

Comments on April 23, 2020 MPC Agenda Items

Received through April 21, 2020

UPDATED PUBLIC MEETING GUIDANCE

In light of the Governor's order allowing electronic public meetings, the regularly scheduled [April 23 Planning Commission meeting](#) will be virtually held. The Department has created a range of opportunities for our community to provide feedback to the Commission that meet the requirements for a public hearing and adhere to recommendations from the Centers for Disease Control and Prevention and other federal, state, and local agencies for COVID-19 prevention. Visit our [Virtual Public Comment page](#) to send comments before and during the April 23 Planning Commission hearing.

The draft agenda will be published to the [Meeting Documents page](#) on April 17.

Watch the Meeting Live

You can watch the meeting on Thursday April 23, 2020 at 4:00 p.m. Central Standard Time broadcast on

- Comcast Channel 3
- Google Fiber Channel 3
- AT&T UVerse Channel 99
- Roku
- [MNN Live Stream](#)

Give Public Comment

The public can send comments to the Planning Commission for the items on the April 23, 2020 meeting in a variety of ways:

1. **Email** your comments by Tuesday April 21 at 3:00 p.m. to Planning.Commissioners@nashville.gov.
2. **Call 629-255-1900** and leave a voice message. Your message will be played at the Commission meeting. Messages should be received by Tuesday April 21 at 3:00 p.m. Remember to limit your statement to 2 minutes for individuals.
3. **Call-in Live** directly to the meeting. Check this web site the day prior to the meeting (Wednesday, April 22) for more guidance for speaking to the Commission directly.
4. **Visit a remote station** at the Metro Courthouse (1 Courthouse Square) and speak directly to the Commission. To prevent the spread of COVID-19, the Planning Department strongly urges the public to take advantage of the prior 3 options.

Please check the [Planning Department webpage](#) frequently for updates

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ITEMS FOR DEFERRAL/WITHDRAW

Item 7. 2019HP-001-001 Marathon Village

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 14th Ave. North

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Item 8. 2005UD-006-043 31st and Belwood

From: Raphaela Keohane <raekeo@aol.com>

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

To: Planning Staff <planningstaff@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

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

Taylor, Brandon (Council Member) <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 30th Ave N Apt 402

Nashville TN 37203

615 964 7804

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Item 9. 2020Z-016PR-001 865 and 869 Joseph Avenue

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

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Item 16. 2020CP-010-001 Edgehill

From: Rowland Huddleston <rowhud@yahoo.com>

Sent: Tuesday, April 14, 2020 8:46 AM

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

Subject: Edgehill Community Changes 2 points

1. The plan to upgrade EDGEHILL MDHA has added a whole new level of added Resident Density without sufficient buy-in from the Community!! Edgehill has a history of giving up and giving in to Government that needs our people and resources without sufficient respect for the PARTNERSHIP that is supposed to exist between the Government and the People.

Edgehill is tired of giving and giving again and not getting back. Please include more planning and dialogue before continuing with Step 2.

ISSUE 2

METRO, Belmont, Organized Neighbors Of Edgehill, Easley Center and the Coaches Of Edgehill need to re-negotiate the lease of Ball Fields, buildings and tracks.

BACKGROUND: Belmont was built out of the sweat, pain and lives of African People growing cotton in Mississippi. That cotton was shipped extralegally from Mississippi to Memphis through the assistance of a Union General during the Civil War as a courtesy from one White Aristocratic family to another.

And now, decedents Of Those Enslaved People are being required to give up: Play Time, Recreation, Sports and some of the only Nature available to the Children Of The Neighborhoods.

THE ORIGINAL LEASE Between Belmont and METRO didn't include sufficient representatives from the Community. The amount of money is insufficient to upgrade and rehabilitate the Easley Community Center. This Center is essential to the development of Future Citizens and Leaders of the Community. A Computer Room and coding classes are essential for success in the Future.

Nature, exercise, development of communication and collaboration skills are all learned from team sports.

Belmont and Edgehill Students share this need and benefit.

And they need to equitably share space and equipment.

Edgehill has several teams led by Volunteer Coaches who are Stellar Examples for the Children to follow. One way to respect the efforts and dedication of these Coaches and the Children they teach: Perhaps the "Coaches Of Belmont" might host a monthly "Coaches Lunch." When plans for the next month can be organized.

Considering the Tremendous Debt owed to those Thousands Of Enslaved People growing cotton over 150 years ago; Perhaps 7 African American Students from the Community could be given Total Scholarships every year for the next 60 years. This would certainly show appreciation for sins of the past. Such a plan would also surround Belmont University with an appreciative, supportive community.

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No one knows the Future. But having friends around us is always a blessing.

I didn't think of any of this. I am only repeating what others have said to me.

I am a Mediator with MEDIATIONWORKS and my mission here is to help the people involved come to an agreement that will suit all Stake-Holders, and create a more healthy and cooperative Future for Everyone.

Please forward to relevant Stake-Holders.

Thank you,

Rowland Huddleston, Edgehill Resident

Item 18. 2020S-054-001 408 Farris

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

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avored 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

From: "brinegarscarpet@gmail.com" <brinegarscarpet@gmail.com>

To: "planningstaff@nashville.gov" <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

From: Randy Moore <rmoore@ragansmith.com>

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

To: Planning Staff <planningstaff@nashville.gov>

Cc: Hancock, Tonya (Council Member) <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

SEE ATTACHMENT ON FOLLOWING PAGE

From: Grant Hartford <hartfordgrant@gmail.com>

Sent: Tuesday, April 21, 2020 11:37 AM

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

Subject: 408 Farris Development

Commissioners,

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.

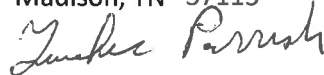
Thank you for your time on this matter.

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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I live across the street from this property. It is a truly depressing site as it stands. On the one hand I would love to see something done with this eye sore. On the other hand I believe four 50' wide lots would be an equivalently gaudy site.

The best case would have been to save this home. However since its sale it has been looted for scrap and vandalized. It remains a vacant building now; exposed to the elements due to nearly every window being shattered and yet still has people coming and going for whatever reason. I am eager to see it put to proper use regardless of the final count.

While I would love to see it rebuilt I imagine that SPLS and NBG stand to gain a much greater profit by subdividing this property against their \$165,000 stake.

The community clearly disapproves of the proposal. While there isn't a strong "brand" for the architecture of the entirety of the street this is what could be considered its core. A pocket of 1960s large brick ranch homes setback on large lots with front yards. A cluster of four plywood condos with front yard parking lots would be quite out of place.

My wish is that the Nashville Building Group would consider:

- full renovation of the current single family home
- fewer units with more spacing
- that just down the street at 1004 E Old Hickory Blvd buildings exactly like this have sat empty for years
- rear of building parking
- brick construction to match surrounding homes

I fear there are no legitimate claims to block this proposal except for emotional plea from the surrounding community. But I am hopeful that to a local Building Company this will mean something against the lure of quick profit.

Thank you for your time,

Grant Hartford

From: Kayla Bradley <lynnkayla10@icloud.com>

Sent: Tuesday, April 21, 2020 2:37 PM

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

Subject: 408 Farris Ave

I have lived in adjacent to 408 Farris ave for 49 years as a home owner I am concerned for many reasons one being since 408 Farris was purchased there has been no up keep, with eye sores and still water and absolutely no care for current property being shown yields poor faith for better changes to be made and cause me to oppose this immense change for our community for various property rights and management reasons as well as a huge health concern for my family

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Item 33b. 2008SP-002-004 Starwood Town Center Amendment

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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From: Rowland, Josh <Josh.Rowland@kimley-horn.com>

Sent: Tuesday, April 14, 2020 9:49 AM

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

Cc: 'todd.prevost@avisonyoung.com' <todd.prevost@avisonyoung.com>; Ron Buck <ronejmaryrobert@icloud.com>

Subject: FW: Starwood Scans

Logan,

Can you please add the attached public input to the Starwood Project public hearing record? There are many residents who want the project and they put together this "in favor" petition showing their support.

Thanks,

Josh Rowland, PLA | Planning & Landscape Architecture

Kimley-Horn | 214 Oceanside Drive, Nashville, Tennessee 37204

Direct: 615-823-2209 | Main: 615-564-2701 | Mobile: 303-345-1555

From: Prevost, Todd (Avison Young - US) <Todd.Prevost@avisonyoung.com>

Sent: Monday, April 13, 2020 5:18 PM

To: Rowland, Josh <Josh.Rowland@kimley-horn.com>; Buck Ron <ron@buckinvest.com>

Subject: Fwd: Starwood Scans

Josh- I hope you and your family are well.

Please see attached Petition for approving the current SP Application for

Starwood. I went door to door to obtain the attached signatures.

All of which, with the exception of the first two, from District 33.

Please share with Metro Planning and please note that these are all NASHVILLE residents- 90% of whom - are from District 33.

What is the new timeline for obtaining zoning approval?

Thank you Sir.

Todd Prevost

(C) 615.218.8677

(O) 615.727.7440

SEE ATTACHMENT ON FOLLOWING PAGE

Petition to Support the Rezoning of the Starwood Property

- We understand and support that the Starwood property being considered for a rezoning that would allow for the following uses:
 - Retail and Residential Use on the front 15 acres
 - Office, Data Center, Industrial Use on the rear 50 acres with limited visibility from Hobson Pike

- We understand and support that this revised Specific Plan (SP) would have the following impacts:
 - Decreased traffic amounts from the current, approved SP
 - Sit down restaurant, retail, and office space in the neighborhood that would create a live, work, play environment
 - Increased likelihood of sourcing a corporate headquarter jobs relocation (i.e. ICEE) to the neighborhood.
 - Decreased Burden on the School system
 - Multi-million dollar improvement to the road infrastructure (Hobson Pike and Murfreesboro Pike)
 - Increased tax base for Metro, which improves funding for Metro's initiatives (school budget, road and infrastructure improvements, etc.)
 - Public Park dedicated to Starwood. Great place to celebrate the 4th of July

1. Jennifer Biggs 37080
2. Lauren Dutton 37127
3. Bence Williams 37013
4. Michael Armstrong 37013
5. Sandra Haynes 37013
6. Deon Allen 37013
7. Mike Siemer 37013
8. John Darter 37013
9. Cynthia Roach 37013
10. Megan Helton 37013

Thursday - Smith Springs Community Center - 6pm meeting

Council Member Lee

Petition to Support the Rezoning of the Starwood Property

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1. PETERA TORIAN
2. Alyssa [Signature]
3. James [Signature]
4. Bill [Signature]
5. Mariam Abdallah
6. Cheryl Johnson
7. [Signature]
8. Law. Batson
9. Nadine [Signature]
10. Amey [Signature]

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From: F Suso <fssuso@ymail.com>

Sent: Wednesday, April 15, 2020 2:09 PM

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

Cc: josh.rowland@kinley-horn.com

Subject: Starwood letter of support!

