already bad as it is with the industrial zones between Waldron Road and Old Hickory. Cars racing and revving their engines late at night all night. Calling the cops on noises, and nothing they can do. Tearing up roads with the trucks, making the ace weary look glum, we can't afford to live in fancier housing and this would just make us feel we live in the slums.

Please, please please vote No for this. Think about the people who are already struggling to live peacefully. More industrial zoning and noise will drive us away. I like our little house, but we will probably move away if the zoning happens. Vote No.

Feel free to contact me if you feel you need to.

Brandon Beard
615-306-7066
1736 Sprucedale Dr
Antioch, TN 37013

From: Courtney Gray <mscourtneygray@hotmail.com>
Sent: Wednesday, February 19, 2020 2:33 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Lee, Antoinette (Council Member) <Antoinette.Lee@nashville.gov>; Styles, Joy (Council Member) <Joy.Styles@nashville.gov>
Subject: Starwood Property Industrial Park-Vote No

Item 8. 2020Z-022PR-001 Old Hickory Blvd Various Properties

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Dear commissioners and council members,

I'm a native of Nashville and have lived in Antioch and the south Nashville area my entire life. I've seen Antioch at its peaks and at its valleys but it's the peaks that stand out the most to me. I've always been supportive of my community and an advocate for Antioch's growth and popularity and Now that I'm a new home owner I'm even more concerned and involved in the direction of my community.

It's been brought to my attention that the developer interested in the former Starwood property has changed his original plans presented to the council that included up to 550 residential units, flats and senior housing, as well as more than 420,000 square feet of office, retail and restaurant space is now interested in going in more of an industrial/mix direction. I own a property in Old Hickory Commons (extremely close to Starwood) and I couldn't be more disappointed in this news. I am proud to have found such a lovely neighborhood to live in-it was new construction, just the right size, and within my price range. I'm single and oftentimes work two jobs just to be able to pay my mortgage and bills. I had envisioned that one day my investment would pay off and pay back. I was enthusiastic that the initial plans for housing, retail, and restaurants (I pictured something similar to Lenox Village) would really stimulate our area and hopefully increase our property value.

Antioch is full of hard working families and individuals who want and deserve nice businesses and nice upgrades to our commercial and residential areas. It's unfortunate that any council member, neighbor, or developer would want anything less and would support an industrial park at Starwood. We are close enough to industrial parks in Laverne and along Old Hickory Blvd and already have an influx of 18 wheelers at the off ramp, semi-trucks at gas stations, and we have racers going on joy-rides EVERY-SINGLE night in these empty industrial warehouse parking lots that disrupt our peace. We don't want to experience more of this!

I read that you will be reviewing the industrial plans for the Starwood property at your upcoming meeting. If our voice and our vote matters then me and my fellow neighbors ask you to please vote NO regarding 2020Z-022PR-001 and fight for the Antioch community. Allowing for industrial zoning on this road would ruin our community plan. We desire a community not warehouses. This will drive families away from our area and is not how we honor the Starwood amphitheater site.

Again, please vote NO!

I appreciate you reading and considering my email.

Sincerely,

Courtney Gray

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From: Johnna Scott <johnnascott@comcast.net>

Sent: Wednesday, February 26, 2020 3:42 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Starwood rezoning

Good afternoon, it's my understanding that the Commission plans to take up the rezoning of the Starwood property on Feb. 27; however, the results of traffic study are not yet available. I ask that you delay taking up this matter until all facts are available and shared with the public.

Regards,

Johnna Scott

3658 Pin Hook Rd

Antioch, TN 37013

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14a. 2020CP-012-001 Southeast Community Plan Amendment and 14b. 2015SP-005-010 Beaman & Turner Properties SP

From: Ben Freeland <benf@freelandmanagement.com>
Sent: Thursday, February 20, 2020 11:24 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Support for 2020CP-012-001 and 2015SP-005-010

Dear Planning Commissioners,

I am writing to you to express my support of the Century Farms applications. The Century Farms development was first approved in 2015, after much community input. The Century Farms development team has attended 30+ community meetings over the last 5 years and has become an active member of the community. The applications before you represent what amounts to a housekeeping amendment to add a 2.92-acre parcel (3141 Old Franklin Road) that is surrounded on three sides by Century Farms and to amend the Specific Plan to accommodate a long-awaited retailer. No additional density beyond the previous approvals has been requested with this application.

The Century Farms development is a positive change for the community and has already brought 2,000 jobs to the area with the first tenant, Community Health Systems (CHS). We look forward to the restaurants, shops, grocery stores, hotels and other opportunities that future phases will add so that we will be able to live, work and play within our community, and not have to drive long distances to the amenities that are currently lacking in the area.

Please approve the applications, 2020CP-012-001 and 2015SP-005-010, so we can keep Century Farms moving forward!

Sincerely,

Ben Freeland | Freeland Management
5800 Crossings Blvd, Nashville, TN 37013
www.freelandauto.com
Benf@freelandmanagement.com
O: 615.731.9499
F: 615.819.2671

From: Sam DiCarlo <sam@triumphhospitality.net>
Sent: Tuesday, February 25, 2020 3:10 PM
To: David Young <dyoung@oldacremcdonald.com>
Subject: Century Farms Development

14a. 2020CP-012-001 Southeast Community Plan Amendment and
14b. 2015SP-005-010 Beaman & Turner Properties SP

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Dear Planning Commissioners,

I am writing to you to express not only our company's support, but my personal support as well for the Century Farms Development. The Century Farms development was first approved in 2015, after much community input. The Century Farms development team has attended 30+ community meetings over the last 5 years and has become an active member of the community. The applications before you represent what amounts to a housekeeping amendment to add a 2.92-acre parcel (3141 Old Franklin Road) that is surrounded on three sides by Century Farms and to amend the Specific Plan to accommodate a long-awaited retailer. No additional density beyond the previous approvals has been requested with this application. I have attended the meetings and can see what this project can do to better our community. Antioch, TN has gotten a less than stellar reputation lately, and needs this development to help build itself back up to a community that is welcoming and inviting to our cities visitors.

The Century Farms development is a positive change for the community and has already brought 2,000 jobs to the area with the first tenant, Community Health Systems (CHS). We look forward to the restaurants, shops, grocery stores, hotels and other opportunities that future phases will add so that we will be able to live, work and play within our community, and not have to drive long distances to the amenities that are currently lacking in the area.

Please approve the applications, 2020CP-012-001 and 2015SP-005-010, so we can keep Century Farms moving forward!

