

## Comments on April 9, 2020 MPC Agenda Items

Received through April 9, 2020

### **UPDATED PUBLIC MEETING GUIDANCE**

The regularly scheduled April 9 Planning Commission meeting will be virtually held. The Commission will focus the meeting on cases published on the consent agenda. The Department also anticipates presenting several zoning cases that must meet procedural deadlines for Commission review. Staff plans to recommend that all other cases with public comments be deferred.

Staff have put together a guide for sending [Virtual Public Comment](#).

You can watch the meeting live on Metro Nashville Network (MNN) on Comcast Channel 3, AT&T UVerse Channel 99, and on the [MNN Live Stream](#).

Looking forward to future meetings, the Department is working with ITS to identify a range of opportunities for our community to provide feedback to the Commission. While we urge the public to send comments in writing, we continue to explore other opportunities for residents to participate in and shape planning decisions while simultaneously adhering to recommendations from the Centers for Disease Control and Prevention and other federal, state, and local agencies for COVID-19 prevention. As we finalize those strategies, we will notice Councilmembers and residents.

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### ITEMS FOR DEFERRAL/WITHDRAW COMMENTS

#### Item 1b. 2008SP-002-004

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**From:** Chris Keyes <brianchristopherkeyes@gmail.com>

**Sent:** Sunday, March 8, 2020 7:18 PM

**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; Council Members <CouncilMembers@nashville.gov>; Lee, Antoinette (Council Member) <Antoinette.Lee@nashville.gov>

**Subject:** On the development of Starwood Amphitheater for non-mixed/residential use

Hello,

I am writing you regarding the recent plans to rezone the Starwood amphitheater location for the purposes of developing a warehouse space. I **strongly** oppose this motion. My wife and I cannot attend the community meeting since we were traveling through Italy last week, and do not wish to harm the public while still within the virus incubation period for COVID.

All areas into and out of our neighborhood of Old Hickory Commons are already fairly congested, and this space is one of the more green and underdeveloped areas of Antioch. It would be a tremendous shame for this space to be used to develop an ugly warehouse space that adds a minimal amount of jobs, severely impacts traffic in the area, and permanently damages beautification efforts in Antioch.

I know that the community is generally in favor of using this space for its original intended purpose... restaurants, coffee shops, parks/green space, additional housing, etc. Nashville is growing exponentially, and it needs to accommodate the large amount of home ownership opportunities that are going to come with that growth. Lets use this beautiful space to encourage home ownership in our area, or to create new home ownership opportunities. The last thing that I would want is to purchase in an area that is surrounded by warehouses on multiple sides.

Please do not accommodate the greedy developers who do not give a second thought to our well being. We live here, we **vote** for you, and there are many of us. This small handful of developers only want to line their pockets. Tell them the truth, there are other options available to them that they are free to use without impacting Antioch's residents.

**Brian Christopher Keyes**

**Content Producer/Filmmaker**

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### **Item 5a. 2020CP-012-001 Southeast Community Plan Amendment and Item 5b. 2015SP-005-010 BEAMAN & TURNER PROPERTIES**

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**From:** Kevin Hale <[kevin.hale@hilton.com](mailto:kevin.hale@hilton.com)>

**Sent:** Thursday, February 27, 2020 11:46 AM

**To:** Planning Commissioners <[Planning.Commissioners@nashville.gov](mailto:Planning.Commissioners@nashville.gov)>

**Subject:** Support letter for Century Farms

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,

*Kevin Hale*

*210 Crossings Place*

*Antioch, TN 37013*

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**From:** davidchilton@comcast.net <[davidchilton@comcast.net](mailto:davidchilton@comcast.net)>

**Sent:** Thursday, February 27, 2020 1:55 PM

**To:** Planning Commissioners <[Planning.Commissioners@nashville.gov](mailto:Planning.Commissioners@nashville.gov)>

**Subject:** Support for Century Farms

My family and I would like to urge your support for 2020CP-012-001 and 2015SP-005-010 pertaining to the Century Farms project in the Antioch/Cane Ridge Area.

This development is a much desired and needed effort for SE Nashville and the developers have been largely welcomed by the community. We have attended numerous community meetings concerning this.

Again, please support what is simply a "housekeeping amendment", as the overall plan promotes healthy and quality growth to our area.

Thank you,

David Chilton

*Item 5a. 2020CP-012-001 Southeast Community Plan Amendment and  
Item 5b. 2015SP-005-010 BEAMAN & TURNER PROPERTIES*

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1416 Forrestal Way  
Antioch, TN 37013  
615-366-9944

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**From:** Katie Schultz <[clschultz89@gmail.com](mailto:clschultz89@gmail.com)>  
**Sent:** Wednesday, February 26, 2020 1:48 PM  
**To:** David Young <[dyoung@oldacremcdonald.com](mailto:dyoung@oldacremcdonald.com)>  
**Subject:** Support Letter for Century Farms  
David,

I am writing to you to express my support of the Century Farms applications, our community desperately needs the dining, shopping, and hotel options that are slated to be a part of the development. I wholeheartedly support your plans for Century Farms!

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!

Have a great day!  
Katie Schultz  
[clschultz89@gmail.com](mailto:clschultz89@gmail.com)  
615-540-5466

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### **Item 14. 2020SP-015-001**

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**From:** Anthony Harding <[u8121@live.com](mailto:u8121@live.com)>

**Sent:** Tuesday, February 11, 2020 3:23 PM

**To:** Planning Commissioners <[Planning.Commissioners@nashville.gov](mailto:Planning.Commissioners@nashville.gov)>; Porterfield, Delishia (Council Member) <[Delishia.Porterfield@nashville.gov](mailto:Delishia.Porterfield@nashville.gov)>

**Subject:** Case 2020SP-015-001

Hello, My name is Anthony Harding and I am writing this on behalf of myself and neighbors that live on Ned Shelton road. We are in opposition of the above case with concerns of increased traffic on not only Ned Shelton road but on Bell road as well. With any new driveway access permitted there will be increased traffic. Bell road is already congested in the AM and PM. I, personally on a typical evening can get from my employment (Hendersonville, TN) to the Stewarts Ferry pike exit quicker than I can get from the exit 5 miles to my house. Without extreme measures to widen Bell road first, we would again be in opposition of any new development in the area.

Furthermore, this area is a wooded, rather rural area (One of the few left in Nashville), which is the reason we purchased our property. We would like to keep it that way! Just to have another developer looking to make a dime and ruin our quality of life doing so is completely unacceptable, and we will not stand for it.

We see this proposal to build IWD in the area as more noise, traffic and congestion. Please adhere to our request and not grant any new development in the area.

Thank you.

Anthony Harding

## Comments on April 9, 2020 MPC Agenda Items

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### **Item 20. 2020Z-039-001 Pineview Cottages**

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**From:** Hughes, Helen (Register of Deeds) <[Helen.Hughes@nashville.gov](mailto:Helen.Hughes@nashville.gov)>

**Sent:** Thursday, February 27, 2020 11:38 AM

**To:** Planning Commissioners <[Planning.Commissioners@nashville.gov](mailto:Planning.Commissioners@nashville.gov)>

**Subject:** Concern of the Pineview Cottages

Thanks for all you do!

Helen Hughes

Deputy Register of Administrative Service

501 Broadway, Suite #ROD

Nashville TN 37203

Phone: 615.862.6719

[Helen.hughes@nashville.gov](mailto:Helen.hughes@nashville.gov)

## Comments on April 9, 2020 MPC Agenda Items

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### Item 21. 2020S-054-001 408 Farris

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**From:** JUDY SHARP <judysharp@bellsouth.net>

**Sent:** Tuesday, February 11, 2020 9:42 PM

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

**Cc:** lynnKayla10@icloud.com; Hancock, Tonya (Council Member) <Tonya.Hancock@nashville.gov>

**Subject:** Case Number: 2020S-054-001 (408 FARRIS – FOUR LOT)

Case Number: 2020S-054-001 (408 FARRIS – FOUR LOT)

Judy Sharp

406 Farris Ave

Madison, TN 37115

Concern for 408 Farris Avenue, Madison property:

February 10, 2020

This letter is in reference to the property at 408 Farris Avenue, Madison, TN 37115. I live in the house next door. I have serious concerns about the four lots proposed for this site. The houses are going to change the landscape of the community in their cramped appearance. I am concerned that this type of planned construction could pose a fire-hazard to surround property, including my home. The homes are currently well-spaced; however, with new construction proposed, assurances can not be made that a fire can be contained to this singular property with 4 structures.

I am also concerned about the landscape. We have a minor problem with water drainage during a heavy rainfall. We are not in a flood zone area, but we experience a great deal of running water during some rainfalls. Most of the water is in our back yard and driveway. If the contractor who is unfamiliar with the terrain of the area, constructing 4 buildings at 408 Farris Ave could increase the standing water in our yard during a rainfall as there is less open land to absorb the water. This could lead to flooding in lower floors of our homes as we have seen across Nashville in recent years with new construction. If the 408 Farris Avenue land is built up, then my property will flood, because there is nowhere the water can flow.

Lastly, but not least, this community is quiet and family oriented. This is not a community that is primed for short term rentals. Everyone around this property owns their homes and reside in their homes. In recent years, split lots have been favored for short term rental construction leading to increased noise, trash, traffic and even crime. This is a concern as there are young families who have moved to our street within the last five years.

Although, we are opposed to 4 structures on the lot at 408 Farris Ave, we want to make clear, that we are not opposed to one or two single family houses on the lot at 408 Farris Ave. We just want to be assured that the plan is sensible and works for everyone who lives and congregates on Farris Ave.

Thank you for your time and consideration towards this matter.

Judy Sharp

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**From:** Randy Moore <[rmoore@ragansmith.com](mailto:rmoore@ragansmith.com)>

**Sent:** Friday, March 13, 2020 7:02 AM

**To:** Planning Commissioners <[Planning.Commissioners@nashville.gov](mailto:Planning.Commissioners@nashville.gov)>

**Cc:** Hancock, Tonya (Council Member) <[Tonya.Hancock@nashville.gov](mailto:Tonya.Hancock@nashville.gov)>

**Subject:** 408 Farris Case #2020S-054-001

Please see attached letter regarding 408 Farris Road Madison, TN case Number 2020S-054-001

Thanks

**Randy Moore**

**SEE ATTACHMENT ON FOLLOWING PAGE**

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**From:** "[brinegarscarpet@gmail.com](mailto:brinegarscarpet@gmail.com)" <[brinegarscarpet@gmail.com](mailto:brinegarscarpet@gmail.com)>

**To:** "[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)" <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>

**Sent:** Tue, Mar 3, 2020 at 12:02 PM

**Subject:** Case # 2020S-054-001

We as a property owner, Do not want this lot divided into 4 lots to make our neighbor hood look bad, with 4 little houses with all our large lots as it has been for years..why do you approve all the little skinny lots

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**From:** Randy Moore <[rmoore@ragansmith.com](mailto:rmoore@ragansmith.com)>

**Sent:** Monday, March 23, 2020 10:59 AM

**To:** Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>

**Cc:** Hancock, Tonya (Council Member) <[Tonya.Hancock@nashville.gov](mailto:Tonya.Hancock@nashville.gov)>

**Subject:** 408 Farris Case #2020S 054 001

Please see attached letter of concern for 408 Farris Road Madison, TN.

Cell is (615) 268-3778

Thanks

**Randy Moore**

*Senior Designer*

**Ragan · Smith Associates, Inc.**

315 Woodland Street, Nashville, TN 37206

615.244.8591 | [ragansmith.com](http://ragansmith.com)

**SEE ATTACHMENT ON FOLLOWING PAGE**



March 12, 2020

Planning Commissioners

**RE: CASE #2020S-054-001 (408 FARRIS – FOUR LOT SUBDIVIDE)**

To Whom It May Concern:

I am sending this letter to voice opposition to the proposed creation of 4 lots from the existing .98 acres at 408 Farris Road. Although this property is not adjacent to me, I believe it will have a negative impact on the existing area infrastructure, which is already stressed with traffic and run-off water from rainfall. To allow this subdivide will also set a precedence for wholesale similar development. Residents living in this area are the owners of their properties and did not make the investment in their homes to have it devalued by what will be most likely rental properties created by developers who have no connection to the area, and are merely developing for profit. The Randy Road residents (listed below) and I would be opposed to any subdivide of existing lots in this area.

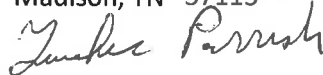
Thank you for your time on this matter.

Sincerely,

Randy Moore  
208 Randy Road  
Madison, TN 37115



Tucker Parish  
209 Randy Road  
Madison, TN 37115



Don Ball  
205 Randy Road  
Madison, TN 37115



Deana Stilwell  
212 Randy Road  
Madison, TN 37115



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### Item 24. 2020S-064-001 Ivy Drive

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**From:** Betsy <[betsyboylaragland@msn.com](mailto:betsyboylaragland@msn.com)>  
**Sent:** Thursday, February 27, 2020 12:28 PM  
**To:** Elliott, Logan (Planning) <[Logan.Elliott@nashville.gov](mailto:Logan.Elliott@nashville.gov)>  
**Cc:** Benedict, Emily (Council Member) <[Emily.Benedict@nashville.gov](mailto:Emily.Benedict@nashville.gov)>  
**Subject:** Case#2020S-064-001

Mr. Elliott,

My name is Betsy Ragland, and I live at 3817 Moss Rose Drive. I am extremely concerned about the development planned for Ivy Drive. My home sits below the proposed property development, which will cause multiple infractions to my and surrounding neighbors properties. Also Multiple wildlife that converge to that area and have for many years will be directly impacted.

To impose 32 homes in this quiet neighborhood is an outrage to us all. We chose this area because it's quiet, safe and a friendly neighborhood. The impact this will have on so many of us is undeniable. This is not the appropriate place for this kind of project.

I ask that you take into consideration all of the many emails that you have or will receive from the countless number of concerned neighbors. I'm sure if you came to this area you would agree that this is a disaster in the making. We will do whatever it takes to preserve the peace and quiet that so many of us have enjoyed for so many years.

