

# Comments on June 25, 2020 MPC Agenda Items

Received through June 24, 2020

## ITEMS FOR DEFERRAL/WITHDRAWAL

### Item 2. 2020SP-015-001 – Hamilton SP

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

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

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

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

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

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

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

Thank you.

Anthony Harding

# Comments on June 25, 2020 MPC Agenda Items

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## Item 9. 2020Z-069PR-001

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**From:** kenturpen . <kenturpensr@gmail.com>  
**Sent:** Wednesday, June 17, 2020 11:20 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Planning Staff <planningstaff@nashville.gov>  
**Subject:** 2020Z-069PR-001

Dear Planning Commissioners:

Just a short note to voice my concern with the proposal to rezone the property in Hermitage on Andrew Jackson Parkway. I firmly believe that we have enough gas stations and other businesses in the area and it is infinitely more important to save this property for greenspace and for a driving range if possible. Please do NOT rezone this property for further development.

Thanks so much.

*Ken*

**Kenneth M. Turpen**  
(629) 203-1712  
2955 cherrybark Ct  
Hermitage, TN 37076



# Comments on June 25, 2020 MPC Agenda Items

Received through June 24, 2020

## **Item 10. 2020Z-027PR-001 – 720 Lena Street**

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**From:** Rachel Solava <rsolava189@gmail.com>

**Sent:** Wednesday, May 6, 2020 12:22 PM

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

**Cc:** Taylor, Brandon (Council Member) <Brandon.Taylor@nashville.gov>

**Subject:** Case 2020Z-027PR-001

I oppose the request to rezone 720 Lena Street from RS5 to R6A.

I believe this property should remain a single-family dwelling. Our neighborhood continues to change, and in many instances, developers are obtaining zoning changes in order to increase density and their profits, without regard for the negative effects on the surrounding properties, homeowners and long-term residents.

Please deny the request to rezone 720 Lena Street to help maintain the historic nature and integrity of our neighborhood.

Thank you,

Rachel Solava

2721 Herman Street

309-531-3870

# Comments on June 25, 2020 MPC Agenda Items

Received through June 24, 2020

## CONSENT AGENDA ITEMS

### Item 13. 2020S-110-001 – Lakeshore Drive

Support (of the plan as presented)

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**From:** slowe721@gmail.com <slowe721@gmail.com>

**Sent:** Thursday, May 28, 2020 4:28 AM

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

**Subject:** Case No. 2020S-110-001

Dear Metro Planning Commission,

I am a concerned neighbor of Lakeshore Subdivision Case No. 2020S-110-001. I live at 3234 Lakeshore Drive. I am in favor of the subdivision layout as it is currently proposed to you (without the road connection). It is my understanding that Castleridge Home Builders has designed a project that includes 10 homes that branch off of Lakeshore Drive and 3 homesites connected to the termination of Rising Sun Road.

As a local resident, we are excited that the concept that Castleridge Home Builders has designed includes two cul-de-sacs and not a road connecting Lakeshore Drive to Rising Sun Road. While they are not proposing a road connection they are providing some connectivity by providing a pedestrian and bike connection. The consideration for myself and my neighbors shows that this builder is trying to do the right thing by not creating a “cut through” for increased traffic. We do not want a road that goes all the way through and we hope that as you review this proposed project you will consider the neighbors that this would impact with a requirement for a road connection.

While I am familiar with the concept that connects the two neighborhoods with a road all the way through, as a local resident, I do not support that version of development for this property located at 3233 Lakeshore Drive. I ask that you approve the proposed concept that is being presented as it best represents the desires of this community.

Sincerely,

-Spencer Lowe

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**From:** Peach McComb <peach.mccomb@gmail.com>

**Sent:** Thursday, May 28, 2020 4:53 PM

**To:** Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>

**Subject:** Brandywine Farms - Rising Sun Lane Property Proposal

Good After Ms. Milligan,

I live on Rising Sun Lane. I was told that there are plans to develop some land that is at the end of Rising Sun Lane. My understanding is that there will be a cul de sac with some houses, which would be lovely. I was also told that there may be plans to build a cut through street, which is not a great idea. We already have enough problems with people using Montchanin Lane to avoid traffic on Shute Lane and to cut through the neighborhood to get on Old Hickory Blvd.

---

**From:** Jean Poulsen <jeanpoulsen2@gmail.com>

**Sent:** Wednesday, May 27, 2020 4:35:59 PM

**To:** Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>

**Subject:** Case No. 2020S

*Item 13. 2020S-110-001 – Lakeshore Drive*

# Comments on June 25, 2020 MPC Agenda Items

Received through June 24, 2020

To: Lisa Milligan

From: Terry & Jean Poulsen, 208 Brandywine Dr., Old Hickory, TN 37138 (615-847-0278)

Re: Cluster Lot Subdivision Concept Plan, 3323 Lakeshore Dr., Old Hickory, TN 37138, Case No. 2020S

It has been brought to our attention that the developers of this subdivision propose to change the original plan for this new community. This original plan calls for ten lots to be accessed from a new road fronting on Lakeshore Dr. and three lots to be accessed from Rising Sun Lane in Brandywine Farms Subdivision. We have no issue with this plan.

However, we are adamantly opposed to the newly proposed plan. Our understanding is that this plan would have a new road running from Lakeshore Dr. through the new subdivision onto Rising Sun Lane into the Brandywine Farms subdivision. This proposed road would allow for considerable through traffic from Lakeshore Dr., onto Rising Sun Lane and then onto Willoughbough over to Shute Lane.

Brandywine Farms already gets an excessive amount of through traffic from Old Hickory Blvd. onto Montchanin and then onto Shute Lane. There have been many accidents on the corner of Montchanin and Brandywine Dr. from traffic coming from Old Hickory Blvd. that fails to stop at the sign before crossing Brandywine Dr.

We have spoken with our councilman, Larry Hagar, about this problem. He is in agreement with our thoughts on this proposal and suggested that we contact you. Can you please inform us as to how we as residents of Brandywine Farms can present our objections to the zoning commission or to whomever will make the final decision on this matter.

Thank you so much for your attention to this issue.

Terry L. Poulsen and Jean M. Poulsen

# Comments on June 25, 2020 MPC Agenda Items

Received through June 24, 2020

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**From:** Lorette Geyer <lorette.geyer@gmail.com>

**Sent:** Friday, June 19, 2020 10:58:22 AM

**To:** Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>

**Cc:** Hagar, Larry (Council Member) <Larry.Hagar@nashville.gov>

**Subject:** Council Bill No. 2020-316 Case 2020RAS-001-001

Hello Lucy,

This proposal is greatly appreciated. This would be in compliance with the original plans of the subdivision and would be helpful to maintain those plans.

Thank you for your consideration in passing this Bill.

Lorette Geyer

President of Brandywine Farms Homeowners' Association

# Comments on June 25, 2020 MPC Agenda Items

Received through June 24, 2020

## Item 33. 2001UD-002-011 – 1601 Broadway

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**From:** Syracuse, Jeff (Council Member) <Jeff.Syracuse@nashville.gov>  
**Sent:** Friday, June 19, 2020 10:33 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Leeman, Bob (Planning) <Bob.Leeman@nashville.gov>  
**Subject:** Fwd: Orbison/ Scenic Email Points

Good Morning, Planning Commissioners -

Thanks again and always for your service. I also want to say well done to Planning staff for helping set the bar on how virtual meetings have been conducted. These have been trying times. Hopefully we're all back together in July.

I write to withdraw my opposition to this development proposal. I'm thankful for the Orbison group and developers next door coming together to put forth a design that is a bit more sensitive to the unique situation of the Orbison building.

Best,  
Jeff Syracuse  
CM D15  
615-886-9906

---

**From:** O'Connell, Freddie (Council Member) <Freddie.O'Connell@nashville.gov>  
**Sent:** Tuesday, June 23, 2020 5:11 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Planning Staff <planningstaff@nashville.gov>  
**Subject:** Item 2001UD-002-011

Commissioners,

I have followed this project with interest, knowing that there was potential for a great project on an underdeveloped site but also aware that the impact on the adjacent Orbison building had the potential to be extremely negative based on design decisions made under a supposedly temporary condition from long ago.

That said, I'm extremely impressed that the two parties came to a mutually agreeable design resolution, and I'm writing today to offer my enthusiastic support for a UDO modification under the terms of the application.

Thank you all for your service and for your consideration.

My best ...

Freddie O'Connell  
Metro Council, District 19  
615-260-0005

# Comments on June 25, 2020 MPC Agenda Items

Received through June 24, 2020

## Support

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**From:** Greg Coleman <[gcoleman@southeastventure.com](mailto:gcoleman@southeastventure.com)>

**Sent:** Monday, May 18, 2020 11:12 AM

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

**Subject:** Case # 2001UD-002-011 Support Letter - 1601 Broadway UDO Modification

Greg Coleman, CCIM

Commerical Real Estate Services

[gcoleman@southeastventure.com](mailto:gcoleman@southeastventure.com)

O 615.250.6370 / M 615.498.7554

4030 Armory Oaks Dr., Nashville, TN 37204 [southeastventure.com](http://southeastventure.com)

**SEE ATTACHMENTS ON FOLLOWING PAGE**

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**From:** Evan Podob <[evan@scenicinvestment.com](mailto:evan@scenicinvestment.com)>

**Sent:** Monday, June 15, 2020 12:20 PM

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

O'Connell, Freddie (Council Member) <[Freddie.O'Connell@nashville.gov](mailto:Freddie.O'Connell@nashville.gov)>; Planning Commissioners

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

**Subject:** UDO Modification Application #2001UD-002-011 1601 Broadway

Evan Michael Podob

Scenic Investments

(914) 879-2005

[Evan@scenicinvestment.com](mailto:Evan@scenicinvestment.com)

**SEE ATTACHMENTS ON FOLLOWING PAGES**

Greg Coleman  
214 Heady Drive  
Nashville, TN 37205

June 10, 2020

Planning Commissioners  
Metropolitan Planning Department  
712 South Sixth Street  
Nashville, Tennessee 37206

RE: Case #2001UD-002-011  
1601 Broadway UDO Modification

Dear Planning Commissioners,

The Caldwell, Jackson and Granbery families have owned the parcels at 1601 Broadway that will become a part of the proposed development since the 1930's. The 2001 Music Row Urban Design Overlay adopted by the Metro Planning Commission, discusses this site as the Gateway between the West side of Nashville and downtown and further suggests "Due to the prominence of this location and the width of Broadway in this area, a large scale development is appropriate." More recently, the Music Row Vision Plan, unanimously approved by the Metro Planning Commission on June 27, 2019, reaffirms this site as an important gateway planned for high-rise development supporting a high-energy urban experience.

As you know, the MPC's planning objectives have begun to come to fruition on sites surrounding the project, with large-scale developments like the 25 story SkyHouse in the adjacent block and Broadwest directly across the street creating appropriate density and connectivity to deliver a walkable urban landscape. For the last several years, even before connecting with developer Scenic Investments, we've worked on determining a vision for the site that matches the needs of a growing area, meeting with our neighbors at 1605 Broadway, Metro Planning, Traffic and Parking, and Public Works to determine this location's unique potential. As immediate neighbors we were disappointed by many of the claims made by the Orbison owner and tenants.

First, their objection to the project blocking their views with its height has no merit. Any by-right building will tower over the Orbison, which started as fireproof storage building, was vacant for almost 25 years, and was not renovated into an office building until the late 1990s. If their vision is for the neighboring lots to remain surface parking or a building of the same height or lower than their six stories, none of these options are attainable or good use for a site on a major urban thoroughfare.

Greg Coleman  
214 Heady Drive  
Nashville, TN 37205

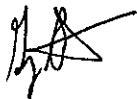
Second, the Orbison is built on their lot line, which is OK (except for the building's aerial encroachments onto 1607 Broadway). It is also code-compliant on our property for a new building to build on the lot line, which it can by-right. Instead, the developer is committed to leaving a four-and-a-half-foot separation between the buildings – again, this is not required of us. Orbison has known this since their renovation, when the Metro Building Code Appeals Board allowed these windows to be installed but stated at the time that these windows were temporary and must be updated to code once our property is developed.

The 1601 Broadway project is appropriate for dense development on a major thoroughfare and any project that delivers on the urban planning needs of Nashville will impact the views of the Orbison.

Our family has been very patient for many decades in finding the right vision and right developer for this site to deliver on what has long been planned for this area and is now appropriately occurring all around it. Respectfully, the complaints of the adjacent neighbor have no merit, and as a relative newcomer to ownership in this area compared to us, they have put no effort into considering how they can reasonably adapt to fit into the appropriate evolution of the area.

We're hopeful you'll continue to see why this project is best suited to deliver on Nashville's need for urban housing and street level connectivity, best preparing the city for its future. Please approve the UDO Height Modification as submitted.

Sincerely,



Greg Coleman  
Agent for the Caldwell, Jackson and Granbery Families

CC: Councilman Freddie O'Connell, District 19





# Scenic Investments

June 12, 2020

Metro Planning Commission: [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov)

**RE: UDO Modification Application #2001UD-002-011 » 1601 Broadway Mixed Use Project**

Dear Chairman Greg Adkins and Commissioners:

As the principals of Scenic Investments, it is our great privilege to have the opportunity to work in Nashville. As we've gotten to know and understand the community, one thing has become evident: the people of Nashville care deeply about their city and are dedicated to maintaining its character and supporting the people that make it great – and so are we. That spirit is why people all over the U.S. are gravitating to Music City. It certainly put it on our radar after working in similar growth markets like Denver, CO; Reno, NV; and Albany, NY. Over the course of *Scenic's* 11-year development history, we've learned that the properties that flourish are the ones that fulfill an invaluable role in meeting a growing city's needs.

Without question, *1601 Broadway* is an unprecedented opportunity for us to deliver for Nashville. It was exciting for us to find a parcel of land within a growing urban core that offers so many benefits with so little tradeoff. Today, the corner of *1601 Broadway* is a vacant auto sales lot at one of Nashville's most recognizable intersections – the Broadway/West End split. This unique intersection is certainly why the Music Row UDO specifically singled out the property for a large, urban-scale development. Adding 440 attainable units to the unmistakable synergy already occurring around this site, at the northern-most edge of the Music Row boundary will help implement the Planning Commission's Vision Plan to relieve development pressures deeper in the Music Row neighborhood.

Since Autumn 2019, we have had numerous discussions with the adjacent property owner Broadway Properties, LLC to convey our vision. Despite our best efforts to offer alternative design solutions along our common boundary, to date we have not reached a meeting of the minds.

We'd like to thank the many professionals throughout Metro Planning and other departments for their guidance and commitment to helping us navigate this opportunity and reach this point. As we have all had experience doing work around the country, it has been a pleasure to work with such thoughtful departments and leadership.

Our team strongly believes that *1601 Broadway* is the right project at the right location at the right time to help Nashville's urban core build towards being a more connected, sustainable, and attainable place to live.

Sincerely,

Michael Pullman

Evan Podob

Adam Pullman

# Comments on June 25, 2020 MPC Agenda Items

Received through June 24, 2020

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**From:** Panther, Todd

**Sent:** Wednesday, June 17, 2020 7:13 AM

**To:** 'Brooks, Harriett (Planning)' <[Harriett.Brooks@nashville.gov](mailto:Harriett.Brooks@nashville.gov)>; Hammer, Eric (Planning) <[Eric.Hammer@nashville.gov](mailto:Eric.Hammer@nashville.gov)>; Hardwicke, Laura (Planning) <[Laura.Hardwicke@nashville.gov](mailto:Laura.Hardwicke@nashville.gov)>; 'O'Connell, Freddie (Council Member)' <[Freddie.OConnell@nashville.gov](mailto:Freddie.OConnell@nashville.gov)>; 'Syracuse, Jeff (Council Member)' <[Jeff.Syracuse@nashville.gov](mailto:Jeff.Syracuse@nashville.gov)>

**Cc:** Chuck Fleckenstein <[chuck@orbison.com](mailto:chuck@orbison.com)>; 'Michael Pullman' <[michael@scenicinvestment.com](mailto:michael@scenicinvestment.com)>; Evan Podob <[evan@scenicinvestment.com](mailto:evan@scenicinvestment.com)>; Shawn R. Henry <[shenry@tewlawfirm.com](mailto:shenry@tewlawfirm.com)>

**Subject:** FW: Orbison/ Scenic Email Points

All

I'm pleased to inform you that Broadway Properties (i.e., the owner of the Orbison building) and Scenic Investments have reached the below agreement. Subject to Scenic making the below-described revisions to its plan, Broadway Properties withdraws its opposition and supports Scenic's development.

Thank you for your valuable service to Nashville.



150 3rd Ave. South, Suite 1100  
Nashville TN 37201

**Todd E. Panther**

[tpanther@srvhlaw.com](mailto:tpanther@srvhlaw.com)

Direct: (615) 742-4594 Main: (615) 742-4200

Fax: (615) 742-4539

[SRVH](#) | [V-Card](#) | [Twitter](#) [LinkedIn](#)

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**From:** Lindsay Wells <[lwells@tewlawfirm.com](mailto:lwells@tewlawfirm.com)>

**Sent:** Monday, June 22, 2020 12:50 PM

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

**Cc:** Kempf, Lucy (Planning) <[Lucy.Kempf@nashville.gov](mailto:Lucy.Kempf@nashville.gov)>; [freddie.oconnell@nashville.gov](mailto:freddie.oconnell@nashville.gov); Shawn R. Henry <[shenry@tewlawfirm.com](mailto:shenry@tewlawfirm.com)>

**Subject:** Letter re: 1601 Broadway, Proposal # 2001UD-002-011

Chairman Adkins and Planning Commissioners,

Please find attached a letter regarding 1601 Broadway, Proposal # 2001UD-002-011.

Thanks,

Lindsay Wells

Assistant to Shawn R. Henry, Samuel J. Blanton and Timothy N. O'Connor

Tune, Entekin & White, PC

315 Deaderick Street, Suite 1700

Nashville, TN 37238

**SEE ATTACHMENTS ON FOLLOWING PAGES**

*Item 33. 2001UD-002-011 – 1601 Broadway*

**TUNE, ENTREKIN & WHITE, P.C.**

ATTORNEYS AT LAW

JOHN C. TUNE  
1931-1983

SUITE 1700  
315 DEADERICK STREET  
NASHVILLE, TENNESSEE 37238

ERVIN M. ENTREKIN  
1927-1990

TEL (615) 244-2770 FAX (615) 244-2778

*\*Rule 31 listed General Civil Mediator*

THOMAS V. WHITE  
JOHN W. NELLEY, JR.  
THOMAS C. SCOTT  
PETER J. STRIANSE  
HUGH W. ENTREKIN  
JOHN P. WILLIAMS \*  
ROBERT L. DELANEY  
GEORGE A. DEAN  
LESA HARTLEY SKONEY  
JOSEPH P. RUSNAK  
SHAWN R. HENRY  
T. CHAD WHITE  
BRANDT M. MCMILLAN \*  
CHRISTOPHER B. FOWLER  
TIMOTHY N. O'CONNOR  
SAMUEL J. BLANTON

June 22, 2020

**Via Email: [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov)**

Metropolitan Planning Commission  
Attn: Chairman Greg Adkins  
700 Second Ave. South  
Nashville, TN 37210

**RE: 1601 Broadway Mixed Use Building (Proposal # 2001UD-002-011)**

Dear Chairman Adkins and Planning Commissioners:

On behalf of the project developer *Scenic Investments*, please consider the enclosed information submitted **in favor** of the UDO modification request. My client deferred this item for 30 days in order to discuss the project with those who previously wrote in opposition to it. On June 16, a virtual *Zoom* meeting was held. The Orbison building representative participated but none of the tenants. Earlier that day, Scenic and Orbison struck a compromise to assist one another; the tenants were made aware of it. At this juncture, we are not aware of any opposition to the proposal to cap the building height. Importantly, the Scenic building height will have no impact on the 6-story Orbison building because any new building next to it can be taller than six stories.

For more than a century the irregular shape of this property has prevented it from being developed. When the Metro Council adopted the Music Row Design Guidelines 19 years ago, they expressly authorized the MPC to “accept alternatives that present the best urban design solution.”<sup>1</sup> The modest height adjustment relative to the sky exposure plane will allow the architectural program to overcome the physical design challenges of this odd-shaped property.