Sincerely,

Sam DiCarlo
Triumph Hospitality LLC
201 Crossings Place
Antioch, TN 37013

From: Michelle Marina <michelle@triumphhospitality.net>
Sent: Tuesday, February 25, 2020 4:46 PM
To: David Young <dyoung@oldacremcdonald.com>
Subject: Century Farms Development

Please find my letter attached regarding support of the Century Farms Development.

Michelle Marina
General Manager
Holiday Inn Express & Suites
Nashville-Southeast - Antioch
615-631-5194 (Cell)
615.731.2361 (Hotel)

14a. 2020CP-012-001 Southeast Community Plan Amendment and
14b. 2015SP-005-010 Beaman & Turner Properties SP

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Received through February 27, 2020

615.678.5063 (Fax)

SEE ATTACHMENT ON FOLLOWING PAGE

From: David Young <dyoung@oldacremcdonald.com>
Sent: Wednesday, February 26, 2020 11:32 AM
To: Kathryn Withers <Kathryn.Withers@bargedesign.com>
Subject: FW: Letter of support needed for Century Farms

Hello Kathryn,

Attached are 3 more support letters.

Thanks,

David Young
Oldacre McDonald, LLC
3841 Green Hills Village Drive, Suite 400
Nashville, TN 37215
Office 615.269.5444 Cell 615.332.1761 Fax 615.383.6866
dyoung@oldacremcdonald.com

SEE ATTACHMENTS ON FOLLOWING PAGE

2/25/2020

Dear Planning Commissioners,

I am writing to you to express my support of the Century Farms applications. The Century Farms development was first approved in 2015, after much community input. The Century Farms development team has attended 30+ community meetings over the last 5 years and has become an active member of the community. The applications before you represent what amounts to a housekeeping amendment to add a 2.92-acre parcel (3141 Old Franklin Road) that is surrounded on three sides by Century Farms and to amend the Specific Plan to accommodate a long-awaited retailer. No additional density beyond the previous approvals has been requested with this application.

The Century Farms development is a positive change for the community and has already brought 2,000 jobs to the area with the first tenant, Community Health Systems (CHS). We look forward to the restaurants, shops, grocery stores, hotels and other opportunities that future phases will add so that we will be able to live, work and play within our community, and not have to drive long distances to the amenities that are currently lacking in the area.

Please approve the applications, 2020CP-012-001 and 2015SP-005-010, so we can keep Century Farms moving forward!

Sincerely,



Michelle Marina
201 Crossings Place
Antioch TN 37013

Waffle Taco
1114 Bell Road
Antioch, TN 37013
February 25, 2020

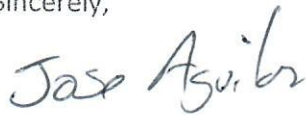
Dear Planning Commissioners,

I am writing to you to express my support of the Century Farms applications. The Century Farms development was first approved in 2015, after much community input. The Century Farms development team has attended 30+ community meetings over the last 5 years and has become an active member of the community. The applications before you represent what amounts to a housekeeping amendment to add a 2.92-acre parcel (3141 Old Franklin Road) that is surrounded on three sides by Century Farms and to amend the Specific Plan to accommodate a long-awaited retailer. No additional density beyond the previous approvals has been requested with this application.

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Please approve the applications, 2020CP-012-001 and 2015SP-005-010, so we can keep Century Farms moving forward!

Sincerely,

A handwritten signature in black ink that reads "Jose Aguilar". The signature is written in a cursive, slightly slanted style.

Jose Aguilar, Owner

Comments on February 27, 2020 MPC Agenda Items

Received through February 27, 2020

From: Patricia Miller <plantatree@comcast.net>
Sent: Wednesday, February 26, 2020 6:27 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Support for 2020CP-012-001 and 2015SP-005-010

Dear Planning Commissioners,

I am writing to you to express my support of the Century Farms applications. The Century Farms development was first approved in 2015, after much community input. The Century Farms development team has attended 30+ community meetings over the last 5 years.

The applications before you represent what amounts to a housekeeping amendment to add a 2.92-acre parcel (3141 Old Franklin Road) that is surrounded on three sides by Century Farms and to amend the Specific Plan to accommodate a long-awaited retailer. No additional density beyond the previous approvals has been requested with this application.

The Century Farms development has already brought 2,000 jobs to the area with the first tenant, Community Health Systems (CHS). Planned are restaurants, shops, grocery stores, hotels and other amenities that are currently lacking in the area.

I am told that Century Farms has strictly followed the guidelines of Metro Stormwater in the process of land development. However, development of the site has resulted in the removal of many acres of woods causing disturbances of an intermittent stream located within the property.

My support of this application is based on the understanding that Century Farms intends to plant hundreds of trees on site, exceeding Metro's Tree Ordinance, which will hopefully buffer the intermittent stream, and that they will build a greenway for office workers and nearby residents to use. Century Farms appears to be very conscious of the fact that green space is good for both physical and mental health. And good for business!

I request that you approve these applications, 2020CP-012-001 and 2015SP-005-010.

Sincerely,

Patricia Miller
13566 Old Hickory Blvd.
Cane Ridge, TN 37013
615-941-1517 home
615-268-7590 cell

From: Carol Joscelyn <Carol.Joscelyn@freelandauto.com>
Sent: Thursday, February 27, 2020 8:34 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Fw: Century Farms - SUPPORT

14a. 2020CP-012-001 Southeast Community Plan Amendment and
14b. 2015SP-005-010 Beaman & Turner Properties SP

Comments on February 27, 2020 MPC Agenda Items

Received through February 27, 2020

To: Planning.Commissioners@nashville.gov

Subject: Support for 2020CP-012-001 and 2015SP-005-010

Dear Commissioners,

I strongly support the Century Farms applications to make minor changes to their initial plan for the Oldacre-McDonald development in Antioch.

Our community has had multiple meetings beginning in 2014, continuing into 2015 and until the present time, with the developers and were given wide latitude in asking for changes in the original plans. The entire Century Farms team is accommodating and helpful. As a community, we wrapped our arms around this development and welcome it with open arms.

It will make a huge difference for the betterment of our entire area. Zoning changes for The Century Farms development were first approved in 2015, after much community input. The Century Farms development team has attended 30+ community meetings over the last 5 years and has become an active member of the community.