Best,  
Betsy Ragland

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**From:** Lisa Kammerud <[lkammerud@gmail.com](mailto:lkammerud@gmail.com)>  
**Sent:** Thursday, February 27, 2020 4:56 PM  
**To:** Elliott, Logan (Planning) <[Logan.Elliott@nashville.gov](mailto:Logan.Elliott@nashville.gov)>  
**Subject:** Feedback on development concept for Ivy Drive in Inglewood from resident

Dear Planning Commissioner Elliott,

I'm writing to express concern about the development on Ivy Drive. My understanding is that the the concept plan for cluster development on Ivy Drive involves jumping from R5 density to R10 and that that is not allowed, or shouldn't have been approved in a non-transparent way. In addition, the concept violates the NashvilleNext Community Character Guidelines for our neighborhood and it is hostile to dictates in the the NashvilleNext Guidebook and the NashvilleNext Community Plans Volume III.

Further, this plan does not adhere to the existing Conservation Overlay (CO) designation which covers the entire property along the streamline. The plan is hostile to Nashville.gov's stated dictates that govern lands with a Conservation Overlay which severely limit development and even disturbance of protected CO features such as the stream that crosses these properties on Ivy Drive.

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Please keep working to ensure that the law, as well as codes and neighborhood and city guidelines are followed, which means that this plan must not go through! I want to believe that Nashville can grow AND remain a place that feels safe, trustworthy and affordable for its many communities.

Best regards,

Lisa Kammerud  
2005 Avalon Drive  
Nashville TN 37216

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**From:** Mary Schudlick <[foru2c@yahoo.com](mailto:foru2c@yahoo.com)>

**Sent:** Thursday, February 27, 2020 8:22 PM

**To:** Elliott, Logan (Planning) <[Logan.Elliott@nashville.gov](mailto:Logan.Elliott@nashville.gov)>

**Subject:** please save Ivy Drive from the Cluster Development

Hello Mr Elliott,

I understand that you will be the planning commission reviewer for Case 2020S-064-001. I was at the neighborhood meeting Tuesday evening after receiving a postcard in the mail to hear more about what was going on at Ivy Drive and wanted to give you my out take of what I feel will be a very big mistake if something like this is allowed to go on in our neighborhood.

Obviously like 98% of the folks there, I agree that this cluster home development plan, for 3901- 3905 Ivy Drive is hostile to our neighborhood, hostile to the stakeholders and hostile to the Nashville Next Master Plan. The only people it is going to benefit is the developers and to what expense will that be to our natural habitat? This type of project does not reflect or fit the culture or zoning of our neighborhood by any means and does not belong on our side of town.

My main concern is the traffic that it will cause, I live on Milton Drive and we will be a main cut through for Ivy. I am very concerned about the storm water for the nearby neighbors that may be affected by this multitude of additional housing this would substantiate. I am also concerned over the loss of environmental destruction of the protected stream, not to mention the loss of the greenway. It deeply saddens me when thinking of where all of the wildlife will go, that currently inhabit the area.

We chose to live in Inglewood for what this community offers, not for what these developers are trying to make it become. There are plenty of other parts of the city that are better suited for this type of cluster housing and it certainly is not on the bend of Ivy Drive, a road that is barely big enough for two cars to pass by at the same time.

Please help us fight for what is right, we pray we can count on you.

Thank you,

Mary Schudlick  
2305 Milton Drive  
Nashville, TN 37216

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**From:** Greg O'Loughlin <[oloughlin@gmail.com](mailto:oloughlin@gmail.com)>

**Sent:** Thursday, February 27, 2020 9:12 PM

**To:** Elliott, Logan (Planning) <[Logan.Elliott@nashville.gov](mailto:Logan.Elliott@nashville.gov)>

**Cc:** Benedict, Emily (Council Member) <[Emily.Benedict@nashville.gov](mailto:Emily.Benedict@nashville.gov)>; Cooper, Jon (Council Office) <[Jon.Cooper@nashville.gov](mailto:Jon.Cooper@nashville.gov)>; Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>; Milligan, Lisa (Planning) <[Lisa.Milligan@nashville.gov](mailto:Lisa.Milligan@nashville.gov)>

**Subject:** Opposed to Ivy Drive development

Hello Mr. Elliot,

My name is Greg O'Loughlin and I live in the neighborhood of the proposed development on Ivy Drive - less than a half a mile away from the proposed development. I am writing to express my opposition to this plan. A development of this size and this scale is hostile to the neighborhood, and stands in direct opposition to the vision and goals of Nashville Next. We have met with our Councilperson and made clear to her our opposition. This site is home to abundant wildlife, waterways, and green-space all of which are integral to the character of Inglewood, and this plan would destroy all of these. Additionally This site is adjacent to a watershed that the Cumberland River Compact has identified as currently "Unhealthy" due to "In-Stream Habitat Alteration - lost in-stream habitat due to human modification of a waterway's bed, banks, or flow." Development of this property will further damage this protected waterway, Cooper Creek.

Nashville Next defined the appropriate settings for infill projects and this site not meet any of them. The proposed plan also does not conform with the recommendations. Do not approve the change from RS10 to RS5.

Allowing development like this would permanently harm one of the most special neighborhoods in Nashville. Please do not allow it to proceed. Thank you!

Sincerely,

Greg O'Loughlin  
1410 Hemlock Ave  
615-887-7547

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**From:** carolyn breda <[carolyn.breda@gmail.com](mailto:carolyn.breda@gmail.com)>

**Sent:** Thursday, February 27, 2020 2:02 PM

**To:** Elliott, Logan (Planning) <[Logan.Elliott@nashville.gov](mailto:Logan.Elliott@nashville.gov)>

**Cc:** Benedict, Emily (Council Member) <[Emily.Benedict@nashville.gov](mailto:Emily.Benedict@nashville.gov)>

**Subject:** Case 2020S - 064 - 001 ("Ivy Drive")

Hello Mr. Elliott,

I hope this email finds things your way going well.

Perhaps you already know that our council rep, Emily Benedict, held a meeting this past Tuesday (Feb 25) for the community to hear about Mr. Kenner's concept plan for the Ivy Drive area and to express our views about it. It was a good crowd – I think 100 or more turned out. The reaction was pretty clear and unanimous – we think this plan as currently proposed departs radically from regulations developed for our community and threatens environmental features (e.g., a stream, wildlife habitat) that make this neighborhood unique and worthy of preservation.

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We are sure that Ms. Benedict will be in close communication with you and others and will continue her efforts to represent her constituents' interests. At the same time, please accept the attached letter (with Ms. Benedict cc'd) at this early juncture in the process as a way to underscore and explain our opposition to the current plan, and express our earnest interest in participating in decision making as early as possible and in every way possible. We look forward to working with you and others productively toward a positive outcome.

Best regards,

Carolyn Breda  
Shadow Lane

**SEE ATTACHMENT ON FOLLOWING PAGE**

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**From:** ThatGuynTN <[thatguyntn@yahoo.com](mailto:thatguyntn@yahoo.com)>

**Sent:** Friday, February 28, 2020 7:41 AM

**To:** Elliott, Logan (Planning) <[Logan.Elliott@nashville.gov](mailto:Logan.Elliott@nashville.gov)>; Mishu, Steve (WS) <[Steve.Mishu@nashville.gov](mailto:Steve.Mishu@nashville.gov)>

**Subject:** Case #2020 S-065-001 (Ivy Drive Proposed Development Property)

Re: Case #2020 S-065-001 (Ivy Drive Proposed Development Property)

Dear Logan Elliott and Steve Mishu,

I am Wayne Harper. I own and live at the corner of Moss Rose Dr. and Cooper Lane (3811 Moss Rose Dr.). I have lived at this address since July 2009. I am writing to address the concerns about the 32-unit proposed development just off Ivy Drive. My main concern with the proposed 32-unit housing development is the impact the footprint of the 32 houses, driveways and road through the development will have on the environment. Specifically, the displaced of rainwater during and after the development. There is a small, narrow, shallow creek that supports the runoff of the rainwater of the proposed 9+ acres of proposed development. All runoff from the proposed development comes off the hill and down the small creek. There is always a small volume of water that flows down the creek due to the spring on the said proposed property. But when East Nashville receives the heavy rains and for extended periods of time, the small creek swells and even occasionally overflows at back of the property at 2811/2813 Cooper Lane. My property has never flooded with the exception of the May 2010 Flood when water from the Cumberland River backed up the creek due to Corp of Engineers not allowing water to flow out of the basin. The creek behind my house has come within around 15 to 18 inches of reaching the banks near my driveway and dwelling a few times since I have lived on Moss Rose Dr. I believe the 32-unit development will cause flooding to my driveway and home's walkout basement and the yard and walkout basement at 2811/2813 Cooper Lane. It will also impact flooding of the other properties on Moss Rose Dr. but the creek would not flood their dwellings. In addition to the run off of water from the proposed development site, the creek also receives water from the hill/bluff that runs parallel west of the creek. In addition to that, there is a sewer line that runs parallel east of the creek. A couple of people further up Moss Rose Drive expressed that they have had some issues with their sewers associated with the rainwater runoff. I personally had not had any issues with that yet. I spoke with the lady who manages the property at 2811/2813 Cooper Lane and found there has been some sewer issues due to the access water from the heavy rains. Since I have worked in Civil Engineering, I am aware of retention ponds and their purpose but a retention pond will not alone handle the volume of water that will be displaced by the proposed 32 houses, driveways and road through the development. There are currently two dwellings on the 9+ acre property

## Case 2020S-064-001

Ivy Drive, Inglewood

Community Opposition to the Current Concept Plan submitted by MikeN Development

February 27, 2020

A meeting was hosted by Councilwoman, Emily Benedict, on Tuesday, Feb 25 for the community to hear about Mr. Mike Kenner's concept plan for the Ivy Drive area in Inglewood and to express our views about it. Attendance was strong (about 100+ residents). The reaction was clear and unanimous – the plan as currently proposed departs radically from regulations developed for our community and threatens environmental features (e.g., a stream, wildlife habitat) that make this neighborhood unique and worthy of preservation. Information below summarizes key policies and regulations developed for this area, and reasons why we think the proposed plan does not meet them satisfactorily.

### Regulations

Zoning: Our base zoning is RS10, “designed for relatively **low to moderate intensity** single-family development, appropriate for implementing the residential low-medium policies of the general plan. These districts may also be appropriate within selected areas of natural conservation policy, with urban services” (Metro Community Plan). **RS10 requires that homes be single-family with each lot a minimum of 10K square feet.**

Community Plan (CP): Some years ago, we worked with city planners to develop and adopt for our community the T4 Urban Neighborhood Maintenance (T4 NM) Community Plan (CP). It bears emphasizing here that the CP (as stated in the General Plan) is “**the key planning policy guide** for decision making regarding a community's future built and natural environments (p5). The Transect (T4) **calls for all elements of the natural and built environment to be consistent** with the character of the Transect category (p21). In order to enhance the community, a coordinated and **persistent effort in following the adopted plan is required** by (among others) residents, public/private agencies, developers, and elected officials (p6). **Protecting what keeps an area unique is critical in the face of significant growth pressures**” (p16). With new development in T4 NM areas, “efforts should be made to **retain the existing character of the neighborhood**” (p27). (Nashville Next: General Pan).

### Proposed Land Use

The current proposal includes 32 lots – only eight (25%) of which meet the RS10 requirement. The remaining 24 (75%) are proposed at 5K (assuming a clustering option). Clearly, this extreme density is inconsistent with the 10K lot size required by zoning. It is even more inconsistent with the sizes of existing lots that adjoin the proposed development. Existing lots range from .30 acres (about 13K sq ft, at 2308 Milton Dr.) to 2.65 acres (over 115K sq ft, at 3827 Moss Rose Dr.), and **average .47 acres, or over 20.5K sq ft.** Astonishingly, the current plan proposes a full 75% of lots to be 50% smaller than base zoning and 75% smaller than adjoining lots. Text in the Metro Plan suggests that this is not what's intended by the Zoning or CP for our community.

Cluster Lot Option: We understand that a “cluster lot option” is intended to provide for “flexibility of design, the creation of common open space, and the preservation of natural features or unique or significant vegetation.” The regulation does not state that the cluster option is intended to benefit a single developer at the expense of the public good.

Some areas in the city may certainly benefit from the benefits that can come from clustering. However, we are fortunate to be in an area that already provides ample open space and natural features -- a greenway within an easy walk, the river a block over from the site, a stream and woods that have long provided habitat for aquatic and wildlife including deer, wild turkey, and red fox. The CO policy that covers this area “is intended **to preserve** environmentally sensitive land features through protection and remediation” – that which the current proposal is quite likely to destroy.

Moreover, clustering is **an “option”** that by definition does not mean **“by right”** (as are zoning regulations). Rather, options may – or may not - be exercised or approved. Bearing on the legal status of clustering, is the Tennessee Code Annotated that “charges the Planning Commission with the adoption of Subdivision Regulations **to provide for harmonious development”** and that “divisions of land shall **comply with all applicable laws**, ordinances, resolutions, rules, policies or regulations” cited below. Toward the very top of this list is Zoning and the General Plan:

- a. All applicable provisions of Tennessee law, regulations, or policy.
- b. The Zoning Code, Building and Housing Codes, and all other applicable Metro laws.
- c. The adopted General Plan, including its constituent elements, and the Major Street Plan.
- d. The rules of the Metropolitan Health Department and the Tennessee Department of Health and Environment.
- e. The rules of the Tennessee Department of Transportation if the subdivision or any lot contained therein abuts or encompasses a state highway or proposed state route.
- f. The standards and regulations adopted by all other boards, commissions, and agencies of the county, where applicable.

Given the TN Code Annotated, it would seem that the Zoning Code and General Plan would have primacy over any “option” such as clustering, particularly when benefits intended from clustering do not apply to an area.