Nashville, TN 37219-6300

Dear Mr. Elliott,

I am writing today in regards to proposed plans for the former Starwood Property in Antioch. I am aware of the past and current concepts and designs proposed by Mr. Ron Buck and his design team. And while there is some opposition from some local residents, I, too have been a resident of Antioch for the past 20 years but am 100% for this plan! I used to attend events at Starwood--it was great to have such a venue at that location--and it is exciting to know that there are finally plans on the table to bring this empty, enormous space back to life!

As we know, Starwood closed years ago and has remained vacant for over a decade. It desperately needs reviving, with new use, that will benefit the community. Mr. Buck and his team have presented two beautiful plans for this property--either of which many more of us (than those opposed) in Antioch enjoyed learning about and would love to see. Their latest, although less residential than the former, is equally promising and would provide this property such the revival Antioch longs for.

I am writing to lend my support for the proposed concept for Starwood. It is time for Antioch to gain a new destination for open air gatherings, relaxing and just plain enjoying, along with the retail and other equitable opportunities. I, personally, am aching for the time we can take just a short drive where my family and I can enjoy recreation on the green space, walk on actual sidewalks (which is a rarity in Antioch, lol) to support the retail, especially whatever restaurants choose to occupy space, etc.

I hope you all will go forward with this idea for reviving this wonderful property--sooner rather than later. I truly believe it can only be a positive for Lower Antioch.

Thank you kindly for your time and consideration.

Sincerely,

Ms. Fathiyah Suso

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CONSENT

Item 23. 2020S-039-001 Pineview Cottages

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

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

To: Planning Commissioners <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

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ITEMS TO ON PUBLIC HEARING

Item 29a. 2020Z-042PR-001 87 Shepherd Hills Drive

From: polly harbison <crazycatlady1@att.net>

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

To: Planning Staff <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 already have speeding, people using it as cut through and passing on a double yellow line. We also have two 4-way stop signs that people run through. I am worried that this rezoning would have a negative affect on property values as well. Thanks in advance. Jim & Polly Harbison.

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Item 30a. 2020CP-012-001 Southeast Community Plan Amendment and Item 30b. 2015SP-005-010 BEAMAN & TURNER PROPERTIES

From: Kevin Hale <kevin.hale@hilton.com>

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

To: Planning Commissioners <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

From: davidchilton@comcast.net <davidchilton@comcast.net>

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

To: Planning Commissioners <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.

*Item 30a. 2020CP-012-001 Southeast Community Plan Amendment and
Item 30b. 2015SP-005-010 BEAMAN & TURNER PROPERTIES*

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Thank you,
David Chilton
1416 Forrestal Way
Antioch, TN 37013
615-366-9944

From: Katie Schultz <clschultz89@gmail.com>
Sent: Wednesday, February 26, 2020 1:48 PM
To: David Young <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
615-540-5466

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Item 31. 2020S-064-001 Ivy Drive

From: Betsy <betsyboylaragland@msn.com>
Sent: Thursday, February 27, 2020 12:28 PM
To: Elliott, Logan (Planning) <Logan.Elliott@nashville.gov>
Cc: Benedict, Emily (Council Member) <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

From: Lisa Kammerud <lkammerud@gmail.com>
Sent: Thursday, February 27, 2020 4:56 PM
To: Elliott, Logan (Planning) <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

From: Mary Schudlick <foru2c@yahoo.com>
Sent: Thursday, February 27, 2020 8:22 PM
To: Elliott, Logan (Planning) <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: ThatGuynTN <thatguyntn@yahoo.com>

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

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

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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 by 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.

Sincerely,

Wayne Harper
615.975.8083 - cell

From: Heather Lose <heather@heatherlose.com>

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

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

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

Greetings,

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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 | 618-319-0460

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

From: **William Worrall** <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>

Cc: Judson Newbern <judson.newbern@gmail.com>, Carol Ashworth <carol@ashworthenvironmental.com>, <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.

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.

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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

From: Jenna jennadagostino88@gmail.com

Sent: Tuesday, March 10, 2020 8:49 PM

To: Elliott, Logan (Planning) 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,

Item 31. 2020S-064-001 Ivy Drive

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> Jenna Ross

From: Jeff Parsons <jeffparsons26@gmail.com>
Sent: Friday, March 13, 2020 10:45 AM
To: Elliott, Logan (Planning) <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 of 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

From: Gary Goodlow <garygoodlow@gmail.com>
Sent: Friday, March 13, 2020 1:02 PM
To: Elliott, Logan (Planning) <Logan.Elliott@nashville.gov>
Cc: Cooper, John (Mayor) <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 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

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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

From: Dangermoth Coffee <dmcurreier1@gmail.com>
Sent: Friday, March 13, 2020 3:03 PM
To: Elliott, Logan (Planning) <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

From: Jamie McClanahan <jjmac03@bellsouth.net>
Sent: Sunday, March 15, 2020 7:41 PM
To: Planning Staff <planningstaff@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>
Subject: Concept plan for 3901-3905 Ivy Dr

Hello –

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

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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

From: missjamiejane <missjamiejane@gmail.com>

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

To: Elliott, Logan (Planning) <Logan.Elliott@nashville.gov>; Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>; Richard Dover Jr <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.

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Thank you,

Jamie Godoy
(615) 753-5333

From: Richard Dover Jr <richarddoverjr@gmail.com>
Sent: Monday, March 23, 2020 10:37 PM
To: Elliott, Logan (Planning) <Logan.Elliott@nashville.gov>; Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>; Jamie Jane 🙋 <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

From: Robbie Lynn Hunsinger <rl@robbiehunsinger.com>
Sent: Tuesday, March 31, 2020 6:11 PM
To: Planning Commissioners <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.

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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.

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

From: pamelaleddy <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.

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Thank you.

Pamela Eddy
4504 Harpeth Hills Drive
Nashville, TN 37215

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

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.

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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

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 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

From: Thomas Torrence <torrence@infionline.net>

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

To: Planning Staff <planningstaff@nashville.gov>

Subject: Comments about Case 2005UD-006-043

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

Item 31. 2020S-064-001 Ivy Drive

Comments on April 23, 2020 MPC Agenda Items

Received through April 21, 2020

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 31st 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

From: Robbie Lynn Hunsinger <rl@robbiehunsinger.com>
Sent: Thursday, April 16, 2020 1:01 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Elliott, Logan (Planning) <Logan.Elliott@nashville.gov>
Subject: public comment [case 2020S-064-001]

Dear Planning Commissioners and staff,

I am leading a group of over 160 residents that are passionately against Concept Plan 2020S-0640001 which seeks to build 30 homes on a property that currently support 2 homes. This dense cluster home option development is entirely wrong 3901-3905 Ivy Drive which is surrounded by large open lots deep on unique land in one of the quietest parts of Inglewood. One adjoining lot is 2.65 acres of mostly open land. Municipal Policy for cluster home development dictates that they be created near major thoroughways such as Gallatin Road*, not on sleepy established streets of large RS10 and RS20 lots at the Cumberland bluff. *see **17.08.020 - Zoning districts described B** (attached at the bottom of this mail) I understand that zoning has a theoretical equation for how many homes can be built on these 9.05 acres, but much of this land is not buildable. 10 of the proposed lots are already marked as critical on the plan because of severe grading. If an actual RS10 development were created, the number of homes would be substantially reduced due to severe grading, storm water issues, and the environmental and federal protections that require a land buffer around the spring and stream.

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I urge you not to approve this Concept Plan for 30 cluster homes on Ivy Drive. I urge you to consider a much reduced number of homes that would reflect the actual number of RS10 properties that could be built on this land, not the theoretical number. This would provide us with a more "harmonious development" as is required repeatedly in Nashville's municipal code. Cluster lots of 5000sf do not fit here.

There are critical quality of life issues at stake for this neighborhood. The beauty of this property is a destination for our families young and old, and Ivy Drive is a much used bike and recreational route leading to the northern entrance of Shelby Park. In addition, this property serves as a wildlife nursery for our beloved deer, fox, migratory birds and turkey populations, providing them with needed woods, natural stream access and older trees. It is an idyllic, peaceful and long established area of Inglewood not even one block from the Cumberland River. **see * Subdivision Reg Amendment 2017**

3.5 - 2f preserving unique topographical and environmental features

Traffic is another issue. Ivy is a very quiet area with very little traffic and no through traffic. You are forced to take several small streets and make sharp turns to even find 3901-3905 Ivy Drive. There are no main routes or public transportation to this property and every surrounding street is also a low traffic area. We are baffled as to which routes will suddenly become busy streets leading to this development if it is approved. We are concerned with how 30 new homes will impact our recreation activities and safety since these new residents will have to access Ivy drive at a very small sharp and fairly blind bend at the end of our street. There is also have a school bus stop close to this property on Moss Rose (with no sidewalk) and we have safety concerns about commuter traffic from this property affecting our kids. The properties at 3901-3905 Ivy also form the storm water basin for this entire area of the neighborhood. Water which flows across this property during heavy rains joins its natural creek and flows into the Cumberland a few houses down the street. During heavy rains, water drains from Freemont, Moss Rose, Ivy Drive, Milton and Shadow Lane on its way to the Cumberland. The backyards and some houses downstream from the property on Moss Rose already suffer from flooding and fast moving creeks regularly appear.

Our neighbors upstream and downstream from this property have already had flooding issues with only two homes and very little paving on this property. The dramatic increase in run-off with construction, tree removal, and the addition of two roads and cul-de-sac 's plus driveways for 30 homes is frightening.

In addition to our concerns about flooding issues, the current Concept Plan Engineers have removed half of the Conservation Overlay that still runs in a continuous swath through and beyond both borders of this property on the Planning Department's map. The Concept Plan Engineers have not only removed the Conservation Overlay across the storm water channel on 3906 Ivy, but the plan actually builds homes on top of that area right where water drains into the channel from Ivy Drive and Milton.