The applications before you on Thursday, February 27, represent what amounts to a housekeeping amendment to add a 2.92-acre parcel (3141 Old Franklin Road) that is surrounded on three sides by Century Farms and to amend the Specific Plan to accommodate a long-awaited retailer. No additional density beyond the previous approvals has been requested with this application.

The Century Farms development is a positive change for the community and has already brought 2,000 jobs to the area with the first tenant, Community Health Systems (CHS). We look forward to the restaurants, shops, grocery stores, hotels and other opportunities that future phases will add so that we will be able to live, work and play within our community, and not have to drive long distances to the amenities that are currently lacking in the area.

Please approve the applications, 2020CP-012-001 and 2015SP-005-010, so we can keep Century Farms moving forward!

Warm regards,

Carol Joscelyn
615-598-7656

From: ALMA SANFORD <almasanford@comcast.net>

Sent: Wednesday, February 26, 2020 4:14 PM

To: planning.commissioners@nashville.gov

Subject: Century Farms - SUPPORT

To: Planning.Commissioners@nashville.gov

14a. 2020CP-012-001 Southeast Community Plan Amendment and
14b. 2015SP-005-010 Beaman & Turner Properties SP

Comments on February 27, 2020 MPC Agenda Items

Received through February 27, 2020

Subject: Support for 2020CP-012-001 and 2015SP-005-010

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I strongly support the Century Farms applications to make minor changes to their initial plan for the Oldacre-McDonald development in Antioch.

Our community has had multiple meetings beginning in 2014, continuing into 2015 and until the present time, with the developers and were given wide latitude in asking for changes in the original plans. The entire Century Farms team is accommodating and helpful. As a community, we wrapped our arms around this development and welcome it with open arms.

It will make a huge difference for the betterment of our entire area. Zoning changes for The Century Farms development were first approved in 2015, after much community input. The Century Farms development team has attended 30+ community meetings over the last 5 years and has become an active member of the community.

The applications before you on Thursday, February 27, represent what amounts to a housekeeping amendment to add a 2.92-acre parcel (3141 Old Franklin Road) that is surrounded on three sides by Century Farms and to amend the Specific Plan to accommodate a long-awaited retailer. No additional density beyond the previous approvals has been requested with this application.

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Please approve the applications, 2020CP-012-001 and 2015SP-005-010, so we can keep Century Farms moving forward!

Warm regards,

Alma F. Sanford, J.D.

Secretary/Treasurer Crossings Nashville Action Partnership

Founding Member TN Woman Suffrage Monument Board

Member Metro Board of Zoning Appeals

Secretary, Long Hunter Chase HOA

6317 Paddington Way

Antioch, TN 37013

615-828-5470 mobile phone

14a. 2020CP-012-001 Southeast Community Plan Amendment and

14b. 2015SP-005-010 Beaman & Turner Properties SP

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Item 15. 2020Z-004TX-001 Parking on Multimodal Corridors

From: Withers, Brett (Council Member) <Brett.Withers@nashville.gov>

Sent: Thursday, February 27, 2020 11:09 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Planning Staff <planningstaff@nashville.gov>

Subject: Feedback on BL2020-117: Parking requirements

Planning Commissioners:

I thank the lead sponsor for introducing BL2020-117 so that Metro Government can continue our conversations about minimum parking requirements. I would like to offer some feedback about this proposal which I hope will be constructive.

I believe that Metro's present piecemeal sidewalk, bike lane and other infrastructure networks and underfunded bus system make it debatable whether any of our multimodal corridors truly meet the standards that would make most people abandon their cars to reach businesses or housing along the Pikes. I live just four doors from Gallatin Ave and I walk a mile to Five Points but I am a bit of an anomaly even by East Nashville standards. If I lived four doors from Dickerson Pike I might have trouble doing the same because portions of Dickerson Pike lack sidewalks at all.

I also am acutely aware that a few businesses that have driven vehicular parking and commuting traffic far beyond their existing parking limits have greatly impacted other surrounding Main Street or Five Points-area businesses and residents and made the already difficult conversation of approving multifamily or mixed-use developments on T4-Neighborhood Center policed parcels increasingly difficult. I actually have Main Street businesses closing or remaining vacant because they cannot get staff or customers to or from their stores as a result of extreme parking demand generated by a few nearby businesses that saturate a half-mile-radius area with cars. Other businesses are leaving those areas now and moving further out to parcels that do have parking lots where their staff and customers can access their businesses. This is something to consider when evaluating the theory that the market will determine which businesses should have parking and that those businesses should decide for themselves whether or not to include parking in their project. That's great theory. But sometimes what happens in practice is that those businesses make decisions that affect not only their employees and customers but other surrounding businesses and residents as well.

What I would suggest as a modest proposal is to take a more incremental approach that would allow further parking minimum reductions or even eliminations for certain categories of uses or that would tie the parking minimum reduction or elimination to Metro's existing infrastructure and objectives.

For instance, a parcel that is located along a multimodal corridor that includes a complete sidewalk network on both sides of the street, frequent bus service with bus shelters that have safe crosswalks connecting them on both sides of the corridor and protected bike lanes could adequately be described as existing along a multimodal corridor. The lack of any of these criteria may still allow a further parking

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reduction than is currently permitted in the Code, but not an elimination. Unless, perhaps, the development proposal includes adding these missing elements that make the corridor multimodal. I believe that Metro should establish what the criteria are for being considered a multimodal corridor and to set objectives for improving or completing these infrastructure assets as part of evaluating development proposals that seek parking minimum reductions or eliminations.

Another example would be to tie the minimum parking reduction or elimination to a Metro Government objective such as the provision of affordable housing. It certainly is the case that adding surface parking or structured parking to a parcel adds to housing costs. Therefore, it could make sense to remove or remedy that obstacle for developments that include affordable housing.

These are some suggestions that come to mind for improving this proposal, which has good intentions and great potential. I look forward to participating in this discussion as it continues.

Brett A. Withers

Metro Council, District 6

Mobile (615) 427-5946 | [facebook.com/Brett A. Withers](https://www.facebook.com/Brett.A.Withers) | [twitter.com @brettawithers](https://twitter.com/brettawithers)

Comments on February 27, 2020 MPC Agenda Items

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Item 19. 2020S-032-001 Resubdivision Acklen Avenue

From: Ted Chapin <chapin.ted@gmail.com>
Sent: Tuesday, February 11, 2020 11:00 AM
To: Planning Staff <planningstaff@nashville.gov>
Subject: Case Number: 2020S-032-001

I am writing to express my concern regarding case number 2020S-032-001. That lot was a parking area for the Mount Gilead Baptist Church across the street. Does the Church intend to stay in operation, or will they soon sell the property the church sits on and subdivide it for housing based on the precedent the new owner will create by subdividing this lot? It is unacceptable to me for a church, business, or any other entity to sell their parking lot to make a profit and force their parishioners or customers to park on the street creating a regular nuisance for nearby property owners and residents. The Property Owner Mr Bockman does not live in this neighborhood. Mr Bockman does not even live in Davidson County. I do not consider him a stakeholder. He is profiteering in my neighborhood. He does not care about my neighborhood.