*NB: If there is TN Code that specifically states that the clustering option is “by right,” we would appreciate being directed to it.*

In sum, the current proposal is an extreme departure from pre-eminent policy and regulations for land use in our area and poses a very real threat of eradication of environmentally sensitive features and wildlife. What we decide now is irreversible. It also sets a diminished standard by which future proposals for development in our area will be reviewed. We urge those charged with developing and implementing Zoning and Community Character Policies to **DISAPPROVE the current proposal**. We also hope for the opportunity to participate in the decision-making process as early as possible and in every way possible to help effect an outcome more consistent with our CP and Zoning that residents who have spent time and treasure to call this neighborhood home can support.

Best regards,  
Carolyn Breda  
Shadow Lane, Inglewood

## Comments on April 9, 2020 MPC Agenda Items

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along with driveways and a road to the two homes. So, you should understand the impact the 32-unit proposed dwellings will have on the properties below the development.

Before any construction begins, the city needs to do an assessment of the development and the environmental impact it will have on the properties on Moss Rose Dr and Cooper Lane where the creek flows below the development. I believe there will need to be a rectangular type of new culvert that crosses Cooper Lane. The current culvert is a 48-inch round metal culvert. The current round culvert slows down the water current to some degree during heavy rains. Further downstream is another culvert that supports the driveway to two duplexes converted and sold as four individual living units. That culvert is a round 48 inches and will need to be replaced with a rectangular culvert. There is yet one other culvert that crosses Moss Rose Drive before the runoff water enters the Cumberland River. I am not sure what that culvert looks like. So, all three culverts may need to be replaced with rectangular type of culverts so the water will have no obstacles in flowing downstream. The creek will also need to be dredged if not deepened to support the runoff. I believe most, if not all, the properties on Moss Rose Drive below the said development have land across the small, narrow, shallow creek with the exception of my property. My property backs up to 2811/2813 Cooper Lane. I walked some of the properties long the creek last weekend and it looks like there has been flooding in the past. I know there has been some minor flooding behind the house at 2811/2813 Cooper Lane. I have seen it. One owner of many years has said he had received water in the lower level walkout basement. This work needs to be done before construction begins to protect our properties.

I feel the proposed 32-unit buildings is excessive for the neighborhood but from what I heard at the neighborhood meeting last Tuesday is that the 32-unit maybe allowed under the current zoning regulations and under normal conditions. But the current conditions will certainly impact many of the properties below the proposed 32-unit development site. I believe it will cause flooding to two of the dwellings at (3811/3813 Moss Rose Drive and 2811/2813 Cooper Lane.

Another impact the 32-unit proposed development will have in the neighbor are the 64 plus automobiles that will more than likely accompany the residents who live in the new development. But that impact will not destroy homes. This neighborhood does not have sidewalks. Historically sidewalks have not been needed due to the low volume of traffic on the street. Most drivers in the automobiles that travel Moss Rose Drive respect the speed limit and their neighbors who walk, jog or ride bikes. I have been walking Moss Rose Drive and cycling in the area for 10+ years. Traffic has not been a problem. Many residents walk the neighborhood streets. Many people walk the streets of Ivy Drive and even more walk Moss Rose Drive to get to the trail-head of Shelby Bottoms that is only .3 of a mile from Moss Rose Dr. and Cooper Lane. So, I feel with any development that takes place there should be sidewalks built on Ivy and Moss Rose Dr. at a minimum. There are also many joggers and cyclists who travel Moss Rose Drive to enter that trail-head to Shelby Bottoms. For me being older the low volume traffic has allowed for safer conditions to get to the trail-head of Shelby Bottoms.

Thanks for reading my concerns. I do want the both of you to keep me in the loop as to what is being done to prepare for the proposed development just off Ivy Drive. I am retired so I have plenty of time on my hand to do anything I need to do to protect my property and my neighborhood. I will be glad to show either of you and/or members of your staff arounds the area to better explain my concerns.

Thanks again for reading my concerns.



## Comments on April 9, 2020 MPC Agenda Items

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Sincerely,

Wayne Harper

615.975.8083 - cell

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**From:** Heather Lose <[heather@heatherlose.com](mailto:heather@heatherlose.com)>

**Sent:** Wednesday, March 4, 2020 9:47 AM

**To:** Planning Commissioners <[Planning.Commissioners@nashville.gov](mailto:Planning.Commissioners@nashville.gov)>; Elliott, Logan (Planning) <[Logan.Elliott@nashville.gov](mailto:Logan.Elliott@nashville.gov)>

**Subject:** Fwd: 3901 Ivy Drive; Tree Concerns from NTCC

Greetings,

I would like to ask the below letter to be added into the record for the proposed development on Ivy Drive at 3901 Ivy. Point #5 is particularly interesting as it pertains to density of the proposed cluster, which I and many neighbors feel is way too dense for this neighborhood.

Thank you,

Heather Lose

3819 Moss Rose Drive

[heatherlose.com](http://heatherlose.com) | 618-319-0460

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

**From:** William Worrall <[wworrall@treeconservationcorps.org](mailto:wworrall@treeconservationcorps.org)>

**Date:** Wed, Feb 26, 2020 at 9:54 PM

**Subject:** 3901 Ivy Drive; Tree Concerns from NTCC

**To:** <[Emily.Benedict@nashville.gov](mailto:Emily.Benedict@nashville.gov)>

**Cc:** Judson Newbern <[judson.newbern@gmail.com](mailto:judson.newbern@gmail.com)>, Carol Ashworth <[carol@ashworthenvironmental.com](mailto:carol@ashworthenvironmental.com)>, <[heather@heatherlose.com](mailto:heather@heatherlose.com)>

Greetings Emily,

It was great meeting you last night! Thank you for arranging the meeting last night for the proposed subdivision development on Ivy Drive and thank you for your hard work on this important topic.

The Nashville Tree Conservation Corps (NTCC) is our new nonprofit founded on the concept of citizen advocacy, and we appreciate the opportunity to be involved with neighborhood groups in steering this project in the most positive direction possible. We have successfully worked with neighborhood groups and just last year prevented the sale of public forest land for development (Trinity Ridge) and ensured an SP in Green Hills (Monroe Harding) had the most stringent tree protection requirements EVER in Nashville (4:1 diameter replacement for all trees removed). We are proud of these accomplishments know we can continue with this momentum on tough projects like this one, by working with neighborhoods.

## Comments on April 9, 2020 MPC Agenda Items

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We hope this developer will be open to working with us, as was indicated during the meeting. Also, we would love to become connected with the neighborhood groups at the meeting last night. Below are some initial comments and action items:

1. Can you connect us with the main neighborhood group primary contacts? I recall one group being called Ivy Drive advocates.
2. The plan only includes tree protection in a narrow 20' buffer along the boundaries; and we assume the entirety of the rest of the site will be needlessly clearcut. This is thoughtless planning and can certainly be changed through negotiation with the developer.
3. We request to review the tree survey which has been done by the developer. This will help us negotiate tree protections and determine the most feasible way to save trees, while allowing reasonable development.
3. For a site like this, it could be pretty easy to have designated "tree save areas". This was done very successfully at Aerial Development's recent subdivision in Rosebank (<https://www.eastgreenwaypark.com/>) For example, all common areas, back yards, cliff areas, stream buffers could be designated as tree save areas, where tree removal is prohibited. These off limits areas would need to be included on the site subdivision plans and CCR covenants of the HOA. Additionally, some of the largest lots could be reduced in size to allow for more common areas; as trees would be much safer from homeowner clearcutting if these trees are located in an HOA area, and not individual yards.
4. For the largest and best trees, these could be individually marked for saving and included on the plans.
5. Not exactly tree related, but more relative to density concerns. The site plan indicates that current RS10 zoning would allow 33.5 homes. I disagree with this assertion. The plans utilize the total property acreage, then deduct 15% for the roadway acreage to determine the total number of houses by right. If a cluster lot option was not exercised, this builder would not be able to legally develop 33 lots. This is because they are legally required to install stormwater detention basins that take up considerable acreage, plus mandated by law stream buffers that could also never be developed with houses. The calculations for the number of lots do not deduct these unbuildable acreage, which is considerable for this property. If we were to deduct the legally unbuildable acreage, we would find that significantly less than 33 lots could actually be developed on this site by right. The current cluster proposal would actually increase the number of houses beyond those allowed by right with a traditional subdivision with no cluster. We do recommend a cluster setup in order to preserve more open space, tree canopy, and environmental features. However, I recommend that the neighborhood advocate that the cluster option be utilized, but authorize no more houses than the number that could be legally available for development using the non-cluster option, which would probably be closer to the range of less than ~25 houses, if these calculations were done.

We look forward with working with you and this developer to have a better outcome for the neighborhood.

Sincerely,

William E. Worrall, P.E.

Vice Chair

Nashville Tree Conservation Corps

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**From:** Jenna [jennadagostino88@gmail.com](mailto:jennadagostino88@gmail.com)  
**Sent:** Tuesday, March 10, 2020 8:49 PM  
**To:** Elliott, Logan (Planning) [Logan.Elliott@nashville.gov](mailto:Logan.Elliott@nashville.gov)  
**Subject:** 3901 Ivy Drive proposed Development

Dear Logan,

> I was in attendance at the south Inglewood community center regarding the proposed development of 3901 Ivy Drive. I would like to express my sincerest objection to this proposal for development to my neighborhood. I am a residence of Moss Rose Drive.

> There were over 100 neighbors in attendance and everyone was against this proposed development.

> Thank you for your time and consideration,

> Jenna Ross

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**From:** Jackie Rogers <[jackierogers2@bellsouth.net](mailto:jackierogers2@bellsouth.net)>  
**Sent:** Wednesday, March 11, 2020 5:36 PM  
**To:** Elliott, Logan (Planning) <[Logan.Elliott@nashville.gov](mailto:Logan.Elliott@nashville.gov)>  
**Subject:** 3901 Ivy Drive, Case No. 2020S-064-001

Logan Elliot

Hello Logan,

There was another neighborhood meeting last night (03/10/2020) at the Inglewood Community Center, That looked to be over 100 people, with perhaps half who were not at the first meeting.

Every person there is opposed to the development proposal. There are scores of yard signs now opposing the proposed development at 3901 Ivy Drive.

With this much outrage, it surely shows that a "cluster-home " development is out of balance, and out of character to our neighborhood.

I trust, and hope, that the Planning Commission members will take the time to drive out to or neighborhood, because I'm sure it would be clear to any reasonable person that this would be an incredible disruption to our quiet way of life.

This proposal would be deep into a settled neighborhood. There are no other cluster-homes in this neighborhood. Cluster-homes here are certainly inappropriate.

There are also real environmental concerns here: an underground spring, a major stream, a wildlife habitat, previous issues with flooding, etc.

I am 69 years old, and grew up in this neighborhood. This has always been a quiet secluded area, where people enjoy a peaceful walk along the river on nearby Moss Rose Drive, or ride their bicycles, without the fear of heavy car traffic, down to the adjoining Shelby Bottoms Nature Trail.

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Mayor Cooper campaigned on making the quality of life in our neighborhoods the new priority. Allowing “cluster-homes” to be built here only maximizes profits for a few wealthy people who live far from this neighborhood, while decreasing the quality of life and property values of many homeowners who have lived here for decades.

Allowing “cluster-homes” to be built here would truly be an outrage, and needs to be prevented.

Sincerely,

William Chest, Moss Rose Drive

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**From:** Jeff Parsons <[jeffparsons26@gmail.com](mailto:jeffparsons26@gmail.com)>

**Sent:** Friday, March 13, 2020 10:45 AM

**To:** Elliott, Logan (Planning) <[Logan.Elliott@nashville.gov](mailto:Logan.Elliott@nashville.gov)>

**Subject:** 3901 Ivy Drive, Case No. 2020S-064-001

Mr. Elliott -

I live on Moss Rose Dr. in Inglewood and am a member of the newly formed Ivy Drive Preservation group. I'm writing to urge you to reject the current plan for development at the location above, for a number of reasons:

- this cluster plan is a violation fo the historic Inglewood footprint and NashvilleNext plans
- the number of houses on Ivy Drive between Fremont and Moss Rose will be doubled
- due to the above item, traffic will be sharply increased in an area with no sidewalks
- increased runoff could lead to downhill flooding (this developer has had similar past issues)
- the wooded area will be clear-cut, a step backward for the city's efforts to increase tree canopy
- local wildlife (deer, turkeys, foxes, coyotes at the very least) will be displaced yet again

Our group has had 2 meetings so far, each with 75-100 neighbors in attendance. We, and our council rep Emily Benedict, feel that development like this is much better suited to areas near a corridor, where there is less disruption and more infrastructure support. We hope you feel the same.

thank you,  
Jeff Parsons

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**From:** Gary Goodlow <[garygoodlow@gmail.com](mailto:garygoodlow@gmail.com)>

**Sent:** Friday, March 13, 2020 1:02 PM

**To:** Elliott, Logan (Planning) <[Logan.Elliott@nashville.gov](mailto:Logan.Elliott@nashville.gov)>

**Cc:** Cooper, John (Mayor) <[John.Cooper@nashville.gov](mailto:John.Cooper@nashville.gov)>

**Subject:** Proposed 3901 Ivy Development

Good Afternoon Elliott,

I am a resident of Inglewood on Moss Rose Drive, a few blocks from the proposed 3901 Ivy Drive development. I am also a member of the Ivy Drive Preservation Group that is fighting advancement of this proposal. We are in agreement with

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our Metro Council rep Emily Benedict that a development like this is better suited for areas near Gallatin Pike, Dickerson Pike or other major corridors, not shoe horned into a quiet residential neighborhood. The concerns raised by my neighbors about storm water runoff flooding issues, over taxed infrastructure, environmental impact, and a drastic increase in vehicular traffic are all documented and all very legitimate. There are currently 28 houses in the section of Ivy between Moss Rose and Fremont, so 32 additional houses crammed in this section does more than double the current amount of homes, despite the developer's spin that there are 60 houses on Ivy in total. The impact to those between Moss Rose and Fremont will be severe, despite reassurances from the developer to the contrary.