I am concerned about the sudden change in this Conservation Overlay and additionally I am very concerned about the impact that this dense 30 home subdivision will have on the unique features of this land on the Cumberland bluff that is still designated under your Conservation Policy, a policy which again clearly dictates less dense development in the municipal code. **see * Subdivision Reg Amendment 2017 3.5 - 2f "preserving unique geographic , topographic and environmental features" and *17.08.02-Zoning described (and natural conservation) at bottom of page**

I urge you to not approve this Concept Plan 2020S-064-001. It is wrong for this property for a multitude of reasons that include legal regulations and quality of life issues. The Municipal Code and Subdivision Regulation Amendments from 2017 urge the Planning Commission to only approve plans that support "harmonious development" and the approval of this Cluster Lot Plan option is at your discretion. Even if the applicant has all of the checklist boxes properly ticked, we believe he is still legally required to follow the rest of the municipal code stipulations. **see* Sub Reg 2017 3.5 - 2f at bottom of page**

Given the 160+ residents in opposition to this Concept Plan it is clear that this Plan will not "provide for the harmonious development of the municipality and its environs" nor will it " create conditions favorable to health, safety, convenience

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and prosperity." 30 cluster homes at the bend of Ivy Drive are a threat to the qualities of this neighborhood that we so greatly value. ***TN Subdivision Code 13-4-303** at bottom of page

Thanks very much for your time and consideration,

Robbie Lynn Hunsinger

Founder of Save Ivy Drive

4021 Ivy Drive

615 708 8034

From: Jackie Rogers <jackierogers2@bellsouth.net>

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

To: Benedict, Emily (Council Member) <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.

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: Jackie Rogers <jackierogers2@bellsouth.net>

Sent: Wednesday, March 11, 2020 5:36 PM

To: Elliott, Logan (Planning) <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.

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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Received through April 21, 2020

From: Jackie Rogers <jackierogers2@bellsouth.net>

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

To: Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>; Elliott, Logan (Planning) <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?

Could you please share this with the Planning Commission?

Thank you,

William Chest & Jackie Rogers

Moss Rose Dr.

From: JACKIE ROGERS <jackierogers2@bellsouth.net>

Sent: Sunday, April 19, 2020 9:39 PM

To: Planning Commissioners Planning.Commissioners@nashville.gov

Subject: Ivy Drive Concept Plan 2020S-0640001

Hello Emily & Logan, hope you all are doing well.

Would you please include our letter to be read during the Planning meeting on April 23.

I may try and phone in, but I am not very comfortable with the virtual meeting, and really think it should have been postponed until we could all attend in person.

But if someone could read our letter during the meeting, we would appreciate it. Thank you, Jackie Rogers & Rusty Chest, Moss Rose Drive.

LETTER:

Will Mayor Cooper's campaign promise of a new focus on the quality of life for regular Nashville citizens in their neighborhoods, be applied to halt this entirely inappropriate concept plan to crowd 31 non-brick "cluster houses" deep

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into a decidedly quiet and peaceful settled neighborhood, on an extremely environmentally-sensitive piece of land where only two homes have ever stood?

This is the heart of our neighborhood, not the edges. There are no other cluster houses here; no other non-brick houses here. This area is a pristine wildlife haven of deer and wild turkey. This is a small street, surrounded by other small streets, safe from heavy car traffic for the many adults and children walking the dog, or riding their bicycles down to the nearby Shelby Bottoms nature Trail.

The underground springs on this property form the head of the creek, which runs downhill through many backyards (mine included) on it's way to the nearby Cumberland River. Our backyards can flood, even now, after a day or two of heavy rain. We have had serious flooding in this neighborhood already, and I do not wish to imagine the run-off impact of 31 more houses, and all the new paved access roads and driveways.

This entire neighborhood is covered with lawn signs opposing this development. The two community meetings prior to COVID19 overflowed with 100 - 150 homeowners outraged in their opposition to this. These facts alone should tell you something is out of balance here, and I hope the members of the Planning Commission will take the time to drive to our neighborhood to see the obvious inappropriateness of this greedy idea for themselves.

Our city's own "Nashville Next Neighborhood Plan" states that a new development should fit the character of the existing neighborhood. 31 crowded, non-brick "cluster-houses" most definitely does not! Why would the city publish such guidelines, unless we intend to follow them?

I am 69 years old, and grew up in this neighborhood. It has always been a quiet, secluded, and charming area, now so sadly facing ruin. To force this out-of-place development would only maximize profits for a few wealthy developers, all who live far from our neighborhood, while ruining the quality of life, and property values of the many homeowners who have happily lived here for decades.

Sincerely,
Jackie Rogers & William Chest
3815 Moss Rose Dr
Nashville, 37216

From: carolyn breda <carolyn.breda@gmail.com>
Sent: Thursday, February 27, 2020 2:02 PM
To: Elliott, Logan (Planning) <Logan.Elliott@nashville.gov>
Cc: Benedict, Emily (Council Member) <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

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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.

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

From: Breda, Carolyn <carolyn.breda@Vanderbilt.Edu>
Sent: Wednesday, April 8, 2020 2:39 PM
To: Elliott, Logan (Planning) <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

From: Breda, Carolyn <carolyn.breda@Vanderbilt.Edu>
Sent: Tuesday, April 14, 2020 4:12 PM
To: Elliott, Logan (Planning) <Logan.Elliott@nashville.gov>
Subject: RE: Case 2020S 064 001 (Ivy Drive)

Hi there – Hope you are keeping safe.

I (among others in the community) plugged into the April 9 meeting. Please accept the attached letter as a response to that meeting and its format, for your review and that of the Commissioners.

Thank you,

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 1st 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 2nd meeting was held March 10 for neighbors unable to attend the 1st 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	FAM Goodwin	Riverwood Drive			N
15	Sylvia Gianni Lupari	²⁹²⁰ IVY Drive + Riverwood Drive	SylviaGianni@gmail.com	615-424-6981	N
16	Bryan Owings	Jay Dr. Riverwood Dr.	bryenowings@btkouth.net	615-218-5733	N
17	MASON HALL	3918 IVY DR	somuchfire@gmail.com	615.414.4908	N
18	JUN YANKEE	3931 IVY DR	JUNERICYANKER@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 ELLIDGE	MOSS ROSE	WSELLIDGE@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.	melmartine43@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	615-636-1334	N
13					
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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.	ioctt0105@msn.com		?
3	Betsy Ragland	Moss Rose Dr.	betsyboylerragland@msn.com		N
4	Jacqui Rogers	Moss Rose Dr			N
5	Judson Neuber				
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	David Brede	Moss Rose	-		N
13	Carolyn Brede	Shadow Lane			N
14	Dylan Wells	Shadow Lane	-		N
15					
16					
17					
18					
19					
20					

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Carolyn

To: Planning Commissioners
Case: 2020S-064-001 (Ivy Drive)
Re: Request to Defer

April 14, 2020

Dear Commissioners and Planning Staff,

You have received a multitude of letters and signatures asking you to disapprove a concept plan (**2020S-064-001**) that wholly departs from the zoning, subdivision regulations, and community plan for our community (“Ivy Drive”). This case was to be heard April 9, though it was deferred until April 23. As you know, the April 9 meeting was conducted remotely. Many of us signed into that remote meeting in order to gain insight on how the April 23 meeting might be similarly conducted.

Commissioners – we do understand these are unusual times. Everyone in the world understands this. An effort to provide some mechanism even if less than ideal in order to continue the business of the Commission is understandable as well. However, with all due respect, the telephonic meeting was a failure for we the people.

First, we thought there would be video – there was not. Audio is not nearly adequate to hear what is being said, especially when there are the inevitable sound glitches. It was impossible to follow who was talking when and about what.

Second, only one person (a commissioner?) raised even the first question about any of the cases on the agenda. Perhaps it is protocol under these unique times to assign all cases to one commissioner to review verbally. However, a one-person review hardly provides for a meaningful and thorough discussion of cases.

Third, not one person from the public involved in any case on the agenda was given the opportunity to speak. That “hold your hand up” icon was not available to us. Further, how would we have been able to request that a case on the Consent Agenda be removed for further review? Our right to do so was absent.

Fourth, while our neighborhood is increasingly attracting younger families (I was once one of those), there are still many of us who (thankfully) have been able to age in place. Many of our senior residents do not own a computer much alone know how to connect remotely to some invisible proceeding where just not loud enough sounds come at you from sources unknown. These valued members of our community were completely disenfranchised from a process to which they are entitled.

We as no doubt other citizens with deep concerns about their respective cases were in effect shut out entirely of proceedings. We could only listen, with the vagaries of technology, to a one-way conversation.

Yes, we can submit letters for review. And we have – a lot of them. And we acknowledge and appreciate the hope expressed (by a commissioner?) at the end of the April 9 meeting that residents may still feel that the Commission values their participation in community planning. Sorry - despite best intentions, the telephonic meeting casts that hope aside.

We urge the Commission to **defer this case** until such time when we the people can have a meaningful opportunity to present their case for careful and thorough review. Yes, we are in unusual times. However, such should not justify a method that strips us of the ability to participate in decisions that will affect where we live forever more.

Comments on April 23, 2020 MPC Agenda Items

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Sincerely,
Carolyn Breda
Shadow Lane

From: Breda, Carolyn <carolyn.breda@Vanderbilt.Edu>
Sent: Monday, April 20, 2020 4:53 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: 2020S-064-001

How disappointing to see that a project so totally incompatible w the area, that deviates radically from expectations and would be protections by Zoning RS10, Community Plan NM, and opposed by over 160 citizens who reside in the community they chose to call home can be recommended for approval at the behest of one developer who resides elsewhere and has only his financial gain at stake. And more disappointing – that our government is aiding and abetting this behavior by allowing an “option” to prevail that pales in the abundance of other rules available to guide review.

Carolyn Breda
Shadow Lane

From: Rebecca Sayre <rebecca.eleven11@gmail.com>
Sent: Saturday, April 18, 2020 9:01 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: 2020S-064-001] Public Comment

I am passing along the below message which I support. I am an Inglewood Resident.

Thank you,
Rebecca Sayre

I am urging supporters to ask planning to **give us our fully public hearing** and not relegate our 150+ residents to a call-in or virtual format where we can not be seen or heard publicly.

Please urge the planning commission to **block this dense development on Ivy drive** in the heart of Inglewood, and to mention that **Nashville's own Government Documents** state that cluster homes belong on major throughways like Gallatin Road, not on sleepy idyllic streets like this.

In addition, **3901-3905 Ivy Drive is designated under the city's own Conservation Policy** which prohibits dense development.

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Received through April 21, 2020

From: Jake Epley <jake.epley@gmail.com>

Sent: Monday, April 20, 2020 10:48 AM

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

Subject: Case number 2020S-0640001

Dear Planning Commissioners and staff,

I am one of over 160 residents that are passionately against Concept Plan 2020S-0640001 which seeks to build 30 homes on a property that currently support 2 homes. This dense cluster home option development is entirely wrong 3901-3905 Ivy Drive which is surrounded by large open lots deep on unique land in one of the quietest parts of Inglewood. One adjoining lot is 2.65 acres of mostly open land. Municipal Policy for cluster home development dictates that they be created near major throughways such as Gallatin Road*, not on sleepy established streets of large RS10 and RS20 lots at the Cumberland bluff. *see **17.08.020 - Zoning districts described B** (attached at the bottom of this mail)

I understand that zoning has a theoretical equation for how many homes can be built on these 9.05 acres, but much of this land is not buildable. 10 of the proposed lots are already marked as critical on the plan because of severe grading. If an actual RS10 development were created, the number of homes would be substantially reduced due to severe grading, storm water issues, and the environmental and federal protections that require a land buffer around the spring and stream.