Councilman Sledge created the conservation overlay which restricts my ability to develop my property as I would like to. Councilman Sledge has allowed substantial property density increases on the streets adjacent to and between the "fingers" of the bizarre outline of his conservation overlay. This project will create additional density and increase property taxes which contradicts Councilman Sledge's reasoning for creating the overlay. This property is within the conservation overlay and was within it when Mr. Bockman recently purchased it. Shame on Councilman Sledge if there was a predetermined outcome to this request prior to Mr. Bockman purchasing the property. Shame on Councilman Sledge if he allows this to happen. Please do NOT approve this request.

Ted Chapin
1000 Acklen Ave
Nashville, TN 37203
(615)473-4212
chapin.ted@gmail.com

Comments on February 27, 2020 MPC Agenda Items

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Item 20. 2020S-037-001 333 McKennell Drive

From: Charlie Worsham <chuck@charlieworsham.com>

Sent: Wednesday, February 19, 2020 2:45 PM

To: Planning Staff <planningstaff@nashville.gov>

Subject: Case 2020S-037-001

hello,

we live at 1112B Campbell Street, Nashville, TN 37206, and the back of our property is adjacent to the proposed subdivision at 333 McKinnell. We strongly object to this and plan to attend the public hearing next week.

is there any information that might be helpful that you could share with us? do we need to bring any kind of proof of residency? this is a first for us as well, and we dont know if we will even have much of a say in this decision. anything you could share would be helpful. thank you,

Charlie

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Item 21. 2020S-039-001 Pineview Cottages

From: Vaughan Pritchett <mrmusiccity@att.net>

Sent: Wednesday, February 26, 2020 3:24 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Gamble, Jennifer (Council Member) <Jennifer.Gamble@nashville.gov>; Lisakay3 <lisakay3@att.net>; Susan Jata <sjata@comcast.net>; Edward Arnold <edbeararnold@comcast.net>; Dan Clemmons <danrclemmons0617@yahoo.com>

Subject: FM: Vaughan Pritchett @ Bellshire Estates

RE: **Planning Commission Meeting**

[February 27,2020]

FM: **Vaughan Pritchett**

Bellshire Estates

Nashville, TN

RE: **Proposal - Pineview Farms**

Applicant: Dale & Associates

Applicant is seeking to build a large **NEW cul de sac** subdivision and **link it** via interior roadways to Bellshire Drive.

Said cul de sac will *double* the size of the now existing **Bellshire Terrace** which has been in place for over *20 years*.

Applicant seeks to build three **(3)** connector roads to *connect* to *existing* roadways *inside of* Bellshire Terrace.

Many **Bellshire Terrace** homeowners *Park* their cars on the *Existing* interior roads. Children *play* and *ride bicycles throughout* Bellshire Terrace.

OPINION: Allowing applicant builder to funnel a *Huge* amount of **NEW daily traffic** through Bellshire Terrace *without* providing at least **one** new additional connector road to *Bellshire Drive* will create a **huge** daily, morning an evening, traffic problem. - vp

Thank you for your time and attention.

Vaughan Pritchett

1211 Westchester Dr.

Nashville TN 37207

P.S. I attended a called meeting re this proposed building effort on: **Tuesday, May 25th**

2/26/2020 - vp

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From: Elise Hudson <elise@elisehudson.com>
Sent: Wednesday, February 26, 2020 11:34 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>
Cc: Gamble, Jennifer (Council Member) <Jennifer.Gamble@nashville.gov>
Subject: Move 2020S-039-001 Pineview Cottages from Consent Agenda Please

Will you please move 2020S-039-001 Pineview Cottages from the Consent Agenda so that there can be public input on the proposal before it is approved?

The last community meeting on the development presented the property as pursuing an SP - this one has changed the plan significantly without much community input. If possible, it would be appropriate to defer this property by one meeting so that the community can be informed about what is happening with the new plans.

Thank you,

Elise Hudson
4601 Whites Creek Pike
Whites Creek, TN 37189

From: Elise Hudson <elise@elisehudson.com>
Sent: Thursday, February 27, 2020 2:26 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>; Gamble, Jennifer (Council Member) <Jennifer.Gamble@nashville.gov>
Subject: Defer or Disapprove Bellshire Pinewood Cottages #21 2020S-0309-001

Commission,

This proposal is currently on consent agenda, and we request that you remove it to allow for public input. Previous community meetings were based on the proposal being an SP with specific terms. This proposal is not a zone change and evokes the cluster lot option with the current R10 zoning. The neighbors in this area had several concerns at previous meetings, and none of those concerns were addressed in the current proposal.

Concerns were brought up in previous meetings about traffic, recreational amenities, flooding, landscape buffers between the existing houses, trash pickup, street lights, and more.

Cluster lots require that usable amenities be outside of flood areas and be reasonable for the community. This plan has a very unimproved trail system that does not provide true recreational area to the neighborhood, and I would argue, does not meet the requirement. It has no additional parking for access to the recreational area for use of it.

Cluster lots (mero Code 17.012.090) require the lots along existing streets to be 90% of the size of surrounding areas. Perimeter lots against an existing subdivision can only be reduced by one zoning level smaller than the surrounding lots. Since some of the surrounding lots in Pineview are currently .4

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acres (17424sqft) and the proposed 6500 sqft lots do not meet the cluster lot regulations for perimeter and abutting lot because they are so much smaller.

Nor does the proposal meet the requirement that lots along existing streets (Bellshire Terrace and Tuckahoe exist already and will be extended into this subdivision) lots must be at least 90% of the surrounding lots.

Please defer this plan until its many issues can be resolved. Otherwise, please disapprove in the current state.