We realize current zoning permits a development like this, but we need to take into account the existing character of the neighborhood as well as just looking at zoning.

I urge the Planning Commission to listen to the residents concerns seriously, and review every aspect being raised.

Thank you,

Gary Goodlow  
4116 Moss Rose Dr  
Nashville 37216

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**From:** Dangermoth Coffee <[dmcurre1@gmail.com](mailto:dmcurre1@gmail.com)>

**Sent:** Friday, March 13, 2020 3:03 PM

**To:** Elliott, Logan (Planning) <[Logan.Elliott@nashville.gov](mailto:Logan.Elliott@nashville.gov)>

**Subject:** Ivy Drive Development

Mr. Logan,

I am writing to express my opposition to the proposed development plan for 3901 Ivy Drive. This plan is in stark opposition to the character of our existing neighborhood and it is hostile to the Nashville Next Master Plan. It does not reflect the culture or zoning of our neighborhood. I have grave concerns about the impact of some 60 additional cars on our streets, which see an abundance of walkers, joggers, bikers and schoolchildren waiting for buses. The lots in question are also rich in wildlife, mature trees and contain a federally protected stream.

Please kindly relay the concerns of myself and my neighbors about this development.

Thank you,

Dana Currier  
3932 Ivy Drive  
Ivy Drive Preservation Group

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**From:** Jamie McClanahan <[jjmac03@bellsouth.net](mailto:jjmac03@bellsouth.net)>

**Sent:** Sunday, March 15, 2020 7:41 PM

**To:** Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>; Planning Commissioners <[Planning.Commissioners@nashville.gov](mailto:Planning.Commissioners@nashville.gov)>

**Cc:** Benedict, Emily (Council Member) <[Emily.Benedict@nashville.gov](mailto:Emily.Benedict@nashville.gov)>

**Subject:** Concept plan for 3901-3905 Ivy Dr

Hello –

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My name is Jamie McClanahan, and my husband and I live with our twin boys at 3913 Ivy Drive, 37216, just three houses down from the proposed development at 3901/3905 Ivy Drive. We bought our home in 2007 primarily because we liked the character of the neighborhood—a quiet street where people feel comfortable walking their dogs and letting their kids play without having to worry about heavy traffic. I am writing to you to express our concern about the concept plan that has been submitted by Dale and Associates to develop the property into 32 separate single-family dwellings. Our primary concern about this proposal is that it would significantly change the character of the neighborhood by more than doubling the current amount of vehicle traffic that comes down our road. It would transform our quiet street into a busy road where it would be unsafe for our children to ride their bikes or for us to walk our two dogs. We are not opposed to any development of that property—we think a smaller number of homes that would have less impact on the character of our neighborhood would be acceptable to us and to many of the neighbors with whom we have discussed this proposed development. This proposal is not in line with our understanding of the Nashville Next plan, which locates dense developments such as this closer to transit and jobs instead of deep in residential areas. We would also be saddened by the loss of green space and wildlife that this development would undoubtedly cause. We thank the Planning Commission for considering our objections to the proposed development and for making decisions that are in the best interest of our community.

Sincerely,

Jamie & Jesse McClanahan

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**From:** Jackie Rogers <[jackierogers2@bellsouth.net](mailto:jackierogers2@bellsouth.net)>

**Sent:** Wednesday, March 18, 2020 5:13 PM

**To:** Benedict, Emily (Council Member) <[Emily.Benedict@nashville.gov](mailto:Emily.Benedict@nashville.gov)>

**Subject:** Ivy Drive

Hi Emily,

I won't be present at the on-line meeting tonight, but a few concerns of ours are:

1.) That cluster-style housing is entirely inappropriate and out of character to our neighborhood, and under present guidelines, it should not be allowed.

There are no other cluster homes in this neighborhood, and none should ever be forced deep in a settled neighborhood.

To do so is a violation of Mayor Cooper's campaign promise to focus on the quality of life issues in our existing neighborhoods.

2.) The Planning Commission hearing needs to be postponed later than April 9. There needs to be more time for a serious and thorough study of the environmental impact and flooding issues.

3.) I hope the Planning Commission has a sense of the size of the neighborhood resistance to this proposal, and hope they will take the time to drive out and see the clear inappropriateness of constructing cluster housing on this pristine site. If our city government truly wished to improve the quality of life in our city, a green space like this, a deer and wild turkey habitat, with underground springs would be cherished for the rarity it is, and would be turned into a green space, especially being so near the river, and so near the Shelby Bottoms Nature Trail.

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4.) I fear this proposal is being rushed through, before there's time to do all the appropriate environmental evaluations. When our backyards and basements start flooding, then it will be too late.

Sincerely,

William Chest & Jackie Rogers  
Moss Rose Drive

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**From:** missjamiejane <[missjamiejane@gmail.com](mailto:missjamiejane@gmail.com)>

**Sent:** Monday, March 23, 2020 10:55 PM

**To:** Elliott, Logan (Planning) <[Logan.Elliott@nashville.gov](mailto:Logan.Elliott@nashville.gov)>; Benedict, Emily (Council Member) <[Emily.Benedict@nashville.gov](mailto:Emily.Benedict@nashville.gov)>; Richard Dover Jr <[richarddoverjr@gmail.com](mailto:richarddoverjr@gmail.com)>

**Subject:** Save Ivy Drive - Case 2020S-064-001

Hello Emily and Logan,

I am emailing you along with Richard Dover Jr on the issue of Ivy Drive development case 2020S-064-001. Our home is 2304 Demarius Dr., and we oppose this concept development plan proposed by MiKen.

We believe this concept plan of 31 cluster homes along 3901-3905 Ivy Drive is ill suited for the area and does not adhere to the community design, conservation policy nor East Nashville neighborhood character. As our neighborhood grows, we understand new developments are inevitable, but we feel this type of cluster home construction would be better suited along a main thoroughfare such as Gallatin Avenue, and not located in a deep quiet pocket of the neighborhood.

We are also strongly concerned for this development and how it may possibly affect the future development of other lots in our community, including our backyard, the vacant private lot that was once Riverwood Riding Academy. We are blessed to live in a neighborhood where we live in relative harmony with a beautiful variety of wildlife, and we would be distraught if a new development were to deter such wildlife, pollute our community, and devalue our property.

We have attended every community meeting since learning about this development plan, and we participated in the online Zoom session last week.

Your time and valued efforts to do right thing and to work on our community's behalf is greatly appreciated.

Thank you,

Jamie Godoy  
(615) 753-5333

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**From:** Richard Dover Jr <[richarddoverjr@gmail.com](mailto:richarddoverjr@gmail.com)>

**Sent:** Monday, March 23, 2020 10:37 PM

**To:** Elliott, Logan (Planning) <[Logan.Elliott@nashville.gov](mailto:Logan.Elliott@nashville.gov)>; Benedict, Emily (Council Member) <[Emily.Benedict@nashville.gov](mailto:Emily.Benedict@nashville.gov)>; Jamie Jane 🌱 <[missjamiejane@gmail.com](mailto:missjamiejane@gmail.com)>

**Subject:** Save Ivy Drive - Case 2020S-064-001

Hello Emily and Logan,

I am emailing you on behalf of Jamie Godoy and myself on the issue of Ivy Drive development case 2020S-064-001. I am a home owner of 2304 Demarius Dr., and we oppose this concept development plan proposed by MiKen.

We believe this concept plan of 31 cluster homes along 3901-3905 Ivy Drive is ill suited for the area and does not adhere to the community design, conservation policy nor East Nashville neighborhood character. As our neighborhood grows, we understand new developments are inevitable, but we feel this type of cluster home construction would be better suited along a main thoroughfare such as Gallatin Avenue, and not located in a deep quiet pocket of the neighborhood.

We are also strongly concerned for this development and how it may possibly affect the future development of other lots in our community, including our backyard, the vacant private lot that was once Riverwood Riding Academy. We are blessed to live in a neighborhood where we live in relative harmony with a beautiful variety of wildlife, and we would be distraught if a new development were to deter such wildlife, pollute our community, and devalue our property.

We have attended every community meeting since learning about this development plan, and we participated in the online Zoom session last week.

Your time and valued efforts to do right thing and to work on our community's behalf is greatly appreciated.

Thank you,

Richard Dover Jr  
865.789.2545

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**From:** Robbie Lynn Hunsinger <[rl@robbiehunsinger.com](mailto:rl@robbiehunsinger.com)>

**Sent:** Tuesday, March 31, 2020 6:11 PM

**To:** Planning Commissioners <[Planning.Commissioners@nashville.gov](mailto:Planning.Commissioners@nashville.gov)>

**Subject:** [2020S-064-001] Public Comment

Dear Planning Commissioners,

I have just heard that we are supposed to have an online or call-in meeting for the Ivy Drive Subdivision on April 6.

It is impossible for our active group of 150 residents impacted by this development to represent ourselves properly in a virtual or call-in meeting. In addition, there is no way to conduct a virtual meeting publicly.

We have the right to show up en mass, to be counted, and to be heard at a fully public meeting on this critical Concept Plan for Cluster Homes on Ivy Drive.



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We have the right to show up as a group and speak publicly to the Planning Commission detailing our opposition to this development and lining out the many reasons that it violates the nature of our neighborhood, how inappropriate dense cluster homes would be at this location, and how this plan is hostile to the parameters set out in Nashville's own General Plan. We also are very concerned about the frightening storm water and flooding issues that already exist all around this property with only two homes and two driveways, not 31 homes and two roads. We have video from the rains this past week that include a full creek flowing behind the homes just downstream from 3901 Ivy on Moss Rose.

We feel it is a tremendous mistake and a huge disservice to all of us for the Planning Commission to force this meeting to happen in private, on April 6, on a shell of a platform, and at the height of this international pandemic.

I understand that the pending contract may expire in April but surely the sellers and Dale and MiKen can work out an extension until this virus makes a proper public Planning Commission hearing possible. If they cannot work that out, then we feel you owe it to us, your constituents, to push it back.

We have the right to be properly seen and heard regarding this Concept Plan that would permanently alter and we feel damage our entire neighborhood.

Please reconsider allowing this particular development hearing with so much community opposition to be constricted to a call-in or virtual meeting.

Thanks very much for your time,

Robbie Lynn Hunsinger

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**From:** Jackie Rogers <[jackierogers2@bellsouth.net](mailto:jackierogers2@bellsouth.net)>

**Sent:** Wednesday, April 1, 2020 3:35 PM

**To:** Benedict, Emily (Council Member) <[Emily.Benedict@nashville.gov](mailto:Emily.Benedict@nashville.gov)>; Elliott, Logan (Planning) <[Logan.Elliott@nashville.gov](mailto:Logan.Elliott@nashville.gov)>

**Subject:** Ivy Drive Meeting

Hi, hope you all are well.

I believe the public hearing about the Ivy Drive proposed development should definitely be postponed until we are able to have a real hearing, in person.

We have a great number of people wanting to have their say against this development, and trying to do this online will be depriving us of our right to speak.

The Zoom meeting app is all over the news about how easy it is to hack the people who download it. Many, including me, are not willing to take the chance of downloading a Zoom app.

Another point I'd like to make is: what is the point of City Planning publishing "guidelines", such as "the development should fit the character of the neighborhood" (which cluster houses on Ivy Drive does not) if City Planning isn't going to follow it's own guidelines?

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Could you please share this with the Planning Commission?

Thank you,

William Chest & Jackie Rogers

Moss Rose Dr.

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**From:** pamela eddy <pamelaleddy@yahoo.com>

**Sent:** Thursday, April 2, 2020 1:36 PM

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

**Cc:** Mayor (Mayor's Office) <mayor@nashville.gov>

**Subject:** 2020S-064-001/dense development in the heart of Inglewood

Good afternoon. In addition to writing to inquire as to why the Commission is meeting at all in the absence of live public meetings during an emergency, I write to urge the Commission to reconsider any decisions made with regard to dense development in Inglewood (2020S-064-001) Cluster homes belong on major streets as stated in Nashville government's own documents, not in residential neighborhoods of single-family homes. . Please wait to render a final decision until a fully public -not virtual - hearing can be held for residents of this neighborhood and other concerned citizens regarding this development.

Thank you.

Pamela Eddy

4504 Harpeth Hills Drive

Nashville, TN 37215

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**From:** Bryan Owings <bryanowings@bellsouth.net>

**Sent:** Monday, April 6, 2020 11:31 AM

**To:** Elliott, Logan (Planning) <Logan.Elliott@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

**Subject:** 24,2020S-064-001-3901-3905 Ivy Dr..

Hi Logan and Planning Commissioners, my name is Bryan Owings...I'm writing in reference to 24, 2020S-064-001-3901-3905 Ivy Dr...I live at 1327 Riverwood Dr 37216 ...I also own the house at 3920 Ivy Dr and I have lived in the neighborhood for 20 years...I'm writing in opposition to the proposed building of 32 houses at the address 3901-3905 Ivy....I don't understand why there needs to be so much density in a neighborhood that is so remote and not near any businesses....the nearest bus stop is a mile away... no one goes to that neighborhood unless you live there or you are lost...the nearest main corridor is Gallatin Rd and it's over 2 miles away...Ivy Dr is a small street and the traffic from an extra 64 cars ( 2 cars per house) is going to be overwhelming and congestive to say the least....not to mention the stress on the water and sewage system (Madison Water) ....and the effect it will have on the properties at the bottom of the hill on Moss Rose with drainage... magnifying the flood plane that's already there.. it's going to be a nightmare in more ways than I can mention...please consider all this when you are making plans for the city...I can understand 8 or 10 houses on that property (which would reflect the RS-10 Zoning in place on those parcels ) but 32.?...that's absolutely crazy and irresponsible..!!!!...thanks for your time...sincerely,Bryan Owings

## Comments on April 9, 2020 MPC Agenda Items

Received through April 9, 2020

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**From:** Dave Keiser <dave.keiser74@gmail.com>

**Sent:** Monday, April 6, 2020 11:51 AM

**To:** Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; Cathey, Eben (Planning) <Eben.Cathey@nashville.gov>; Leeman, Bob (Planning) <Bob.Leeman@nashville.gov>; Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>; logan.elliott@nashville.gov

**Subject:** Proposed development at 3901 and 3905 Ivy Drive

Dear Councilwoman Benedict, planning commissioners, and planning staff,

**Pertaining to 2020S-064-001 3901 -3905 IVY DRIVE:**

We appreciate the staff recommending to table this item to a meeting in which people can attend in person.