**Summary of Support Documents**

- Email UPDATE from Councilman Jeff Syracuse
- Email UPDATE from Todd Panther representing the Orbison building owned by Broadway Properties, LLC
- Letter from Scenic Investments
- Letter from Smith Gee Studio

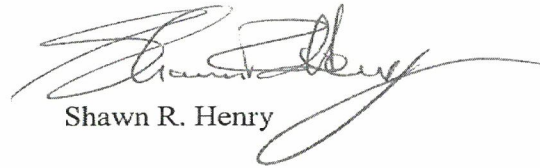
<sup>1</sup> Ordinance BL2001-685, August 27, 2001. “Unforeseen physical conditions and subsequent architectural programmatic constraints may warrant exceptions to the guidelines.” *How to Use the Guidelines*, Sheet 2 of 12.

**TUNE, ENTREKIN & WHITE, P.C.**

- Letter from Barge Cauthen & Associates
- Letter from Kimley-Horn
- Letter from STG Design
- Letter from Dillard Adams, Jr.
- Letter from the Caldwell, Jackson and Granbery families

The planning staff have thoroughly evaluated the proposal against the backdrop of the surrounding development approvals and the 2019 *Music Row Vision Plan*. The *1601 Broadway* mixed use building is a context-sensitive design that will fit nicely into the urban fabric being “woven” daily by new development surrounding the iconic Broadway-West End split. Please approve it.

Sincerely,



Shawn R. Henry

[shenry@tewlawfirm.com](mailto:shenry@tewlawfirm.com)

*Attorney for Scenic Investments*

cc: Ms. Lucy Kempf, Executive Director and Secretary  
Councilman Freddie O’Connell, District 19

## Shawn R. Henry

---

**From:** Syracuse, Jeff (Council Member) <Jeff.Syracuse@nashville.gov>  
**Sent:** Friday, June 19, 2020 10:33 AM  
**To:** Planning Commissioners  
**Cc:** Leeman, Bob (Planning)  
**Subject:** Fwd: Orbison/ Scenic Email Points

Good Morning, Planning Commissioners -

Thanks again and always for your service. I also want to say well done to Planning staff for helping set the bar on how virtual meetings have been conducted. These have been trying times. Hopefully we're all back together in July.

I write to **withdraw my opposition to this development proposal**. I'm thankful for the Orbison group and developers next door coming together to put forth a design that is a bit more sensitive to the unique situation of the Orbison building.

Best,  
Jeff Syracuse  
CM D15  
615-886-9906

Sent from my iPhone

Begin forwarded message:

**From:** "Panther, Todd" <TPanther@srvhlaw.com>  
**Date:** June 17, 2020 at 7:13:24 AM CDT  
**To:** "Brooks, Harriett (Planning)" <Harriett.Brooks@nashville.gov>, "Hammer, Eric (Planning)" <Eric.Hammer@nashville.gov>, "Hardwicke, Laura (Planning)" <Laura.Hardwicke@nashville.gov>, "O'Connell, Freddie (Council Member)" <Freddie.O'Connell@nashville.gov>, "Syracuse, Jeff (Council Member)" <Jeff.Syracuse@nashville.gov>  
**Cc:** Chuck Fleckenstein <chuck@orbison.com>, Michael Pullman <michael@scenicinvestment.com>, Evan Podob <evan@scenicinvestment.com>, "Shawn R. Henry" <shenry@tewlawfirm.com>  
**Subject:** **FW: Orbison/ Scenic Email Points**

All

I'm pleased to inform you that Broadway Properties (i.e., the owner of the Orbison building) and Scenic Investments have reached the below agreement. Subject to Scenic making the below-described revisions to its plan, **Broadway Properties withdraws its opposition and supports Scenic's development.**

Thank you for your valuable service to Nashville.





## Scenic Investments

June 12, 2020

Metro Planning Commission: [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov)

**RE: UDO Modification Application #2001UD-002-011 » 1601 Broadway Mixed Use Project**

Dear Chairman Greg Adkins and Commissioners:

As the principals of Scenic Investments, it is our great privilege to have the opportunity to work in Nashville. As we've gotten to know and understand the community, one thing has become evident: the people of Nashville care deeply about their city and are dedicated to maintaining its character and supporting the people that make it great – and so are we. That spirit is why people all over the U.S. are gravitating to Music City. It certainly put it on our radar after working in similar growth markets like Denver, CO; Reno, NV; and Albany, NY. Over the course of *Scenic's* 11-year development history, we've learned that the properties that flourish are the ones that fulfill an invaluable role in meeting a growing city's needs.

Without question, *1601 Broadway* is an unprecedented opportunity for us to deliver for Nashville. It was exciting for us to find a parcel of land within a growing urban core that offers so many benefits with so little tradeoff. Today, the corner of *1601 Broadway* is a vacant auto sales lot at one of Nashville's most recognizable intersections – the Broadway/West End split. This unique intersection is certainly why the Music Row UDO specifically singled out the property for a large, urban-scale development. Adding 440 attainable units to the unmistakable synergy already occurring around this site, at the northern-most edge of the Music Row boundary will help implement the Planning Commission's Vision Plan to relieve development pressures deeper in the Music Row neighborhood.

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We'd like to thank the many professionals throughout Metro Planning and other departments for their guidance and commitment to helping us navigate this opportunity and reach this point. As we have all had experience doing work around the country, it has been a pleasure to work with such thoughtful departments and leadership.

Our team strongly believes that *1601 Broadway* is the right project at the right location at the right time to help Nashville's urban core build towards being a more connected, sustainable, and attainable place to live.

Sincerely,

  
Michael Pullman

  
Evan Podob

  
Adam Pullman



June 19, 2020

To: Metropolitan Planning Commission  
Attn: Chairman Greg Adkins  
700 Second Ave. South  
Nashville, TN 37210

From: Scott Morton, RLA, LEED AP  
Smith Gee Studio

**RE: 1601 Broadway UDO Modification**

Dear Chairman Adkins and Planning Commissioners:

We are pleased to present to you this new and exciting project in the Midtown community. We have worked diligently over the last 12 months developing a plan that has the support of the community, neighbors, Councilman Freddie O'Connell and the recommendation of approval by the Planning Staff. Please find enclosed some additional key project information for your consideration.

The proposed design is consistent with the UDO regulations and is consistent with the recently adopted Music Row Plan. The requested modification seeks relief from the required sky-exposure plane in order for the mass to appropriately favor the prominent West End/Broadway split, to offer the neighboring residential properties more light and air, and to limit the overall height. The request does not result in an increase in building height or area, but requests to relocate them on the site to a more appropriate form that is consistent with the policy and code. This will result in a more friendly urban mass, form and height for the neighborhood, appropriate for this major Mid-town node.

**Music Row Vision Plan**

The proposed project is consistent with the goals and objectives of the Music Row UDO and the newly adopted Music Row Vision Plan. The project is located in the Music Row Vision Plan's Sub-district 1A within the Music Row Center character area. The Center character area *"is intended to promote growth with high-rise development containing a mixture of uses and commercial activity. The area offers a high-energy urban experience, with towers activated by engaging and inviting ground-floor retail. A diverse mix of office, residential, retail, hotel, restaurants, and bars makes this area a center of activity around the clock."* The 1A sub-district provides *"the greatest flexibility in land use, building height, and intensity, more so than any other area within the Music Row boundary."*

Only a block from the "Musica" Roundabout and a short walk to the heart of Nashville's music industry, the site sits at the edge of, and at a gateway to Music Row. The proposed design does not demolish any contributing structures, displace any music businesses, nor eliminate any affordable work space in the area.

As recommended by the Vision Plan, the proposed project offers Row-supporting retail and restaurant venues as “*Third Places*” for informal social interaction and includes “The Sound Lab”, a two-story, music-oriented co-work space along Broadway, intended for Music Row entrepreneurs and practitioners. The Lab will offer flexible, collaborative, creative work space for small businesses and sole practitioners and could serve informally as a “*music business incubator*” as called for by the Plan. This neighborhood amenity will not only draw industry users from the area, but will be an amenity to attract music professionals to live at 1601 Broadway and/or other nearby residential structures. To our knowledge, this industry-focused concept does not currently exist around Music Row. “The Sound Lab” supports the City’s vision to maintain and support music businesses and industry professionals in the area.

Unlike sites in the heart of Music Row, this project, at the edge of the district and along Midtown’s most prominent and valuable commercial spine, will not add new “pressures” on the Music Row district as the Vision Plan discusses. In fact, the project will help absorb market share in the area, perhaps relieving some multi-family pressures in the heart of Music Row.

The proposed design meets the requirements of the UDO by activating both Broadway and 16<sup>th</sup> Avenue with multiple storefronts for retail, restaurants, the residential lobby and “The Sound Lab”. The “Sound Lab” is a collaborative workspace geared towards music industry professionals to provide a space for artists and other music professionals to engage one another. Additionally right-of-way dedication along both Broadway and 16<sup>th</sup> Avenue will provide for high-quality public realm improvements and wide, pedestrian oriented streetscapes.

The requested Modification is consistent with the stated objectives of the Music Row UDO design guidelines which includes:

- *Encourages active ground floor uses to animate the street, such as restaurants, shops and services;*
- *Protects and enhances the economic viability of the area, as well as a diversity of uses and activities.*

## **Park Space**

A fundamental design feature of the project is the establishment of a shared park space between the existing Orbison Building and the proposed structure. The shared park space is provided for the mutual benefit and use of both buildings tenants. The provision of the park space and the subsequent building separation will ensure that light and air will continue to be provided for the Orbison’s north facing building façade that is constructed on the shared property line. The existing windows on the Orbison’s north facing building façade were completed as part of a conditional renovation in 1997. The installation of the windows were approved as a temporary use by the Metro’s Building Code and Appeal Board with the condition that the windows would have to be brought up to building code standards when the adjacent property develops in the future.



While current zoning regulations permit and encourage the proposed new structure at 1601 Broadway to be constructed on the property line with a 0 ft. setback, this scenario would not allow any opportunity for the Orbison's conditional windows to remain. As such, the development team has diligently worked with the Orbison owners to seek a design solution that protects the interests of both properties. The proposed parklet will accomplish this goal and will create a high quality, shared park space that provides a user experience that is mutually beneficial to all.

Current zoning code requirements and sky exposure plane regulations would require that the mass of the building be located along the rear property line directly adjacent to the existing Cadence Apartment development. In response to this context, the application proposes to move much of the building mass to the front of the property along Broadway Avenue in a more appropriate urban form at this gateway location. Additionally, the proposed amenity deck and courtyard are designed to align with the amenity area of the Cadence apartments to provide for a more appropriate transition and provide for more light, air and privacy for Cadence residents. The proposed design solutions will result in the most appropriate building form for the property that fully takes into consideration the existing context.

### Site Conditions

The UDO identifies the subject property as unique due to its location, which is within the most intense subdistrict of the UDO (Subdistrict 1: Core):

*“Some properties with frontage along Broadway, between 16th and 17th, have also been included in the subdistrict. These properties are located adjacent to a “wedged shaped” parcel of land formed where Broadway splits. Due to the prominence of this location and the width of Broadway in this area, large scale development is appropriate.”*

Given the property's location at the widened, triangulated, 5-spoke intersection of the West-End/Broadway split, and consistent with other large-scale development at this node, the modification proposes to shift some of the building mass toward the street. Additionally, existing residential units and amenities sit within feet of the back of the property. The proposed modification allows more of the building mass to move away from those existing units and limits the height, accommodating more light and air to the existing residents.

Despite the challenging topography, the design activates both Broadway and 16<sup>th</sup> Avenue with multiple storefronts for retail, restaurants, the residential lobby and “The Sound Lab”. Dedication of additional right-of-way along both streets will enhance the pedestrian experience and will help transform what is now a heavily automobile-oriented area. The proposed design minimizes automobile and pedestrian interaction at this major intersection while still appropriately dispersing ingress & egress to and from the site.

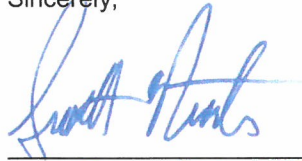
Finally, per the approved Traffic Impact Study, the project will make off-site traffic improvements that will benefit and improve the overall network.

## Parking Strategy

The project proposes an above-ground parking deck that meets the UDO design guidelines, including screening and activated ground floor uses. As always, the cost of construction and parking is ultimately passed on to the residents and businesses who occupy the building. With existing limestone bedrock, combined with the risks of extensive excavation/blasting near the adjacent Orbison building, above-ground structured parking is the most efficient, cost effective and prudent solution to construct. The result will, therefore help keep the rental rates more competitive in the market.

I appreciate your consideration in this matter and hope that you will supports staff's recommendation of approval.

Sincerely,



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**Scott Morton**, RLA, LEED AP  
Associate

**Smith Gee Studio**  
209 10<sup>th</sup> Avenue South, Suite 425  
Nashville, Tennessee 37203  
[www.smithgeestudio.com](http://www.smithgeestudio.com)

mobile 615.415.5520  
direct 615.645.5520  
office 615.739.5555

Cc: [lucy.kempf@nashville.gov](mailto:lucy.kempf@nashville.gov), [bob.leeman@nashville.gov](mailto:bob.leeman@nashville.gov)

Encl.:

Historic Info:

**1625 Broadway – E.M. Bond Fire Proof Storage Building**

Built by the EM Bond Fire-proof Storage Company in 1921 for a cost of \$110,000, the building added to the company's existing warehouses on 8<sup>th</sup> Avenue and Ewing Avenue. The building was designed by architectural firm Marr & Holman, who went on to design the United States Post Office (now the Frist Center) and the Tennessee Supreme Court Building in the 1930s. No wood was used in construction, even the original windows were steel. The floors are concrete, there are twelve inch brick curtain walls and tile interior walls.

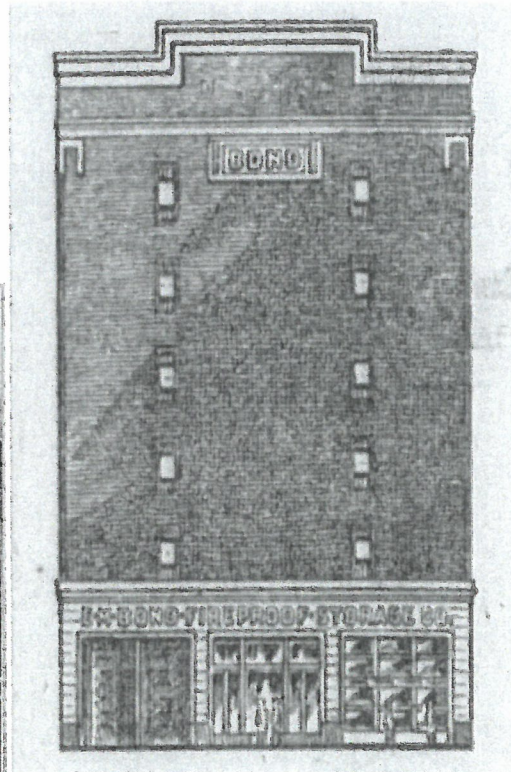
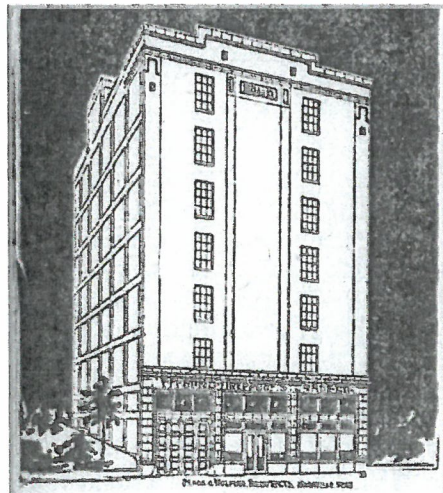
Owned by Edwin M Bond and Lucy May Bond – at some point transferred to Bond Chadwell Company (deed missing). EM Bond Furniture Company and EM Bond Storage Company (storage, transfer and shipping, also dealers in coal and coke). 1930 ad

In 1930, Bond merged his business with two other storage and transfer companies. The new corporation was known as the Bond-Chadwell Company, and the main office was located in the fireproof warehouse at 1625 Broadway. 1951, Bond Chadwell Company, EM Bond president, ET Chadwell VP, EM Bond Jr Sec-Treas (Storage, transfer and coal – main office 1625 Broadway, Household Goods storage warehouses.

In the early 1960s, the company constructed a new headquarters building at 656 Wedgewood Avenue. In 1963, storage business was sold, but Bond Chadwell still owned the building. It was sold in 1970 to the John T. Benson Publishing Company.

The property sat mostly vacant from 1983 until it was purchased by Roy Orbison's widow, Barbara Orbison, in 1995. Orbison renovated the property in 1996, updating the building systems and adding windows.





June 10, 2020

Metropolitan Nashville Planning Commission  
Howard Office Building  
700 2<sup>nd</sup> Avenue South  
Nashville, Tennessee 37210

Re: 16<sup>th</sup> and Broadway UDO Site Approval  
Case #2001UD-002-011  
Nashville, Tennessee  
BC&A No. 2931-01

Commission Members:

The following letter concerns site aspects of the proposed multifamily development located at the corner of Broadway and 16<sup>th</sup> Avenue South. (MPC #2001UD-002-011- 1601 Broadway)

- At the request of both the Metro Planning Department and Metro Public Works, vehicular access is prioritized to the alley at the rear of the site. This alley was originally 12' wide. As is customarily required by Metro during redevelopment, the Cadence Apartment development on the south side of the alley widened their half of the alley 4' during construction. As shown on the attached exhibit, the 1601 Broadway project will also be required to widen their section of the alley by 4' to create the standard 20' wide alley section for new development.
- After development of the 1601 Broadway site, the main constriction in the alley will be Orbison Property. This could be remedied by the Orbison property also dedicating 4' of ROW along their alley frontage, which would create a full width code compliant alley from 16<sup>th</sup> Ave South to 17<sup>th</sup> Ave South. It also appears the Orbison property's loading dock, dock leveler, and surface parking would slightly encroach into the new width alley and might need to be modified.
- Other site related items have been reviewed and approved by relevant Metro agencies, including, new public sidewalks along both frontages, water and sewer service availability, and other Metro code requirements.
- The current site lacks any stormwater quantity or quality measures, both of which will be added during redevelopment to bring the site into compliance with Metro Stormwater requirements.
- The current site lacks and landscaping or trees. These items will also be brought into compliance with the Metro Zoning Ordinance during redevelopment.

If you have questions or comments, feel free to contact me at (615) 356-9911.

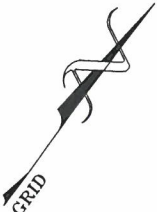
Sincerely,

  
John Gore, P.E.  
Vice President

P:\2931 Scenic Investments\2931-01 1601 Broadway SP\Corr\1601 Broadway Planning Commission Comments 6 8 20.doc

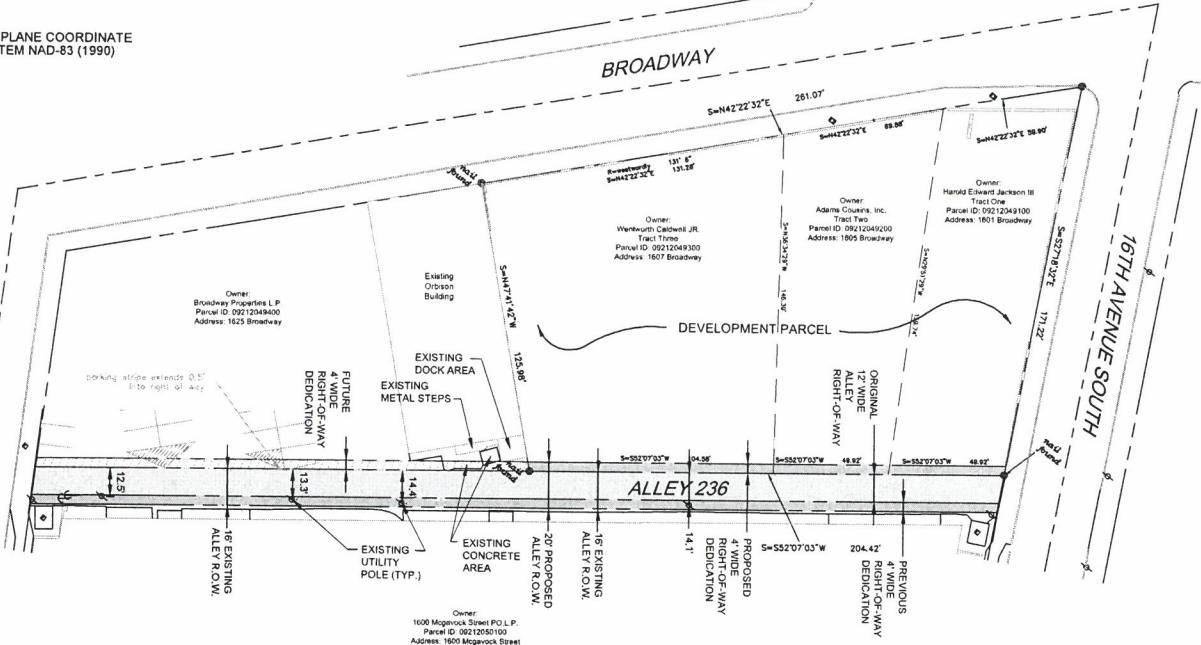


6606 CHARLOTTE PIKE, STE 210  
NASHVILLE, TENNESSEE 37209  
615.356.9911 PHONE  
615.352.6737 F A X  
WWW.BARGECAUTHEN.COM



STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

17TH AVENUE SOUTH



**ALLEY 236 EXHIBIT**

**1601 BROADWAY**  
**1601 BROADWAY**

**NASHVILLE, TENNESSEE, 37203**

**EX-1**

BCA JOB NO. 231-01





## MEMORANDUM

To: Metropolitan Nashville Planning Commission  
Howard Office Building  
700 2<sup>nd</sup> Avenue South  
Nashville, TN 37210

From: Ryan Aguayo Padilla, P.E.  
Kimley-Horn and Associates, Inc.  
214 Oceanside Drive  
Nashville, TN 37204

Date: June 12, 2020

Subject: 16<sup>th</sup> and Broadway Traffic Impact Analysis, Case #2001UD-002-011

---

### Traffic Impact Analysis

Kimley Horn prepared and submitted a Traffic Impact Analysis (TIA) for the referenced project in April of 2020. This analysis was prepared in accordance with Metro Zoning Code Section 17.20.140(B) following a scoping meeting with Metro Public Works staff. We conducted numerous meetings with Metro Public Works staff and provided additional analysis to address their questions and comments regarding the TIA results and recommendations. The final TIA recommendations are outlined below:

#### **Broadway / West End Avenue at 16th Avenue S**

- Adjust PM signal timing plan by increasing northbound green time by six seconds and decreasing eastbound and westbound green time by six seconds.