Elise Hudson

4601 Whites Creek Pike

Whites Creek, TN 37189

From: Marcella Hudson <mdhudson22@outlook.com>
Sent: Thursday, February 27, 2020 11:02 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>; Jennifer.Gamble@nashville.org
Cc: elise@district3connect.com
Subject: 2009SP-022-013 and 2020S-039-001

I am writing to request that the Bellshire property be taken off the consent agenda to allow a public hearing. Though they have removed the SP request, it is a different proposal and neighbors still have concerns and should have a chance to review the changes and voice their concerns. It is only right.

We attended 2 separate meetings over the past few months where the new owners of Fontanel have proposed to build a Maker's Village, Beach Area, Golf Cart Rental/Maintenance Building, and additional cabins and yurts. Concerns included flooding, enforcement of sound limits from events, the number of large events each year (and the process for those permits), limit of number of attendees for events, traffic for locals and emergency vehicles, the significant archaeological history of the land, and the use of such a central downtown area of Whites Creek for a golf cart shed. Many residents would support the changes from the originally approved hotel and conference center to this smaller, more spread out model if the key concerns of the community were properly addressed as discussed.

It has also come to my attention that a report has been filed with your commission concerning Native American findings. "A prehistoric occupation of some type is represented at the locus and so the potential for additional unidentified cultural materials or features being located within the project area is very high. While our cursory observations do not lend themselves to certainty that a significant habitation site or mortuary site is located here, these possibilities are not precluded either. Regulatory mandates aside, it is our view that it is prudent to establish a human remains recovery plan in advance of the development of the property and/or contract a SOI-qualified archaeological monitor to consult on any ground disturbing activities."

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I appreciate your service and hard work on this commission and please keep our concerns in mind when considering these matters.

Marcella Hudson

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Item 22. 2019HP-001-001 Marathon Village

From: Derek K. Smith <dksmith@dksmithlaw.com>
Sent: Tuesday, February 25, 2020 3:48 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>
Subject: 2019HP-001-001

Re: 2019HP-001-001

Marathon Village Historic Preservation Zoning Overlay

Dear Commission Members:

This letter is to follow up on a previous letter sent to you on February 19, 2020 to request that you table your decision on the proposed Marathon Village Historic Preservation Zoning Overlay.

Tabling the decision should benefit both the City of Nashville, as well as our client Deborah Walker, who has an ownership interest in a majority of the property under consideration for the overlay.

More than one commercial realtor has advised us that the proposed overlay will decrease the value of the property under consideration by more than thirty percent (30%), as well as limit future development of the property. Moreover, a Historic Preservation Commission staff person commented at the public hearing that about twenty-two percent (22%) of the proposed overlay area is vacant land. The effect, of course, would be to reduce and permanently limit the tax revenue that Metro Nashville can receive from the property at a time when the city is searching for additional sources of revenue. As the proposal states, the most significant buildings have already been placed on the National Register of Historic Places. There is no evidence that the buildings are threatened. Therefore, there is no economic benefit the city can gain at this time by limiting the value of this property as a future source of tax revenue. A delay until the budget shortfalls for the city have been resolved would be in the best interest of the city.

The delay will also benefit our client, who has been involved in lengthy litigation related to the property. This proposed overlay was instigated by one of the parties to that litigation after the lawsuit had begun. Mrs. Walker strongly believes in tabling this action because of its detrimental effects on the value of her interest in the property and the property of the owners of neighboring properties. We are certain that you do not wish to establish the precedent of allowing the Commission to be used by parties involved in litigation.

We therefore respectfully request that you table this proposal until its effects can be better understood.

Sincerely,

Derek K. Smith

King, Turnbow, Smith & Vanzin, PLLP
203 Third Avenue South

Item 22. 2019HP-001-001 Marathon Village

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Franklin, TN 37064

615.794.5555, ext. 13

dksmith@dksmithlaw.com

From: Karin Kalodimos <kkalodimos@gmail.com>

Sent: Thursday, February 27, 2020 8:15 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Support 2019HP-001-001 Marathon Village

Dear Commissioners,

I am writing in SUPPORT of the Historic Preservation Zoning Overlay 2019HP-001-001 Marathon Village

Marathon Village is an important part of Nashville's History. The restoration of this area as been a boom to our city. With so many historic areas within the city being torn down, it is paramount that we protect what makes us unique.

The argument that creating a historic overlay will lower property values has been proven false throughout the country in numerous studies and even locally in the Belmont-Hillsboro, Germantown, Edgehill Community, and others. Our property values have increased since the Neighborhood Conservation Overlay.

We are in danger of losing what makes Nashville special. Tourism of historical cities depends on seeing actual historical architecture and places that created growth.

The Historical Overlay will not only help protect Marathon Village but will also protect Nashville's history. We all lose when we neglect our past.

Sincerely,

Karin Kalodimos

Villa Place

37212

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Received through February 27, 2020

Item 23. 2020NL-001-001 1600 10th Avenue North

From: Lori Cloud <loricloud148@hotmail.com>

Sent: Friday, February 14, 2020 4:48 PM

To: O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>; Historical Commission <historicalcommission@nashville.gov>

Subject: 1600 10th AVE N - Upcoming hearings

I wanted to advocate for this preservation project of one of the few remaining historic buildings in my neighborhood in Historic Buena Vista. As the Secretary of the HBV Community Association it's one we were happy to hear about and support and applaud their initiative to ask for landmark status.

Lori Cloud
1510#B Arthur Ave
Nashville TN 37208
615.497.4897

From: Jennifer Coffin <jnilescoffin@gmail.com>

Sent: Monday, February 24, 2020 9:37 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>; Historical Commission <historicalcommission@nashville.gov>; O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>

Subject: 1600 10th Avenue North - Community letter of support

Good evening all --

Attached please find a letter of support for the pending applications for rezoning the property at 1600 10th Avenue North to a Neighborhood Landmark Overlay District and to designate it a Historic Landmark Overlay District. We understand that a zoning hearing is scheduled for February 27th.

As we state in the letter, this property is in our neighborhood; we have a positive relationship with its owner; and we support these changes.

Best--

Jennifer Niles Coffin
Historic Buena Vista Community Association

SEE ATTACHMENT ON FOLLOWING PAGE



February 24, 2020

Metro Planning Commission
Howard Office Building
700 2nd Avenue South
Sonny West Conference Center
Nashville, TN 37201

Re: *1600 10th Avenue North – Applications for (1) Rezoning to
Neighborhood Landmark Overlay District and (2) Designation as
Historic Landmark Overlay District*

Dear Planning Commission:

I am writing on behalf of the Historic Buena Vista Community Association to convey our support of the plans presented for the two applications identified above.