A wise person once told me that when a person tries to make everyone happy, they end up making no one happy. You all have a choice. You can make the 100s of neighbors in this neighborhood happy or you can make a rich developer and two property owners happy because you can't do both.

Amanda and I purchased our house at 3911 Ivy Drive in October 2018 because the neighborhood is peaceful and quiet. It almost feels like we're out in the country sometimes with all of the deer and turkeys in our yard. We have spoken with a lot of people on our street and they all moved here for the same reason. To get away from it all. In fact, when you ask guests or Uber drivers, most of them tell us that they had no idea this neighborhood existed because it was so difficult to find. So, when Miken Development showed up, proposing to build 32 houses where there are now two, things didn't feel right. This is not the right spot for 32 homes. We understand that RS10 allows 32 homes on this much land, but it goes against the community plan.

Our neighborhood is at the cusp of T3 Suburban Neighborhood Maintenance and T4 Urban Neighborhood Maintenance.

[https://www.nashville.gov/Portals/0/SiteContent/Planning/docs/CommPlans2017/next-vol3-East%20Nashville\\_Amended2017.pdf](https://www.nashville.gov/Portals/0/SiteContent/Planning/docs/CommPlans2017/next-vol3-East%20Nashville_Amended2017.pdf)

TS Suburban Neighborhood Maintenance is intended to preserve the general character of developed suburban residential neighborhoods. TS 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. TS 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.

T4 Urban Neighborhood Maintenance is intended to maintain the general character of existing urban residential neighborhoods. T4 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. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways, and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

If I read that correctly, then having 32 homes clustered together will really stand out because Miken needs you to approve the cluster development as they won't be able to put 32 homes on this property because of the terrain. They

## Comments on April 9, 2020 MPC Agenda Items

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should only be allowed to do 10 or less. And now that we're on the downward slide of a depression, we're going to be left with a blighted lot of bulldozed trees and dirt. This is not the right time or place for this development.

So, please make the 100s of people against this happy because we're the ones who are going to be stuck with it for years to come.

Dave and Amanda Keiser  
3911 Ivy Drive  
Nashville, TN 37216

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**From:** Thomas Torrence <[torrence@infionline.net](mailto:torrence@infionline.net)>

**Sent:** Monday, April 6, 2020 11:20 AM

**To:** Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>

**Subject:** Comments about Case 2005UD-006-043

To whom it may concern regarding Case 2005UD-006-043 ,

I wanted to submit comments about the above referenced case that is scheduled for hearing this week. The request for a modification to reduce setbacks for the property at 31<sup>st</sup> and Belwood St is concerning to my family and me who reside on Belwood Street. As you know, this area has seen tremendous growth and many of the single family homes have been knocked down and replaced by multifamily buildings creating many consequences for the remaining single family and other home residences including:

1. Changes in water flow creating street flooding and sewage backup on our street during moderate rains
2. Insufficient roads to support the overflow parking that is created by the addition of multifamily housing
3. Insufficient roads that are too narrow to allow parking on both sides of the streets that doesn't allow 2 vehicles to drive in opposite directions.

The last consequence is the primary reason why we oppose any setback reduction on this case. The street is currently extremely congested especially at that intersection which decreases line of sight significantly creating a dangerous situation for joggers, drivers, pedestrians and cyclists. The setback reduction requested will further decrease the line of sight increasing the hazard.

Please let me know if you have any questions or require additional clarification.

Thanks for your consideration,

Thomas and Suzanne Torrence  
3125 Belwood St  
704-763-8524

## Comments on April 9, 2020 MPC Agenda Items

Received through April 9, 2020

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**From:** Breda, Carolyn <[carolyn.breda@Vanderbilt.Edu](mailto:carolyn.breda@Vanderbilt.Edu)>

**Sent:** Wednesday, April 8, 2020 2:39 PM

**To:** Elliott, Logan (Planning) <[Logan.Elliott@nashville.gov](mailto:Logan.Elliott@nashville.gov)>

**Subject:** Case 2020S 064 001 (Ivy Drive)

Hello Logan,

I hope this email finds you safe and well. Attached (the pdf) are the signatures from the community meeting held Mar 10, all in opposition to the current concept plan. A cover letter (word doc) for the petitions is also attached. Would you please include these docs in the record for your consideration and that of Commissioners?

Thank you,

Carolyn

**SEE ATTACHMENTS ON FOLLOWING PAGES**

**To: Planning Commissioners**  
**From: Supporters of Save Ivy Drive**  
**Case: 2020S-064-001**  
**Re: Petitions to disapprove**

Dear Commissioners,

Over 150 residents in this part of Inglewood are participating in the effort to protect our neighborhood from a development plan that is wholly incompatible with the entirety of the area. At a 1<sup>st</sup> community meeting held February 25 and hosted by our council representative, Emily Benedict, a show of hands was used, which indicated unanimous opposition to the plan.

A 2<sup>nd</sup> meeting was held March 10 for neighbors unable to attend the 1<sup>st</sup> meeting. Attached are signatures of 65 attendees of that meeting, all of whom oppose (“N”) the current plan.

This opposition is not careless or baseless. It is grounded in legitimate concerns over multiple negative impacts this plan would have on our community and our quality of life.

We urge commissioners to disapprove the “option” (clustering) currently proposed by this single developer and adhere rather to the vast body of rules available in the Subdivision Regulations, Zoning Code, and Community Plan that are intended to protect and promote neighborhoods and those of us who live in and support them.

Respectfully,  
Supporters of Save Ivy Drive

65 No

March 10 Mtg.  
(Over 100 residents @ Feb 25 Mtg.)

IVY DRIVE CONCEPT PLAN  
SIGN-UP SHEET/PETITION

N= No, I oppose  
Y= Yes, I support

	NAME	STREET NAME	EMAIL ADDIE	PHONE	Y/N
1	Ken Hughes	Ivy Dr	KHUGHOS918@AOL.COM		N
2	Deborah Hughes	3909 IVY DR	justjunkplease@gmail.com		N
3	Stephanie Irwin	Moss Rose dr	Sirwin006@gmail.com	904 333 4458	N
4	Trey Gossett	Shadow Lane	Trey Gossett@gmail.com		N
5	William Johnson	3421 Ivy Dr	willejohns@gmail.com	270-539-9888	N
6	Anne Malin Ruzwalt	"	annemalnruzwalt@gmail.com	262 822 2028	N
7	Scott Perry	Moss Rose Dr.	Scott.perry@ncbruni.com		N
8	Kathy Perry	"	Kathy.perry@lifeway.com		N
9	John Reed	Moss Rose Dr	John.reed2011@comcast.net		N
10	Heather Lose	Moss Rose Dr	heather@heatherlose.com	618-319-0460	N
11	ANNE MCCUE	FERNWOOD DR.	ANNEMCCUEINK@GMAIL.COM		N
12	Mary Schudlick	Milton Drive	foru2c@gmail.com		N
13	Robert Goodwin	Riverwood Dr			N
14	Pam Goodwin	Riverwood Drive			N
15	Sylvia Gianni Lupari	<sup>2920</sup> Ivy Drive + Riverwood Drive	SylviaGianni@gmail.com	615-424-6981	N
16	Bryan Dwings	Jay Dr. Riverwood Dr.	bryandwings@bellsouth.net	615-218-5733	N
17	MASON HALL	3913 IVY DR	so much fire@gmail.com	615.414.4908	N
18	JUN YANKEE	3931 IVY DR	JUNERICYANKEE@GMAIL.COM	615-294-7997	N
19	LAURA YANKEE	3931 IVY DR	MRS. LAURA YANKEE@GMAIL.COM	615 482-7118	N
20					

IVY DRIVE CONCEPT PLAN  
SIGN-UP SHEET/PETITION

	NAME	STREET NAME	EMAIL ADDIE	PHONE	Y/N
1	RICHARD D	DEMARIUS			N
2	Jamie G.	Demarius			N
3	DANIEL SUBARAN	CLAYPOOL			N
4	Donna Thomas	2108 Avalon Dr			N
5	Travis Thomas	2108 Avalon Dr			N
6	WHITAKER ELLEDGE	MOSS ROSE	WSELEDGE@GMAIL		N
7	JILLETTE JOHNSON	" "			
8	Lou VARGO	Riverwood Green	L_VARGO@VAHO.COM		N
9	Jessy Yancey	Sandy Drive	jessyyancey@gmail		N
10	Karen Tomlin	Demarius			N
11	Shelia Westbrooks	Demarius	Sawestbrooks196@gmail.com		N
12	Orlando Westbrooks	Demarius	ORWest0425@gmail.com		N.
13	Julia Grissett	Ivy Drive			
14	Krista Chapman	Riverwood Dr			N
15	Geoffrey Louis Koch	Riverwood Dr			N
16	LALÉ FUCHS	MOSS ROSE			N
17	Mark Ross	Moss Rose	Markross05@yahoo.com		N
18	Jenna Ross	MOSS ROSE	Jenna.Dagostino89@gmail.com		N
19	Ashley Spurgeon	Shadow Lane	ashley.spurgeon@gmail.com		N
20	David Shamban	Shadow Lane	dshamban@gmail.com		N



IVY DRIVE CONCEPT PLAN  
SIGN-UP SHEET/PETITION

	NAME	STREET NAME	EMAIL ADDIE	PHONE	Y/N
1	Aaron Johnson	Riverwood Dr	dmr007@mac.com		N
2	Katelyn Johnson	Riverwood Drive	johnsonkj0923@gmail.com		N
3	Olen Winningham	Ivy Dr.	mowinningham@gmail.com	(615)957-0941	N
4	Mindy Winningham	Ivy Dr	" " "	615-305-1842	N
5	Linda Borum	Ivy Dr.	linda.b.37216@gmail.com	615-969-2622	N
6	JIM MARTIN	SANDY DR.	JIMMARTIN@BERRYGLOBAL.COM	615-349-6474	N
7	MELANIE MARTIN	SANDY DR.	melanuemartin423@gmail.com	615-349-6474	N
8	Jimmy Payne	Cooper LN	jimmypaynemusic@yahoo.com		N
9	Myron Smith	Moss Rose DR	Flowerman1959@gmail.com		N
10	Robert E. Roberts	Ivy Dr	rockmanpipe29@gmail.com		N
11	Sully M. Roberts	Ivy Dr	" "		N
12	Duething J. Viglietti	Haybarn Dr	and@sviglietti.comcast.net	615-636-1834	N
13					
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20					

# 65

IVY DRIVE CONCEPT PLAN  
SIGN-UP SHEET/PETITION

	NAME	STREET NAME	EMAIL ADDIE	PHONE	Y/N
1	Meredith Siegel	Shadow Ln	Meredith.siegel2@gmail.com		N
2	Mark Ragland	Moss Rose Dr.	iocttous@msn.com		?
3	Betsy Ragland	Moss Rose Dr.	betsyboylerragland@msn.com		N
4	Jacqui Rogers	Moss Rose Dr			N
5	<del>Judson Neuber</del>				
6	Matt Langley	Moss Rose Dr	langleym29@gmail.com		N
7	JEFF PARSONS	MOSS ROSE	jeffparsons26@gmail.com		N
8	William Chest	MOSS ROSE	jackierogers2@bellsouth.net		N
9	Matt Mueller	Ivy Dr	Matt.mueller34@gmail.com		N
10	Heather Land	Sandy Dr.	heather.d.landegmarl.com		N
11	MARGARET LITMAN	Moss ROSE	litmanwrites@gmail.com		N
12	<del>David Brede</del>	Moss Rose	-		N
13	Carolyn Brede	Shadow Lane			N
14	Dylan Wells	Shadow Lane	-		N
15					
16					
17					
18					
19					
20					

## Comments on April 9, 2020 MPC Agenda Items

Received through April 9, 2020

### **Item 26. 2019HP-001-001 Marathon Village**

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**From:** Ken Browning <kenbrowning1950@gmail.com>

**Sent:** Tuesday, April 7, 2020 10:40 AM

**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; Cooper, John (Mayor) <John.Cooper@nashville.gov>; O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>

**Subject:** 2019HP-001-001 Marathon Village

As a property owner in the direct neighborhood, I am writing to object to this overlay based on my opinion that it will negatively impact the future development of the area. I also offer strong objection to the entire process of notification, submitting that little to no consideration was given to the opinions of property owners or residents of the neighborhood, many of whom are financially disadvantaged. Councilman O'Connell has been absent at the majority of public hearings but stated at one of the meetings that "he and Barry Walker (owner of Marathon Village) met after his (Councilman O'Connell) election and decided this overlay would be a good idea". Without any apparent public input (other than Mr. Walker's) the historic commission proceeded with the expenditure of public funds to develop an extensive document describing the restrictions of the overlay.

Hearings, to include the one scheduled for April 9, 2020, have been poorly advertised and in fact, without access to the internet accompanied by relatively strong computer skills, would go unnoticed by most.

In summary, this rezoning attempt is the sole desire of two individuals, Councilman O'Connell and Barry Walker. As a property owner in Davidson county I see no reason this topic cannot be delayed until the city can overcome the significant and overwhelming impacts of the recent tornados and covid-19.

Your consideration to delay is appreciated.