#### **16<sup>th</sup> Avenue S at McGavock Street**

- Provide a 100-foot eastbound left-turn lane on McGavock Street. With 10-foot lanes, this improvement is expected to be satisfied within the existing roadway width and should only require restriping and the restriction of on-street parking on the north side of the westbound lane of McGavock for approximately 100 feet.

#### **Alley 236 at Driveway 1**

- Construct Driveway 1 with two (2) lanes for vehicular movement: one (1) lane for vehicle ingress and one (1) for vehicle egress.
- Provide STOP control along the southbound approach of Driveway 1.
- Install signs and pavement markings in accordance with the standards provided in the *Manual on Uniform Traffic Control Devices (MUTCD)*.

## Broadway at Driveway 2

- Construct Driveway 2 with one (1) lane for vehicular movement: one (1) lane for vehicle ingress.
- Driveway 2 will operate as a right-in only driveway.
- Install signs and pavement markings in accordance with the standards provided in the *Manual on Uniform Traffic Control Devices (MUTCD)*.

On May 1, 2020, the Metro Nashville Traffic and Parking Division approved the TIA with the conditions outlined in the TIA recommendations above.

## TIA Peer Review

Meyer Transportation Consultants, Inc. (Meyer) submitted a peer review report of the TIA on May 13, 2020. Their report identified three points of concern. These points along with Kimley Horn's response (*in red italics*) are outlined below:

### Concern #1:

- Moving and delivery trucks serving the existing Orbison (formerly known as *E.M. Bond Fireproof Storage Co*) and Cadence buildings frequently block Alley 236. These blockages are expected to impede proposed development traffic along Alley 236.

Kimley-Horn Response:

- *Blockages along Alley 236 by delivery and moving vehicles is an existing condition that traffic along Alley 236 currently must navigate. Alley 236, like most public alleys in Nashville, are intended to provide access to the rear or side of lots or buildings in urban districts and not intended for the purpose of through vehicular traffic. Thus, existing peak hour traffic volumes along Alley 236 are not expected to be significant and were not considered for analysis. Additionally, truck deliveries typically occur outside of the AM and PM peak hours and, per Metro Nashville Code Section 12.40.060, may park in the alley only for the expeditious loading or unloading of materials.*
- *If deliveries to the Orbison (formerly known as E.M. Bond Fireproof Storage Co) impede existing alley operations, the owner should consider moving the loading area from the alley to the western side of the building.*
- *It is important to note, that the expected development traffic destined to/from 17<sup>th</sup> Avenue by way of Alley 236 is 62 trips in the AM peak hour and 76 trips in the PM peak hour. This equates to approximately one (1) vehicle per minute during both the AM and PM peak hours. With the low frequency of trips, Alley 236 is expected to adequately support the proposed development traffic.*



## Concern #2:

- The existing width of Alley 236 west of the proposed site is constrained by existing utilities, dumpsters serving the Cadence building, and existing property lines. It is the opinion of Meyer that these constraints will cause traffic operations on 17<sup>th</sup> Avenue and Broadway to deteriorate and alley traffic to trespass onto the Orbison (formerly known as *E.M. Bond Fireproof Storage Co*) property.

### Kimley-Horn Response:

- *Due to the low frequency of development trips at 17<sup>th</sup> Avenue and Alley 236, the analysis roadways are expected to adequately support the proposed development traffic.*
- *In accordance with Metro Nashville Code Section 13.08.050, Alley 236 shall not be blocked by dumpsters or other back-of-house facilities.*
- *Per John Gore, P.E. of Barge Cauthen & Associates, only three properties abut Alley 236. Cadence Apartments south of Alley 236 has dedicated ROW along their frontage of the alley to bring the southern half of the alley to Metro Nashville standards. The proposed development at 1601 Broadway will dedicate ROW to bring the northern portion of Alley 236 within Metro Nashville standards along its frontage. The Orbison property has not dedicated any ROW to widen the alley or otherwise improve alley operations.*

## Concern #3:

- Meyer identified that currently, westbound Broadway traffic turning left onto southbound 17<sup>th</sup> Avenue regularly cuts through the Orbison (formerly known as *E.M. Bond Fireproof Storage Co*) parking lot to avoid the traffic signal at Broadway and 17<sup>th</sup> Avenue. It is their opinion that the proposed development will increase the frequency of 'cut-throughs'.

### Kimley-Horn Response:

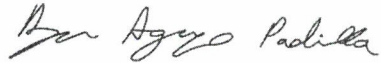
- *If this 'cut-through' traffic is truly a recurring and persistent issue, the owner should coordinate with adjacent building owners to discuss the concern, and have the adjacent owners speak with their tenants in an effort to reduce / alleviate this potential 'cut-through' traffic issue. This same conversation can be had with the proposed new development's owner. Additionally, the potential 'cut-through' traffic is performing an illegal movement and the owner could coordinate with Metro Nashville on the restriction of traffic through their site. Although the proposed development will increase the amount of westbound left-turn traffic at this intersection, turning movement volumes are only expected to increase by one (1) vehicle every two (2) to four (4) minutes during the AM and PM peak hours. Furthermore, westbound LOS at this intersection operates at a LOS A during the AM peak hour and LOS B during the PM peak hour in the Future (with proposed development traffic) scenario.*

**Summary**

Kimley Horn has been in close coordination with Metro Nashville Public Works concerning the methodology and recommendations of the TIA. On May 1, 2020, the Metro Nashville Traffic and Parking Division approved the TIA conditioned with the recommendations outlined in this memo.

Please contact me at (615) 800-4026 or [ryan.aguayopadilla@kimley-horn.com](mailto:ryan.aguayopadilla@kimley-horn.com) should you have any questions or concerns.

Sincerely,



Ryan Aguayo Padilla, P.E.  
Project Manager

## Shawn R. Henry

---

**From:** Aguayo Padilla, Ryan <Ryan.AguayoPadilla@kimley-horn.com>  
**Sent:** Friday, June 12, 2020 1:43 PM  
**To:** Jon Boghozian P.E. (Jon.Boghozian@nashville.gov)  
**Cc:** Waldschmidt, Brad; Rhodes, Chris  
**Subject:** FW: 16th and Broadway (2001UD-002-011) TIA Summary and Response  
**Attachments:** 16th And Broadway-KHA-TIA-Response Memo.pdf

Hey Jon,

I wanted to forward you the TIA summary and Orbison peer review response we sent to the Planning Commission. If you have any questions let me know.

Thanks,  
Ryan

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**From:** Aguayo Padilla, Ryan  
**Sent:** Friday, June 12, 2020 1:38 PM  
**To:** planning.commissioners@nashville.gov  
**Subject:** 16th and Broadway (2001UD-002-011) TIA Summary and Response

Hi Harriett,

Please find attached a summary of the recommendations for the 16<sup>th</sup> and Broadway Traffic Impact Study along with a response to the TIA peer review conducted by Meyer Transportation as part of the Orbison's opposition package. If you have any questions please let me know.

Thank you,

**Ryan Aguayo Padilla, PE**  
**Kimley-Horn** | 214 Oceanside Drive, Nashville, TN 37204  
Direct: 615 800 4026 | Main: 615 564 2701

## Shawn R. Henry

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**From:** Aguayo Padilla, Ryan <Ryan.AguayoPadilla@kimley-horn.com>  
**Sent:** Friday, June 12, 2020 1:38 PM  
**To:** planning.commissioners@nashville.gov  
**Subject:** 16th and Broadway (2001UD-002-011) TIA Summary and Response  
**Attachments:** 16th And Broadway-KHA-TIA-Response Memo.pdf

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Please find attached a summary of the recommendations for the 16<sup>th</sup> and Broadway Traffic Impact Study along with a response to the TIA peer review conducted by Meyer Transportation as part of the Orbison's opposition package. If you have any questions please let me know.

Thank you,

**Ryan Aguayo Padilla, PE**  
**Kimley-Horn** | 214 Oceanside Drive, Nashville, TN 37204  
Direct: 615 800 4026 | Main: 615 564 2701

June 19th, 2020

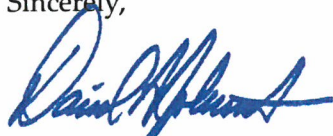
**Planning Commissioners**  
**Metropolitan Planning Department**  
**c/o Lucy Kempf, Executive Director**  
700 2<sup>nd</sup> Ave South  
Nashville, TN 37210

Re: Case No. 2001UD-002-011 1601-1607 Broadway

Dear Members of the Planning Commission,

I'm writing in support of the UDO Modification request for the project site located at 1601-1607 Broadway. The modification allows the proposed building to better address the urban context and its surroundings. The project will not only enhance the West End/Music Row communities, but it will complete this iconic neighborhood gateway. It is important to the project team to implement the Music Row Vision Plan through innovative music uses and supporting the creativity that makes Nashville special. STG Design is excited to be a part of the project team and asks for your support of the Planning Staff's recommendation for approval.

Sincerely,



**David Johnston, AIA**  
Principal

cc: Smith Gee Studio



211 Union Street  
Suite 103  
Nashville, Tennessee 37201  
615 248 4400



June 10, 2020

Planning Commissioners  
Metropolitan Planning Department  
712 South Sixth Street  
Nashville, Tennessee 37206

RE: Case #2001UD-002-011  
1601 Broadway UDO Modification

Dear Planning Commissioners,

Our family has owned the 1605 Broadway parcel that will become a part of the proposed development at 1601 Broadway since 1850. In fact my family owned the entire block and subdivided these lots around the early 1900s. The 2001 Music Row Urban Design Overlay adopted by the Metro Planning Commission, discusses this site as the Gateway between the West side of Nashville and downtown and further suggests "Due to the prominence of this location and the width of Broadway in this area, a large scale development is appropriate." More recently, the Music Row Vision Plan, unanimously approved by the Metro Planning Commission on June 27, 2019, reaffirms this site as an important gateway planned for high-rise development supporting a high-energy urban experience.

As you know, the MPC's planning objectives have begun to come to fruition on sites surrounding the project, with large-scale developments like the 25 story SkyHouse in the adjacent block and Broadwest directly across the street creating appropriate density and connectivity to deliver a walkable urban landscape. For the last several years, even before connecting with developer Scenic Investments, we've worked on determining a vision for the site that matches the needs of a growing area, meeting with Metro Planning, Traffic and Parking, and Public Works to determine this location's unique potential. As immediate neighbors we were disappointed by many of the claims made by the Orbison owner and tenants.

First, their objection to the project blocking their views with its height has no merit. Any by-right building will tower over the Orbison, which started as fireproof storage building, was vacant for almost 25 years, and was not renovated into an office building until the late 1990s. If their vision is for the neighboring lots to remain surface parking or a building of the same height or lower than their six stories, none of these options are attainable or good use for a site on a major urban thoroughfare.

Adams Cousins Inc.  
6557 Rolling Fork Dr  
Nashville, TN 37205

Second, the Orbison is built on their lot line, which is OK (except for the building's aerial encroachments onto 1607 Broadway). It is also code-compliant on our property for a new building to build on the lot line, which it can by-right. Instead, the developer is committed to leaving a four-and-a-half-foot separation between the buildings – again, this is not required of us. Orbison has known this since their renovation, when the Metro Building Code Appeals Board allowed these windows to be installed but stated at the time that these windows were temporary and must be updated to code once our property is developed.

The 1601 Broadway project is appropriate for dense development and any project that delivers on the urban planning needs of Nashville will impact the views of the Orbison.

Our family has been very patient (for some 170 years) in finding the right vision and right developer for this site to deliver on what has long been planned for this area and is now appropriately occurring all around it. Respectfully, the complaints of the adjacent neighbor have no merit, and as a relative newcomer to ownership in this area compared to us, they have put no effort into considering how they can reasonably adapt to fit into the appropriate evolution of the area.

We're hopeful you'll continue to see why this project is best suited to deliver on Nashville's need for urban housing and street level connectivity, best preparing the city for its future. Please approve the UDO Height Modification as submitted.

Sincerely,



Dillard Adams Jr  
President

CC: Councilman Freddie O'Connell, District 19

Greg Coleman  
214 Heady Drive  
Nashville, TN 37205

June 10, 2020

Planning Commissioners  
Metropolitan Planning Department  
712 South Sixth Street  
Nashville, Tennessee 37206

RE: Case #2001UD-002-011  
1601 Broadway UDO Modification

Dear Planning Commissioners,

The Caldwell, Jackson and Granbery families have owned the parcels at 1601 Broadway that will become a part of the proposed development since the 1930's. The 2001 Music Row Urban Design Overlay adopted by the Metro Planning Commission, discusses this site as the Gateway between the West side of Nashville and downtown and further suggests "Due to the prominence of this location and the width of Broadway in this area, a large scale development is appropriate." More recently, the Music Row Vision Plan, unanimously approved by the Metro Planning Commission on June 27, 2019, reaffirms this site as an important gateway planned for high-rise development supporting a high-energy urban experience.

As you know, the MPC's planning objectives have begun to come to fruition on sites surrounding the project, with large-scale developments like the 25 story SkyHouse in the adjacent block and Broadwest directly across the street creating appropriate density and connectivity to deliver a walkable urban landscape. For the last several years, even before connecting with developer Scenic Investments, we've worked on determining a vision for the site that matches the needs of a growing area, meeting with our neighbors at 1605 Broadway, Metro Planning, Traffic and Parking, and Public Works to determine this location's unique potential. As immediate neighbors we were disappointed by many of the claims made by the Orbison owner and tenants.

First, their objection to the project blocking their views with its height has no merit. Any by-right building will tower over the Orbison, which started as fireproof storage building, was vacant for almost 25 years, and was not renovated into an office building until the late 1990s. If their vision is for the neighboring lots to remain surface parking or a building of the same height or lower than their six stories, none of these options are attainable or good use for a site on a major urban thoroughfare.



Greg Coleman  
214 Heady Drive  
Nashville, TN 37205

Second, the Orbison is built on their lot line, which is OK (except for the building's aerial encroachments onto 1607 Broadway). It is also code-compliant on our property for a new building to build on the lot line, which it can by-right. Instead, the developer is committed to leaving a four-and-a-half-foot separation between the buildings – again, this is not required of us. Orbison has known this since their renovation, when the Metro Building Code Appeals Board allowed these windows to be installed but stated at the time that these windows were temporary and must be updated to code once our property is developed.

The 1601 Broadway project is appropriate for dense development on a major thoroughfare and any project that delivers on the urban planning needs of Nashville will impact the views of the Orbison.

Our family has been very patient for many decades in finding the right vision and right developer for this site to deliver on what has long been planned for this area and is now appropriately occurring all around it. Respectfully, the complaints of the adjacent neighbor have no merit, and as a relative newcomer to ownership in this area compared to us, they have put no effort into considering how they can reasonably adapt to fit into the appropriate evolution of the area.

We're hopeful you'll continue to see why this project is best suited to deliver on Nashville's need for urban housing and street level connectivity, best preparing the city for its future. Please approve the UDO Height Modification as submitted.

Sincerely,



Greg Coleman  
Agent for the Caldwell, Jackson and Granbery Families

CC: Councilman Freddie O'Connell, District 19

# Comments on June 25, 2020 MPC Agenda Items

Received through June 24, 2020

## Opposition

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**From:** Michael Burriss <michael.burriss@gmail.com>

**Sent:** Tuesday, May 26, 2020 8:55 AM

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

**Subject:** opposition to Case No. 2001UD-002-011 (1601-1607 Broadway).

Dear Planning Commissioners.

I am writing in opposition to Case No. 2001UD-002-011 (1601-1607 Broadway). Our office leases a space in the Orbison Building, which shares a property line with the proposed new development. We are long-term tenants, having leased the space for over 10 years, and are currently in our third lease. I join the Orbison's and their attorney in opposing this development. Their attorney's letter outlines many reasons to oppose the development, but I would like to focus on the detriment to the health and well-being of the occupants of the building, that this development poses.

The new development is approximately 27 stories, including a 7-story parking garage. The proposed parking garage will be constructed as a 3-hour fire wall located 4'-6" from the Orbison Building. The parking garage is designed to be taller than the 6-story Orbison Building, and this wall will eliminate the natural light in the building. Before and after photos are below, and speak for themselves as to the harmful effect the proposed development will have on occupants of the Orbison Building. People need access to natural light in their work environment to maintain their well-being.

Please deny the applicant's request.

Sincerely,

Michael Burriss

---

**From:** Claeys, Angie <AClaeys@moodynolan.com>

**Sent:** Tuesday, May 26, 2020 9:04 AM

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

**Subject:** Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)

Dear Planning Commissioners.

I am writing in opposition to Case No. 2001UD-002-011 (1601-1607 Broadway). Our office leases a space in the Orbison Building, which shares a property line with the proposed new development. We are long-term tenants, having leased the space for over 10 years, and are currently in our third lease. I join the Orbison's and their attorney in opposing this development. Their attorney's letter outlines many reasons to oppose the development, but I would like to focus on the detriment to the health and well-being of the occupants of the building, that this development poses.

The new development is approximately 27 stories, including a 7-story parking garage. The proposed parking garage will be constructed as a 3-hour fire wall located 4'-6" from the Orbison Building. The parking garage is designed to be taller than the 6-story Orbison Building, and this wall will eliminate the natural light in the building. Before and after photos

*Item 33. 2001UD-002-011 – 1601 Broadway*

# Comments on June 25, 2020 MPC Agenda Items

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are below, and speak for themselves as to the harmful effect the proposed development will have on occupants of the Orbison Building. People need access to natural light in their work environment to maintain their well-being.

Please deny the applicant's request.



**ANGIE CLAEYS**  
LEED AP BD+C  
ASSOCIATE  
O 615.386.9690  
1625 BROADWAY, 4TH FL, NASHVILLE, TN 37203

*Item 33. 2001UD-002-011 – 1601 Broadway*

# Comments on June 25, 2020 MPC Agenda Items

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**SEE ATTACHMENT ON FOLLOWING PAGE**

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**From:** Ntoupi, Marina <MNtoupi@moodynolan.com>

**Sent:** Tuesday, May 26, 2020 9:20 AM

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

**Subject:** Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)

Dear Planning Commissioners.

I am writing in opposition to Case No. 2001UD-002-011 (1601-1607 Broadway). Our office leases a space in the Orbison Building, which shares a property line with the proposed new development. We are long-term tenants, having leased the space for over 10 years, and are currently in our third lease. I join the Orbison's and their attorney in opposing this development. Their attorney's letter outlines many reasons to oppose the development, but I would like to focus on the detriment to the health and well-being of the occupants of the building, that this development poses.

The new development is approximately 27 stories, including a 7-story parking garage. The proposed parking garage will be constructed as a 3-hour fire wall located 4'-6" from the Orbison Building. The parking garage is designed to be taller than the 6-story Orbison Building, and this wall will eliminate the natural light in the building. As you can see in the attached floor plan, all natural light comes from the façade facing the proposed building. The remaining windows are minimal and do not provide sufficient light. Before and after photos are below, and speak for themselves as to the harmful effect the proposed development will have on occupants of the Orbison Building. People need access to natural light in their work environment to maintain their well-being.