I urge you not to approve this Concept Plan for 30 cluster homes on Ivy Drive. I urge you to consider a much reduced number of homes that would reflect the actual number of RS10 properties that could be built on this land, not the theoretical number. This would provide us with a more "harmonious development" as is required repeatedly in Nashville's municipal code. Cluster lots of 5000sf do not fit here.

There are critical quality of life issues at stake for this neighborhood. The beauty of this property is a destination for our families young and old, and Ivy Drive is a much used bike and recreational route leading to the northern entrance of Shelby Park. In addition, this property serves as a wildlife nursery for our beloved deer, fox, migratory birds and turkey populations, providing them with needed woods, natural stream access and older trees. It is an idyllic, peaceful and long established area of Inglewood not even one block from the Cumberland River. see * **Subdivision Reg Amendment 2017 3.5 - 2f preserving unique topographical and environmental features**

Traffic is another issue. Ivy is a very quiet area with very little traffic and no through traffic. You are forced to take several small streets and make sharp turns to even find 3901-3905 Ivy Drive. There are no main routes or public transportation to this property and every surrounding street is also a low traffic area. We are baffled as to which routes will suddenly become busy streets leading to this development if it is approved. We are concerned with how 30 new homes will impact our recreation activities and safety since these new residents will have to access Ivy drive at a very small sharp and fairly blind bend at the end of our street. There is also have a school bus stop close to this property on Moss Rose (with no sidewalk) and we have safety concerns about commuter traffic from this property affecting our kids. The properties at 3901-3905 Ivy also form the storm water basin for this entire area of the neighborhood. Water which flows across this property during heavy rains joins its natural creek and flows into the Cumberland a few houses down the street. During heavy rains, water drains from Freemont, Moss Rose, Ivy Drive, Milton and Shadow Lane on its way to the Cumberland. The backyards and some houses downstream from the property on Moss Rose already suffer from flooding and fast moving creeks regularly appear.

Our neighbors upstream and downstream from this property have already had flooding issues with only two homes and very little paving on this property. The dramatic increase in run-off with construction, tree removal, and the addition of two roads and cul-de-sac 's plus driveways for 30 homes is frightening.

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In addition to our concerns about flooding issues, the current Concept Plan Engineers have removed half of the Conservation Overlay that still runs in a continuous swath through and beyond both borders of this property on the Planning Department's map. The Concept Plan Engineers have not only removed the Conservation Overlay across the storm water channel on 3906 Ivy, but the plan actually builds homes on top of that area right where water drains into the channel from Ivy Drive and Milton.

I am concerned about the sudden change in this Conservation Overlay and additionally I am very concerned about the impact that this dense 30 home subdivision will have on the unique features of this land on the Cumberland bluff that is still designated under your Conservation Policy, a policy which again clearly dictates less dense development in the municipal code. see *** Subdivisio Reg Amendment 2017 3.5 - 2f "preserving unique geographic , topographic and environmental features" and *17.08.02-Zoning described (and natural conservation) at bottom of page**

I urge you to not approve this Concept Plan 2020S-064-001. It is wrong for this property for a multitude of reasons that include legal regulations and quality of life issues. The Municipal Code and Subdivision Regulation Amendments from 2017 urge the Planning Commission to only approve plans that support "harmonious development" and the approval of this Cluster Lot Plan option is at your discretion. Even if the applicant has all of the checklist boxes properly ticked, we believe he is still legally required to follow the rest of the municipal code stipulations. see *** Sb Reg 2017 3.5 - 2f at bottom of page**

Given the 160+ residents in opposition to this Concept Plan it is clear that this Plan will not "provide for the harmonious development of the municipality and its environs" nor will it " create conditions favorable to health, safety, convenience and prosperity." 30 cluster homes at the bend of Ivy Drive are a threat to the qualities of this neighborhood that we so greatly value. ***TN Subdivision Code 13-4-303** at bottom of page

Thanks very much for your time and consideration,

Jake Epley
2408 Milton Drive

From: Rachel Glidden <rachelglidden4@gmail.com>

Sent: Monday, April 20, 2020 4:05 PM

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

Subject: Public Comment - Case number 2020S-0640001 - Save Ivy Drive

Dear Planning Commissioners and staff,

I am writing to you as one of over 160 residents that are passionately against Concept Plan 2020S-0640001 which seeks to build 30 homes on a property that currently support 2 homes. I live on nearby Riverwood Drive and enjoy walking in the quiet and calm of Ivy Drive and the surrounding area that I call home.

This issue is so obviously about profit and not about the quality of life for the people who actually live in this area. I would sincerely encourage you to consider if you were living on this street or in the area if YOU would want this development to happen and completely change your quality of life. My guess is that the answer would be no. If you haven't been out to Ivy drive and seen the property, I would also encourage you to do that. It's clear to anyone with eyes and a half ounce of sense that this development is not suitable for the neighborhood, and as intelligent and compassionate representatives of our city, I believe you would acknowledge that too.

Ivy Drive is truly a beautiful and unique area of Nashville, and once it is destroyed or lost to the construction of these cluster homes, it will be lost forever. Not only is it a beautiful sanctuary for many of Tennessee's natural flora and fauna,

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it is even one block from the Cumberland River. **see * Subdivision Reg Amendment 2017 3.5 - 2f preserving unique topographical and environmental features.**

I believe that the proposed construction of building 30 cluster homes on Ivy Drive would be terrible for the neighborhood, community, environment, and quality of life for the residents of this area. While the zoning has a theoretical equation for how many homes can be built on these 9.05 acres, but much of this land is not buildable. 10 of the proposed lots are already marked as critical on the plan because of severe grading. If an actual RS10 development were created, the number of homes would be substantially reduced due to severe grading, storm water issues, and the environmental and federal protections that require a land buffer around the spring and stream.

I urge you not to approve this Concept Plan for 30 cluster homes on Ivy Drive. I urge you to consider a much reduced number of homes that would reflect the actual number of RS10 properties that could be built on this land, not the theoretical number. This would provide us with a more "harmonious development" as is required repeatedly in Nashville's municipal code. Cluster lots of 5000sf do not fit here.

It is also critical to consider traffic. I live on Riverwood Drive and it's already difficult enough to walk along this road to get to quieter side streets, but the Ivy road is a very quiet area (which is why people want to live there in the first place!) There are no main routes or public transportation to this property and every surrounding street is also a low traffic area. We are baffled as to which routes will suddenly become busy streets leading to this development if it is approved. We are concerned with how 30 new homes will impact our recreation activities and safety since these new residents will have to access Ivy drive at a very small sharp and fairly blind bend at the end of our street. I don't want tons of construction traffic (and eventually more car/residential traffic) lumbering down my street or neighboring streets where my family walks/runs, on roads that are simply not built or equipped to handle this kind of traffic.

Like many other residents, I am concerned about the sudden change in this Conservation Overlay and additionally I am very concerned about the impact that this dense 30 home subdivision will have on the unique features of this land on the Cumberland bluff that is still designated under your Conservation Policy, a policy which again clearly dictates less dense development in the municipal code. **see * Subdivision Reg Amendment 2017 3.5 - 2f "preserving unique geographic , topographic and environmental features" and *17.08.02-Zoning described (and natural conservation) at bottom of page**

I urge you to not approve this Concept Plan 2020S-064-001. It is wrong for this property for a multitude of reasons that include legal regulations and quality of life issues. The Municipal Code and Subdivision Regulation Amendments from 2017 urge the Planning Commission to only approve plans that support "harmonious development" and the approval of this Cluster Lot Plan option is at your discretion. Even if the applicant has all of the checklist boxes properly ticked, we believe he is still legally required to follow the rest of the municipal code stipulations. **see* Sub Reg 2017 3.5 - 2f at bottom of page.**

I think it should be clear at this point, given the 160+ residents in opposition to this Concept Plan that this plan will not "provide for the harmonious development of the municipality and its environs" nor will it " create conditions favorable to health, safety, convenience and prosperity." 30 cluster homes at the bend of Ivy Drive are a threat to the qualities of this neighborhood that we so greatly value. ***TN Subdivision Code 13-4-303 at bottom of page.**

Thank you for your valuable time,

Rachel Glidden

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1930 Riverwood Dr, Nashville TN

<http://saveivydrive.org>

Supporting Notations:

Subdivision Reg Amendment 2017

3.5 - 2f describes the requirement of a harmonious and appropriate development

f. If the proposed subdivision meets subsections a, b, c and e of this section but fails to meet subsection d, the Planning Commission, following a public hearing in accordance with the Planning Commission Rules and Procedures, may consider whether the subdivision can provide for the harmonious development of the community by otherwise meeting the provisions of TCA 13-4-303(a). In considering whether the proposed subdivision meets this threshold, the Commission shall specifically consider the development pattern of the area, any unique geographic, topographic and environmental factors, and other relevant information.

TN Code 13-4-303. Subdivision regulations Adoption.

(a) In exercising the powers granted to it by this part, the planning commission shall adopt regulations governing the subdivision of land within the municipality. Such regulations may provide for the harmonious development of the municipality and its environs, for the coordination of streets within subdivisions with other existing or planned streets or with the plan of the municipality or of the region in which the municipality is located, for adequate open spaces for traffic, recreation, light and air, and for a distribution of population and traffic which will tend to create conditions favorable to health, safety, convenience and prosperity, and identify areas where there are inadequate or nonexistent publicly or privately owned and maintained services and facilities when the planning commission has determined the services are necessary in order for development to occur.

From: Maggie Gigandet <maggie.gigandet@gmail.com>

Sent: Monday, April 20, 2020 9:06 PM

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

Subject: Opposition to development plan at 3901-3905 Ivy Drive, case number 2020S-0640001

Dear Planning Commissioners and staff,

We are writing to express our opposition to the proposed development at 3901-3905 Ivy Drive in East Nashville (case number 2020S-0640001.) This plan proposes to build 30 homes on land that currently only supports two. It is inappropriate for our neighborhood, and we ask that you deny this plan because: 1) the purpose of this type of development is not satisfied on Ivy Drive, 2) our neighborhood cannot support the additional traffic from these new homes, and 3) the 3901-3905 Ivy Drive lots are not suitable for this dense development.

The purpose of cluster home development is not met with this plan. We imagine that the purpose of this law was to provide a method to create housing in urban areas for those who work in the area and use public transportation connected to that area. The purpose cannot have been to cram as many homes as possible in an area deep in the middle of an old neighborhood of single family homes away from major roads and businesses. However, this plan will only

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accomplish the latter as our neighborhood is solely single family homes without any parks, businesses, or bus stops nearby.