Robert K Browning

607 14<sup>th</sup> Ave. North

## Comments on April 9, 2020 MPC Agenda Items

Received through April 9, 2020

### Item 27. 2005UD-006-043

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**From:** Raphaela Keohane <[raekeo@aol.com](mailto:raekeo@aol.com)>

**Sent:** Wednesday, April 1, 2020 3:54 PM

**To:** Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>; Planning Commissioners <[Planning.Commissioners@nashville.gov](mailto:Planning.Commissioners@nashville.gov)>

**Cc:** Mayor (Mayor's Office) <[mayor@nashville.gov](mailto:mayor@nashville.gov)>; Shulman, Jim (Vice Mayor) <[Jim.Shulman@nashville.gov](mailto:Jim.Shulman@nashville.gov)>;

Taylor, Brandon (Council Member) <[Brandon.Taylor@nashville.gov](mailto:Brandon.Taylor@nashville.gov)>

**Subject:** RE CASE 2005UD-006-043

**Importance:** High

I am responding to a letter I received re this project. I am against reducing setbacks it causes unintentional problems as I have seen on my block next door to my building. I am not sure why this would just be slipped on through on a consent agenda and not be on public hearing.

Legislation that requires public hearings at Council is being deferred. Why are you not following suit? Trying to shut the neighbors who have to live with the consequences of your permissions without even hearing their case seems quite a problem with this particular commission!

Even in normal circumstances, it is a challenge to organize people to attend meetings at 4 pm on weekdays and be willing to wait hours and hours sometimes before having their chance to speak.

Having appeared before your commission before I don't understand how you all can keep a safe distance from each other even without public attendance!

Thanks for your time and attention!

Mrs. Raphaela (Rae) Keohane

117 30<sup>th</sup> Ave N Apt 402

Nashville TN 37203

615 964 7804

## Comments on April 9, 2020 MPC Agenda Items

Received through April 9, 2020

### Item 32a. 2020Z-008PR-001

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**From:** Jim Midgett <jcmidgett@hotmail.com>

**Sent:** Wednesday, April 8, 2020 8:31 PM

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

**Subject:** Opposition to Items on April 9, 2020 Metropolitan Planning Commission agenda, page 15, Item #31, 2020Z-007PR-001; Item #32a, 2020Z-008PR-001, (associated with case 61-77P-004; Item #32b, 61-77P-004, (associated with case 2020Z-008PR-001); Item #33a, 2020Z

Planning Commissioners:

**RE: Opposition to Items on April 9, 2020 Metropolitan Planning Commission agenda, page 15, Item #31, 2020Z-007PR-001; Item #32a, 2020Z-008PR-001, (associated with case 61-77P-004; Item #32b, 61-77P-004, (associated with case 2020Z-008PR-001); Item #33a, 2020Z-009PR-001, (associated with case 88P-029-001); and page 16, Item #33b 88P-029-001, (associated with case 2020Z-009PR-001), all concerning the Joelton community**

The following comments are respectfully submitted in view of the fact that, as I understand it, the above-referenced matters have been placed on the April 9, 2020 Metropolitan Planning Commission agenda for a meeting to be held via teleconference, at which members of the public are prohibited from physically attending and commenting, as a result of the mandatory COVID-19 remain at home orders which have been put in place by federal, state, and local authorities in an effort to attempt to control this deadly world-wide pandemic, and when all but absolutely essential, critical matters have been suspended.

The community plan for Joelton explains its role in Davidson County as a whole. It is the guiding policy for making sound development decisions affecting the Joelton community. The plan states that a rural development pattern in rugged terrain has defined Joelton's character for many decades, and it declares that retaining Joelton's small commercial center and its rural character are critical parts of its plan. It further states that Joelton's role in the county and region revolves around its rural character, farm land, environmental treasures, forests, streams, rolling hills, and wildlife habitat.

Joelton's community plan takes note of the fact that Joelton is a predominantly rural community offering residents quiet homes with ample access to open space, and that residential land is overwhelmingly single family detached. The plan also recognizes that Joelton has many sensitive natural features that can be disturbed or destroyed by development.

That is the essence of the approved community plan and the policy guidance for Joelton. Compare that to the reality of the recent flurry of coordinated, simultaneous rezoning proposals to change one and two family R-40, one acre lots and specific plans to blanket, mixed use neighborhood-alternative, MUN-A, zoning. As I understand it, the proposed MUN-A zoning requests, taken together, would permit literally hundreds or thousands of multi-family units, up to three stories tall, mixed with commercial, over more than 100 acres, extending from basically the interstate interchange to approximately a mile away, including all three rezoning requests, and not counting the Falls and Knipfer projects in Joelton.

On just one of these rezoning proposals, the Planning Commission's staff's report contains an estimate of a maximum traffic increase of more than 56,000 daily trips during the week, and it states that a traffic study may be requested at the

## Comments on April 9, 2020 MPC Agenda Items

Received through April 9, 2020

time of development. The school board report states that, “given the mix of uses permitted, the number of residential units ultimately built on site may vary and an assumption as to impact at this point is premature”.

Respectfully, as a life-long Joelton resident, that does not sound rural to me, under any reasonable definition of that word. These multiple simultaneous rezoning proposals would set a bad precedent indeed, and would seriously call into question the actual commitment to the overarching policy and concept that was adopted after much community input and involvement over many years. They would, in my opinion, irrevocably damage the integrity of the rural character and environment of the Joelton community, by which it has been defined throughout its history.

Joelton is a community that has had to fight many battles over the years to maintain its historic rural character against efforts to impose excessive density by trying to get everything quickly scheduled, voted upon, and approved as a done deal, and we have become all too familiar with the pattern. It usually is initiated without holding prior community meetings, and depends upon keeping notices to the bare required minimum. Proponents try to keep Joelton residents, who have their rural lifestyle at stake, instead of extra profit, from finding out in time to try to defend themselves from the next proposed onslaught of development, construction, traffic congestion, crime, and countless more piles of roadside trash.

The zone change requests in question appear to be just the latest of the repeated attempts to either change rural policy to suburban, as was attempted last year, or to pursue various other ploys, always in an effort to push for greater densities that will benefit a few at the expense of many, and of the overall long-term integrity of this rural community. This sweeping blanket rezoning approach to planning Joelton’s future is the very antithesis of good planning, and strikes me as being somewhat akin to trying to perform delicate surgery with a machete. Whenever we see this approach being taken, we always know, from long, hard experience, that an obviously good plan would not have to be presented and pursued in this manner. In this case, without a plan even being presented, the cart appears to have definitely been placed squarely in front of the horse, in my opinion.

People who choose to live in Joelton’s rural environment know that a mere road frontage façade, that only attempts to appear to be rural in character, is not what a good faith reading of the community plan for Joelton envisions. It is instead just a cynical effort to change forever the community’s historic character, and it is not what people who choose to live in Joelton want, by and large. Even if MUN-A is technically permitted in a T-2 policy community, that does not mean it is actually compatible with, nor as appropriate as existing, less intensive zoning.

The proposed blanket rezoning to MUN-A, on this scale in a rural community that has steadfastly fought to remain rural in fact, should not be attempted without the full support of the overwhelming majority of the community’s residents, which it clearly does not have. It should also clearly represent a compatible enhancement of the entire existing community, and be accompanied by a clear plan that everyone can see and form an opinion upon. It should not be initiated, nor pursued without an appropriate study of this unique asset in our county, and without any plan whatsoever even being proposed that would justify or require a zone change. nor without all appropriate, required, supporting infrastructure being fully funded and firmly in place. None of the above criteria are met in this case, in my opinion. For these reasons, and many more, I oppose the above-referenced zone change requests, as do many hundreds of my fellow Joelton residents.

Please vote against these ill-advised zone change proposals. Thank you for your consideration of these comments

## Comments on April 9, 2020 MPC Agenda Items

Received through April 9, 2020

Respectfully submitted

Jim Midgett

[jcmidgett@hotmail.com](mailto:jcmidgett@hotmail.com)

## Comments on April 9, 2020 MPC Agenda Items

Received through April 9, 2020

### **Item 34. 2020Z-013-PR-001**

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**From:** Winnie Forrester <wgforrester1@gmail.com>

**Sent:** Monday, April 6, 2020 5:17 PM

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

**Subject:** 2020Z-013-PR-001/ 2607 Whites Creek Pike

Please remove this item from the 4/9/2020 consent agenda until a public hearing can be held. Our councilwomen has been unable to hold a community meeting due to COVID-19. Our community would like to learn more about this project before the zoning changed is approved by the Metro Planning Commission.

Thank you,

Winnie Forrester  
2611 Shreeve Lane  
Nashville, TN 37207



## Comments on April 9, 2020 MPC Agenda Items

Received through April 9, 2020

### Item 35. 2020Z-016PR-001

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**From:** Adam Vollrath <adam.d.vollrath@gmail.com>

**Sent:** Thursday, March 12, 2020 10:31 AM

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

**Cc:** Parker, Sean (Council Member) <Sean.Parker@nashville.gov>; McFerrin Park Neighborhood Association Executive Committee <mcFerrinparkassociation@gmail.com>; Bill Holbrook <holbrook.bill@gmail.com>; Rickoff, Abbie (Planning) <Abbie.Rickoff@nashville.gov>

**Subject:** Please remove Item #10 from Consent Agenda (2020Z-016PR-001)

Good morning, Commissioners,

Please remove Item #10 from today's Consent Agenda. Several neighbors and I plan to speak in opposition to this rezoning application (2020Z-016PR-001).

865 and 869 Joseph Avenue are within our neighborhood, and are not an appropriate place for commercial activity. RM15-A would permit a commercial use: non-owner-occupied short-term rentals. I encourage the applicant to instead apply for one of the new "NS" zoning districts.

Additionally, this applicant has not yet appeared before our McFerrin Park Neighborhood Association.

Thank you for your time and consideration,

Adam Vollrath

322 Wilburn St, Nashville, TN 37207

## Comments on April 9, 2020 MPC Agenda Items

Received through April 9, 2020

### Item 36. 2020Z-022PR-001

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**From:** Blake Taylor <blake.a.taylor1@gmail.com>

**Sent:** Friday, February 28, 2020 10:24 AM

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

**Subject:** Starwood Rezoning Issue - 2020Z-022PR-001

Commissioners,

Attached please find the list of over 200 signatures along with comments against rezoning the Starwood site to Industrial zoning. This type of rezoning goes against the Antioch-Percy Priest community plan. This rezoning additionally would detrimentally hurt the neighborhoods near by and is not in the best interest of the community.

We support the plans that were approved in 2018 and encourage the developer to focus on those plans. But we are against more industrial zoning in our community. Please vote NO on 2020Z-022PR-001.

Thank you,  
Blake Taylor

**SEE ATTACHMENTS ON FOLLOWING PAGES**

Recipient: Metro Nashville Planning Commission and Metro Nashville Council

Letter: Greetings,

STOP STARWOOD SITE FROM REZONING TO INDUSTRIAL

# Signatures

Name	Location	Date
blake taylor	Antioch, TN	2020-02-26
Michael Horbovetz	Nashville, TN	2020-02-26
Chelsea Wyatt	Franklin, TN	2020-02-26
Kelsey Daugherty	La Vergne, TN	2020-02-26
Claudia Casilla	Antioch, TN	2020-02-26
Tammy Gregory	Antioch, TN	2020-02-26
Michael McSurdy	Nashville, TN	2020-02-26
Phil Nitz	Nashville, TN	2020-02-26
Danecia Jones	Antioch, TN	2020-02-26
Deborah Schertz	Atlanta, GA	2020-02-26
Jill Blake	Antioch, TN	2020-02-26
Iris Ocasio	Nashville, TN	2020-02-26
Shantel Booth	antioch, TN	2020-02-26
Anthony Coon	Antioch, TN	2020-02-26
Estefanía Moyeno Ramos	Nashville, TN	2020-02-26
Katelyn Smith-Almond	Antioch, TN	2020-02-26
Jessica Krekeler	Antioch, TN	2020-02-26
David Abbott	Antioch, TN	2020-02-26
Meghan Womack	Antioch, TN	2020-02-26
Pattie Ostrander	Antioch, TN	2020-02-26

<b>Name</b>	<b>Location</b>	<b>Date</b>
Jacobia Dowell	Nashville, TN	2020-02-26
Amber Sims	Nashville, TN	2020-02-26
Alexandra Cummings	Lewisburg, TN	2020-02-26
Annette Filippone	Nashville, TN	2020-02-26
Ashley Jones-Rabotte	Nashville, TN	2020-02-26
Clara Calderon	Antioch, TN	2020-02-26
Jen Barber	Hermitage, TN	2020-02-26
Amy Enix	Antioch, TN	2020-02-26
Jackson Enix	Antioch, TN	2020-02-26
Jennifer Toy	Antioch, TN	2020-02-26
KYLE TAYLOR	Nashville, TN	2020-02-26
Matthew Leppert	Nashville, TN	2020-02-26
Larissa Taylor	Antioch, TN	2020-02-26
Robert Marks	Joelton, TN	2020-02-26
Mary Lucas	Nolensville, TN	2020-02-26
Terry Willis	Nashville, TN	2020-02-26
Connor Oakes	Nashville, TN	2020-02-26
Kevin Teets	Athens, TN	2020-02-26
Kelsy Beard	Smyrna, TN	2020-02-26
Veronica Benavidez	Antioch, TN	2020-02-26
James Thayer	Nolensville, TN	2020-02-26
Sebastian Bonacic	Antioch, TN	2020-02-26

<b>Name</b>	<b>Location</b>	<b>Date</b>
Nour Alsultan	Antioch, TN	2020-02-26
Anthony Birge	Antioch, TN	2020-02-26
Troy Pigue	Antioch, TN	2020-02-26
Sarah Mueller	Antioch, TN	2020-02-26
Lataushia Ewing	US	2020-02-26
Brandon Beard	Nashville, TN	2020-02-26
Cary Crawford	Antioch, TN	2020-02-26
Ashanti Chunn	Antioch, TN	2020-02-26
Suzanne Goodman	Cane ridge, US	2020-02-26
Celeste Hines	Antioch, TN	2020-02-26
Jake Ihmeidan	Antioch, TN	2020-02-26
Mark Anderson	Antioch, TN	2020-02-26
Zahra Jahangiri	Atlanta, US	2020-02-26
Rhiannon Wilson	Antioch, TN	2020-02-26
Jack Pate	West Fork, US	2020-02-26
Debbie Singer	New York, WV	2020-02-26
Courtney Gray	Nashville, TN	2020-02-26
Myra LeBendig	Antioch, TN	2020-02-26
Terri Becherer	Nashville, TN	2020-02-26
Leigh-Ann Treece	Antioch, TN	2020-02-26
Tennille Tillman	Antioch, US	2020-02-26
Melissa Condrey	La Vergne, TN	2020-02-26