Please deny the applicant's request.

**MARINA NTOUPI**

RIBA, INT'L. ASSOC. AIA, NOMA

LEED GREEN ASSOCIATE

ASSOCIATE

O 615.386.9690 D 615.620.4779

1625 BROADWAY, 4TH FL, NASHVILLE, TN 37203

**MOODYNOLAN.COM**

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**From:** Karpynec, Christina <CKarpynec@moodynolan.com>

**Sent:** Tuesday, May 26, 2020 9:50 AM

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

**Cc:** Brooks, Harriett (Planning) <Harriett.Brooks@nashville.gov>

**Subject:** Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)

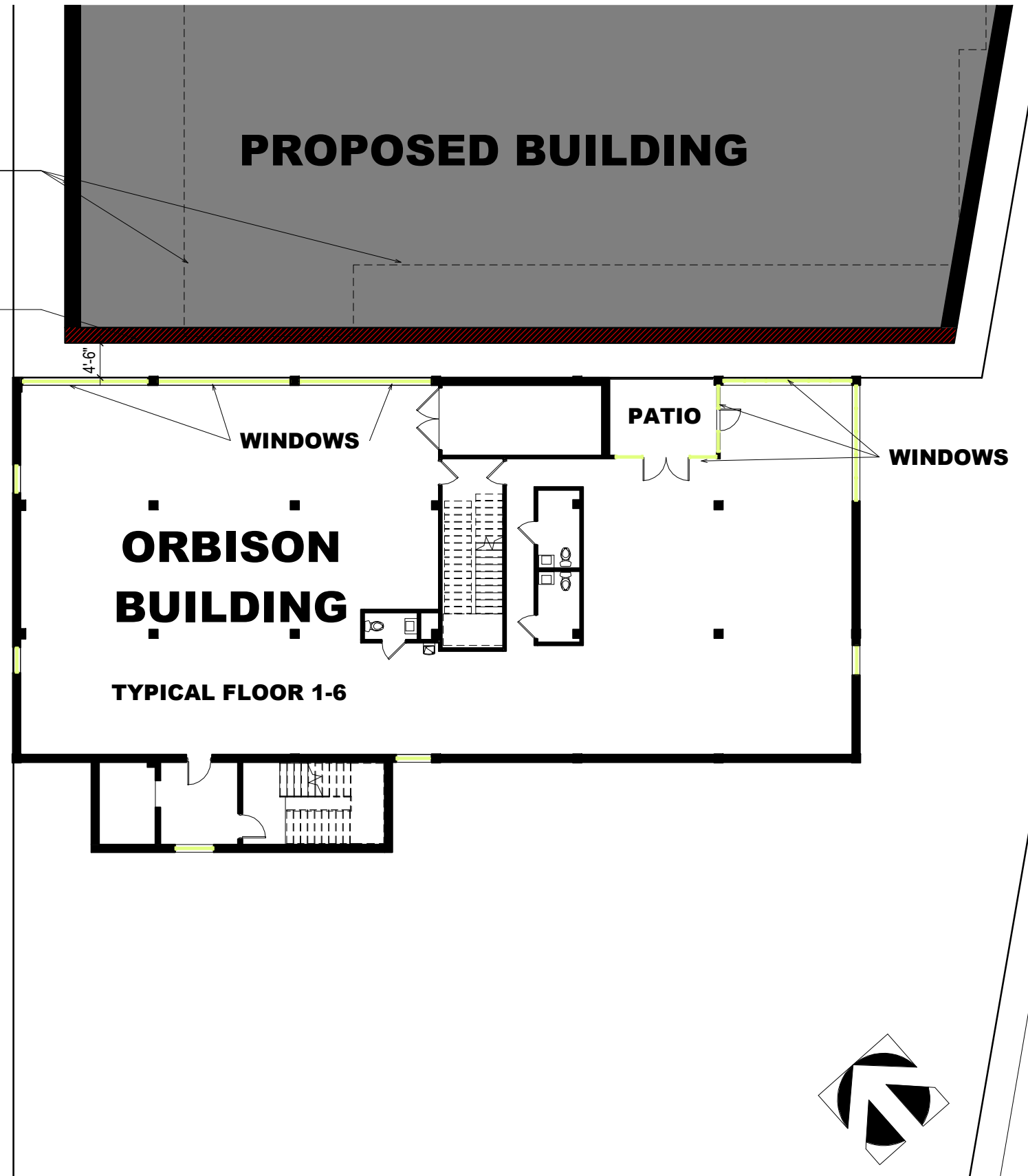
Dear Planning Commissioners,

I am writing in opposition to Case No. 2001UD-002-011 (1601-1607 Broadway). Our office leases a space in the Orbison Building, which shares a property line with the proposed new development. We are long-term tenants, having leased the space for over 10 years, and are currently in our third lease. I join the Orbisons and their attorney in opposing this development. Their attorney's letter outlines many reasons to oppose this development; however, I would like to focus on the grave consequences this new development will have on health and well-being of the occupants of the building, and the Orbison's property rights.

**BROADWAY**

**OUTLINE OF  
RESIDENTIAL  
FLOORS 8-20**

**3HR RATED  
WALL AT 4'-6"  
ON FLOORS 1-7**



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- The new development is approximately 27 stories, including a 7-story parking garage that is proposed to be constructed 4'-6" from the shared property line. As a result to the proximity of this property line, the parking garage will be required to be constructed with a 3-hour firewall with no openings.
- If the parking component is constructed, then the majority of natural light in the office space throughout the Orbison building will be eliminated. The before and after photos below speak for themselves in illustrating the effect this will have on the health and well-being of the occupants of the Orbison Building. People need access to natural light in their work environment to maintain their well-being.
- This proposed development is an infringement on the Orbison's property rights. Because the building will no longer be habitable, leases will not be renewed, as outlined in the attorney's letter. The Orbisons have just as much right to occupy their property for its intended use, as the neighbor has to develop their property (in an appropriate manner)
- Because the leases will not be renewed, this could potentially lead to the destruction of the Orbison Building, which Metro Historic has deemed Worthy of Consideration. (This is described in detail in the attorney's letter).

I understand that the policy for this area supports a building of this size. But this development as designed is not allowed by right, as evidenced by the very fact that this case is before your Commission today. I don't believe the harm to the Orbison's property was evident in the applicant's application, and we ask that you consider our plea for the well-being of the occupants. Over 60 occupants of the building have signed a petition because of their concern (included in the attorney's letter)

Additionally, I understand that there are other 20+ story buildings in this area. However, none of these are situated directly adjacent to a healthy, occupied, historic building. There is no precedent for taking away natural light from an existing, functioning building, such as the case would be here.

Lastly, on a side note, signs were not posted at the site. We understand from Planning Staff that this is not a requirement for this type of case; however, I hope that this rule will reconsidered in the future. As I understand it, the only notice received was a postcard or letter to the Orbisons. If the letter would have been lost in the mail, the there would have been no notice of this proposed development, which so greatly impacts the Orbison Building. I have heard Commissioners speak in the past regarding the importance of public notice, and I believe this is an important topic to many, if not all of you.

Thank you for your service to our great city. I understand the great amount of time you spend, and difficult decisions that you make serving the city in this way. I wish you the best during this meeting and difficult hearing.

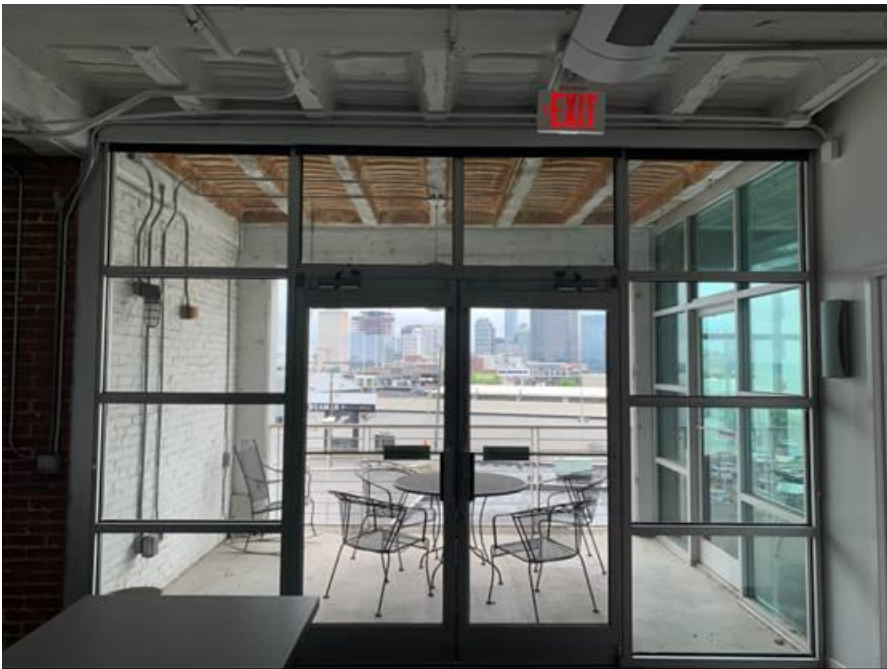
Before

After



# Comments on June 25, 2020 MPC Agenda Items

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**CHRISTINA KARPYNEC**

AIA, LEED AP

ASSOCIATE PRINCIPAL

ARCHITECT

O 615.386.9690 D 615.620.4774 C 615.804.3950

1625 BROADWAY, 4TH FL, NASHVILLE, TN 37203

**MOODYNOLAN.COM**

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**From: Jim Graff <jgraffx4@sbcglobal.net>**

**Sent: Tuesday, May 26, 2020 9:50 AM**

*Item 33. 2001UD-002-011 – 1601 Broadway*

# Comments on June 25, 2020 MPC Agenda Items

Received through June 24, 2020

**To: Planning Commissioners <Planning.Commissioners@nashville.gov>**  
**Subject: Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)**

Dear Planning Commissioners.

I am writing in opposition to Case No. 2001UD-002-011 (1601-1607 Broadway). Our office leases a space in the Orbison Building, which shares a property line with the proposed new development. We are long-term tenants, having leased the space for over 10 years, and are currently in our third lease. I join the Orbison's and their attorney in opposing this development. Their attorney's letter outlines many reasons to oppose the development, but I would like to focus on the detriment to the health and well-being of the occupants of the building, that this development poses.

The new development is approximately 27 stories, including a 7-story parking garage. The proposed parking garage will be constructed as a 3-hour fire wall located 4'-6" from the Orbison Building. The parking garage is designed to be taller than the 6-story Orbison Building, and this wall will eliminate the natural light in the building. Before and after photos are below, and speak for themselves as to the harmful effect the proposed development will have on occupants of the Orbison Building. People need access to natural light in their work environment to maintain their well-being.

Please deny the applicant's request.

Regards,  
Jim Graff  
[jgraffx4@sbcglobal.net](mailto:jgraffx4@sbcglobal.net)  
615.753.3953

---

**From: Tiffany Rena MacMonegle <tiffers1292@gmail.com>**  
**Sent: Tuesday, May 26, 2020 9:50 AM**  
**To: Planning Commissioners <Planning.Commissioners@nashville.gov>**  
**Subject: Opposition to Case No. 2001UD-002-011**

Dear Planning Commissioners.

I am writing in opposition to Case No. 2001UD-002-011 (1601-1607 Broadway). Our office leases a space in the Orbison Building, which shares a property line with the proposed new development. We are long-term tenants, having leased the space for over 10 years, and are currently in our third lease. I join the Orbison's and their attorney in opposing this development. Their attorney's letter outlines many reasons to oppose the development, but I would like to focus on the detriment to the health and well-being of the occupants of the building, that this development poses.

The new development is approximately 27 stories, including a 7-story parking garage. The proposed parking garage will be constructed as a 3-hour fire wall located 4'-6" from the Orbison Building. The parking garage is designed to be taller than the 6-story Orbison Building, and this wall will eliminate the natural light in the building. Before and after photos are below, and speak for themselves as to the harmful effect the proposed development will have on occupants of the Orbison Building. People need access to natural light in their work environment to maintain their well-being.

Please deny the applicant's request.

Tiffany MacMonegle

---

**From: Franklin, Valarie <vfranklin@moodynolan.com>**  
**Sent: Tuesday, May 26, 2020 9:50 AM**  
**To: Planning Commissioners <Planning.Commissioners@nashville.gov>**  
**Subject: Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)**

*Item 33. 2001UD-002-011 – 1601 Broadway*



# Comments on June 25, 2020 MPC Agenda Items

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Dear Planning Commissioners.

I am writing in opposition to Case No. 2001UD-002-011 (1601-1607 Broadway). Our office leases a space in the Orbison Building, which shares a property line with the proposed new development. We are long-term tenants, having leased the space for over 10 years, and are currently in our third lease. I join the Orbison's and their attorney in opposing this development. Their attorney's letter outlines many reasons to oppose the development, but I would like to focus on the detriment to the health and well-being of the occupants of the building, that this development poses.

The new development is approximately 27 stories, including a 7-story parking garage. The proposed parking garage will be constructed as a 3-hour fire wall located 4'-6" from the Orbison Building. The parking garage is designed to be taller than the 6-story Orbison Building, and this wall will eliminate the natural light in the building. Before and after photos are below, and speak for themselves as to the harmful effect the proposed development will have on occupants of the Orbison Building. People need access to natural light in their work environment to maintain their well-being.

Please deny the applicant's request.

**VALARIE FRANKLIN**

AIA, NOMA, NCARB

SENIOR ASSOCIATE / ARCHITECT

CLIENT RELATIONSHIP MANAGER

O 615.620.4777 D 615.974.8112

1625 BROADWAY, 4<sup>TH</sup> FLOOR, NASHVILLE, TN 37203

**MOODYNOLAN.COM**

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**From:** Erin Lester <erin.lester09@gmail.com>

**Sent:** Tuesday, May 26, 2020 9:59 AM

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

**Subject:** Opposition to Case No. 2001UD-002-011

Dear Planning Commissioners.

I am writing in opposition to Case No. 2001UD-002-011 (1601-1607 Broadway). Our office leases a space in the Orbison Building, which shares a property line with the proposed new development. We are long-term tenants, having leased the space for over 10 years, and are currently in our third lease. I join the Orbison's and their attorney in opposing this development. Their attorney's letter outlines many reasons to oppose the development, but I would like to focus on the detriment to the health and well-being of the occupants of the building, that this development poses.

The new development is approximately 27 stories, including a 7-story parking garage. The proposed parking garage will be constructed as a 3-hour fire wall located 4'-6" from the Orbison Building. The parking garage is designed to be taller than the 6-story Orbison Building, and this wall will eliminate the natural light in the building. Before and after photos are below, and speak for themselves as to the harmful effect the proposed development will have on occupants of the Orbison Building. People need access to natural light in their work environment to maintain their well-being.

Please deny the applicant's request.

Erin R. Lester

---

**From:** McKenna, Elle <EMcKenna@moodynolan.com>

**Sent:** Tuesday, May 26, 2020 10:22 AM

*Item 33. 2001UD-002-011 – 1601 Broadway*

# Comments on June 25, 2020 MPC Agenda Items

Received through June 24, 2020

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

Subject: Opposition to case no 2001US-002-011

Dear Planning Commissioners.

I am writing in opposition to Case No. 2001UD-002-011 (1601-1607 Broadway). Our office leases a space in the Orbison Building, which shares a property line with the proposed new development. We are long-term tenants, having leased the space for over 10 years, and are currently in our third lease. I join the Orbison's and their attorney in opposing this development. Their attorney's letter outlines many reasons to oppose the development, but I would like to focus on the detriment to the health and well-being of the occupants of the building, that this development poses.

The new development is approximately 27 stories, including a 7-story parking garage. The proposed parking garage will be constructed as a 3-hour fire wall located 4'-6" from the Orbison Building. The parking garage is designed to be taller than the 6-story Orbison Building, and this wall will eliminate the natural light in the building. Before and after photos are below, and speak for themselves as to the harmful effect the proposed development will have on occupants of the Orbison Building. People need access to natural light in their work environment to maintain their well-being.

Please deny the applicant's request.

**ELLE MCKENNA**

AIA, WELL AP, NCARB

ASSOCIATE

ARCHITECT

O 615.386.9690 D 615.620.4775

1625 BROADWAY, 4TH FL, NASHVILLE, TN 37203

**MOODYNOLAN.COM**

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**From: Gable, Quinton <QGable@moodynolan.com>**

**Sent: Tuesday, May 26, 2020 10:37 AM**

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

**Subject: Case No. 2001UD-002-011 - 1601-1607 Broadway**

Dear Planning Commissioners.

I am writing in opposition to Case No. 2001UD-002-011 (1601-1607 Broadway). Our office leases a space in the Orbison Building, which shares a property line with the proposed new development. We are long-term tenants, having leased the space for over 10 years, and are currently in our third lease. I join the Orbison's and their attorney in opposing this development. Their attorney's letter outlines many reasons to oppose the development, but I would like to focus on the detriment to the health and well-being of the occupants of the building, that this development poses.

The new development is approximately 27 stories, including a 7-story parking garage. The proposed parking garage will be constructed as a 3-hour fire wall located 4'-6" from the Orbison Building. The parking garage is designed to be taller than the 6-story Orbison Building, and this wall will eliminate the natural light in the building. Before and after photos are below, and speak for themselves as to the harmful effect the proposed development will have on occupants of the Orbison Building. People need access to natural light in their work environment to maintain their well-being.

Please deny the applicant's request.

**QUINTON GABLE**

*Item 33. 2001UD-002-011 – 1601 Broadway*

# Comments on June 25, 2020 MPC Agenda Items

Received through June 24, 2020

PROJECT COORDINATOR

O 615.386.9690 D 615.620.4786

1625 BROADWAY, 4TH FL. NASHVILLE, TN 37203

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**From:** Sara Beal <sarabeal@gmail.com>

**Sent:** Tuesday, May 26, 2020 11:17 AM

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

**Subject:** Opposition to Case No. 2001UD-002-011

To the Nashville Planning Commissioners.

Hi, my name is Sara Beal. I've heard that there are plans to build in the lot right beside the Orbison Building on Broadway. I've been at the Orbison Building for over 5 years now and experienced many other nearby construction projects. To have something built directly next to us, especially the size this building is rumored to be, would be devastating to most of us who work in the Orbison Building. Even the construction projects nearby have left many of us unable to use our offices due to the musical and creative nature of our jobs. To have something directly next to us would be not only completely disruptive during construction, but would also forever change our office/creative spaces. There are so many wonderful things created in our building and this would forever change it for the worse.

Please don't let this happen, and don't allow this planned development ruin part of what makes Nashville so special.

Sara Beal

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**From:** Chelsie Lykens <cchlykens@gmail.com>

**Sent:** Tuesday, May 26, 2020 11:26 AM

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

**Subject:** Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)

To Whom It May Concern,

My name is Chelsie Lykens and I have worked in the Orbison Building for over nine years. It has come to my attention that a new apartment building with upwards of 400 units has been proposed for the lot directly next to the Orbison Building and is expected to be built only 4 feet away. My understanding is that the proposed building will also be nearly twice as tall as allowed by Nashville code. Sadly, this extremely close proximity and enormous size would eliminate all natural light to our building. Beyond the increased traffic and parking problems we will inevitably deal with if this goes through, such a development would drastically negatively impact the quality of life in our building, which has balconies and windows on that side that allow us to enjoy the sunshine and views of downtown on that side when hosting meetings and other music industry functions. For me personally, it would destroy my ability to film and photograph as readily in the building, thus inhibiting content creation for songwriters and artists in Music City.

I request that the Planning Commissioners please reject this application and preserve the integrity of our beloved Orbison Building as a creative space full of energy and light.

Sincerely,

Chelsie Lykens

---

**From:** Emily Mueller Olson <emily.mueller87@gmail.com>

**Sent:** Tuesday, May 26, 2020 11:34 AM

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

**Subject:** Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)

*Item 33. 2001UD-002-011 – 1601 Broadway*

# Comments on June 25, 2020 MPC Agenda Items

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Dear Nashville Planning Commisioners,

My name is Emily Olson and I have worked in the Orbison building for over 2 years. I understand that an oversized apartment complex is being proposed to be built 4 feet away from our building and nearly twice as tall as allowed by code.

I'm a songplugger and I'm concerned that this will destroy my ability to do my job. We have songwriters who write songs in our building everyday and they will not be able to work while construction is going on. Also, the inspiring view and light we have in the building that all of our writers love would be gone after construction. Our building is a very special piece of history that needs to be preserved – it's one of the unique things that make Nashville, Nashville!