Second, our neighborhood cannot sustain the increased traffic that will result from this development. Currently, Ivy Drive does not even have painted lines separating lanes, and our roads are lined with the front yards of homes. They were not meant to serve an increased population and were not meant to grow beyond their current state. We are not used to a high volume of traffic as there is no through traffic or major roads in our neighborhood. The increase in residential traffic would cause enough congestion even without considering the large construction machinery on the sharp curves of many of our roads.

Finally, 3901-3905 Ivy Drive is a stunning, hilly, wooded area with a stream. It is not suitable for the number of homes currently proposed. Due to the hills, ten of the lots are already marked as critical in the current development plan. As it is, many neighbors already have flooding issues when it rains, and this will only get worse with increased run-off from the new roads, cul-de-sac, construction, and the removal of many of the huge, old trees. The current development plan even proposes building homes on areas where water currently drains.

As Nashville grows, the Planning Commission should remember what it is about Nashville that makes it such an attractive place to live. When we moved into this neighborhood, we were struck by the natural beauty of the area. We have spent many mornings outside enjoying the quiet and watching deer, turkeys, and even fox travel through the neighborhood. We understand that some development will happen at 3901-3905 Ivy Drive, but we believe the Commission should only accept a plan that will build far fewer homes. Before you make your decision, we ask the Commission to do two things:

- 1) Go see 3901-3905 Ivy Drive and drive around the neighborhood. See why this development will not fit in our neighborhood.
- 2) Deny the current development plan.

Thank you for your time and consideration.

Sincerely,

Maggie Gigandet and Daniel Sulbaran

2403 Claypool Street

Nashville, TN

From: Jessy Yancey <jessyyancey@gmail.com>

Sent: Monday, April 20, 2020 9:41 PM

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

Subject: Case# 2020S-0640001

Hi, I'm a resident of Sandy Drive for more than five years, and I am concerned about the proposed development on Ivy Drive.

A rezoning to allow cluster lots would cause flooding, affect wildlife habitats and thoroughly violate the neighborhood character and community guidelines. I understand that the land will be sold and some new houses will be built, but the number of lots in the proposal would result in the destruction of vital natural animal habitats (I can't tell you how many deer and turkeys I've seen in this space), not to mention years of construction, and most concerning is the flooding that I've seen as-is, let alone if trees were removed.

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I hope the developer can come to an agreement without completely destroying our little nature pocket of Inglewood and the character and integrity of our neighborhood. Just requesting to keep the lot size the same as our current standards and not change the zoning to allow for cluster lots.

Thank you for your time and consideration.

Jessy Yancey
2709 Sandy Drive, 37216

From: Laurence Aberman <laberman64@yahoo.com>
Sent: Tuesday, April 21, 2020 11:01 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Elliott, Logan (Planning) <Logan.Elliott@nashville.gov>
Cc: Laurence Aberman <laberman64@yahoo.com>
Subject: Case# 2020S-064-001

Hello,

Please include this letter in the comments on the April 23, 2020 MPC Agenda Items.

My wife and I are the property owners of 3835 Moss Rose Drive. The backyard of our home abuts the land proposed for development on Ivy Drive. We bought our home in July of 2016 with the intent on moving our family (of three young children) to our Inglewood dream home shortly after purchase. Nashville is still our end game, but because of issues with employment changes and family matters, our move has been delayed.

Firstly I want to applaud and give a virtual hug to all of my concerned neighbors that are fighting this plan. You are all incredible, informed, eloquent and very convincing. My family very much appreciates your hard work thus far in bringing to light this absolute travesty. Most of all I admire your restraint and civility. From reading your letters I'm even more drawn to being in our neighborhood and in Nashville proper. I echo each and every one of my neighbor's concerns, to a tee.

Building thirty homes in this sized lot has nothing to do with the Nashville Next mission statement of "harmonious development of the municipality" and has very little (if any) consideration to "public safety." (i.e traffic concerns and water run off, flooding) But the part that really offends me is the outright lack of common decency, good faith or as NashvilleNext likens to "morals."

I put my good faith in public servants making decisions that reflect a municipal mandate such as NashvilleNext and the fabric of a community. I put my faith in the judgement of what, in the end, is right and "moral." Nothing in the decision to build THIRTY homes in a plot of land suited for far less can be described as in good faith or "harmonious" or "moral."

In a personal aside, the plan will absolutely decimate much of the attractiveness of owning and moving into my home. My backyard will become a crowded mess of homes and neighbors. What was once peace, quiet, nature and clam will obviously transform into a densely packed urban environment.

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In a simple word, I'm heartbroken that a plan like this is even being considered and even more shocked it has gotten this far. It lacks any common sense and goes against the will of an unanimous neighborhood opposing it. Ignoring all of the overwhelming points being made by concerned citizens and the act of simply bludgeoning through with this plan reeks of anything but good faith and morals representative of Nashville or NashvilleNext. It reeks of greed. Period.

My two cents,

Laurence Aberman

From: JAMES HAGGERTY <hihags@aol.com>
Sent: Tuesday, April 21, 2020 11:49 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Ivy Drive Development

Re: 2020S-0640001

I live at the corner of Ivy Drive and Riverwood Drive. I have owned my home for 15 years.

I am opposed to the current plan for this development. It is in no way in character, size or density with the rest of our neighborhood. I ask that you please reject this plan in its current form.

Best,

James Haggerty

From: Greg O'Loughlin <oloughlin@gmail.com>
Sent: Thursday, February 27, 2020 9:12 PM
To: Elliott, Logan (Planning) <Logan.Elliott@nashville.gov>
Cc: Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>; Cooper, Jon (Council Office) <Jon.Cooper@nashville.gov>; Planning Staff <planningstaff@nashville.gov>; Milligan, Lisa (Planning) <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.

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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

From: Greg O'Loughlin <oloughlin@gmail.com>
Sent: Tuesday, April 21, 2020 12:23 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>
Subject: In opposition of Case Number 2020S-0640001 - Ivy Drive

Hello,

I am writing in opposition of Case Number 2020S-0640001 - the proposed development on Ivy Drive.

This is simply a Concept Plan to build as many RS5 homes on as much of this RS10 property as is possible. That is not what cluster developments are supposed to be or how they are supposed to work.

The stated 30 home equation does not consider the odd shape of the lot or the unbuildable areas.

The property in question would provide for a subdivision of 16 RS10 homes and I urge the Commission to exercise their right to turn down this particular Cluster Home option which is being used to not to cluster development but to effectively build RS5 lots over this entire RS10 property.

This neighborhood is easily defined by the lot sizes, green space, and wildlife that abounds. Development like this undermines the nature and definition of this neighborhood, and should not be allowed. Thank you.

Sincerely,

Gregory O'Loughlin
1410 Hemlock Ave
Nashville, TN 37216
615-887-7547

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From: Carey Rogers <careyrogers@comcast.net>
Sent: Tuesday, April 21, 2020 12:26 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>
Subject: Ivy Drive - 2020S-0640001

Dear Commissioners

I write in opposition to the proposal for Ivy Drive as currently presented. The sub-division is inappropriate for the neighborhood and for Inglewood. I live in a neighborhood near here that fought for and succeeded in gaining a conservation overlay to prevent this kind of development.

The fact that the developer has offered inadequate changes to the neighborhood indicates that he too realizes this plan is inappropriate in its current form.

I understand that the law and precedent makes this a difficult case but a deferral would send a message to the developer to make serious efforts to negotiate with the community.

Thank you,

Carey Rogers

1310 Howard Avenue 37216

From: John Reed <john.reed2011@comcast.net>
Sent: Tuesday, April 21, 2020 1:06 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: oppose this plan # 2020S-064-001.

I am a 50 year resident of Inglewood and I am opposed to this development!

The planning commission has full authority to not approve this Cluster Home Concept Plan option. If they kept the development to a regular subdivision they could only build 16 homes on this 2 home property. This Cluster Lot option is a run around the code to put twice as many homes as would practically fit on this RS10 property considering the stream and grading issues.

Furthermore the only open space this Cluster Lot Plan includes is the Federally Protected Stream, the new Storm Water retention areas and the steep slope between the two housing areas.

John Reed
3819 Moss Rose dr
37216

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From: Anne McCue <annemccueink@gmail.com>

Sent: Tuesday, April 21, 2020 1:19 PM

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

Subject: Opposed to 32 new homes on Ivy Drive # 2020S-064-001

Please do not allow them to build 32 homes in an area where the limit should be at the most half the number.

This will destroy the ecology of the neighborhood.

This remote, virtual hearing is entirely in favor of the developer.

Thank you

Anne McCue

Fernwood Drive 37216

From: Amanda Frick <frick.amanda@gmail.com>

Sent: Tuesday, April 21, 2020 1:20 PM

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

Cc: Dave Keiser <dave.keiser74@gmail.com>

Subject: 3901 Ivy Drive - PLEASE vote against current plan!

Dear Planning Commissioners and staff,

I am including below a detailed letter from Ms. Robbie Hunsinger as I agree with her concerns 100% and could not write them better myself. I will add that I am a strong supporter of smart development and growth in Nashville. However, the current proposal at 3901 Ivy Drive is not smart development. **I strongly support developing this land, but not as a cluster option plan. Rather, the commission should apply the true RS10 rules to this property.**

Sincerely,

Amanda Keiser

3911 Ivy Drive

I am one of over 160 residents that are passionately against Concept Plan 2020S-0640001 which seeks to build 30 homes on a property that currently supports 2 homes. This dense cluster home option development is entirely wrong. 3901-3905 Ivy Drive which is surrounded by large open lots deep on unique land in one of the quietest parts of Inglewood. One adjoining lot is 2.65 acres of mostly open land. Municipal Policy for cluster home development dictates that they be created near major throughways such as Gallatin Road*, not on sleepy established streets of large RS10 and RS20 lots at the Cumberland bluff. *see **17.08.020 - Zoning districts described B.**

I understand that zoning has a theoretical equation for how many homes can be built on these 9.05 acres, but much of this land is not buildable. 10 of the proposed lots are already marked as critical on the plan because of severe grading. If an actual RS10 development were created, the number of homes would be substantially reduced due to severe grading,

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storm water issues, and the environmental and federal protections that require a land buffer around the spring and stream.

I urge you not to approve this Concept Plan for 30 cluster homes on Ivy Drive. I urge you to consider a much reduced number of homes that would reflect the actual number of RS10 properties that could be built on this land, not the theoretical number. This would provide us with a more "harmonious development" as is required repeatedly in Nashville's municipal code. Cluster lots of 5000sf do not fit here.

