



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Emily Benedict
Member of Council

1 Public Square, Suite 204
Nashville, TN 37201

April 23, 2020

Members of the Planning Commission,

I stand with the neighbors in opposition to this plan as currently outlined. I have met with and spoken to the developer and the neighbors many times over the past two months. The developer has offered a handful of concessions to make their plans more acceptable to the neighbors, however he will not reduce the proposed density.

This location is deep in the neighborhood. From downtown, it is a 16-minute drive, which is the same amount of time as it takes from downtown to Goodlettsville, or Antioch, both suburban neighborhoods, generally with less density.

Although the current zoning code allows the density being proposed, and that it technically matches the density in and around the property, it is far more dense than our city should allow in a location on sleepy two-lane roads just steps from the Shelby Bottoms Greenway. Moss Rose Drive is a gateway to the city for cyclists. This Greenway is to Inglewood what Percy Warner Park is to Bellevue. This development, as currently proposed, will forever change the peace currently enjoyed by area residents.

There has been much talk of equity lately, and of putting people ahead of profits. This developer stands to profit at the expense of the community, and even more troubling, at the expense of the deer, wild turkeys, and red foxes, in addition to losing oak, maple, and hickory trees. I urge you to rule against this concept plan. This does not create affordable housing density as these homes will sell at 33-50% more than the current average home value in our city.

You can help protect the tranquility of this little nook in Inglewood. Some density could be expected, but again, this is too much. Let's keep this area equitable for Nashvillians for decades ahead.

Respectfully,

A handwritten signature in purple ink that reads "Emily Benedict".

Emily Benedict
District 7 Councilwoman