I strongly urge the Planning Commisioners to deny this application

Thank you,

Emily Olson

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**From: Ian Christian <ianchristianmusic@gmail.com>**

**Sent: Tuesday, May 26, 2020 12:04 PM**

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

**Subject: NO to Case No. 2001UD-002-011 (1601-1607 Broadway)**

Dear Nashville Planning Commission,

My name is Ian Christian and I have been a Nashville resident and songwriter for over 6 years. With the help of Still Working Music (Orbison Building) I have been able to pursue my craft and have found a home and safe space for creativity.

I understand a LARGE apartment tower is proposed to be built less than 5 feet from The Orbison Building. I have a room located on the corner of The Orbison Building where I record/write/produce music almost everyday, and this project would hinder that work. Not only would it negatively effect my ability to write songs, it would effect every person in The Orbison Building poorly.

On behalf of myself and all the other songwriters at The Orbison Building, I urge the commission to turn down this application.

Sincerely,

Ian Christian

---

**From: J R <d28bone@gmail.com>**

**Sent: Tuesday, May 26, 2020 12:16 PM**

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

**Subject: 'Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)**

Dear Nashville planning commission.

My name is Jon Randall. I am a multi award winning singer/ songwriter and producer in Nashville.

<http://jonrandallmusic.com/about/>

I just heard the word that there has been a proposal for a 440 unit apartment building within 5 feet of my office in the Orbison building.

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As much as I am for and appreciate the growth and booming economy Nashville has seen in last few years, I am a little uneasy about a building going up so tight against my office.

We have had three huge projects to the East, West and South side of us. The construction noise is already a huge issue for not just creativity but overall co-working.

We've had concrete spilled on our cars, construction workers taking our permit parking spots and unacceptable trash and debris covering our space and caking our cars is dust.

These project are all across the the street and I realize construction is just part of our lives in Nashville. But having this new apartment building going up directly with in arms length outside of my window is going make it impossible in these already crazy times to get anything done.

Please take a second look at how you are allowing this project to proceed.

Thank you so much for all you guys do. It's not an easy juggle I'm Sure.

All the best. JR.

---

**From: mAAAntra Music <eric@maantramusic.com>**

**Sent: Tuesday, May 26, 2020 12:17 PM**

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

**Subject: Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)**

Dear Nashville Planning Commisioners,

My name is Eric Olson and I am a songwriter/producer. I sometimes work out of the Orbison building, sometimes to write, other times to program/produce songs. I just found out that an oversized apartment complex is being proposed to be built 4 feet away from the building and nearly twice as tall as allowed by code.

This is a shock to me, and I'm worried it will severely impede my ability to do what I do on a daily basis when I work in the building. Just the construction alone will make it impossible to record/work on music and I'll have to find a different place to work. On top of that, my favorite part of the building-the view of downtown, will be blocked by the proposed new building. It feels like lose-lose situation, and I strongly urge the Planning Commisioners to deny this application.

Thank you,  
Eric Olson  
253.381.7414  
81mAAAntra

---

**From: Tommy Lee James <tommylee.james@gmail.com>**

**Sent: Tuesday, May 26, 2020 12:21 PM**

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

**Subject: 'Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)'**

To whom it may concern,

My name is Tommy Lee James I've been professional songwriter for 30 years, 24 of them at Orbison Music. I'm very much opposed to the planned apartment tower next to the Orbison Building. The traffic around there is already a nightmare. An apartment complex this large would only magnify the congestion issues. I ask the commission to reconsider this application.

Thank you

*Item 33. 2001UD-002-011 – 1601 Broadway*



# Comments on June 25, 2020 MPC Agenda Items

Received through June 24, 2020

Tommy Lee James

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**From:** Julie Davenport <jmdav414@gmail.com>  
**Sent:** Tuesday, May 26, 2020 12:23 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Opposition to Case No. 2001UD-002-011

Dear Planning Commissioners.

I am writing in opposition to Case No. 2001UD-002-011 (1601-1607 Broadway). Our office leases a space in the Orbison Building, which shares a property line with the proposed new development. We are long-term tenants, having leased the space for over 10 years, and are currently in our third lease. I join the Orbison's and their attorney in opposing this development. Their attorney's letter outlines many reasons to oppose the development, but I would like to focus on the detriment to the health and well-being of the occupants of the building, that this development poses.

The new development is approximately 27 stories, including a 7-story parking garage. The proposed parking garage will be constructed as a 3-hour fire wall located 4'-6" from the Orbison Building. The parking garage is designed to be taller than the 6-story Orbison Building, and this wall will eliminate the natural light in the building. Before and after photos are below, and speak for themselves as to the harmful effect the proposed development will have on occupants of the Orbison Building. People need access to natural light in their work environment to maintain their well-being. Please deny the applicant's request.

This would be my new working-environment, requiring exorbitant amounts of harsh, unnatural light to see, making working on computers even more challenging than it already is.

Best,

**Julie Davenport**

e | [jmdav414@gmail.com](mailto:jmdav414@gmail.com)

c | (865) 323-4935

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**From:** Kendall Blomquist <KBlomquist@modmgmt.com>  
**Sent:** Tuesday, May 26, 2020 12:37 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)

To Whom it may Concern,

I am writing to briefly urge the reconsideration of allowing the current plans for the lot adjacent to the Orbison Building to move forward.

From what I have been told, the plan is to have a 20+ story building built in the former car lot, which is much too tall per code. The damage this would cause is astronomical. The parking situation is already less than ideal for our block, not to mention the small alleyway that is much too narrow to be used for regular traffic. The thought of having such a large structure 4 feet from our windows and balconies is beyond upsetting.

My question is, why have a building code in place at all if you are going to ignore it and allow companies to come in and easily break them? They are there for a reason, and in this case, the reasons are endless.

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# Comments on June 25, 2020 MPC Agenda Items

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Please consider the people, businesses and living spaces you will be negatively affecting if this plan is approved.

**KENDALL BLOMQUIST**

DIGITAL MANAGER

---

**From: Jon Elliot <jon@a3merch.com>**

**Sent: Tuesday, May 26, 2020 12:43 PM**

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

**Subject: Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)**

To whom it may concern-

I am terribly opposed to the proposed building of an apartment building on the Beaman lot (1601-1607 Broadway). I have been a loyal tenant in the Orbison Building (1625 Broadway) for 10+ years and the only windows we have face downtown. It is my understanding that this proposed new building will be a mere 4 feet from our north (downtown) facing windows which would mean our view would be of a brick wall.

As mentioned, we have been loyal tenants for 10 years and the Orbison family has been great to us. Please do NOT let this new building get approved! This would be devastating to the culture of our business and the culture/history of the Orbison building.

Thank you.

-----  
Jon Elliot

A>3 Merch

1625 Broadway | Suite 310 | Nashville, Tennessee 37203

---

**From: Kindra Svendsen <kindra.svendsen@speakcreative.com>**

**Sent: Tuesday, May 26, 2020 12:43 PM**

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

**Subject: Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)**

I oppose the building of a new apartment building at 1601 Broadway. As a tenant of the Orbison building, and one who sits directly in the window where an overly tall wall and parking garage is planned, I have no doubt this project this will overtake our business space entirely.

In addition to the building being an eyesore to the community, the proposed building would have direct impact on our business, as we frequently use meeting spaces that are only 4 feet from where the new building will reach, and will cause major disruption to our work both during and after construction, which consists of in-person meetings and phone calls.

With only a few feet of space between businesses, we'll be forced to shift how we operate, as not much privacy will be allowed as it is now, and this will have an impact on our business. As an east-facing tenant of the building, we enjoy privacy and glass walls that maximize the view and creativity like so many others in the building. With this ridiculously tall proposed building, not only will air and views be obstructed, but so too will be our privacy to conduct business as a nationally reaching marketing agency.

Currently in The Orbison Building, we are afforded a piece of history that is woven into Nashville's deep roots.

Unfortunately, with the proposed building, we'll be required to seek another safe haven to conduct our business each

# Comments on June 25, 2020 MPC Agenda Items

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day, losing the value that comes with that historic legacy and part of what makes doing business in Nashville so special.

Kindra Svendsen Vice President of Client Partnerships Speak Creative

---

**From:** Alex Orbi <orbtrade@gmail.com>

**Sent:** Tuesday, May 26, 2020 12:45 PM

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

**Subject:** Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)

Hello,

I'm Alex Orbison. I own 1625 Broadway with my brother Roy. Our mother Barbara purchased the building in the 1990's. Before that we were on 16th, before that we were on Hawkins.

We oppose the project next door and it's almost doubling of size from code. Being the head of music row was something my mom was so proud of and part of her legacy. The proposed building is not consistent with the music row corridor we have nurtured.

Sincerely,

Alex

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**From:** Renae Bastar <renae@a3merch.com>

**Sent:** Tuesday, May 26, 2020 12:54 PM

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

**Subject:** Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)

Please reconsider the planning of 1601-1607 Broadway.

While Nashville has changed and continues to change, I believe planning and space for the existing buildings and people that live/work in the area must be considered before any new development continues. I oppose the current plans for the apartment building at 1601-1607 Broadway. The current building plans are far too tall for the existing space, and would be placed too close to the Orbison Building.

Thank you,

Renae Bastar

Director of Merchandise | A3 Merchandise

1625 Broadway | Suite 300 | Nashville, Tennessee 37203

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**From:** Kyleigh Roberts <kyleigh@orbison.com>

**Sent:** Tuesday, May 26, 2020 12:59 PM

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

**Subject:** Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)

To Whom It May Concern,

My name is Kyleigh Roberts and I have worked in the Orbison building for the past 2 years. It has been brought to my attention that an unnecessarily and ridiculously large apartment building is to be built right next door in what used to be a Beaman Auto lot. I've also been made aware that it will be so close to our building that, if the plan were to move ahead as is, I could likely stand between the two and touch the exterior walls of Orbison and the new construction at once. Not only will the new construction disturb the songwriters that use the space to create, but it will cause massive

*Item 33. 2001UD-002-011 – 1601 Broadway*

# Comments on June 25, 2020 MPC Agenda Items

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headaches for anyone in the building attempting to work. This is also the side of the Orbison with the majority of our windows, thus blocking pretty much any natural light we would get.

Our building was purchased and restored by the late Barbara Orbison, wife to Roy, before the majority of the surrounding area was developed and has continued Roy's legacy by being a creative hub for musicians, songwriters, and industry folks. This beautiful and historic building erected in 1930 will no longer hold the same bright & creative energy brought to it by Barbara and maintained by her son Alex if it is dwarfed by yet ANOTHER overpriced and mostly vacant apartment building (which is planned to be 2 times as tall as code allows). The construction also puts the actual structure in danger, as building so close could lead to a number of physical issues.

As not only an employee in the Orbison building, but as a citizen of the Nashville metro area who is concerned for the ever dwindling sanctity of our "Music City," I ask that you strongly consider the objections received by those who oppose this construction and plead for you to reject their application.

Regards,

**Kyleigh Roberts**

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**From: Tony Conway <tonyc@conwayent.com>**

**Sent: Tuesday, May 26, 2020 1:07 PM**

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

**Subject: Opposition to case # 2001UD-002-011 on 1607 Broadway Nashville Tn**

To whom it may concern.

My name is Tony Conway I have lived and worked in Nashville Tn for the past 44 years. I have an office located on the 5<sup>th</sup> floor of the Orbison Building 1625 Broadway. We have been in that office since Jan of 2009. The Main Reason I leased this office space then and continue to do so is the beautiful view of Downtown Nashville Tn. Every day when I walk into the offices I feel so blessed to have found this office space and its view. I am writing to you today to voice my Opposition to the case # 2001UD-002-011 for 1607 Broadway old Beaman used car lot.

First after checking the codes it does not appear that the building request to build an apartment building 316 feet tall is within the current codes. Also I understand the proposal would put this new building within 4 feet of our building and completely block any windows and balcony's that exist in our building. Second code issue is windows and fire code with 2 buildings being that close together windows on either building must either not exist or must meet fire codes with special fire proof glass that does not allow flames from one to jump into another. Our building does not have that type of Windows currently.

On top of those issues the new apartment building would completely block all views from our offices of anything except a wall or windows or parking garage of the new building on all 6 floors of our building. In addition if the building was allowed it would be almost impossible to work in our offices while construction takes place 4 feet apart. Also in the plan it says the back alley would be the main entrance to the apartment building, it currently is hardly able to even handle light traffic by garbage trucks and delivery trucks. It is very dangerous to turn into that alley from either 16<sup>th</sup> ave south or 17<sup>th</sup> ave south both border the alley.

In closing if this apartment building is approved as submitted I would leave the Orbison building as a long time tenant as would a number of other businesses located in the building after talking to other companies, this would not be fair to the Orbison family who owns the building and derives their income from office leases. If you have any questions feel free to contact me at any time. Thank you

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**Tony Conway**

**President**

**Conway Entertainment Group, LLC**

**Ontourage Management, LLC**

1625 Broadway, Suite 500

Nashville, TN 37203

(O) 615.724.1818

(F) 615.724.1813

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**From: Cody Payne <codyp@conwayent.com>**

**Sent: Tuesday, May 26, 2020 1:53 PM**

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

**Subject: Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)**

To whom it may concern,

Cody Payne here with Conway Entertainment Group (1625 Broadway, Suite 500).

I am writing to voice my opposition of the new apartment building proposal in the Beaman lot next to our office.

The Orbison Building is a Nashville land mark with some of the best office views in town. I have been working in the building for 5 years now. I am concerned with the potential construction of a new apartment building 4 feet away from our windows. Our business is largely done over the phone and the noise alone from a construction site would be very harmful to our way of business.

Please consider the many negative consequences of allowing this apartment building to be built.

Thank you.

-Cody

**Conway Entertainment Group**

1625 Broadway, Suite 500

Nashville, TN 37203

Office 615-724-1818

Cell 205-353-2740

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**From: Lindsey Leathers <lleathers@rentile.com>**

**Sent: Tuesday, May 26, 2020 1:54 PM**

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

**Subject: Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)**

Hello,

I am writing in opposition to the proposed 316 foot apartment building in the old Beaman location at 1601-1607 Broadway. The proximity of this proposed building next to the Orbison building is too close and far too tall per codes.

Sincerely,

LINDSEY LEATHERS HUGGINS



# Comments on June 25, 2020 MPC Agenda Items

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DESIGN CONSULTANT  
LLEATHERS@RENTILE.COM  
P 615-742-0054  
1625 BROADWAY  
NASHVILLE, TN 37203

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**From:** Garrett Jones <garrett@way-entertainment.com>

**Sent:** Tuesday, May 26, 2020 2:26 PM

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

**Subject:** Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)

Hello,

I hope this email finds you well. I am writing to voice my opposition to the building plans for 1601-1607 Broadway. I have worked in the Orbison building for 6 years and have watched Midtown lose much of its charm at the hands of new developments. As I'm sure you're aware, the proposed building would tower over the Orbison building and completely block the only side of the building with windows and views of the city. For such a lovely old building that bears the name of one of Nashville's most iconic figures to be lost in the shadow of a giant apartment building would be an absolute shame.

I understand that urban development is beneficial and unavoidable with a booming city like Nashville; but harming those who have been proud members of the community for decades for the sake of a new apartment building is not what makes Nashville great.

Thank you taking the time to read this, I hope you make the right decision and defend one of Midtown's most beloved buildings.

Sincerely,

Garrett Jones

W.A.Y Entertainment

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**From:** Lance Miller <lancemiller3@gmail.com>

**Sent:** Tuesday, May 26, 2020 2:55 PM

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

**Subject:** Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)

Dear Nashville Planning Commission,

I am writing in regard to the above-mentioned case number. As a professional songwriter of over 20 years with an office located in the Orbison Building (1625 Broadway), I strongly oppose the oversized, 300-foot apartment tower that is proposed to be built 4 1/2 feet from the Orbison Building. Having written hits such as "Beer With Jesus" for Thomas Rhett, "Drink to That All Night" for Jerrod Niemann, and Tim McGraw's current hit, "I Called Mama," I can tell you that it would be impossible to write and record music in an environment with such a project going on next door.

On behalf of myself and all of the other songwriters/artists who write and record music in The Orbison Building, I strongly urge the commission to reject this application.

Sincerely,

Lance Miller

*Item 33. 2001UD-002-011 – 1601 Broadway*

# Comments on June 25, 2020 MPC Agenda Items

Received through June 24, 2020

From: Alder, Beryl <BAlder@moodynolan.com>

Sent: Tuesday, May 26, 2020 3:01 PM

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

Subject: Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)

Dear Planning Commissioners,

I am writing in opposition to Case No. 2001UD-002-011 (1601-1607 Broadway). We are a tenant that leases a space in the Orbison building, a six-story building with different tenants on each floor, adjacent to the proposed development. The Orbison building receives 90% of the natural light from the East façade, which is the primary light source for any and all employees of the building. Natural light is necessary for employee's overall health and well-being. The other three facades have very little window openings.

The proposed development, located on the corner of Broadway and 16<sup>th</sup> Avenue, includes a 7-story garage that will extend beyond the Orbison building's height followed by 20 more stories of residential floors. Because the proposed development is adjacent to an existing property line, no window openings are allowed by code, leaving a 3-hour concrete wall that eliminates any natural light on our entire East façade.

I have personally had the experience of writing design guidelines to provide a vision for what communities could look like for future Nashville and understand that it is difficult to foresee every scenario that may occur as a result of writing policy. I understand that this unforeseen circumstance, as a result of the written code was probably not intended, however, if the proposed development is built as it is designed, the result will eliminate most natural light to the building and the employees will suffer consequently, an action that could be avoided if you deny the applicant's request.

I ask that you deny the applicant's request and consider the ramifications of following policy with this special circumstance.



Sincerely,

**BERYL DE PALMA ALDER**

**SENIOR ASSOCIATE**

**O 615.386.9690 D 615.620.4780**

**1625 BROADWAY, 4TH FL, NASHVILLE, TN 37203**

**MOODYNOLAN.COM**

*Item 33. 2001UD-002-011 – 1601 Broadway*

# Comments on June 25, 2020 MPC Agenda Items

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**From:** gordie sampson <gordiesampson@me.com>

**Sent:** Tuesday, May 26, 2020 6:00 PM

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

**Subject:** Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)

Dear Nashville Planning Commission

My name is Gordie Sampson and I am a Nashville-based songwriter for 15 years.

I have enjoyed success both in radio and on records for most of this time and am proud to say have three Grammy nominations ( one of which won best country song for Carrie Underwood’s “Jesus Take The Wheel”) and most recently “Knocking Boots” written at Still Working Music (a division of Orbison Productions) which is my current home as a songwriter.

Still Working is a publisher im proud to be with, and their building The Orbison Building is by all accounts a Music City landmark, with a heritage that extends deep into the rich musical past of this town.

I hope you can appreciate that I strongly object to the apartment tower being proposed to be built a mere four and a half feet from the Orbison Building, a space myself and the other music creators at the company feel is an inspiration and a sacred space in the spirit of Nashville’s historic music culture.

I strongly urge you, on behalf of all music creators involved with The Orbison Building to reject the aforementioned proposal

Sincerely

Gordie Sampson

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**From:** Bea Thompson <bea.thompson8@gmail.com>

**Sent:** Monday, June 1, 2020 11:37 AM

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

**Subject:** Letter of Opposition to Case No. 2001UD-002-011

**Bea Thompson**

**SEE ATTACHMENT ON FOLLOWING PAGE**

Elizabeth A. Thompson, AIA  
200 Rolling Fork Ct  
Nashville, TN 37205  
bea.thompson8@gmail.com

May 25, 2020

RE: Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)

Planning Commission Members:

My letter is in opposition to Case No 2001UD-002-011 (1601-1607 Broadway). My primary objections to the construction are

1. Lack of viable design for traffic to and around the proposed building
2. Deliberate loss of light and air to 1625 Broadway, the Orbison Building

1.A Designs provided indicate traffic patterns both to and within the alley that are not possible due to existing buildings. The Cadence Building to the east and the Orbison Building to the south prevent lanes of travel as shown on drawings. The unusual narrowness of the alley right of way, coupled with one-way travel streets on both ends, cannot support the enormous amount of tenant, visitor, and delivery traffic that will occur with a building of this size.

1.B The ability of the intersection of Broadway, West End and Sixteenth Ave to accommodate the increased traffic proposed by this building has not been proven with the traffic study.

2.The building as proposed will be constructed within five feet (5'-0") of the Orbison Building, effectively cutting off the light and air to the building on the primary side of the openings.