<b>Name</b>	<b>Location</b>	<b>Date</b>
Sherry Wells	Antioch, TN	2020-02-26
Mallory Allgood	Nashville, TN	2020-02-26
Tracy Thompson	Antioch, TN	2020-02-26
Terrie Peterson	Antioch, TN	2020-02-26
Amberly Sandberg	Nashville, TN	2020-02-26
Amy Quirk	Nashville, TN	2020-02-26
Alyssa Ait Taleb	Antioch, TN	2020-02-26
Kaitlyn Daugherty	Antioch, TN	2020-02-26
Kirk Anderson	Schertz, TX	2020-02-26
Joshua Treece	Antioch, TN	2020-02-26
John Brown	Antioch, TN	2020-02-26
Kimmy Whittington	Franklin, TN	2020-02-26
Logan Elliott	Nashville, TN	2020-02-26
kenda shepherd	Camarillo, CA	2020-02-27
Ann Chrisman	Antioch, TN	2020-02-27
Chris Collins	Nashville, US	2020-02-27
Ross Blake	Antioch, TN	2020-02-27
austin ward	Albany, OR	2020-02-27
Julie Salyers	Antioch, TN	2020-02-27
Sandra Ford	Antioch, TN	2020-02-27
Noelle Tillman	Plano, TX	2020-02-27
Chloe Madigan	Nashville, TN	2020-02-27

<b>Name</b>	<b>Location</b>	<b>Date</b>
Barbara Hollkamp	Winter Park, FL	2020-02-27
John Murphy	Nashville, TN	2020-02-27
Sanchia Chanko	Murfreesboro, TN	2020-02-27
Erwin Aguilera	Nashville, TN	2020-02-27
Donna Butler-Rawson	Antioch, TN	2020-02-27
Kirsten Eigenfeld	Antioch, TN	2020-02-27
Jennifer Beltre	Antioch, TN	2020-02-27
Terry Blackman Jr	Antioch, TN	2020-02-27
Hannah Wright	Antioch, TN	2020-02-27
Harold Sloss	Nashville, TN	2020-02-27
Kimmie Jones	Antioch, TN	2020-02-27
Diamond Carter	Las Vegas, NV	2020-02-27
Justin Morrison	Antioch, TN	2020-02-27
Amber Covington	Antioch, TN	2020-02-27
Leslie Bell	Antioch, TN	2020-02-27
Tenesia Bruno	Smyrna, TN	2020-02-27
Jennifer Johnson	Antioch, TN	2020-02-27
LORINDA HALE	Nashville, TN	2020-02-27
Derick Bell	Nashville, TN	2020-02-27
Melyssia Brice	Nashville, TN	2020-02-27
Erin McCree	Antioch, TN	2020-02-27
Rashaun Davis	Antioch, TN	2020-02-27



<b>Name</b>	<b>Location</b>	<b>Date</b>
Linda Lim	Antioch, TN	2020-02-27
Gary (Tuf-Guy) Pope	Antioch, TN	2020-02-27
Mame Diouf	Antioch, TN	2020-02-27
Katherine Hard	Las Vegas, NV	2020-02-27
Bonita Ferguson	La Vergne, TN	2020-02-27
Beth Hiland	Antioch, TN	2020-02-27
Enisa Mulaosmanovic	La Vergne, TN	2020-02-27
Nina Mancuso	Antioch, TN	2020-02-27
Jada Sloss	Nashville, TN	2020-02-27
Marcus Holloway	Nashville, TN	2020-02-27
Tara Miller	Nashville, TN	2020-02-27
Audrey Mtetwa	Nashville, TN	2020-02-27
Ricky McBroom	Goodlettsville, TN	2020-02-27
Erika Alexander	Antioch, TN	2020-02-27
Daniella Davis	La Vergne, TN	2020-02-27
Joye Bryant	Antioch, TN	2020-02-27
Sherice Mitchell	Murfreesboro, TN	2020-02-27
Angela Gurule	Nashville, TN	2020-02-27
Charles Blackman	Nashville, TN	2020-02-27
April Fitzgerald	Antioch, TN	2020-02-27
Carlene Castleman	Smyrna, TN	2020-02-27
Christy Armstrong	Nashville, TN	2020-02-27

<b>Name</b>	<b>Location</b>	<b>Date</b>
Catherine Ellis	Nashville, TN	2020-02-27
Carla Ogburn	Murfreesboro, TN	2020-02-27
Christy Lucas	Decatur, GA	2020-02-27
Shelly Leonhard	Brentwood, TN	2020-02-27
Mckayla Williams	Antioch, US	2020-02-27
Donna Collard	Antioch, TN	2020-02-27
Shawna Harte	La Vergne, TN	2020-02-27
Artina Crawford-Harper	Antioch, TN	2020-02-27
Arsenio Hardrick	Nashville, TN	2020-02-27
Laura ORourke	Antioch, TN	2020-02-27
Zachary Colvin	La Vergne, TN	2020-02-27
Monique Howard	Crossville, TN	2020-02-27
Kristene Branch	Nashville, TN	2020-02-27
Jocelyn Silcox	Nashville, TN	2020-02-27
Zach Vedros	Nashville, TN	2020-02-27
kayla zuniga	Nashville, TN	2020-02-27
James Smith	Nashville, TN	2020-02-27
Kit Grosch	Antioch, TN	2020-02-27
Shay Watson	Nolensville, TN	2020-02-27
Angie Garay	Antioch, TN	2020-02-27
Nicole Harris	Antioch, TN	2020-02-27
Brian Williamson	Antioch, TN	2020-02-27

<b>Name</b>	<b>Location</b>	<b>Date</b>
Rachel Spencer	Fairview, TN	2020-02-27
Molly Goss	Nashville, TN	2020-02-27
joshua brigham	Nashville, TN	2020-02-27
Stephanie Sigman	Bountiful, UT	2020-02-27
Ryan Hays	Antioch, TN	2020-02-27
Brian Baker	Brentwood, TN	2020-02-27
Tory Dahlenburg	Franklin, TN	2020-02-27
Robert Payne II	Nashville, TN	2020-02-27
Erica Williams	Antioch, TN	2020-02-27
Hessica Adams	Nashville, TN	2020-02-27
Susan Johnna Scott	Clinton, TN	2020-02-27
Tracy Bowman	Lebanon, TN	2020-02-27
Michael Gammon	Smyrna, TN	2020-02-27
Carrie Gleason	Littleton, CO	2020-02-27
Audrey Shores	Nashville, TN	2020-02-27
Ashley Gobble	Murfreesboro, TN	2020-02-27
Kim Mills	Oakland, TN	2020-02-27
LaTerrance Starks	Murfreesboro, TN	2020-02-27
Debra Hardrick	US	2020-02-27
Whitney Lewis	Nashville, TN	2020-02-27
Darlene Wagner	Clarksville, TN	2020-02-27
Brandon Blackman	Antioch, TN	2020-02-28

<b>Name</b>	<b>Location</b>	<b>Date</b>
Illyce Carlew	Nashville, TN	2020-02-28
Robyn Taylor Cruz	Fulton, US	2020-02-28
Rodney Womack	Stafford, VA	2020-02-28
Debra Ladd	Antioch, TN	2020-02-28
Carol Orwin	Fredericksburg, VA	2020-02-28
Ashley Bachelor	Pico Rivera, CA	2020-02-28
Mark Weller	Nolensville, TN	2020-02-28
Andrea Malone	Nashville, TN	2020-02-28
Maia Washington	Antioch, TN	2020-02-28
Lesley Key	Antioch, TN	2020-02-28
Chris Prater	Antioch, TN	2020-02-28
Riggs Erisman	Linden, TN	2020-02-28
Joe Garvey	Antioch, TN	2020-02-28
greyson miles	Hendersonville, TN	2020-02-28
Larry Huddleston	Antioch, TN	2020-02-28
Lora Hall	Mount Juliet, TN	2020-02-28
Korie Gower	Atlanta, GA	2020-02-28
Lesli McGill	Antioch, TN	2020-02-28

Recipient: Metro Nashville Planning Commission and Metro Nashville Council

Letter: Greetings,

STOP STARWOOD SITE FROM REZONING TO INDUSTRIAL

# Comments

Name	Location	Date	Comment
pattie ostrander	nashville, TN	2020-02-26	"There is already too much traffic out here now. We don't need anymore."
Kelsy Beard	Smyrna, TN	2020-02-26	"I am a resident of Hickory Commons and the inclusion of industrial land greatly impacts my daily drive and feeling of safety in and around my own home."
Brandon beard	Murfreesboro, TN	2020-02-26	"The routing of traffic is already bad. Plus, the roads within the current industrial zones on the other side are used off hours for illegal racing. The Fast and The Furious show up every weekend like clock work and the local authorities do not seem to do anything about it. More industrial zoning means more race tracks for illegal racing. This is very very loud and disturbing. Even if the developer said they would make sure that does not happen, we have no reason to believe that would actually be so from past experiences. Bad traffic, lots of people breaking the law for racing that historically carry drugs and guns illegally, and invoke violence. This is not a place I want to keep my family in. It's sad, it looks like on one side we are trying to bring a nice family park, but next door is unsettling and unsafe. My two cents."
Suzanne Goodman	Cane ridge, US	2020-02-26	"We want stores and coffee shop not industrial warehouses."
Mark Anderson	Antioch, TN	2020-02-26	"We need more things to do in Antioch not more warehouses."
Sherry Wells	Antioch, TN	2020-02-26	"I live in Old Hickory Commons, this proposed change directly affects my neighborhood and community. I would definitely be open to supporting something that is not industrial, we have plenty of warehouses in this area."
Amberly Sandberg	Nashville, TN	2020-02-26	"As a resident of Old Hickory Commons, we do NOT want more warehouses and industrial traffic. The infrastructure of roads, stoplights, and traffic patterns cannot handle the influx of traffic this development would bring. We want a walkable area with parks, residential space, restaurants, and retail space that will help our property value go up. No more warehouses!"
Amberly Sandberg	Nashville, TN	2020-02-26	"Our sweet little SE Nashville neighborhood is in an often overlooked part of Davidson County. There are already many warehouses near our neighborhood, and we are working to get the developers and city council to listen to the residents that are being affected by these new ideas for the Starwood property. Help spread the word!"
Amberly Sandberg	Nashville, TN	2020-02-26	"Our sweet little SE Nashville neighborhood is in an often overlooked part of Davidson County. There are already many warehouses near our neighborhood, and we are working to get the developers and city council to listen to the residents that are being affected by these new ideas for the Starwood property. Help spread the word!"
Amberly Sandberg	Nashville, TN	2020-02-26	"Our sweet little SE Nashville neighborhood is in an often overlooked part of Davidson County. There are already many warehouses near our neighborhood, and we are working to get the developers and city council to listen to the residents that are being affected by these new ideas for the Starwood property. Help spread the word!"

Name	Location	Date	Comment
			and city council to listen to the residents that are being affected by these new ideas for the Starwood property. Help spread the word!"
John Brown	Antioch, TN	2020-02-26	"This is near my home and I would like to see options that include food and retail. I don't want to see industrial warehouses take over this historic site"
kenda shepherd	Camarillo, CA	2020-02-27	"Support of people living there."
Ross Blake	Antioch, TN	2020-02-27	"The last thing we need in our area is another warehouse or any industrial building! We need more shops and restaurants."
John Murphy	Nashville, TN	2020-02-27	"Developers shouldn't be able to play a bait and switch."
Jennifer Johnson	Antioch, TN	2020-02-27	"Mixed space provides for the surrounding and immediate communities. An industrial site benefits the builders and company. The small influx of jobs will pale in comparison with the noise pollution, traffic increase, and potential for more accidents. Moreover, our families will have become more secluded, and our development will be exposed to more individuals who are invested in income versus the maintenance and privacy of it and the surrounding area."
Gary (Tuf-Guy) Pope	Antioch, TN	2020-02-27	"Blackman, I'm with you."
Jill Blake	Antioch, TN	2020-02-27	"We are in desperate need of some nice sit down restaurants and shops in the Starwood area."
Beth Hiland	Antioch, TN	2020-02-27	"This site does not need to be rezoned as industrial. This property sits adjacent to our 600 acre Mill Creek Park, and is adjacent to many neighborhoods. We do not need added tractor trailer traffic to the Hobson Pike/Murfreesboro Rd/Mt View Rd corridors. Making this industrial is a poor use of our available land and does not take into account the close proximity to homes. The community will not support this."
Donna Collard	Antioch, TN	2020-02-27	"We do not need this area zoned for industrial sites."
Audrey Shores	Nashville, TN	2020-02-27	"The previous mixed-use plan was welcome by the community and many of us were excited about the prospect of such a redevelopment."
Andrea Malone	Nashville, TN	2020-02-28	"I support this cause"
Chris Prater	Antioch, TN	2020-02-28	"We have enough semi trailers on Hobson Pk. already, this will cause more traffic issues that this area does not want or need"
Joe Garvey	Antioch, TN	2020-02-28	"Antioch deserves better than more warehouses! This will NOT help Antioch grow to what it could be!"
Lesli McGill	Antioch, TN	2020-02-28	"We do not need more industrial warehouses, semi trucks or a place where illegal racing can occur! The noise from these types of places is very intrusive and the traffic in this area is already a nightmare!! We need more fine restaurants and retail for our community. We have been considered the "dumping ground" for too long! Our council

Name	Location	Date	Comment
			woman needs to stand against this and start listening to the people! We want our communities to be built up...not torn down!!"