There are critical quality of life issues at stake for this neighborhood. The beauty of this property is a destination for our families young and old, and Ivy Drive is a much used bike and recreational route leading to the northern entrance of Shelby Park. In addition, this property serves as a wildlife nursery for our beloved deer, fox, migratory birds and turkey populations, providing them with needed woods, natural stream access and older trees. It is an idyllic, peaceful and long established area of Inglewood not even one block from the Cumberland River. see * **Subdivision Reg Amendment 2017 3.5 - 2f** preserving unique topographical and environmental features.

Traffic is another issue. Ivy is a very quiet area with very little traffic and no through traffic. You are forced to take several small streets and make sharp turns to even find 3901-3905 Ivy Drive. There are no main routes or public transportation to this property and every surrounding street is also a low traffic area. We are baffled as to which routes will suddenly become busy streets leading to this development if it is approved. We are concerned with how 30 new homes will impact our recreation activities and safety since these new residents will have to access Ivy drive at a very small sharp and fairly blind bend at the end of our street. There is also have a school bus stop close to this property on Moss Rose (with no sidewalk) and we have safety concerns about commuter traffic from this property affecting our kids.

The properties at 3901-3905 Ivy also form the storm water basin for this entire area of the neighborhood. Water which flows across this property during heavy rains joins its natural creek and flows into the Cumberland a few houses down the street. During heavy rains, water drains from Freemont, Moss Rose, Ivy Drive, Milton and Shadow Lane on its way to the Cumberland. The backyards and some houses downstream from the property on Moss Rose already suffer from flooding and fast moving creeks regularly appear.

Our neighbors upstream and downstream from this property have already had flooding issues with only two homes and very little paving on this property. The dramatic increase in run-off with construction, tree removal, and the addition of two roads and cul-de-sac 's plus driveways for 30 homes is frightening.

In addition to our concerns about flooding issues, the current Concept Plan Engineers have removed half of the Conservation Overlay that still runs in a continuous swath through and beyond both borders of this property on the Planning Department's map. The Concept Plan Engineers have not only removed the Conservation Overlay across the storm water channel on 3906 Ivy, but the plan actually builds homes on top of that area right where water drains into the channel from Ivy Drive and Milton.

I am concerned about the sudden change in this Conservation Overlay and additionally I am very concerned about the impact that this dense 30 home subdivision will have on the unique features of this land on the Cumberland bluff that is still designated under your Conservation Policy, a policy which again clearly dictates less dense development in the municipal code. see * **Subdivision Reg Amendment 2017 3.5 - 2f** "preserving unique geographic , topographic and environmental features" and *17.08.02-Zoning described (and natural conservation) at bottom of page.

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I urge you to not approve this Concept Plan 2020S-064-001. It is wrong for this property for a multitude of reasons that include legal regulations and quality of life issues. The Municipal Code and Subdivision Regulation Amendments from 2017 urge the Planning Commission to only approve plans that support "harmonious development" and the approval of this Cluster Lot Plan option is at your discretion. Even if the applicant has all of the checklist boxes properly ticked, we believe he is still legally required to follow the rest of the municipal code stipulations. see* **Sub Reg 2017 3.5 - 2f.**

Given the 160+ residents in opposition to this Concept Plan it is clear that this Plan will not "provide for the harmonious development of the municipality and its environs" nor will it " create conditions favorable to health, safety, convenience and prosperity." 30 cluster homes at the bend of Ivy Drive are a threat to the qualities of this neighborhood that we so greatly value. ***TN Subdivision Code 13-4-303.**

Thanks very much for your time and consideration,

Amanda Keiser

From: Charlie Weingartner <charlie.weingartner@gmail.com>
Sent: Tuesday, April 21, 2020 1:27 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Opposing Concept Plan 2020S-064-001

Hello Metro Nashville Planning Commission,

My name is Charles Weingartner. I live at 2408 Andrew Place in the Inglewood Neighborhood. I'm a very concerned home-owner calling in regards to Concept Plan 2020S-064-001 at 3901 - 3905 Ivy Drive. This plan would be an absolute disaster for our neighborhood. The only open space on the cluster plan is the Federally Protected Stream, the new Storm Water retention areas and the steep slope between the two housing areas. Our neighborhood is a quiet place where red foxes, deer, wild turkeys, beaver, dozens of other different species, and migratory birds live. This would destroy priceless sanctuary areas and the green spaces that they live in along the Cumberland River Bluff. I moved into this neighborhood in a large part because of the abundance of wildlife and the tranquility that they bring to the area.

Ivy Drive is not near a main road, and both ends of the street have sharp 90 degree turns to the connecting drives. The added traffic congestion would be dangerous to children, and entirely debilitating to the recreational activities our community cherishes. My wife and I regularly walk along this road and fear how incredibly detrimental the new, unnecessary traffic would be for everyone.

Additionally, this virtual hearing is unfair and discriminatory to us, and it clearly favors the developer. The opposition to this plan cannot properly assemble, we cannot respond in real time to the hearing. I feel that the Cluster Lot option presented is a run around the code to put twice as many homes on this RS10 property, considering the stream and grading issues. I urge you to not approve this Cluster Home Concept Plan. This is not beneficial to our neighborhood's growth in any single capacity.

Thank you,

Charles Weingartner

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From: kevinransom10@aol.com <kevinransom10@aol.com>

Sent: Tuesday, April 21, 2020 1:36 PM

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

Subject: We oppose Cluster Home plan on Ivy Drive

We urge you to vote against this plan to build 32 new homes on Ivy Drive

This remote virtual hearing you are holding is unfair and discriminatory to us and it clearly favors the developer. We cannot assemble, so we cannot respond in real time to the developers' plan at the hearing.

There are now 200 of residents who oppose the plan

Please do not destroy any more green space!

Thank you

From: Kayla Howell <howell.kaylamarie@gmail.com>

Sent: Tuesday, April 21, 2020 1:37 PM

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

Subject: Plan # 2020S-064-001 | A consideration for opposing the Ivy Drive cluster home development

Hello --

I hope you are doing well and staying healthy during this time.

I am writing on behalf of plan # 2020S-064-001, the Cluster Concept Development planned for Ivy Drive in Northeast Inglewood.

I recently purchased a home on Milton Drive, and my backyard looks upon my fellow neighbors on Ivy Drive. I fell in love with this neighborhood and chose to plant my new family roots here, because unlike many other streets in the area, this little pocket remained untouched from the new Nashville normal of compacted, atrocious-looking, tall skinny homes and increased crime rate. Foot traffic on the roads is light but constant, in that small neighborhood feel- you see neighbors walking dogs and pushing strollers. Car traffic is also light and everyone waves because we all know each other. Everyone feels safe in our bubble.

I am deeply concerned that nearly doubling our neighborhood in size will hurt the safety that we feel. The safety we pay for with our mortgages and increasing tax rates. The safety we anticipated for years to come as we walk in streets with no sidewalks.

The promise of ~32 tall skinny homes will turn our quiet and quaint neighborhood into a loud and dangerous construction zone. It will double, maybe even triple, the amount of traffic going through a neighborhood. It will destroy a beautiful landscape with rolling hills and mature trees- have you seen the location they anticipate on destroying? It's absolutely breathtaking.

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I ask that you consider the neighbors and the neighborhood culture we work so hard to maintain when you cast your vote. We didn't sign up to live in a bustling urban environment (concrete jungle)- we signed up to live in a small secluded suburb.

Thank you,

Kayla Howell (Hucke)

2412 Milton Drive

From: Robert Goodwin <a74cuda@hotmail.com>

Sent: Tuesday, April 21, 2020 1:43 PM

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

Subject: Ivy Drive plan

Best regards,

I oppose the building plan on Ivy Drive for 30-32 new homes, the development for these extremely high density cluster homes do not in any way fit in with the existing homes in the neighborhood for miles around. Also the added number of cars on the narrow Ivy drive would be a hazard for the entire neighborhood. This area is boxed in by the river, no North or East exit directions, there are just not many streets in and out compared to other areas of the city.

The building of this would also create quite a disruption given the timeline it would take to finish as set forth. There also appears to be a nature environment impact to which I am not an expert to comment on, but this question has been raised by smarter people than myself enough to know there are issues with that.

I am not opposed to developing the property, but the number of new homes in the plan far exceeds what any other development is, in and around the neighborhood by a great number.

I would also like to add that our council person representing us is a realtor and no matter what that person has assured us, I believe there is truly a conflict of interest in this case. I hope you can understand this unusual situation given the council persons position and perhaps future representation by anyone across our good city, that stands to profit from their position, can and will be address with a new rule regarding in some form to being totally unbiased in the future.

Thank you for your time and consideration in this matter,

Robert Goodwin

615-485-9936

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From: Jenna <jennadagostino88@gmail.com>
Sent: Tuesday, April 21, 2020 1:53 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Concept Plan 2020S-0640001

Dear Planning Commissioners and staff,
my Name is Jenna Ross and I live at 4018 Moss Rose Drive. I am against Concept Plan 2020S-0640001 which seeks to build 30 homes on a property that currently support 2 homes.

I also urge the planning commission to reconsider the remote virtual hearing as it is unfair advantage to the developer. The over 160 residence in opposition to this plan cannot assemble and respond in real time to the hearing.

Thank you for your time and consideration

Jenna Ross

From: Lou Vargo <l_vargo@yahoo.com>
Sent: Tuesday, April 21, 2020 2:00 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Opposed to and Outraged by Ivy Drive Development

Dear Madam/Sir,

I strongly oppose the plan to allow the development of over 30 homes on Ivy Drive in Inglewood.

I live a short distance from the proposed development and walk it almost daily.

- 1) It is in no way consistent with the housing density of the rest of the neighborhood;
- 2) The increase in traffic will pose a danger to the pedestrians in the neighborhood;
- 3) The resulting dramatic change in the ecosystem will give wildlife one less refuge in the city;
- 4) Sewage and other infrastructure will be damaged and stressed;
- 5) The change in rain water drainage will cause many homes to be in danger of flooding;
- 6) It will ruin the vibe of the entire neighborhood that has organically occurred over decades;

In addition, the "remote virtual hearing" that is planned for this hearing is unfair. The residents that this will affect most will be unable to:

- 1) Assemble to see where the community stands on this matter;
- 2) Respond in real time to the hearing;
- 3) Is unprecedented in Metro government and the spirit of civil discourse in the history of this country.

You have FULL AUTHORITY to NOT approve this Cluster Home Concept. Please, do so and keep this beautiful neighborhood beautiful.

Thanks you for serving our great city and our home.

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From: Jessica Barnett <jessicab5128@gmail.com>
Sent: Tuesday, April 21, 2020 2:09 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Opposition-Development at Ivy Drive

Dear Planning Commissioners,

I am resident of area where the new development of 32 homes on Ivy Drive is proposed. I am writing to express my strong opposition to the plan. It would overly crowd the area without the infrastructure to support that many new residents. It would destroy the beauty and peace of the area that we as residents cherish. A remote virtual hearing is unfair and favors developers. The hearing should be postponed until it can be done in person.