The Orbison Building was originally constructed 1903 as a bonded fireproof storage facility. It was renovated into offices in the 1990's. The renovation design is notable in its adherence to sustainable design standards. These include installing windows primarily on the north side in order to provide light and to prevent heat gain associated with sunlight penetrating glass. Also unusual at that time for commercial building design, operable windows were included so that occupants could take advantage of the many temperate weather days of the year. It has proved very successful in these sustainable design initiatives.

As Director of Moody Nolan, my office was in the Orbison Building for almost fifteen years. I pointed out to many people the sustainable design properties incorporated into the building over the years. Ecologically-oriented design such as this is taught in architecture schools, especially in the reuse of buildings. I was proud to be an occupant in such a building.

The construction of the building will result in unsupportable traffic patterns and destroy a remarkable example of sustainable design in an historic building. Please deny the applicant's request.

Sincerely,



Elizabeth A. Thompson, AIA

# Comments on June 25, 2020 MPC Agenda Items

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## ITEMS TO BE CONSIDERED ON PUBLIC HEARING

### Item 25. 2020DTC-031-001 – Circle South

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**From:** Starks, Charles (Music City Center) <Charles.Starks@nashvillemcc.com>

**Sent:** Monday, June 1, 2020 4:00 PM

**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; Hammer, Eric (Planning) <Eric.Hammer@nashville.gov>

**Subject:** Circle South Development

Metropolitan Nashville Planning Department

Members of the Metropolitan Planning Commission

As the President/CEO of Music City Center, located on the KVB Roundabout, we have reviewed details of a project planned by Circle South Holdings at 410 8<sup>th</sup> Avenue South and want to express support for the applicant's request for a height modification (Metro Planning Commission Case Number 2020DTC-031-001).

Given the physical scale of properties being developed near and within the Roundabout, we consider this to be an appropriate request.

I would be happy to discuss further if you would find that helpful.

Charles Starks

**Charles Starks**

*President & CEO*

Music City Center

201 Fifth Avenue South | Nashville, TN | 37203

P: 615.401.1401 | F:615.401.1480

[charles.starks@nashvillemcc.com](mailto:charles.starks@nashvillemcc.com)

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**From:** Hunter Kitchens <hunterkitchens@premierparking.com>

**Sent:** Tuesday, June 2, 2020 1:52 PM

**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; Hammer, Eric (Planning) <Eric.Hammer@nashville.gov>

**Subject:** Circle South - Public Submittal

Please see our letter attached on behalf of Roundabout Parking Partners, LLC (800 Lea, Nashville, TN).

Thanks,

Hunter

**SEE ATTACHMENT ON FOLLOWING PAGE**

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**From:** Matt Rigsby <matrr@southrockventures.com>

**Sent:** Wednesday, June 3, 2020 12:20 PM

*Item 25. 2020DTC-031-001 – Circle South*



June 2, 2020

**Via Email: (planning.commissioners@nashville.gov; eric.hammer@nashville.gov)**

Nashville Planning Commission  
Howard Office Building  
700 2nd Ave S.  
Nashville, TN 37210

**Re: Support for Circle South Development**

To Metropolitan Nashville Planning Department & Members of the Metropolitan Planning Commission:

As an owner of property adjacent the KVB Roundabout, I am writing to express support for the planned Circle South Development located at 410 8<sup>th</sup> Avenue South (Metro Planning Commission Case Number 2020DTC-031-001).

After talking with the developers and reviewing project details, we are supportive of the applicant's request for a height modification. Given the physical scale of properties being developed near and within the KVB Roundabout, we consider this to be an appropriate request.

Thank you for your consideration.

Sincerely,

**ROUNABOUT PARKING PARTNERS, LLC**

A handwritten signature in black ink, appearing to read 'R Chapman', with a long horizontal flourish extending to the right.

Ryan Chapman, President

800 Lea Ave, Nashville, TN  
[ryan@premierparking.com](mailto:ryan@premierparking.com)  
615-238-2250

# Comments on June 25, 2020 MPC Agenda Items

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To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Hammer, Eric (Planning) <Eric.Hammer@nashville.gov>

Subject: Letter of Support -- Case Number 2020DTC-031-001

To Whom it May Concern:

Please consider this our formal letter of support. *\*see attached.*

Best Regards,

Matt

-Matt Rigsby, VP of Operation

**SEE ATTACHMENT ON FOLLOWING PAGE**

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**From: Shelby Smith**

**Date: Tue, Jun 9, 2020 10:46 AM**

**To: [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov); [eric.hammer@nashville.gov](mailto:eric.hammer@nashville.gov);**

**Cc: Tyler Jones; Joe Hall; Peter Heidenreich;**

**Subject: Circle South / Lincoln Project**

Members of the Nashville Planning Department / Metropolitan Planning Commission

As owner of property diagonally across from this project on Lafayette Street (660 & 606), we have looked at the plans and have been briefed on their request for height modification for their project on the roundabout - (Metro Planning Commission Case Number 2020DTC-031-001).

In general, this entire area needs review. It appears that properties lining the interstate and higher elevation further out have more density and higher height allowances while being further from the core, infrastructure, and vehicular capacities. For example this project fronts a four lane road (8th Ave) and a six lane road (Lafayette Street), but does not have the density of a property on 19th Ave fronting a 2 lane thoroughfare on one side. Frankly, there should be no height restrictions whatsoever throughout this SoBro / Lafayette District.

While we would like to have input on any factors that might impact our properties, the scale of this project seems more than appropriate given its location, proximity to infrastructure, and appropriate urban design practices, I encourage you to approve their application and consider reviewing guidelines/recommendations for the whole area.

Respectfully,

Shelby Smith

Smith Investment Group

660 / 606 Lafayette Street

615-726-3030

e-mail - [shelbysmith@mac.com](mailto:shelbysmith@mac.com)



Circle South Partners  
2000 Mallory Lane Ste 130-225  
Franklin, TN 37067

**DATE:** June 3, 2020

**TO:** [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov); [eric.hammer@nashville.gov](mailto:eric.hammer@nashville.gov)

Metropolitan Nashville Planning Department  
Members of the Metropolitan Planning Commission

As an owner of several parcels adjoining the proposed office tower at the KVB Roundabout, I am writing to express absolute support for the planned Circle South Development located at 410 8th Avenue South (Metro Planning Commission Case Number 2020DTC-031-001).

After reviewing project details, we are supportive of the applicant's request for a height modification. Given the physical scale of properties being developed near and within the Roundabout, we consider this to be an appropriate request.

Best Regards,

A handwritten signature in black ink, appearing to read "JDB".

Joel David Byerley, Managing Partner

Circle South Partners, LLC

Property Location(s):  
812 8th Avenue South  
814 8th Avenue South  
706 Drexel Street

Contact:  
[davidb@southrockventures.com](mailto:davidb@southrockventures.com)

# Comments on June 25, 2020 MPC Agenda Items

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## Item 27. 2020S-054-001 – 408 Farris

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**From:** JUDY SHARP <judysharp@bellsouth.net>  
**Sent:** Tuesday, February 11, 2020 9:42 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** lynnKayla10@icloud.com; Hancock, Tonya (Council Member) <Tonya.Hancock@nashville.gov>  
**Subject:** Case Number: 2020S-054-001 (408 FARRIS – FOUR LOT)

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

Judy Sharp

406 Farris Ave

Madison, TN 37115

Concern for 408 Farris Avenue, Madison property:

February 10, 2020

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

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

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

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

Thank you for your time and consideration towards this matter.

Judy Sharp

---

**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

Item 25. 2020DTC-031-001 – Circle South

# Comments on June 25, 2020 MPC Agenda Items

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

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

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

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

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

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

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

Cell is (615) 268-3778

Thanks

**Randy Moore**

*Senior Designer*

**Ragan · Smith Associates, Inc.**

315 Woodland Street, Nashville, TN 37206

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

**SEE ATTACHMENT ON FOLLOWING PAGE**

March 12, 2020

Planning Commissioners

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

To Whom It May Concern:

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

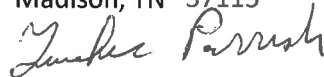
Thank you for your time on this matter.

Sincerely,

Randy Moore  
208 Randy Road  
Madison, TN 37115



Tucker Parish  
209 Randy Road  
Madison, TN 37115



Don Ball  
205 Randy Road  
Madison, TN 37115



Deana Stilwell  
212 Randy Road  
Madison, TN 37115





# Comments on June 25, 2020 MPC Agenda Items

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**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,

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

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**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

# Comments on June 25, 2020 MPC Agenda Items

Received through June 24, 2020

**Items 30, 31a, 31b, 32a, 32b.**

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

**Sent:** Wednesday, May 27, 2020 12:32 PM

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

**Subject:** Opposition to Items on May 28, 2020 Metropolitan Planning Commission agenda, page 7, Item #13, 2020Z-007PR-001; Item #14a, 2020Z-008PR-001, (associated with case 61-77P-004; and page 8, Item #14b, 61-77P-004, (associated with case 2020Z-008PR-001); Item #

Planning Commissioners:

**RE: Opposition to Items on May 28, 2020 Metropolitan Planning Commission agenda, page 7, Item #13,** 2020Z-007PR-001; **Item #14a,** 2020Z-008PR-001, (associated with case 61-77P-004; and **page 8, Item #14b,** 61-77P-004, (associated with case 2020Z-008PR-001); **Item #15a,** 2020Z-009PR-001, (associated with case 88P-029-001); **Item #15b** 88P-029-001, (associated with case 2020Z-009PR-001), all concerning the **Joelton** community

Out of an abundance of caution under the circumstances, the following comments are respectfully submitted in view of the fact that the above-referenced matters have been placed on the May 28, 2020 Metropolitan Planning Commission agenda for a meeting to be held via teleconference, at which members of the public are strongly encouraged not to physically attend and comment, as a result of the COVID-19 pandemic precautions that have been put in place by federal, state, and local authorities. It appears that the staff has recommended deferring all of the above-referenced matters until the June 11, 2020 Planning Commission meeting. Consequently, it is my understanding that many of the people who oppose these proposals are deferring their comments until a later date as well.

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

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

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

On just one of these rezoning proposals, the Planning Commission's staff's report contains an estimate of a maximum traffic increase of more than 56,000 daily trips during the week, and it states that a traffic study may be requested at the time of development. The school board report states that, "given the mix of uses permitted, the number of residential units ultimately built on site may vary and an assumption as to impact at this point is premature".

*Items 30, 31a, 31b, 32a, 32b.*

# Comments on June 25, 2020 MPC Agenda Items

Received through June 24, 2020

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

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

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

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

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

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

Respectfully submitted.

Jim Midgett

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

Planning Commissioners:

*Items 30, 31a, 31b, 32a, 32b.*

# Comments on June 25, 2020 MPC Agenda Items

Received through June 24, 2020

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**From:** James Barnes <James.Barnes@icta-us.com>

**Sent:** Tuesday, June 23, 2020 12:57 PM

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

**Subject:** June 23, 2020 Planning Commission Letter

**RE: Opposition to Items on June 25, 2020 Metropolitan Planning Commission agenda, page 11, Item #30, 2020Z-007PR-001; Item #31a, 2020Z-008PR-001, (associated with case 61-77P-004; and Item #31b, 61-77P-004, (associated with case 2020Z-008PR-001); page 12, Item #32a, 2020Z-009PR-001, (associated with case 88P-029-001); Item #32b 88P-029-001, (associated with case 2020Z-009PR-001), all concerning the Joelton community**

I am writing this letter on behalf of myself and my wife to state my opposition to the above items that are on your agenda this week for either approval or disapproval.

I think I speak from a position of tenure in the Joelton community. I have lived here for 67 years on a family farm that my parents purchased in the late 1930's. My wife and I had to move to Atlanta for my employer from 2005 and could not wait to move back to Joelton in 2012. The peace and serenity of living on a farm in a small community was something we missed the entire time we were in Atlanta. Not only the peace and quiet, but the whole atmosphere. We have neighbors and friends in Joelton not just people living next door that we never saw which we experienced in the staggering growth in Atlanta. We knew that we would have to drive 12 miles to Springfield to go to Kroger or drive 15 miles to Hendersonville for my wife to meet with her running group. It didn't matter. There was always the Joelton community that we looked forward to coming home to.

My fear, along with my wife's, is that under the proposed changes the community of Joelton as we know it will disappear. In my opinion a blanket change to such a large area will diminish the rural atmosphere that Joelton is known for. Further, we have no idea what the result of the changes will be. There has been no development plan presented to the community. After attending the last Planning Commission meeting that was open to the public I believe that the Commission requested a plan from our Councilman. To my knowledge there has not been a plan submitted, at least that the community is aware of.

Please know that neither my wife nor I are opposed to growth in this community. I know it is inevitable. Our concern is that it appears like we are headed down a road of large, possibly uncontrolled growth, in this area. Controlled growth with plans of that growth which would be presented and explained to the community would facilitate involvement and support from the community. As of this date, as I stated previously, these plans have not been presented and obviously not explained.

In closing I want to thank you for the privilege of your time. The final decision rests in your hands and I am hopeful you will understand our feelings and concerns which I have tried to express in this communication.

Jim and Vicki Barnes

Merry Maples Farm

Joelton, Tennessee 37080

Planning Commissioners:

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**From:** Lynda Anderson <beachgirillynda@yahoo.com>

**Sent:** Tuesday, June 23, 2020 2:13 PM

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

**Subject:** zoning

*Items 30, 31a, 31b, 32a, 32b.*

# Comments on June 25, 2020 MPC Agenda Items

Received through June 24, 2020

Please find attached my letter of concern.

Thank you for your time,

Lynda A Anderson

My name is Lynda Anderson. I reside at 6246 Eatons Creek Road, Joelton, TN 37080. I am a land owner in, and a life-long resident of the Joelton community. I oppose all of the Joelton rezoning requests on your June 25, 2020 agenda as page 11, items 30, 31a, and 31b; and page 12, items 32a, and 32b. In my opinion, all of those proposals are totally inappropriate for Joelton. Please vote against them. Thank you.

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**From:** GM <[tpffapres@comcast.net](mailto:tpffapres@comcast.net)>  
**Sent:** Tuesday, June 23, 2020 2:52 PM  
**To:** Planning Commissioners <[Planning.Commissioners@nashville.gov](mailto:Planning.Commissioners@nashville.gov)>  
**Cc:** Swaggart, Jason (Planning) <[Jason.Swaggart@nashville.gov](mailto:Jason.Swaggart@nashville.gov)>  
**Subject:** FW: Petition List

To: Planning Commission Committee Members  
From: Gary W. Moore  
Date: June 23<sup>rd</sup>, 2020  
Re: Planning Commission meeting June 25<sup>th</sup>

Dear Board Members,

I am writing to express not only my opposition, but also that of Three Hundred-Seventy-Nine (379) other residents of District One to the following items on your agenda for June 25<sup>th</sup>, 2020:

30. 2020Z-007PR-001/BL2020-127 by Councilman Jonathan Hall,  
31a. 2020Z-008PR-001/BL2020-139 by Councilman Jonathan Hall,  
31b. 61-77P-004/BL2020-140 by Councilman Jonathan Hall,  
32a. 2020Z-009PR-001/BL2020-132 by Councilman Jonathan Hall,  
32b. 88P-029-001/BL2020-133 by Councilman Jonathan Hall.

As you may recall, at a pre COVID 19 meeting held on February 13<sup>th</sup>, 2020 I presented to the Board a petition containing Two Hundred-Eighteen (218) names of residents of District One that are opposed to the aforementioned items. Since then we have collected an additional One Hundred-Sixty-Two (162) signature for a total of Three Hundred-Eighty (380) signatures that are also in opposition.

Since I cannot be at the meeting on June 25<sup>th</sup>, I am attaching to this email an excel sheet with the names of the Three-Hundred-Eighty (380) residents that have signed the petition. The excel sheet references the page number the signature is on. I am also attaching a PDF file with page number containing the name and address of each signee.

I think this is significant evidence that the citizens of Joelton do NOT want blanket rezoning of properties in our neighborhood to MUN-A.

Once again on behalf of myself and the other signees on the petition, please follow the recommendation of staff and vote to DISSAPROVE the zoning requests referenced above.

Sincerely,  
Gary W. Moore  
[tpffapres@comcast.net](mailto:tpffapres@comcast.net)  
(615) 319-6691

*Items 30, 31a, 31b, 32a, 32b.*

We the undersigned residents of Joelton in Metropolitan Davidson County, council District One, respectfully request that you vote against the requests to rezone to MUN-A the following properties:

- 1) 6404 Eatons Creek Road, 3580, 3612, 3616 and 3622 Old Clarksville Pike, Eatons Creek Road (unnumbered), and Old Clarksville Pike (unnumbered), approximately 215 feet west of Joelton Community Center Road (53.22 acres), and
- 2) 201, 204, 205, 210, 220, 221. 225 and 231 Gifford Place at the southeast corner of interstate 24 and Whites Creek Pike and within a Planned Unit Development Overlay District (22.12 acres), and
- 3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Gary W. Moore (please sign) Gary W. Moore  
 Address: 2946 Morgan Rd Joelton, TN 37080

Name: (please print) Dakota Jernigan (please sign) Dakota Jernigan  
 Address: 2960 Morgan Rd Joelton, TN

Name: (please print) Sperry Whiteway (please sign) Sperry  
 Address: 3960 Morgan Rd Joelton, TN

Name: (please print) Patsy D. Clark (please sign) Patsy D. Clark  
 Address: 7960 Whites Crk. PK Joelton, TN. 37080

Name: (please print) Sandra Robinson (please sign) Sandra Robinson  
 Address: 7966 Whites Crk. Joelton, TN 37080



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Name: (please print) (please sign)  
John D Wright John D Wright  
 Address: 4245 Grays Pt. Rd. Joelton Tn.

Name: (please print) (please sign)  
Howard W. Holland Howard W. Holland  
 Address: 5813 Eatons Creek Rd - Joelton, TN 37080

Name: (please print) (please sign)  
Sue Holland Sue Holland  
 Address: 5813 Eatons Creek Rd. 37080-7907

Name: (please print) (please sign)  
Calvin Ruff Calvin Ruff  
 Address: 2418 Union Hill Rd. Goodlettsville TN 37072

Name: (please print) (please sign)  
Emilie Ruff Emilie Ruff  
 Address: 2418 Union Hill Rd. Goodlettsville TN 37072

We the undersigned residents of Joelton in Metropolitan Davidson County, council District One respectfully request that you vote against the requests to rezone to MUN-A the following properties:

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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Laurie Johnston (please sign) Laurie Johnston  
Address: 6463 Old Clarksville Pike Joelton TN 37080

Name: (please print) Kimberly Zachary (please sign) Kimberly D. Zachary  
Address: 9810 Old Clarksville Pike, Joelton TN 37080

Name: (please print) Blainy D. Zachary (please sign) Blainy D. Zachary  
Address: 3515 Old Clarksville Pike Joelton, TN 37080

Name: (please print) THOMAS Ashbuen (please sign) Thomas Ashbuen  
Address: 1333 Lisa Ln Joelton 37080

? Name: (please print) Stephanie Willeby (please sign) Stephanie Willeby  
Address: 5927 Hwy 41A Joelton TN 37080

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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) LARRY R. LEIGH (please sign) Larry R. Leigh

Address: 126 Babb Dr. Joelton TN 37080

Name: (please print) NEVANDA FANEOR (please sign) [Signature]

Address: 3700 Union Hill Rd Joelton

Name: (please print) Theresa Reynolds (please sign) Theresa Reynolds

Address: 8425 Whites Creek Pike

? Name: (please print) David Moghadom (please sign) [Signature]

Address: 4866 Clarksville Pike Whites Creek, TN 37189

Name: (please print) Mary Green (please sign) \_\_\_\_\_

Address: 1023 John's Rd <sup>1003</sup> John's Rd

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- 3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Regina Patton (please sign) Regina Patton  
 Address: 6225 Clarksville Pike, Joelton TN 37080

Name: (please print) James Todd Patton (please sign) James Todd Patton  
 Address: 6225 Clarksville Pike Joelton TN 37080

Name: (please print) Lisa J. Harris (please sign) Lisa J. Harris  
 Address: 1890 New Hope Rd Joelton TN 37080

Name: (please print) Jessie A. Brown (please sign) Jessie A. Brown  
 Address: 6014 Eaton's Cr. Rd

Name: (please print) Edwin M. Brown (please sign) Edwin M. Brown  
 Address: Cory Eatons Creek Rd.