The property involved is in our neighborhood. We have long wished to preserve this building as one of the few remaining historic buildings in our neighborhood. Our development committee has met with owner Amani Kelly to view and discuss the plans now presented to you, and we approved them.

The current plans reflect our interests and input, and a positive relationship between the community and Mr. Kelly. We hope you will approve them.

Sincerely,

/s/ Jennifer Niles Coffin

President
Historic Buena Vista Community Association

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Item 25. 2020Z-034PR-001 1101 Chadwell Drive

From: TLSanders40@comcast.net <TLSanders40@comcast.net>
Sent: Tuesday, February 25, 2020 12:01 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>
Subject: Case 2020Z-034PR-001; Map 051, Parcels 006-007

To the Nashville Planning Commission members,

Existing Zoning

Single-Family Residential (RS20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings at a density of 1.85 dwelling units per acre. RS20 would permit a maximum of 12 units.

Proposed Zoning

Multi-Family Residential (RM2) is intended for single-family, duplex, and multi-family dwellings at a density of two dwelling units per acre. RM2 would permit a maximum of 13 units.

MADISON COMMUNITY PLAN

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to maintain the general character of developed suburban residential neighborhoods. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T3 NM areas have an established development pattern consisting of low- to moderate-density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

The above notes are directly from the staff analysis for the proposed zoning change at 0 and 1101 Chadwell Drive. Since the acreage already allows for 12 units I do not understand why the zoning would need to be changed. My concern is that it opens the possibility for the developer to change from single-family dwellings to multi-family without any public notice for the surrounding families to give voice and input.

In the highlighted area above it states that the general character of the neighborhood is intended to be maintained. The properties from Old Hickory Blvd to New Due West Ave. and Gibson Drive to I65 are mostly single-family homes with >.5 acre lots. These homes are facing established streets with consistent set-backs. I am concerned that twelve houses placed onto this acreage would not follow the general character of the neighborhood within these stated street parameters.

My husband and I were required to come before the Planning Commission when we sub-divided the property at 1012 Chadwell Drive. We were required to maintain the character of the neighborhood. The

Comments on February 27, 2020 MPC Agenda Items

Received through February 27, 2020

change in the lot produced two lots that were consistent with the surrounding lots and was therefore approved.

In 2006 we built our house at 1016 Chadwell Drive. We built a brick-to-grade house that was similar to the surrounding houses and maintained the look and feel of the neighborhood. Our RS20 zoning required the above mentioned minimum 20,000 square foot lot and the following set-backs: 60 foot minimum front, 10 foot minimum each side of the house, and 20 foot minimum rear. Are these set-backs still the same? Could these minimums be met if there is no zoning change? Is there a RS zone that would meet the needs without opening the possibility for multi-family housing to be built without further notice given to the neighborhood and Planning Commission? Will the exterior of these homes be consistent with the surrounding homes to help maintain the character of the immediate area?

It is also a concern to me that Chadwell Drive is not prepared for an additional 12 – 24 vehicles adding to the traffic on our street. It has already been stated that changes will not be made to Chadwell Drive. This is most likely due to the fact that this street contains an overpass across I65 and the widening of that bridge is not likely. The street is also downhill into South Graycroft Ave, a street that already experiences traffic issues, and in the winter the bottom of the hill frequently freezes and is an icy hazard. It is my understanding that Chadwell Drive does not qualify to be included in any salting/brining offered by Metro for such conditions.

One last observation – the property is home to much flora and wildlife. The trees are well established as part of the landscape. The proposed development will affect wildlife, flowers, trees, and natural habitats both seen and, perhaps, unseen. Water runoff will be changed. Erosion will be affected. These are changes that cannot always be accounted for during the pre-development stages of a project. These are changes that cannot be undone once they have happened.

I wanted to give voice to some of my concerns. It is not lost on me that change happens. That Nashville is in the depth of change is obvious. The idea that every open lot available should be maximized for growth is just not the heart of well-established neighborhoods. Consideration should be given to that end.

Thank you for your time in allowing my thoughts to be presented to you in this letter.

Tammy Sanders

Comments on February 27, 2020 MPC Agenda Items

Received through February 27, 2020

Item 28. 2020Z-038PR-001 Ashland City Highway Unnumbered

From: gfranblackman@aol.com <gfranblackman@aol.com>

Sent: Wednesday, February 26, 2020 10:58 PM

To: Planning Staff <planningstaff@nashville.gov>

Cc: logan.elliott@nashvill.gov

Subject: For 2-27-20 meeting [opposition letter & petition Case # 2020Z-038PR-001]

Please see attachments. Thank you for your time and your service.

G. Fran Blackman

SEE ATTACHMENTS ON FOLLOWING PAGES

From: Lynn Ewing <ewingls@icloud.com>

Sent: Wednesday, February 26, 2020 9:34 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Case no 2020Z038PR-001

My name is Lynn Ewing, I live in district 1 at 4328 W Hamilton Road 37218. Although my councilman Mr Hall is behind this project, he is wrong. Many in this neighborhood are upset and do not support this project. It is shameful that when elected, our representative do not listen to their constituents and fight for them. I am asking that the commission not support this case.

Lynn Ewing

February 18, 2020

Metro Planning Committee Members
Howard Office Building
Sonny West Conference Center, First Floor
700 Second Avenue South
Nashville, TN 37201
Cc: Logan Elliott (Planning)

RE: Rezoning Proposal for Ashland City Hwy/Cato Rd (Case # 2020Z-038PR-001)

[Re: **Oppose** request to rezone from RS15 to RM9 zoning for property located at Ashland City Highway (unnumbered), at the northwest corner of Ashland City Highway and Cato Road (3.74 acres), requested by Smith Gee Studio, applicant; Guerrier Development, LLC, owner.]

Dear Metro Planning Committee Members:

Last year on March 27, 2019, District 1 residents of this area made it consistently clear that we are opposed to the rezoning for Ashland City Hwy/Cato Rd proposal (please see Case # 2019Z-008PR-001 that we opposed and sent related letter and petitions). It is almost a year later and we are revisiting the same request from this developer. As noted last year, we propose instead that the property remain 4 units per acre (RS15) versus 9 units per acre (RM9). The current RS15 zoning is consistent with current neighborhood overlay in our area/neighborhoods (long-time established single-family development patterns).