Thank you,
Jessica Barnett
1925 Moran Ave
Nashville, TN 37216

From: Amy Pierce <amy.pierce@gmail.com>
Sent: Tuesday, April 21, 2020 2:20 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Regarding case number 2020S-0640001

Dear Planning Commissioners and staff,

We are one household out of over 160 residents that are passionately against Concept Plan 2020S-0640001 which seeks to build 30 homes on a property that currently support 2 homes. Many of our neighbors have summed up the key points as to why this plan doesn't fit with the neighborhood. Primarily, it is because the amount of space won't support that many homes. The reasons why include the stream and storm water drainage, local wildlife, tree conservation, among others.

We ask you to not approve this concept plan for 30 cluster homes on Ivy Drive. We ask you to please consider a much reduced number of homes that would reflect the actual number of RS10 properties that could be built on this land, not the theoretical number. This would provide us with a more "harmonious development" as is required by Nashville's municipal code.

Thank you for your consideration,
Amy Pierce and Mark Mladineo
2307 Shadow Lane
Nashville, TN 37216

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From: Laura Yankee <mrs.laurayanke@gmail.com>

Sent: Tuesday, April 21, 2020 2:21 PM

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

Subject: Ivy Drive Development - 2020S-0640001

Dear Planning Commissioners,

I am writing regarding the proposed development at the end of Ivy Drive. My husband, our three children, and I live on the street and love our community. Unfortunately, many of the characteristics of this community will be destroyed with the proposed development that has little if any support among the residents on Ivy Drive and the surrounding streets. There are many reasons why the neighbors including our family are urging you not to approve this plan.

First, this cluster development violates many of the standards set forth in our city's own municipal policy. Our quiet street resembles nothing like a major throughway. Dense development like this belongs where there is access to public transportation and proper infrastructure to handle the heavier traffic that this development is sure to bring. Our street is regularly occupied by recreational bicyclists and joggers and families strolling with their young children. The addition of 30+ homes will undoubtedly create safety issues for our residents.

Not only will this development reduce the quality of life for our residents who enjoy walking, jogging, and cycling to the greenway below, but it will devastate the habitat for our wildlife population and cause irrevocable damage to the surrounding environment. I do not believe that there has been enough examination of the impact that covering acres of land with concrete and buildings will have on the homes that are downhill where undoubtedly excess amounts of storm water will flood if the current terrain is changed in this way. By removing much of the conservation overlay, the concept plan engineers are almost ensuring wildlife.

In no way does this proposed development meet our own legal standards. Please see the excerpt from chapter 17.04.010 - Title and purpose.

"This Zoning Code is enacted pursuant to Articles 2 and 20 of the Charter of the Metropolitan Government of Nashville and Davidson County and Title 13 of the Tennessee Code Annotated. This title is designed to implement the goals and objectives of Concept 2010:A General Plan for Nashville and Davidson County...This title further establishes development standards which are designed to protect the value and integrity of neighboring properties, enhance the general character and appearance of the community, reinforce the central business district, and provide for a reasonable balance between efficient utilization of land, protection of this community's environmental resources and assuring the operational integrity of streets."

Additionally, no version of this concept plan has even proposed building homes that are clustered. It is simply a design plan the puts as many homes as possible on RS5 lots where there is currently RS10 zoning and where all of the surround lots are RS10 and RS20. The stated 30 home equation does not consider the odd shape of the lot or the areas on the lot that are simply not buildable. This plan does not save any currently open land except for the Federally Mandated Stream area, the required storm water retention areas and the steep slope between the RS10 and RS5 homes. Currently this property would provide for a subdivision of 16 RS10 homes. I am strongly urging you all to exercise your right to turn down this particular Cluster Home option. It is not being used to cluster development but instead is attempting to effectively build RS5 lots over this entire RS10 property. The cluster option is just that. It is an option that you may

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approve or deny. I am begging you to see that this development is in no way harmonious with our residents or our neighborhood.

Thank you for your time and sincere deliberation over the many ways in which this plan violates our city's own guidelines and regulations.

Laura and Jon Yankee
3931 Ivy Drive, Nashville, TN 37216

From: Kathy Moyer <kmoyer52@yahoo.com>
Sent: Tuesday, April 21, 2020 2:25 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: plan # 2020S-064-001

Dear planning commissioner members, I am writing to respectfully state my opposition to the cluster home concept that Mike Kenner is planning for the Ivy Drive lots in Inglewood (plan #2020S-064-001). This congested home concept is completely out of character for this neighborhood. It would be more appropriate for a corridor region. The increased traffic and downstream water flow issues with a federally protected stream are only 2 of the potential problems. The cluster lot option gives the developer a way around the code. Not acceptable in my opinion.

I would also like to state my consternation at having a remote virtual hearing that the concerned and affected public is not allowed to attend. This is unfair, and gives unfair advantage to the developer, without any say from those it will most affect.

Thank you for your consideration of the input from this neighborhood.

Kathy A Moyer
4111 Moss Rose Drive
Nashville, TN 37216

From: Zelda Sheldon <zeldasheldon@gmail.com>
Sent: Tuesday, April 21, 2020 2:44 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Expression of Opposition to plan # 2020S-064-001.

Dear Nashville Government Planners

This email is to express strong opposition to plan # 2020S-064-001.

All the other homes in the neighboring streets are SINGLE FAMILY RESIDENCES on half acre and above lots.

There are currently 2 homes on the lots in question. And even though the lots are larger than other surrounding lots at the preceding rate of 1 X SFR per half acre lot this development would ideally be maximum of 16-18 homes

The neighborhood is comprised of single family residences, so how would a 'cluster development' benefit the tax paying residents?

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It would not.

It would destroy the natural and aesthetic peace and beauty, bring in additional unwanted noise and traffic to this quiet peaceful part of our neighborhood. And for what reason?

Myself, my husband and 160+ neighboring residents don't want this development.

Why should ONE developer be granted permission to destroy the peace and harmony of the existing neighborhood with this money-making plan that would anger the residents.

And why would any council representing its tax payer clients be so willing to approve of this neighborhood-destroying plan that angers so many residents? The only reason I see is this is a money-grab of the windfall in additional taxes it would receive.

Clearly this plan is a betrayal of the trust residents have put in their council. Surely there is a higher obligation for the council to protect the rights of its citizens and the peace and harmony of its neighborhoods.

In addition to opposing the plan, I voice my deep concern for this remote virtual hearing because it is unfair and discriminatory to all those tax paying residents who strongly oppose this ridiculous plan to destroy the peace and tranquility of the neighborhood that the residents have for so long enjoyed. It clearly favors the developer. It is unfair because those 160+ residents cannot assemble, we cannot respond in real time to the hearing and we cannot show the large number of residents opposed to this plan during the safe at home quarantine order continues.

The planning commission has full authority to not approve this Cluster Home Concept Plan option.

If you kept the development to a regular subdivision the developer could only build 16 homes on this 2 home property.

This Cluster Lot option is a run around the code to put twice as many homes as would practically fit on this RS10 property considering the stream and grading issues.

Furthermore the only open space this Cluster Lot Plan includes is the Federally Protected Stream, the new Storm Water retention areas and the steep slope between the two housing areas.

There are other locations where a 32-home development would be welcomed by taxpaying neighbors which would utilize the city plan for density among traffic corridors. Any plan for greater than 16 houses on the lots in question on Ivy Drive should be denied.

Therefore I request you consider the collective voices of the existing residents who strongly oppose this plan.

Zelda Sheldon

Resident and tax payer in the Ivy Drive neighborhood 37216

Inglewood, Nashville, Tennessee USA

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From: Sylvia Giannitrapani <sylviagrealtor@gmail.com>

Sent: Tuesday, April 21, 2020 2:47 PM

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

Subject: Case# 2020S-064-001 3901 - 3905 IVY DRIVE, please do not approve (For April 23rd meeting, public comments)

Case# 2020S-064-001 3901 - 3905 IVY DRIVE

Dear Planning commission,

Please do not approve the Case# 2020S-064-001 3901 - 3905 IVY DRIVE plan to build 30 houses in the bend on Ivy Drive. At the minimum, I would request that you defer this item from the agenda until we can hold a true public meeting so that our neighborhood can be seen and heard in full voice.

My neighbors have so eloquently articulated the many reasons why this location is unsuitable for this density of build. I will just be a broken record. Also, I am simply not clear why the "staff is recommending with conditions" this kind of density given the terrain and the location in a clearly suburban neighborhood.

To review:

*Proposal is to double density on the block of Ivy from Fremont to Moss Rose. There are currently 32 houses on that stretch and the proposal is to add an additional 30 on a parcel where there are currently 2. A change from 32 to 62.

This added density brings up issues with:

- *Safety-as there are no sidewalks, and plenty of current pedestrian traffic, and a likely addition of 60 cars
-school bus stop one door up
- *Flooding, especially to any property located down hill from these parcels. With the structures and concrete drives being added to the parcels and its unique topography, stream etc, this is a disaster for those houses that are down hill.
- *Pressure on our sewer system
- *Likely an additional 60 cars added to the traffic on this quiet, pedestrian friendly street and to all of the surrounding quiet streets
- *Destruction of the "rhythm" and "Harmony" of the feel of this street and surrounding area regarding the pacing of land vs structures.
- *Loss of mature tree canopy on a large scale
- *Loss of natural habitat for local wild Turkeys, Deer, birds and more

Given its terrain AND to harmoniously fit in to the "feel" of the existing neighborhood, which is all RS10-RS20 base zoning, it just seems that no more than 10 houses should be built here, if any. Again, the terrain includes steep grades in some parts, a flood plain down hill from the property, the underground spring, the stream etc. This is Not a level property located in a dense, T4 neighborhood.

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This property straddles the T3/T4 designations in the community character manual map from August 2017, But, if you walk down the street and visit all of the surrounding streets, the feel is 100% T3. The definition from the community character manual August, 2017: " In T3 Suburban Transect areas, the balance between open space and buildings tilts toward open space with vegetation framing the street; in T4 Urban Transect areas, the balance tips toward the built environment, with buildings framing the street." Most of the houses in this area have at least 1/3rd to a 1/2 acre of land with large front yards

We are talking about doubling density on a block where the property is:

- * nowhere near a main corridor
- *not near public transportation
- * nestled in a truly suburban residential neighborhood
- *nowhere near any shopping or commercial amenities
- *has no sidewalks
- *Does not represent "Smart Growth"

I have not heard of one person in the neighborhood that is for this type of dense development. As mentioned in other letters, the attendance at meetings has been crowded and engaged. If we were not socially distancing right now, I am certain we would have over 200 signatures from the immediate neighborhood asking for you to oppose. At the meeting where signatures were taken, we had no idea that we would be in lock down shortly thereafter.