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- 3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) (please sign)  
Wonder Drake Blonde Drake, MD

Address: 6015 Eatons Creek Rd, Joelton, TN 37080

Name: (please print) (please sign)  
leigh Harrell leigh Harrell

Address: 5137 Creasy Drive, Joelton, TN 37080

Name: (please print) (please sign)  
Andrew L Harrell II [Signature]

Address: 5137 Creasy Drive, Joelton, TN 37080

Name: (please print) (please sign)  
John Murphy John A. Murphy

Address: 6005 Marlowbone Lk. RD. Joelton 37080

? Name: (please print) (please sign)  
WILLIAM M. HENDERSON

Address: 4465 Sulphur Creek Road Nashville, TN



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? Name: (please print) RONNIE WATSON (please sign) Ronnie Watson  
Address: 5318 SWINDLE RD WHITES CREEK TN 37189

Name: (please print) Rhonda Cherry (please sign) Rhonda Cherry  
Address: 7608 Gerald Dr. Joelton, TN. 37080

Name: (please print) Phil LeGate (please sign) Phil LeGate  
Address: 604 Peyton Court Joelton, TN 37080

Name: (please print) Kim LeGate (please sign) Kim LeGate  
Address: 604 Peyton Ct Joelton, TN 37080

Name: (please print) Martha S. Sanford (please sign) Martha S. Sanford  
Address: 7474 Whites Creek Pk. Joelton, TN 37080



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?	Name:	(please print)	(please sign)
		<u>Norma Harvison</u>	<u>Norma Harvison</u>
	Address:	<u>7173 Bidwell Rd</u>	

Name:	(please print)	(please sign)
	<u>Janice Lawson</u>	<u>Janice Lawson</u>
Address:	<u>2851 Morgan Rd Joelton, TN 37080</u>	

Name:	(please print)	(please sign)
	<u>Ronald L. Lipscomb</u>	<u>Ronald Lipscomb</u>
Address:	<u>204 Boylee Mika Pl Joelton TN 37080</u>	

Name:	(please print)	(please sign)
	<u>James E. Dugger</u>	<u>James E Dugger</u>
Address:	<u>7173 Bidwell Rd Joelton TN 37080</u>	

Name:	(please print)	(please sign)
	<u>Patricia P. Dugger</u>	<u>Patricia Dugger</u>
Address:	<u>7173 Bidwell Rd Joelton, TN 37080</u>	

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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Monica Cherry (please sign) Monica Cherry  
Address: 7830 Whites Creek Pk Joelton TN 37080

Name: (please print) Jackie Freeman (please sign) Jackie Freeman  
Address: 4801 Whitescreek Pk

Name: (please print) Theresa Hiester (please sign) Theresa Hiester  
Address: 8081 Whites Creek Pk. Joelton, TN 37080

Name: (please print) Brenda Ferguson (please sign) Brenda Ferguson  
Address: 7515 Wilkinson Rd Joelton TN 37080

? Name: (please print) Lynn Merritt (please sign) Lynn Merritt  
Address: 1135 Walker Rd

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? Name: (please print) (please sign)  
David Probst David Probst  
Address: 4830 Whites Creek Pike

? Name: (please print) (please sign)  
Robert Fuller Robert Fuller  
Address: 2247 Ingram Rd Whites Creek TN

Name: (please print) (please sign)  
Sherrie Wilkerson Sherrie Wilkerson  
Address: 5457 Wilderness Tr Whites Creek TN 37189

Name: (please print) (please sign)  
Janet Frazier Janet Frazier  
Address: 3430 Binkley Rd Joelton TN 37080

Name: (please print) (please sign)  
Sherry Raymer Joelton, TN 37080  
Address: 3430 Binkley Rd.

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Name: (please print) (please sign)  
Melody Madden Melody Madden  
Address: 8081 White Creek Rd

Name: (please print) (please sign)  
Jerry Sowell Jerry Sowell  
Address: 8081 White Creek Rd

Name: (please print) (please sign)  
Mark Trotter [Signature]  
Address: 4800 Tranham Rd Whites Creek

Name: (please print) (please sign)  
Allen Graham Allen Graham  
Address: 6046 Clarksville Hwy  
Joelton, Tenn

Name: (please print) (please sign)  
Trent Jones Trent Jones  
Address: 1135 Walker Rd

We the undersigned residents of Joelton in Metropolitan Davidson County, council District One, respectfully request that you vote against the requests to rezone to MUN-A the following properties:

1) 6404 Eatons Creek Road, 3580, 3612, 3616 and 3622 Old Clarksville Pike, Eatons Creek Road (unnumbered), and Old Clarksville Pike (unnumbered), approximately 215 feet west of Joelton Community Center Road (53.22 acres), and

2) 201, 204, 205, 210, 220, 221, 225 and 231 Gifford Place at the southeast corner of interstate 24 and Whites Creek Pike and within a Planned Unit Development Overlay District (22.12 acres), and

3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) James Barnes (please sign) James N. Barnes  
Address: 3084 Union Hill Rd Joelton, TN 37080

Name: (please print) J. G. Barnes (please sign) J. G. Barnes  
Address: 3084 Union Hill Rd Joelton, TN 37080

Name: (please print) Mark James (please sign) [Signature]  
Address: 2911 Morgan Rd. Joelton TN 37080

Name: (please print) Tammy James (please sign) Tammy James  
Address: 2911 Morgan Rd Joelton TN 37080

Name: (please print) JAMES BELL (please sign) James Bell  
Address: 7182 BIDWELL RD. JOELTON, TN 37080



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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Elizabeth Terfinko (please sign) Elizabeth Terfinko

Address: 4100 Bernard Road Joelton, TN 37080

Name: (please print) Michael Tinch (please sign) Michael Tinch

Address: 4100 Bernard Rd Joelton TN, 37080

Name: (please print) JERRY TERFINKO (please sign) Jerry Terfinko

Address: 4070 BERNARD Rd.

Name: (please print) Martha TERFINKO (please sign) Martha Terfinko

Address: 4070 BERNARD RD.

Name: (please print) ~~Katie~~ Kestie Benmark (please sign) Kestie Benmark

Address: 2935 Margin Rd, Joelton, TN 37080



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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) (please sign)  
Marcus Hughes [Signature]

Address: 7520 Whites Creek Pike, Joelton

Name: (please print) (please sign)  
Joseph Maloney [Signature]

Address: 8440 Whites Creek Pike, Joelton, TN 37080

Name: (please print) (please sign)  
Dorothy B Johnston [Signature]

Address: 7550 Whites Creek Joelton, TN 37080

Name: (please print) (please sign)  
Barbara McAlister Barbara McAlister

Address: 3424 Binkley Rd 3424 Binkley Rd

Name: (please print) (please sign)  
Jeff Yant Jeff Yant

Address: 3421 Binkley Rd, Joelton TN 37080

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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) (please sign)  
Peggy Gurley Peggy Gurley  
Address: 3932 Old Clarksville PK Joelton TN 37080

Name: (please print) (please sign)  
Joan M. Sullivan Joan M. Sullivan  
Address: 7601 Harper Rd Joelton 37080

Name: (please print) (please sign)  
Diana J. Senechal Diana J. Senechal  
Address: 7601 Harper Rd Joelton TN 37080

Name: (please print) (please sign)  
Brenda Coostee Brenda Coostee  
Address: 2735 Morgan Rd Joelton TN 37080

Name: (please print) (please sign)  
Dana Murray Dana Murray  
Address: 8461 Coopertown Rd. Joelton, TN 37080

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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Marissa Vann (please sign) Marissa Vann

Address: 6304 Eatons Creek Rd, Joelton, TN 37080

Name: (please print) Roger E Senechal (please sign) Roger E. Senechal

Address: 7601 Harper Rd. Joelton TN 37080

Name: (please print) Susan Hudgens (please sign) [Signature]

Address: 3949 Baxter Rd Joelton, TN 37080

Name: (please print) Glenda N. Bond (please sign) Glenda N. Bond

Address: 2103 Union Hill Rd. Joelton, TN 37080

Name: (please print) Marcus Webb (please sign) Marcus Webb

Address: 7726 Wilkerson Rd Joelton

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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) (please sign)  
John M. Ward John M Ward

Address: 7345 Bidwell Road JOELTON, TN 37080

Name: (please print) (please sign)  
MERLIN F. WARD Merlin F. Ward

Address: 7345 Bidwell Rd, JOELTON, TN 37080

Name: (please print) (please sign)  
Karen Holmes Karen Holmes

Address: 2662 UNION Hill Rd JOELTON, TN 37080

Name: (please print) JAMES H (please sign)  
James Hallman

Address: 7301 Bidwell Rd James Hallman

Name: (please print) (please sign)  
Dollie Hallman Dollie Hallman

Address: 7301 Bidwell Rd Joelton, TN 37080

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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name:	(please print)	(please sign)
	<u>Gary Reeder</u>	<u>Gary Reeder</u>
Address:	<u>7350 Bidwell Rd</u>	<u>Joelton TN.</u>

Name:	(please print)	(please sign)
	<u>Alvin Morris<sup>M</sup> Filson</u>	<u>Alvin Morris Filson</u>
Address:	<u>7344 Bidwell Rd</u>	<u>Joelton TN 37080</u>

Name:	(please print)	(please sign)
	<u>Heather J. Filson</u>	<u>Heather J. Filson</u>
Address:	<u>7344 Bidwell Rd</u>	<u>Joelton, TN 37080</u>


Name:	(please print)	(please sign)
	<u>CARL PITCHFORD</u>	<u>Carl Pitchford</u>
Address:	<u>7340 Bidwell DR,</u>	<u>Joelton, TN, 37080</u>

Name:	(please print)	(please sign)
	<u>MARY ELLEN MARTIN</u>	<u>Mary Ellen Martin</u>
Address:	<u>7340 BIDWELL ROAD</u>	<u>JOELTON, TN 37080</u>




We the undersigned residents of Joelton in Metropolitan Davidson County, council District One, respectfully request that you vote against the requests to rezone to MUN-A the following properties:

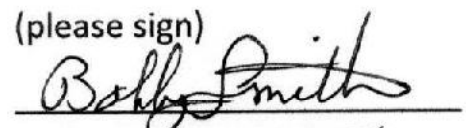
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- 3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) LINDA G. ANDERSON (please sign) 

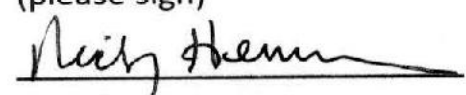
Address: 2942 Morgan Rd, Joelton, TN 37080

Name: (please print) DENNIS L. ROBERTSON, JR (please sign) 

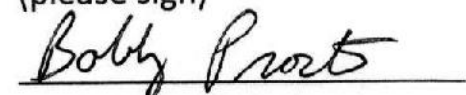
Address: 2942 MORGAN RD JOELTON, TN 37080

Name: (please print) Bobby Smith (please sign) 

Address: 7617 HARPER RD JOELTON TN. 37080

Name: (please print) Ricky Hemmen (please sign) 

Address: 4191 Knipper Rd Joelton, TN 37080

Name: (please print) ROBERT E. PROCTOR (please sign) 

Address: 5835 HIGDON RD 37080 JOELTON TN



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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) (please sign)  
Virginia Singer Virginia Singer  
Address: 2472 Morgan Rd Joelton TN

Name: (please print) (please sign)  
Cynthia M Blackwell Cynthia M. Blackwell  
Address: 193 Bobb Dr. Joelton TN 37080

Name: (please print) (please sign)  
Beverly W Blackwell Beverly W. Blackwell  
Address: 193 Bobb Dr Joelton TN 37080

Name: (please print) (please sign)  
Charles E Felts Charles E Felts  
Address: 4099 Bernard Rd Joelton, TN 37080

Name: (please print) (please sign)  
Myra W. Felts Myra W. Felts  
Address: 4099 Bernard Rd, Joelton, TN 37080

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Name: (please print) Michael A. Capps (please sign) Michael A. Capps  
Address: 7960 Whites Creek Pk Joelton TN 37080

Name: (please print) Jim Robinson (please sign) Jim Robinson  
Address: 7960 Whites Creek Pk. Joelton, TN 37080

Name: (please print) James Wright (please sign) James Wright  
Address: 3041 Morgan Rd, Joelton, TN 37080

Name: (please print) Christina Wright (please sign) CWright  
Address: 3041 Morgan Rd, Joelton, TN 37080

Name: (please print) James Brown (please sign) Jim Brown  
Address: 3034 Morgan Rd. Joelton TN. 37080

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Name: (please print)

Suzanne S Bozza

(please sign)

*Suzanne S Bozza*

Address:

8331 Whites Creek Pk Joelton TN 37080

Name: (please print)

Paulette Miller

(please sign)

*Paulette Miller*

Address:

3572 Baxter Rd, Joelton, TN 37080

Name: (please print)

Woodrow Miller

(please sign)

*Woodrow Miller*

Address:

3572 Baxter Rd Joelton TN 37080

Name: (please print)

WAYNE Green

(please sign)

*Wayne Green*

Address:

7456 Bidwell Rd Joelton, TN 37080

Name: (please print)

Eva Green

(please sign)

*Eva E. Green*

Address:

7456 Bidwell Rd, Joelton, TN 37080

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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) MARK REDDEN (please sign) [Signature]  
Address: 2715 Morgan rd joelton TN

Name: (please print) Kaitlyn Jones (please sign) [Signature]  
Address: 3124 Morgan Rd Joelton, TN

Name: (please print) Lisa Jones (please sign) [Signature]  
Address: 3124 Morgan Rd Joelton TN 37080

Name: (please print) Ernie Jones (please sign) [Signature]  
Address: 3124 Morgan Rd Joelton, TN 37080

Name: (please print) Jane Hughes (please sign) [Signature]  
Address: 7520 Whites Creek Pike Joelton TN 37080

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- 3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Sandra Jones (please sign) Sandra Jones

Address: 7510 Whites Creek PK, Joelton, TN 37080

Name: (please print) Lauren Abel (please sign) Lauren Abel

Address: 2436 Union Hill rd Goodlettsville TN 37072

Name: (please print) Christine Solis (please sign) Christine Solis

Address: 7514 Whites Creek Pike Joelton TN 37080

Name: (please print) Fran Dailey (please sign) Fran Dailey

Address: 7514 Whites Creek Pike 37080

Name: (please print) Amber Adkins (please sign) Amber Adkins

Address: 2215 Morgan Rd. Joelton 37080



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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) William Smith (please sign) William Smith  
Address: 3753 Old Clarksville Pike, Joelton 37080

Name: (please print) Robert Smith (please sign) Robert Smith  
Address: 1400 Bidwell Rd Joelton, TN 37080

Name: (please print) Margaret Smith (please sign) Margaret Smith  
Address: 7400 Bidwell Rd Joelton, TN 37080

Name: (please print) Beverly Brooks (please sign) Beverly Brooks  
Address: 7613 Gerald Dr. Joelton, TN. 37080

Name: (please print) Holly Baird (please sign) Holly Baird  
Address: 7356 Bidwell Rd Joelton, TN 37080



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- 3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Barbara Meadows (please sign) Barbara Meadows

Address: 8530 Cooperstown Rd, Joelton, TN

Name: (please print) Glen Perry (please sign) Glen Perry

Address: 7125 Bidwell Rd Joelton, TN.

Name: (please print) MARY W PERRY (please sign) Mary W. Perry

Address: 7125 BIDWELL RD 7125 Bidwell Rd

Name: (please print) Robert A. Chamberlain, Jr. (please sign) Robert A. Chamberlain, Jr.

Address: 8035 Whites Creek Pike, Joelton, TN 37080

Name: (please print) William L Chamberlain (please sign) William L. Chamberlain

Address: 8035 Whites Creek Pike, Joelton, TN 37080

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Name: (please print) (please sign)  
Anne Lain Anne Lain

Address: 8017 Whites Creek Pike, Joelton, TN 37080

Name: (please print) (please sign)  
Kelley Lewis Kelley Lewis

Address: 8410 Sycamore Creek Rd., Joelton, TN 37080

Name: (please print) (please sign)  
Tegan Popp [Signature]

Address: 8067 Whites Creek Pike Joelton, TN 37080

Name: (please print) (please sign)  
STEVEN POPP [Signature]

Address: 8067 WHITES CREEK PK JOELTON, TN 37080

Name: (please print) (please sign)  
Thunell L. Daubenspeck Thunell L. Daubenspeck

Address: 4720 GRAYS POINT  
JOELTON TN 37080

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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Dennis Sterry (please sign) Dennis Sterry  
Address: 7970 Whites Cr. Pk Joelton

Name: (please print) Chad wooden (please sign) Chad wooden  
Address: 7970 Whites creek pike Joelton

Name: (please print) Salvina Upchurch (please sign) Salvina Upchurch  
Address: 5713 Bantler Rd. Whites Creek, Joelton

Name: (please print) Shelley Hanks (please sign) Shelley Hanks  
Address: 7191 Ridwell Rd Joelton TN 37080

Name: (please print) Fletcher Bolling (please sign) Fletcher Bolling  
Address: 3857 Cantarutti Rd. Joelton TN. 37080

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Name: (please print) HOWARD M. SKIPWORTH (please sign) Howard M. Skipworth  
 Address: 4917 RAWLINGS ROAD JOELTON, TN 37080

Name: (please print) Berni Skipworth (please sign) Berni Skipworth  
 Address: 4917 Rawlings Road, Joelton, TN 37080

Name: (please print) C. O. NEEI (please sign) C. O. NEEI  
 Address: 4910 Rawlings Rd, Joelton, TN

Name: (please print) C. O. NEEI (please sign) C. O. NEEI  
 Address: 4914 Rawlings Rd, Joelton TN

Name: (please print) Ralph Weakley (please sign) Ralph Weakley  
 Address: 4918 Rawlings Joelton TN

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Name:	(please print)	(please sign)
	<u>James C. Midgett Jr</u>	<u>James C. Midgett Jr</u>
Address:	<u>6240 Eatons Creek Road</u>	<u>Joelton, TN 37080</u>

Name:	(please print)	(please sign)
	<u>Marilyn Midgett</u>	<u>Marilyn M. Midgett</u>
Address:	<u>6240 Eatons Creek Road</u>	<u>Joelton, Tenn. 37080</u>

Name:	(please print)	(please sign)
	<u>Waymond Smith</u>	<u>Waymond C. Smith</u>
Address:	<u>619 W EATON CREEK RD</u>	<u>JOELTON TN 37080</u>

Name:	(please print)	(please sign)
	<u>Lynda Anderson</u>	<u>Lynda Anderson</u>
Address:	<u>6246 Eatons Creek Rd</u>	<u>Joelton, TN 37080</u>

Name:	(please print)	(please sign)
	<u>Jacquelyn S Petty</u>	<u>Jacquelyn S Petty</u>
Address:	<u>6333 EATON'S CREEK ROAD</u>	<u>JOELTON TN 37080</u>



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Name: (please print) (please sign)  
Jimmie Sanders Jimmie Sanders  
Address: 6254 Eatons Creek Rd

Name: (please print) (please sign)  
Bill Johnson Bill Johnson  
Address: 6254 Eatons Creek Rd

Name: (please print) (please sign)  
Beverly G. Brown Beverly G. Brown  
Address: 6258 Eatons Creek Road, Joelton, TN 37080

Name: (please print) (please sign)  
Samuel L. Brown Samuel L. Brown  
Address: 6258 Eatons Creek Road

Name: (please print) (please sign)  
Susan Woodall Susan Woodall  
Address: 4170 Bernard Rd. Joelton, TN 37081



We the undersigned residents of Joelton in Metropolitan Davidson County, council District One, respectfully request that you vote against the requests to rezone to MUN-A the following properties:

1) 6404 Eatons Creek Road, 3580, 3612, 3616 and 3622 Old Clarksville Pike, Eatons Creek Road (unnumbered), and Old Clarksville Pike (unnumbered), approximately 215 feet west of Joelton Community Center Road (53.22 acres), and

2) 201, 204, 205, 210, 220, 221. 225 and 231 Gifford Place at the southeast corner of interstate 24 and Whites Creek Pike and within a Planned Unit Development Overlay District (22.12 acres), and

3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Barbara Mullings (please sign) Barbara Mullings  
Address: 4918 Rawlings Rd

Name: (please print) Barbara Prescott (please sign) Barbara Prescott  
Address: 4918 Rawlings Rd

Name: (please print) John Campbell (please sign) John Campbell  
Address: 4935 Rawlings Rd 615-414-0571

Name: (please print) Terry Chapman (please sign) Terry Chapman  
Address: 3516 Stagner Rd 615 202 0811

Name: (please print) Tammy O. Chapman (please sign) Tammy O. Chapman  
Address: 3516 Stagner Rd 615.202.4380

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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Sherry Crossfield (please sign) Sherry Crossfield  
Address: 6199 Eatons Creek Rd

Name: (please print) Danielle Frommel (please sign) Danielle Frommel  
Address: 6199 Eatons Creek Rd

Name: (please print) Dorothy Murphy (please sign) Dorothy Murphy  
Address: 7612 Gerald Dr

Name: (please print) JACKIE CARTER (please sign) Jackie Carter  
Address: 7612 Gerald Dr.