Our primary concerns about this rezone proposal and specifically the developers plan includes:

1. This project is not harmonious with our current homes/existing development pattern and the topography of the street. It violates the Subdivision Regulations for our area and is not consistent with *CCM T3-NE Suburban Neighborhood Maintenance* (pages 15 – 20).
[[https://www.nashville.gov/Portals/0/SiteContent/Planning/docs/CCM/2017Drafts/CCM-T3%20reorganized%20copy%20\(Public%20Draft\).pdf](https://www.nashville.gov/Portals/0/SiteContent/Planning/docs/CCM/2017Drafts/CCM-T3%20reorganized%20copy%20(Public%20Draft).pdf)]
2. Other current proposed properties/neighborhoods going up in our area are consistent with RS15 zoning
3. Too much density proposed for this lot with inadequate parking/spacing
4. Increase traffic and safety concern (e.g., Cumberland Elementary School next to the property; Ashland City Hwy traffic)
5. Potential decrease in neighborhood property values
6. Concern for rental residents versus homeowners

In conclusion, we residents in/near this District 1 neighborhood area strongly oppose this rezoning proposal and ask that you please deny/vote against the proposed rezoning (**Case # 2020Z-038PR-001**).

Thank you Planning Commissioners for your time and attention to this matter and for your service.

Sincerely,

District 1 Residents/neighbors named in the attached petition

Petition to: **Oppose** rezoning of property at the corner of Cato Road and Ashland City Highway (3.74 acres) [Case # 2020Z-038PR-001]

Petition Summary and background: Oppose request to rezone from RS15 to RM9 zoning for property located at the northwest corner of Ashland City Highway and Cato Road (3.74 acres), requested by Smith Gee Studio, applicant; Guerrier Development, LLC, owner.

Action petitioned for: We the undersigned, are concerned neighbors who urge our Metro Planning Committee Members to deny/vote against the proposed rezoning Case # 2020Z-038PR-001 (as noted above)

Printed Name	Signature	Address	Date
Eric Prouell		50 Cato Ridge Ct	2/23/20
ALF & RAE KRENN		4485 CATO RD	2/23/2020
Row Sawyer Ron Sawyer		4473 CATO RD	2/23/20
Kelley Doss		2745 Cato Ridge Nashville, TN 37218	2/23/2020
Margie Toliver		2725 Cato Ridge Drive Nashville, TN 37218	2/23/20
Andre Toliver Andre Toliver		2725 Cato Ridge Dr. Nashville	2/23/20
Andre Toliver		2725 Cato Ridge Drive	2/23/20
Isaac W. Jones Sr. Terika Jones		2721 Cato Ridge Dr	2/23/20
Rush T Payton		2817 Cato Ridge	2/23/20 20
Linda Blackman Linda Blackman		3866 Stevens Lane 6737 Cato Ridge Dr.	2/26/20
Martow Blackman		6737 Cato Ridge Dr.	2/26/20
Hannah Blackman		2737 Cato Ridge Dr.	2/26/20

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Printed Name	Signature	Address	Date
Mary E. Robertson		1091 Gambling ^{Brook} Rd	2/28/2020
Keshia S. Robertson		1091 Gambling ^{Brook} Rd	2/28/2020
Damalia Barrett		2709 Cato Ridge Dr	2/22/20
Phillip Herney		2724 Cato Ridge Dr	2/22/2020
Helen Herney		2724 Cato Ridge Dr	2/22/20
Nicole Northern		416 Spickard Ct	2/22/20
Corey Northern		416 Spickard Ct	2/22/20
LaMija Starnes		2761 Cato Ridge	2/22/2020
Rouenia Starnes		37218	2/22/2020
SCOTT Cunningham		37218	2/22/2020
Michael Hawkins		37218	2/22/2020
Tracy Hawkins		2534 Jordan Ridge	2/22/2020
Tracy Hawkins		2534 Jordan Ridge	2/22/2020

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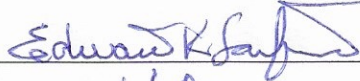

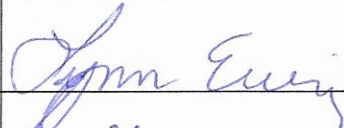
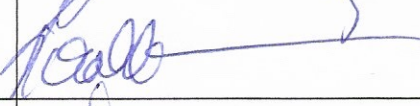
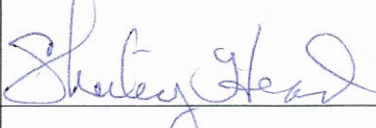
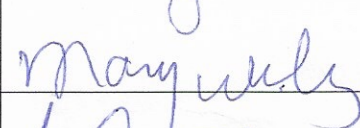
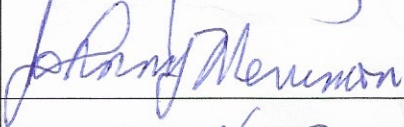
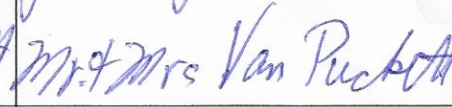
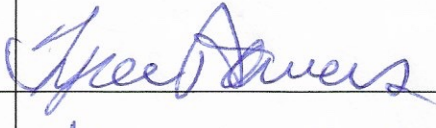
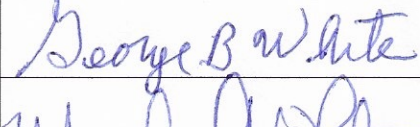

Printed Name	Signature	Address	Date
Tyrone Jolley	<i>Tyrone Jolley</i>	3072 Carrington Place 37218	2-25-20
Roosevelt Williams	<i>Roosevelt Williams</i>	4133 West HAMMERT CT	2-25-20
William S. Johnson	<i>William S. Johnson</i>		2/26/20
Alfred Rosa Coleman	<i>Rosa Coleman</i>	#223 Statens Curb Rd.	2-26-20
Johnnie Holt	<i>Johnnie Holt</i>	4104 Cato Rd	2-27-20
John B. Holt	<i>John</i>	4104 Cato Rd	2-27-20
Henderson Merritt	<i>Henderson Merritt</i>	615-485-7717	2/26/20
Luther Orr	<i>Luther Orr</i>	615-255-8965	2/26/20
Vivenda Orr	<i>Vivenda Orr</i>	615-255-8965	2-26-20
Curtis L. Gardner	<i>Curtis L. Gardner</i>	615-251-4896	2-26-20
Alberta Gardner	<i>Alberta Gardner</i>	615-251-4896	2/26/2020
Theodore M. McClain	<i>Theodore M. McClain</i>	615-8766844	2-26-2020

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Petition to: **Oppose** rezoning of property at the corner of Cato Road and Ashland City Highway (3.74 acres) [Case # 2020Z-038PR-001]

Petition Summary and background: **Oppose** request to rezone from RS15 to RM9 zoning for property located at the northwest corner of Ashland City Highway and Cato Road (3.74 acres), requested by Smith Gee Studio, applicant; Guerrier Development, LLC, owner.