Thanks for your time and consideration for opposing this development. You have the power to hear our voices,

Sylvia Giannitrapani
Proud Ivy neighbor for over 15 years
3920 Ivy Drive and 1327 Riverwood Dr
Nashville, TN 37216

From: Nathan Walls <reletech.nathan@gmail.com>
Sent: Tuesday, April 21, 2020 2:48 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Ivy Drive Preservation

Good afternoon,

I am writing today as a supporter of the Ivy Drive Preservation group and a local 37216 neighbor about the proposed development of 32 houses at 3901 Ivy Drive. I would like to express my extreme malcontent at this proposed development as it will severely diminish the residential and natural integrity of the area. It is a blatant violation of local ordinances to prevent this destructive, irresponsible and, frankly, morally reprehensible behavior. The proposal does not at all take into consideration the fragility of the local ecosystem and the wildlife it would destroy. The site of the proposed development includes a federally protected stream, new storm water retention areas and a steep slope between the two housing areas. This will inevitably cause destructive erosion which will end up costing the city dearly to repair.

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It is the continuation of an unfortunate trend of free-for-all development that the local government has seemed to embrace. If we want Nashville to be an attractive, comfortable place to live, allowing developers to wreak havoc on our local infrastructure and ecosystem with seeming impunity is a most ill-conceived way of going about it.

I will be in attendance at the virtual meeting on April the 23rd to further express my vehement disapproval.

This email is in reference to case #: 2020S-0640001

Sincerely,

Nathan Walls

(615)-767-9648

From: Margaret Littman <littmanwrites@gmail.com>

Sent: Tuesday, April 21, 2020 2:50 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>

Subject: Concerns about Concept Plan 2020S-0640001

Dear Metro Planning Commissioners:

I am writing to express my concerns about Concept Plan 2020S-0640001, which seeks to build 30 homes at 3901-3905 Ivy Drive, properties that currently support two homes.

I suspect this sounds like a NIMBY complaint. In fact, I do support increased density and I believe select increased density will solve many of Nashville's issues. But not at this location. Not because it is my neighborhood, but because this location does not have the infrastructure to support this kind of cluster development. We don't have sidewalks or bike lanes and we know the Metro budget doesn't exist to install them. Our closest Greenway entrance—Cooper Creek—doesn't have parking. We are one of the neighborhoods that lost our closest bus stop/route during the WeGo cuts last year. This location is 1.5 miles from the nearest commercial development and 2 miles from the nearest grocery store. All of this means that more people will be walking and driving on these streets, and the streets are not prepared for it.

In addition, I believe that this proposed development is in direct conflict with Metro's Community Design Character Document for T3 Suburban which reads, "Classic models of suburban development allow nature to take a prominent role while the buildings remain secondary, creating a setting that, while not rural, still features open space prominently."

Currently, this is a property with severe grading change, a stream that cuts through it, and many mature trees. One of the current owners affixes his trash can to his car bumper and tows the trash can to the top of the hill on trash day. Nature takes "a prominent role." I believe the proposal for 30 homes on this site will change this role and doesn't take the topography into consideration.

I hope that the Planning Commission will consider these factors and approve modifications to this development for 16 homes, which I believe is what would normally be allowed on an RS10 property, rather than 30.

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Thank you for your work in supporting a livable Nashville.

Best,

Margaret Littman

From: Linda Rebenstorf <lrebenstorf@gmail.com>
Sent: Tuesday, April 21, 2020 2:50 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Case No. [2020S-064-001] Public Comment

Dear Metro Planning Commission,

As an Ivy Drive homeowner of 16 years, I am writing to voice my vehement opposition to the proposed development at 3915 Ivy Drive. I, along with so many other residents, moved to this part of Nashville for its relative serenity—and the thought of having 30+ houses squeezed onto a two-house property threatens the very ethos of our neighborhood. While we have had increased traffic in recent years due to Nashville's overall growth, I despair at how such a large development would disrupt the peace, safety, and beauty of our neighborhood. A glut of cars is not the only concern. The environmental impact that would arise from such an ill-advised development are significant: stream, grading, flooding, and storm water issues; destruction of tree canopy; and reduction in open space.

Of course, given the constraints imposed by COVID-19, I understand that a normal public hearing is not possible. However, please keep in mind that this virtual Public Comment scenario will effectively--and unfairly--undermine the dissenting voices of the Ivy Drive neighborhood's residents who, in normal times, would no doubt fill the hearing room and make visible the full strength of our opposition to this proposed development.

I pray that the planning commission will exercise its authority to reject this option for a Cluster Home Concept development, which, as I understand it, is really just a maneuver to circumvent the code so that the developer can cram twice as many houses as would be permitted on this RS10 property. Such a development would decidedly have a *disharmonious* impact on our lovely neighborhood, so please reject that option and save Ivy Drive.

Respectfully yours,

Linda Rebenstorf
4020 Ivy Drive
Nashville, Tennessee 37216

From: Joel Jansen <joeltjansen@gmail.com>
Sent: Tuesday, April 21, 2020 2:58 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: 3901-3905 Ivy Drive

Hello Planning Commissioners and staff,

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My name is Joel, I am a resident here in north Inglewood, and one of over 160 residents that are passionately against Concept Plan 2020S-0640001 which seeks to build 30 homes on 3901-3905 Ivy Drive.

Although I may be young; I too enjoy the quite and peaceful qualities of this neighborhood. We have people and families of all types here, and we all enjoy the serenity of this neighborhood. In fact the most amount of noise we typically have to deal with is the general Jackson.

While I am not concerned much with noise the things I am concerned about are **Traffic** and **Watershed Disturbance**.

We here live in a very old part of north Inglewood. The roads were not made to handle a high-density residential situation. You see there are really only a few ways out of this neighborhood as we are wedged between the Cumberland river and Shelby bottoms park(not to mention cooper creek). With only a few outlets out of this neighborhood all going in the same direction you can imagine what a nightmare traffic would become. The congestion would be quite unmanageable not to mention less safe for families to walk along the road. Along with these homes imagine the city would have to spend quite a bit on new infrastructure (stop lights, storm drains, new water lines etc.). On top of all imagine the congestion that will occur from all the construction vehicles an such. We would probably have to deal with all that nonsense for how long? A year? Maybe more? My neighbors and I will no be happy with a situation like that.

I am going to quote my colleague, Robbie Lynn Hunsinger, here in regards to the water shed disturbance,

"The properties at 3901-3905 Ivy also form the storm water basin for this entire area of the neighborhood. Water which flows across this property during heavy rains joins its natural creek and flows into the Cumberland a few houses down the street. During heavy rains, water drains from Freemont, Moss Rose, Ivy Drive, Milton and Shadow Lane on its way to the Cumberland. The backyards and some houses downstream from the property on Moss Rose already suffer from flooding and fast moving creeks regularly appear.

Our neighbors upstream and downstream from this property have already had flooding issues with only two homes and very little paving on this property. The dramatic increase in run-off with construction, tree removal, and the addition of two roads and cul-de-sac 's plus driveways for 30 homes is frightening."

Not only will this construction threaten the overall health of the eco system and the flow of water into the Cumberland, but it may pose serious flooding threats to surrounding neighbors.

I will leave you with some zoning codes and amendments that we in this neighborhood believe support our arguments.

Thank you for your time,

Joel Jansen
2712 Shadow Ln.

Supporting Notations:
17.08.020 - Zoning districts described B.

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Residential districts are to be applied in a manner consistent with the general plan. Residential districts should be applied according to the compatibility of the associated density with the topographic and soil conditions that prevail in the area, or when so recommended by the general plan, the prevailing development pattern of the area.

Residential districts also permit a limited range of compatible and supportive community-related uses that typically desire to locate within a residential setting. As a general rule, progressively higher density districts within each residential policy category of the general plan should be located along higher classifications of street and in closer proximity to mass transit corridors, retail services or employment opportunities.

Subdivision Reg Amendment 2017

3.5 - 2f describes the requirement of a harmonious and appropriate development

f. If the proposed subdivision meets subsections a, b, c and e of this section but fails to meet subsection d, the Planning Commission, following a public hearing in accordance with the Planning Commission Rules and Procedures, may consider whether the subdivision can provide for the harmonious development of the community by otherwise meeting the provisions of TCA 13-4-303(a). In considering whether the proposed subdivision meets this threshold, the Commission shall specifically consider the development pattern of the area, any unique geographic, topographic and environmental factors, and other relevant information.

17.08.020 - Zoning districts described - natural conservation

1.

Single-Family (RS and RS-A) Districts. Intended for single-family residential development at a variety of densities, these districts may be applied to preserve the character of developed residential areas that are predominately single-family in nature and recommended to remain so by the general plan. These districts also may be applied to establish single-family character in developing areas at densities recommended by the general plan.

b.

RS20, RS15, and RS10 Districts. Designed for relatively low to moderate intensity single-family development, these districts are 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.

TN Code 13-4-303. Subdivision regulations Adoption.

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(a) In exercising the powers granted to it by this part, the planning commission shall adopt regulations governing the subdivision of land within the municipality. Such regulations may provide for the harmonious development of the municipality **and its environs**, for the coordination of streets within subdivisions with other existing or planned streets or with the plan of the municipality or of the region in which the municipality is located, for adequate open spaces for traffic, recreation, light and air, and for a distribution of population and traffic which will tend to **create conditions favorable to health, safety, convenience and prosperity**, and identify areas where there are inadequate or nonexistent publicly or privately owned and maintained services and facilities when the planning commission has determined the services are necessary in order for development to occur.

From: Tiffany Vargo <tiffanyvargo@icloud.com>

Sent: Tuesday, April 21, 2020 3:01 PM

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

Subject: Subject: Opposed to and Outraged by Ivy Drive Development

Dear Madam/Sir,

I strongly oppose the plan to allow the development of over 30 homes on Ivy Drive in Inglewood.

I live a short distance from the proposed development and walk it almost daily.

1. It is in no way consistent with the housing density of the rest of the neighborhood;
2. The increase in traffic will pose a danger to the pedestrians in the neighborhood;
3. The resulting dramatic change in the ecosystem will give wildlife one less refuge in the city;
4. Sewage and other infrastructure will be damaged and stressed;
5. The change in rain water drainage will cause many homes to be in danger of flooding;
6. It will ruin the vibe of the entire neighborhood that has organically occurred over decades;

In addition, the "remote virtual hearing" that is planned for this hearing is unfair. The residents that this will affect most will be unable to:

1. Assemble to see where the community stands on this matter;
2. Respond in real time to the hearing;
3. Is unprecedented in Metro government and the spirit of civil discourse in the history of this country.

You have FULL AUTHORITY to NOT approve this Cluster Home Concept. Please, do so and keep this beautiful neighborhood beautiful.

Thanks you for serving our great city and our home.