## Comments on April 9, 2020 MPC Agenda Items

Received through April 9, 2020

### **Item 42a. 2020Z-042PR-001**

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**From:** polly harbison <[crazycatlady1@att.net](mailto:crazycatlady1@att.net)>

**Sent:** Wednesday, March 11, 2020 9:03 PM

**To:** Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>

**Subject:** 2020z-042pr-001/109-81p-005

I am writing you to oppose case # 2020z-042pr-001. The proposed rezoning located at 87 Shepherd Hills would add more traffic to our street. We all ready have speeding, people using it as cut though and passing on a double yellow line. We also have two 4-way stop signs that people run though. I am worried that this rezoning would have a negative affect on property values as well. Thanks in advance. Jim & Polly Harbison.

## Comments on April 9, 2020 MPC Agenda Items

Received through April 9, 2020

### CONSENT AGENDA

#### Item 4b. 2020SP-009-001 MODERA GERMANTOWN

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**From:** Ron Hogan <rhogan@mindspring.com>

**Sent:** Tuesday, March 10, 2020 4:24 PM

**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; Rickoff, Abbie (Planning) <Abbie.Rickoff@nashville.gov>

**Cc:** Freddie O'Connell <freddie@readyforfreddie.com>; HGN Board <board@historicgermantown.org>

**Subject:** Support of Case 2020SP-009-001 (Modera Germantown)

Dear Members of the Planning Commission:

The Historic Germantown Neighborhood Association is registering our support for the preliminary SP zoning change request at the Modera Germantown project on Adams Street. The applicant has afforded the neighborhood and the HGN Board numerous opportunities to provide input on the Modera Germantown project. And to their credit, they have committed to seek continued input from the HGN Board on the project's design as they prepare the final SP.

Given the full and cordial disclosure provided by the applicant to HGN and the ready acceptance of HGN's input beyond the preliminary SP process, the HGN Board has voted to fully support the Modera development as proposed in the SP and will support it when it comes before the Metro Planning Commission this coming Thursday.

Sincerely,

Ron Hogan

HGN President

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**From:** Ron Hogan <rhogan@mindspring.com>

**Sent:** Tuesday, March 10, 2020 9:53 PM

**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; Rickoff, Abbie (Planning) <Abbie.Rickoff@nashville.gov>

**Cc:** O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>; HGN Board <board@historicgermantown.org>

**Subject:** RE: Support of Case 2020SP-009-001 (Modera Germantown)

Dear Members of the Planning Commission:

An important element underlying the Historical Germantown Neighborhood Association Board's (HGN) support for the Modera Germantown project was inadvertently omitted from our support letter sent earlier today (copy below) and needs to be brought to your attention.

In addition to the Middle Creek commitment to actively seek HGN Board input on the project's design as Middle Creek prepares the final SP, Middle Creek has also agreed to change the SP to limit the total amount of cementitious material used in the project to no more than 15%.

## Comments on April 9, 2020 MPC Agenda Items

Received through April 9, 2020

Thus, the support of the HGN Board for this project is based upon the SP being amended to include a 15% maximum of cementitious materials being used in the Modera Germantown project.

Sincerely,

Ron Hogan

HGN Board President

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**From:** Dudley West <[Dudley.West@millermartin.com](mailto:Dudley.West@millermartin.com)>

**Sent:** Wednesday, March 11, 2020 2:00 PM

**To:** Leeman, Bob (Planning) <[Bob.Leeman@nashville.gov](mailto:Bob.Leeman@nashville.gov)>

**Cc:** Doug Berry <[Doug.Berry@millermartin.com](mailto:Doug.Berry@millermartin.com)>

**Subject:** Metro Planning Commission Meeting of 3-12-20- Items 2a and b

Dear Bob,

Pursuant to our telephone conversation today, attached you will find a copy of a letter submitted on behalf of our firm's client, River Cement Sales Company d/b/a Buzzi Unicem, relating to Modera Germantown, Items 2a and 2b, on the March 12, 2020 Planning Commission Agenda.

We are delivering the original and 12 copies of the letter to the Planning Commission Office this afternoon.

Thank you for your assistance. Please let Doug Berry or me know if you have questions.

Dudley West

**SEE ATTACHMENT ON FOLLOWING PAGE**

11 March 2020

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

**Comments on Modera Germantown, Items 2a  
and 2b on March 12, 2020, Metro Planning  
Commission Meeting**

Dear Sir/Madam

River Cement Sales Company d/b/a Buzzi Unicem USA operates a cement terminal at 1818 Cement Plant Road. Buzzi Unicem USA also owns and operates a second cement terminal nearby located at 1702 Second Avenue North. We are one of the major suppliers to the concrete and ready mix industry in Nashville and play an important role in the City's efforts to build up its infrastructure and expand and improve its community.

We have operated both Nashville locations for decades with the first silo at the 1818 Cement Plant Road site going up in 1983. Prior to being a cement terminal, the 1702 Second Avenue North location was a cement plant for over 100 years. These two locations have a long history in the cement industry, which continues to this day in part because of our respect for our community and our compliance with safety laws and regulations.

Buzzi Unicem USA does not oppose either the Minor Plan Amendment 2020CP-008-001 to the North Nashville Community Plan (Item 2a), nor the Specific Plan for Modera Germantown (Item 2b). However, we have concerns that we would like to put on record in an effort to remind the Planning Commission that the placement of a residential project such as the Modera Germantown in an area that is zoned for industrial activities is not without difficulties.

1. Noise: Our cement terminals operate by receiving cement from our cement plant operations in Chattanooga and out of state, and then distributing the cement to customers. At 1818 Cement Plant Road we transmit cement by both rail and truck. Our 1702 Second Avenue North

**Buzzi Unicem USA**

100 Brodhead Road Suite 230  
Bethlehem, Pennsylvania 18017  
Phone (610) 882-5000  
Fax (610) 866-9430

location also utilizes barges on the river. Our business is open 24 hours when it needs to be, but typically opens at 4 a.m. Monday through Friday and operates a half day on Saturdays as well. The unloading and loading of bulk cement in rail cars and trucks involves heavy machinery and is not a quiet process. Likewise, the unloading and loading of barges at the 1702 Second Avenue North location, a mere 100 yards from the 1818 Cement Plant Road location, will contribute to noise.

2. Safety:

a. The drawings for this project appear to show a bike/walking trail coming to a dead end at the 1818 Cement Plant Road property along the river. When the City wanted to put in a bike trail years ago, we agreed that a bike trail could not go between our property and the water; therefore, the current trail in place goes around our property and crosses our entrance and does not run along the water. We want to make sure that any new bike trail or expansion of the current bike trail also does not run between our property and the water.

b. Our business involves truck traffic and they are large tankers. Trucks coming to our location will share a common inbound path with people traveling to the Modera Germantown area. There is always a public safety concern when heavy trucks are mixed in with pedestrians and smaller cars. Likewise, generally neighborhoods do not like truck traffic.

Finally, Buzzi Unicem USA did not request the minor plan amendment as stated on MPC staff report Item #2a; however, again, we do not oppose the project and understand the benefits and opportunities for the City that this project may bring. Notwithstanding those expectations, it is important for the Planning Commission to consider the significant noise and safety concerns in this correspondence. Buzzi Unicem USA wants to remain a productive business, considerate neighbor and contributor to the City for decades to come and appreciates your attention to this matter.

Respectfully,



Patrick M. Lydon  
Sr. VP and General Counsel

cc: John White, Sr. VP, Logistics

## Comments on April 9, 2020 MPC Agenda Items

Received through April 9, 2020

### **Item 30. 2019Z-162PR-001**

**SEE ATTACHMENT ON FOLLOWING PAGE**



## METROPOLITAN COUNCIL

Member of Council

March 12, 2020

Chairman Greg Adkins and Members of the Metro Planning Commission  
700 Second Avenue South  
Sonny West Conference Center  
Nashville, TN 37201

**RE: Proposal #2019Z-162PR-001**

Dear Members of the Planning Commission,

Due to unforeseen circumstances, I will be unable to attend the Planning Commission meeting scheduled at 4:00 PM this afternoon. I am writing to express my support of case #2019Z-162PR-001, a request to rezone from R10 to MUL-A zoning for property located at 304 Old Lebanon Dirt Road, at the southern terminus of Weber Road, located in District 11.

I am asking that you recommend approval of this rezoning request. Thank you for your consideration and service.

Sincerely,

Steve Glover  
Councilmember, District 12

## Comments on April 9, 2020 MPC Agenda Items

Received through April 9, 2020

### **Item 41. 2020Z-041PR-001**

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**From:** Heather Henderson <hhender@gmail.com>

**Sent:** Sunday, February 9, 2020 6:19 PM

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

**Subject:** Proposed development at 2301/2309 Dickerson Pike

To whom this may concern:

I am writing to you regarding the proposed mixed-use development at 2301/2309 Dickerson Pike. My hope is that this proposed development will attract long-term residents and families to the area. As such, I hope that this development will not become another Airbnb village further eroding the character of a neighborhood already eroded by an ever-growing number of short-term rentals. I hope the Planning Commission will consider the wishes of the residents like me when making a final decision regarding this development.

Sincerely,

Heather Henderson  
Kingston Street



## Comments on April 9, 2020 MPC Agenda Items

Received through April 9, 2020

### GENERAL COMMENTS

#### Public Hearings

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**From:** Planning Commissioners <Planning.Commissioners@nashville.gov>

**Sent:** Wednesday, April 1, 2020 6:34 PM

**To:** 'Tim Weeks' <timweeks@att.net>; Planning Commissioners <Planning.Commissioners@nashville.gov>

**Cc:** John Summers <johnsummers@comcast.net>; Jordan Huffman <wjordanhuffman@gmail.com>; Pam Swoner MG <connectingngardeners@gmail.com>; Evans, Erin (Council Member) <Erin.Evans@nashville.gov>; Rhoten, Kevin (Council Member) <Kevin.Rhoten@nashville.gov>; 'Logan Key' <logkey98@aol.com>; Syracuse, Jeff (Council Member) <Jeff.Syracuse@nashville.gov>; Hagar, Larry (Council Member) <Larry.Hagar@nashville.gov>; Bradford, Russ (Council Member) <Russ.Bradford@nashville.gov>; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; Claxton, Gregory (Planning) <Gregory.Claxton@nashville.gov>; Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>; Leeman, Bob (Planning) <Bob.Leeman@nashville.gov>

**Subject:** RE: Public Hearings during pandemic

Tim- thank you for reaching out and expressing your concerns. I welcome the opportunity to speak with you regarding ways that we can improve our engagement with communities. This evening I released the following statement regarding the April 9 meeting. Bottom line- we are not proceeding without public hearings. See below for more details.

I or a planning team member would be pleased to follow up with you by phone regarding this agenda or to get your thoughts on how we can approach future meetings. Please let me know what is convenient for you.

With kindest regards, Lucy Kempf

**The regularly scheduled April 9 Planning Commission meeting will be virtually held. The Commission will focus the meeting on cases published on the consent agenda. The Department also anticipates presenting several zoning cases that must meet procedural deadlines for Commission review. Staff plans to recommend that all other cases with public comments be deferred. The draft agenda will be published on the Planning Department web site this Friday. We welcome public input on the draft Agenda.**

Looking forward to future meetings, the Department is working with ITS to identify a range of opportunities for our community to provide feedback to the Commission. While we urge the public to send comments in writing, we continue to explore other opportunities for residents to participate in and shape planning decisions while simultaneously adhering to recommendations from the Centers for Disease Control and Prevention and other federal, state, and local agencies for COVID-19 prevention. As we finalize those strategies, we will notice Councilmembers and residents.

**From:** Tim Weeks <[timweeks@att.net](mailto:timweeks@att.net)>

**Sent:** Wednesday, April 1, 2020 12:58 PM

**To:** Planning Commissioners <[Planning.Commissioners@nashville.gov](mailto:Planning.Commissioners@nashville.gov)>

**Cc:** John Summers <[johnsummers@comcast.net](mailto:johnsummers@comcast.net)>; Jordan Huffman <[wjordanhuffman@gmail.com](mailto:wjordanhuffman@gmail.com)>; Pam Swoner MG <[connectingngardeners@gmail.com](mailto:connectingngardeners@gmail.com)>; Evans, Erin (Council Member) <[Erin.Evans@nashville.gov](mailto:Erin.Evans@nashville.gov)>; Rhoten,

## Comments on April 9, 2020 MPC Agenda Items

Received through April 9, 2020

Kevin (Council Member) <[Kevin.Rhoten@nashville.gov](mailto:Kevin.Rhoten@nashville.gov)>; 'Logan Key' <[logkey98@aol.com](mailto:logkey98@aol.com)>; Syracuse, Jeff (Council Member) <[Jeff.Syracuse@nashville.gov](mailto:Jeff.Syracuse@nashville.gov)>; Hagar, Larry (Council Member) <[Larry.Hagar@nashville.gov](mailto:Larry.Hagar@nashville.gov)>; Bradford, Russ (Council Member) <[Russ.Bradford@nashville.gov](mailto:Russ.Bradford@nashville.gov)>

**Subject:** Public Hearings during pandemic

Commissioners

I wanted to express my concern that the planning commission continues to move forward with the public's business without the required public hearings during the pandemic.

Yes we can send you emails but we no longer have the ability to speak to you.

Legislation that requires public hearings at Council is being deferred.

Why can't the planning commission do the same?

Otherwise neighborhoods are being further shut out of the process.

I have personally commented in the past year that we need new technologies for citizens to participate in PC hearings. Videoconferencing etc.

Even in normal circumstances, it is a challenge to organize people to attend meetings at 4 pm on weekdays and be willing to wait hours and hours sometimes before having their chance to speak.

Let's use the new challenge of social distancing to come up with new long term solutions to public input.

Regards

Tim Weeks

President

Donelson Hermitage Neighborhood Association

6101 Hagars Grove Pass

Hermitage