Action petitioned for: We the undersigned, are concerned neighbors who urge our Metro Planning Committee Members to deny/vote against the proposed rezoning Case # 2020Z-038PR-001 (as noted above)

Printed Name	Signature	Address	Date
DALE BURTON		2601 Jordan Ridge Dr Nash, TN 37218	2-26-20
E Kelly Sanford		1913 28th Ave N Nashville, TN 37209	2-26-20
William K. Head		4150 Boyd Dr Nashville, TN	2/26/20
* Lynn Ewing		4328 W. Hammon Nash., TN	2-26-20
Ron Markham		4001 Boyd Dr Nash TN	2-26-20
Shirley Head		4150 Boyd Dr	2-26-20
Mary Wiley		4123 Farm View	2-26-20
Johnny Merrimon		4260 Kings Ln Nashville, Tenn 37218	2-26-20
Van & Rosetta Puckett		4913 Trumpet Cr. Nash. TN 37218	
TYREE BOWERS		129 Hodge Ct NASH, TN. 37218	615 347-4204
GEORGE B WHITE		3868 Lynn Rd	2-26-20
MICHAEL A WHITMON		2010 Clintondale Dr Nashville TN 37218	2-26-2007

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Printed Name	Signature	Address	Date
VERA D. COLEMAN		4242 Eaton Ck RD	2/26/2020
Erin M. Lemch		4300 Long Lane Nashville TN	2/26/2020
Jesse M. SANDERS		4340 PRINCE LN Nashville TN 37218	2/26/2020
VICTOR COLEMAN		4249 Kings Lane Nashville TN 37215	26 Feb 20
Jerry Middleton	Jerry Middleton	4256 Kings Ln	2-26-20
NORMAN CORDICE		4248 Kings Lane	615 7605125 2-26-20
Ernest E. Dismuke		4244 Kings Ln Nashville, TN 37218	2-26-20
Doris J Dismuke		4244 Kings Lane Nashville TN 37218	2-26-20
Theresa Perkins		4240 King's Ln Nashville TN	2/26/20
Ingrid Fletcher	INGRID FLETCHER	4240 KINGS LANE NASHVILLE, TN 37218	2/26/20
William K. Dixon		4237 King's Lane Nash. TN 37218	2-26-20
Hetla Dixon		4237 Kings Lane Nashville, TN 37218	2/26/20

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Printed Name	Signature	Address	Date
Charles Cummings	Charles Cummings	3078 Carrington Place	2/20/20
Kevin Murray	Kevin Murray	4309 Cato Rd 4205	2.20.20
Katherine White	Katherine White	DRAUS Branch rd	2-20-20
Elaine Bond	Elaine Bond	4268 Kings Ln	2/20/20
Joseph Bond Sr	Joseph Bond Sr	4268 Kings Ln	2/20/2020
Walter Lewis Holloway	Walter Lewis Holloway	4214 Eaton's Creek Rd	2-24-2020
Lafayette Brown	Lafayette Brown	2136 Carter Dr	2/24/20
Willie Mae McNamee	Willie M McNamee	3829 Woodward	2/25/20
Ellenmentry Hunter	Ellenmentry Hunter	2715 White Cr	2/25/20
Dennis Sweatt, Jr	Dennis Sweatt, Jr	412 Kingview	2-25-201
William Currie 615-519-3188	William Currie	2660 Jordan Ridge Dr 37218	2/25/20
Viola Johnson 615-498-5291	Viola Johnson	3001 King's Lane 37218	2/25/2020

Petition to: **Oppose** rezoning of property at the corner of Cato Road and Ashland City Highway (3.74 acres) [Case # 2020Z-038PR-001]

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Printed Name	Signature	Address	Date
Rosa Coleman	Rosa Coleman	4223 Eatons	2/20/2020
Virenda Orr	Virenda Orr	4201 Eatons Creek	2/24/2020
Luther Orr	Luther Orr	4201 Eatons Creek Rd, Nashville, TN	2/20/2020
Johnnie Holt	Johnnie Holt	4107 Cato Rd	2/20/2020
Susan M. Phillips	Susan M. Phillips	2728 Cato Rd	2/20/2020
Thomas McNally	Thomas McNally	2728 Cato Ridge Dr	2/20/2020
Nancy Swazo	Nancy Swazo	2633 Jordan Ridge Dr Nashville TN	2-22-20
Marcus Farkisht	Marcus Farkisht	2540 Jordan ridge Drive	2-22-20
Ngoc-Lan Dinh	Ngoc-Lan Dinh	401 Spicewood Dr.	2-22-20
Katy Beckermann	Katy Beckermann	2589 Jordan Ridge Dr Nashville, TN 37218	2-23-20
Shirley Crutcher	Shirley Crutcher	2544 Jordan Ridge Dr Nashville TN 37218	2-23-20
RICO CROOM	RICO CROOM	501 CATO RIDGE CT.	2-23-20

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Printed Name	Signature	Address	Date
Gwendolyn Blackman	Gwendolyn Blackman	2737 Cato Ridge Dr. Nashville, TN	2/19/20
Sonya Pullens	Sonya Pullens	608 Cato Ridge Ln Nashville TN 37218	2/20/20
James Keese	James Keese	3225 La Sauge Nashville	2-20-20
Charon Clark	Charon Clark	5135 Ander DR Nashville, TN 37217	2/20/2020
Dawna Work	Dawna Work	537 Harold Bennett Rd 37218	2/20/2020
Boyce Davis Jr	Boyce Davis Jr	37218 37218	
Beulah Crowder	Beulah Crowder	3213 Kings Ln Nash TN 37218	2-19-20
Thomas Crowder	Thomas Crowder	3213 Kings Ln SV Nash TN 37218	2-19-20
Johnnie Best	Johnnie Best	404 Cato Rd	2-20-2020
Julius Stavel	Julius Stavel	2452 With me N Nashville TN 37208	2-20-2020
Mary Sims	Mary Sims		
Etha Sims (Etha Simms)	Etha Simms	4604 Tucker Rd Nashville, TN 37218	2/20/2020
BETTY SIMS	Betty Sims	3933 TUCKER RD 37218	

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