Name: (please print) Shana Reed (please sign) Shana Reed  
Address: 2912 Union Hill R.D. / Joelton

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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) (please sign)  
FRED PENTECOST Fred Pentecost

Address: 7544 Ridgewood Rd Goodlettsville, TN 37080

Name: (please print) (please sign)  
Nelda Pentecost Nelda Pentecost

Address: 7544 Ridgewood Rd Goodlettsville Tn

Name: (please print) (please sign)  
TINA MELTON Tina Melton

Address: 2464 Union Hill Rd

Name: (please print) (please sign)  
Goodlettsville, TN 37072

Name: (please print) (please sign)  
Bobby L White Bobby L White

Address: 3115 Margie Dr Joelton Tn 37080

Name: (please print) (please sign)  
Patsy White Patsy White

Address: 3115 Margie Dr Joelton, Tn 37080

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- 3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Tom Howard (please sign) Tom Howard

Address: 3763 Bianco Rd. Joelton, TN 37080

Name: (please print) Sandra Howard (please sign) Sandra Howard

Address: 3763 Bianco Rd. Joelton, TN 37080

Name: (please print) Jeff Howard (please sign) Jeff Howard

Address: 4955 Rawlings Rd. Joelton, TN 37080

Name: (please print) Hannah Maloney (please sign) Hannah Maloney

Address: 8440 Whites Creek Pike Joelton TN 37080

Name: (please print) Jennifer Mayo (please sign) Jennifer Mayo

Address: 2887 Morgan Road Joelton, TN 37080

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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Rebecca Armstrong (please sign) Rebecca Armstrong  
Address: 7760 Whites Creek Pike, Joelton TN 37080

Name: (please print) Jessica Hadley (please sign) Jessica Hadley  
Address: \*unnumbered\* Whites Creek Pike Joelton TN 37080

Name: (please print) Joseph Armstrong (please sign) Joseph Armstrong  
Address: \*unnumbered Whites Creek Pike, Joelton, TN 37080

Name: (please print) John H. Armstrong, IV (please sign) John H. Armstrong IV  
Address: \*unnumbered Whites Creek Pike, Joelton, TN 37080

Name: (please print) FRANCESKAYE PARADISE (please sign) Franceskaye Paradise  
Address: 7720 GREENBRIER RD JOELTON, TN. 37080

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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) (please sign)  
Kristin Baker Kristin Baker  
Address: 4103 Baxter Rd, Joelton, TN 37080

Name: (please print) (please sign)  
KENDALL BAKER [Signature]  
Address: 4103 BAXTER RD, JOELTON TN 37080

Name: (please print) (please sign)  
Mickey Lee Hudgins [Signature]  
Address: 3519 BAXTER RD, JOELTON, TN 37080

Name: (please print) (please sign)  
Charles Harris [Signature]  
Address: 6170 Eatons Creek Joelton 37080

Name: (please print) (please sign)  
TJ Mayo [Signature]  
Address: 2887 Morgan Rd. Joelton TN. 37080



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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) (please sign)  
 Landon Holder Landon Holder  
 Address: 6250 Eatons Creek Rd.

Name: (please print) (please sign)  
 Carrie Holder Carrie Holder  
 Address: 6250 Eatons Creek Rd

Name: (please print) (please sign)  
 Dottie Arrington Dottie Arrington  
 Address: 108 Creasy Ct Joelton

Name: (please print) (please sign)  
 Kathy A. Rodgers KATHY A. RODGERS  
 Address: 4060 Bernard Rd. Joelton TN

Name: (please print) (please sign)  
 Sandra K Young Sandra Young  
 Address: 4080 Bernard, Joelton TN

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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) (please sign)  
Edna Mayle Parker Edna Mayle Parker  
Address: 2369 Bidwell Rd. Joelton, TN

Name: (please print) (please sign)  
Trevor R. Bates Trevor R. Bates  
Address: 7119 Bidwell Rd. Joelton, TN 37080

Name: (please print) (please sign)  
Renee Swallows Bates Renee Swallows Bates  
Address: 7119 Bidwell Rd Joelton, TN 37080

Name: (please print) (please sign)  
Wanda Branch Wanda Branch  
Address: 7170 Bidwell Rd. Joelton, TN 37080

Name: (please print) (please sign)  
Robert Peggan Robert Peggan  
Address: 3501 Old Clarksville Hwy Joelton, TN 37080

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- 3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) (please sign)  
MARLIN O. MAYO Marlin O. Mayo  
 Address: 7137 BIDWELL ROAD JOELTON

Name: (please print) (please sign)  
Marilyn Mayo Marilyn Mayo  
 Address: 7137 Bidwell Road Joelton 37080

Name: (please print) (please sign)  
JEFF PERRY Jeff Perry  
 Address: 7606 Whites CK. Pk. Joelton, TN 37080

Name: (please print) (please sign)  
DOUG URICH Doug Ulrich  
 Address: 8256 JACKMAN RD JOELTON, TN 37080

Name: (please print) (please sign)  
Kenny Cherry Kerry Cherry  
 Address: 7830 Whites Creek Pike 37080 Joelton TN

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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) (please sign)  
Tommy Ruff Tommy Ruff  
Address: 2340 Union Hill Goodlettsville TN. 37072

Name: (please print) (please sign)  
Rick GULLETTE Rick Gullette  
Address: 7730 STRAWBERRY Hill Rd. GOODLETTSVILLE TN.

Name: (please print) (please sign)  
Janice E Bennett Janice E Bennett  
Address: 3230 Union Hill Rd. Joelton TN 37080

Name: (please print) (please sign)  
Leigh Ann Louallen Leigh Ann Louallen  
Address: 5153 Rawlings Rd., Joelton, TN 37080

Name: (please print) (please sign)  
KERRY LOUALLEN Kerry Louall  
Address: 5153 Rawlings Rd Joelton TN 37080

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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Judy L. Dowlen (please sign) Judy L Dowlen  
Address: 7624 Gerald Dr., Joelton, TN 37080

Name: (please print) Joe F. Kerr (please sign) Joe F. Kerr  
Address: 7980 RIDGEWOOD RD, Goodlettsville TN 37072

Name: (please print) Roy Compton (please sign) Roy A Compton  
Address: 1551 NEW HOPE RD JOELTON TN

Name: (please print) Carol Reeves (please sign) Carol Reeves  
Address: 3034 Morgan Rd Joelton TN

Name: (please print) CHARLES MORRIS (please sign) Charles Morris  
Address: 2954 Morgan Rd Joelton TN

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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Beverly Waller (please sign) Beverly Waller  
Address: Little Marrowbone Rd.

Name: (please print) John Wesley Tucker Jr. (please sign) John Wesley Tucker Jr.  
Address: 2994 Claylick Rd, Whites Creek, TN 37189

Name: (please print) RICK MORRIS (please sign) Rick Morris  
Address: 6320 EATONS CREEK RD. JOELTON, TN 37080

Name: (please print) GARY MILLIKEN (please sign) Gary Milliken  
Address: 3562 OLD CLARKSVILLE HWY. JOELTON, TN 3708

Name: (please print) Zane Friend (please sign) Zane Friend  
Address: 7639 Whites CK PK. Joelton TN. 37080



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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) (please sign)  
Wayne Proctor Wayne Proctor  
 Address: 6425 Old Hickory Blvd

Name: (please print) (please sign)  
Karen Oldfield Karen Oldfield  
 Address: 8024 Eatons Creek Rd Joelton

Name: (please print) (please sign)  
Brenda Alcorn Brenda Alcorn  
 Address: 8314 Whites Creek Pike Joelton

Name: (please print) (please sign)  
Linda Shaw Linda Shaw  
 Address: 601 Peyton Ct. Joelton, TN 37080

Name: (please print) (please sign)  
Tom Holmes Tom Holmes  
 Address: 2662 Union Hill Rd Joelton, TN 37080

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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Beverly J. Buck (please sign) Beverly J Buck  
Address: 7934 Greenbriar Rd Joelton TN 37080

Name: (please print) RONNIE Buck (please sign) Ronnie Buck  
Address: 7934 GREENBRIAR RD Joelton TN 37080

Name: (please print) Alan Hoffman (please sign) Alan Hoffman  
Address: 3071 Morgan Rd Joelton, TN 37080

Name: (please print) Jesse Boyd (please sign) Jesse Boyd  
Address: 2949 Morgan Rd Joelton, TN 37080

Name: (please print) Vickie L Horn (please sign) Vickie L Horn  
Address: 2953 Morgan Rd Joelton TN 37080

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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Diane Brown (please sign) Diane Brown 2-14-20

Address: 6991 Old Hickory Blvd, WE TN

Name: (please print) Brent Hanneke (please sign) [Signature]

Address: 6975 Old Hickory Blvd. WhiteS Creek, TN 37189

Name: (please print) Lindsey Wiley (please sign) Lindsey Wiley 2-14-20

Address: 3526 Baxter Rd Joelton, TN 37080

Name: (please print) Eileen Jacobi (please sign) Eileen Jacobi 2-14-20

Address: 1088 Jacobs Valley Rd Joelton, TN 37080

Name: (please print) Janet James (please sign) Janet James

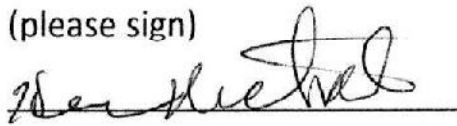
Address: 6319 Clarksville Pk. Joelton TN 37080

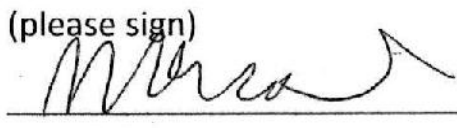
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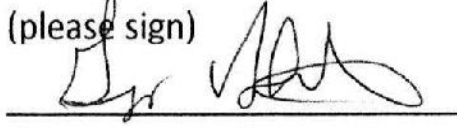
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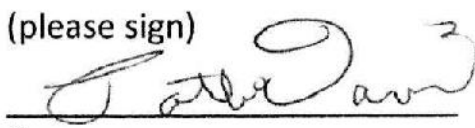
3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Herman Nicholson (please sign)   
Address: 8100 Greenbrier Rd. Joelton, TN 37080

Name: (please print) Miranda Nicholson (please sign)   
Address: 8066 Greenbrier rd Joelton TN 37080

Name: (please print) Beth Nicholson (please sign)   
Address: 8066 Greenbrier Rd. Joelton TN 37080

Name: (please print) GREGG NICHOLSON (please sign)   
Address: 8066 Greenbrier Rd Joelton, TN 37080

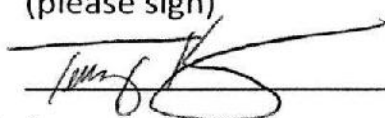
Name: (please print) Patti Davis (please sign)   
Address: 8066 Greenbrier Rd Joelton, TN 37080

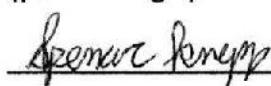
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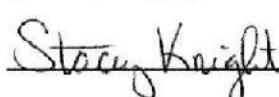
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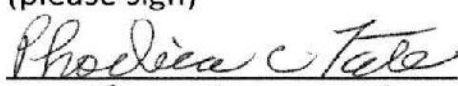
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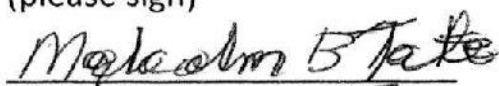
3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Terry Knight (please sign)   
 Address: 8116 Greenbrier Rd Joelton TN 37080

Name: (please print) Spencer Knepp (please sign)   
 Address: 8116 GreenBrier Rd Joelton TN 37080

Name: (please print) Stacey Knight (please sign)   
 Address: 8116 Greenbrier Rd. Joelton TN 37080

Name: (please print) Phoebiac Tate (please sign)   
 Address: 8121 Greenbrier Rd Joelton, TN, 37080

Name: (please print) Malcolm B Tate (please sign)   
 Address: 8121 Greenbrier Rd Joelton TN 37080

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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) (please sign)  
Mary L Knight Mary L Knight  
 Address: 8304 Creebrier Rd Joelton, TN 37080

Name: (please print) (please sign)  
JoAnn Gupton JoAnn Gupton  
 Address: 8318 Greenbrier Rd. Joelton TN 37080

Name: (please print) (please sign)  
Ronnie W. Dickerson Ronnie Dickerson  
 Address: 7930 Greenbrier Rd Joelton, TN 37080

Name: (please print) (please sign)  
Elinor Griffin Elinor Griffin  
 Address: 7824 Greenbrier Rd. Joelton

Name: (please print) (please sign)  
Robert Griffin Robert Griffin  
 Address: 7824 Greenbrier Rd Joelton



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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Matthew J. Perry (please sign) Matthew Perry 2-14-20  
 Address: 4034 Grays Pt. Rd., Joelton, TN 37080

Name: (please print) Gina Shephard (please sign) G. Shep 2-15-20  
 Address: 7820 Ridgewood Goodlettsville, TN 37072

Name: (please print) John Shephard (please sign) John Shephard 2-15-20  
 Address: 7820 Ridgewood Goodlettsville, TN 37072

Name: (please print) Pamela Dickens (please sign) Pamela Dickens 2-15-20  
 Address: 7187 Harper Rd Joelton, TN 37080

Name: (please print) TIMOTHY G DICKENS (please sign) Timothy G Dickens 2-15-20  
 Address: 7187 HARPER Rd JOELTON TN 37080

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2) 201, 204, 205, 210, 220, 221, 225 and 231 Gifford Place at the southeast corner of interstate 24 and Whites Creek Pike and within a Planned Unit Development Overlay District (22.12 acres), and

3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Tarah Perry (please sign) Tarah Perry 2-14-20  
Address: 3660 Forte Road, Joelton TN 37080

Name: (please print) John Perry (please sign) John Perry 2-14-20  
Address: 3660 Forte Rd Joelton, TN 37080

Name: (please print) Michael Coleman (please sign) Michael Coleman 2-14-20  
Address: 3534 Baxter Rd Joe Han TN 37080

Name: (please print) Kim Coleman (please sign) Kim Coleman 2-14-20  
Address: 3534 Baxter Rd Joelton TN 37080

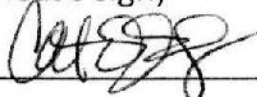
Name: (please print) Vanessa Hemmen (please sign) Vanessa Hemmen 2-14-20  
Address: 4191 Knipfer Rd, Joelton TN 37080


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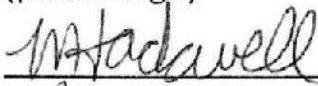
2) 201, 204, 205, 210, 220, 221. 225 and 231 Gifford Place at the southeast corner of interstate 24 and Whites Creek Pike and within a Planned Unit Development Overlay District (22.12 acres), and

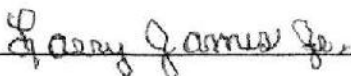
3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Catisha Friedberg (please sign)   
Address: ~~488~~ Bernard Rd Joelton TN 37080

Name: (please print) William Friedberg (please sign)   
Address: 4191 Knifer Rd. Joelton TN 37080

Name: (please print) Nathan Hackwell (please sign)   
Address: 6179 Old Hickory Blvd Whites Creek 37189

Name: (please print) Mechelle Hackwell (please sign)   
Address: 6179 Old Hickory Blvd Whites Creek 37189

Name: (please print) Larry James Sr. (please sign)   
Address: 6319 Clarksville PK. Joelton TN.

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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) MARK T. CAIN (please sign) [Signature]

Address: 4032 Grays Pt. Rd Joelton TN 37080

Name: (please print) Gray L. Thomas (please sign) [Signature]

Address: 7216 Chaylick Rd. Whites Creek

Name: (please print) Stacey Adcox (please sign) [Signature]

Address: 5733 Clarksville Pk Joelton

Name: (please print) David Adcox (please sign) [Signature]

Address: 5733 Clarksville Pk

Name: (please print) Tim Morgan (please sign) [Signature]

Address: 7150 Bidwell Rd

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- 3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Sherry Stubblefield (please sign) Sherry Stubblefield  
 Address: 5827 Eatons Creek Rd Joelton, TN 37080

Name: (please print) Keith Stenberg (please sign) Keith Stenberg  
 Address: 4049 Grays Point Rd Joelton, TN 37080

Name: (please print) Lini Stenberg (please sign) Lini Stenberg  
 Address: 4049 Grays Point Rd, Joelton, TN 37080

Name: (please print) Richard Fudge (please sign) Richard Fudge  
 Address: 4050 Grays Point Rd

Name: (please print) Monica Kay Wright (please sign) Monica Kay Wright  
 Address: 4245 Grays Point Rd

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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Pamela Perry (please sign) Pamela Perry 2/14/2  
Address: 4034 Gray's Pt. Joelton, TN 37080

Name: (please print) Johnny L. Perry III (please sign) Johnny L. Perry III 2-14-2  
Address: 4034 Grays Pt. Rd Joelton, TN. 37080

Name: (please print) GARY A. JONES (please sign) Gary a. Jones  
Address: 3210 UNION HILL RD JOELTON, TN. 37080

Name: (please print) Stephen D Stroup (please sign) Stephen D Stroup  
Address: 3289 Union Hill Rd Joelton 37080

Name: (please print) Kathy Stroup (please sign) Kathy Stroup  
Address: 3289 Union Hill Rd Joelton 37080



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- 3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Bessie A Sirey (please sign) Bessie A. Sirey  
 Address: 8289 Whites Creek Pike, Joelton, TN 37080

Name: (please print) Glenn M. Sirey (please sign) Glenn M. Sirey  
 Address: 8289 Whites Creek Pike, Joelton, TN 37080

Name: (please print) George G. Harris (please sign) George G. Harris  
 Address: 8259 Whites Creek PK. Joelton, TN 37080

Name: (please print) Maricia Harris (please sign) Maricia Harris  
 Address: 8259 Whites Creek PK Joelton, TN 37080

Name: (please print) Elaine Goodman (please sign) Elaine Goodman  
 Address: 8285 Whites Creek Pike Joelton, TN 37080

Betty Gorton Betty Gorton  
8130 Whites Creek PK Joelton, TN 37080

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- 3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Thomas G Gregory (please sign) Thomas G Gregory  
 Address: 7705 Ridgewood Rd

Name: (please print) Louis A. Moss (please sign) Louis A Moss  
 Address: 8414 Whites Creek Pk, Joelton, TN 37080

Name: (please print) Fred Milliken (please sign) Fred R Milliken  
 Address: 5023 Seymour Whites Creek TN 37188

Name: (please print) DENNIS L. BUTLER (please sign) Dennis L Butler  
 Address: 3750 Baxter Rd, Joelton, TN 37080

Name: (please print) Sandra Butler (please sign) Sandra Butler  
 Address: 3750 Baxter Rd, Joelton, TN 37080

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Name: (please print) Dollie Butler (please sign) Dollie Butler  
 Address: 6350 Eatons Creek Rd, Joelton, TN 37080

Name: (please print) Connie Wheeler (please sign) Connie Wheeler  
 Address: 8311 Whites Crk. Pk

Name: (please print) Joelton, TN (please sign) Hick Wheeler  
 Address: 8311 Whites Crk Pk

Name: (please print) Liesa Rinehart (please sign) Liesa Rinehart  
 Address: 1164 Bidwell Rd, Joelton, TN 37080

Name: (please print) LEN RINEHART (please sign) [Signature]  
 Address: 7164 BIDWELL RD. JOELTON TN 37080

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Name:

(please print)  
Conja Hunt

(please sign)  
Conja Hunt

Address:

7126 Bidwell Rd. Joelton, TN 37080

Name:

(please print)  
Simmie N. Hunt Jr

(please sign)  
Simmie N. Hunt Jr.

Address:

7126 Bidwell Rd. Joelton, TN 37080

Name:

(please print)  
James Gilbert

(please sign)  
James Gilbert

Address:

8101 Whites Creek Pk Joelton 37080

Name:

(please print)  
Judith Gilbert

(please sign)  
Judith Gilbert

Address:

8101 Whites Creek Pk. Joelton TN 37080

Name:

(please print)  
Melinda Perricone

(please sign)  
Melinda Perricone

Address:

7349 Bidwell Rd. Joelton TN 37080

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- 3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Joseph P. Tassone (please sign) Joseph P Tassone  
 Address: 4201 Bernard Rd. Joelton TN 37080

Name: (please print) JOANN Worrell (please sign) Joann Worrell  
 Address: 7151 Bidwell Rd Joelton TN 37080

Name: (please print) Carol S Riley (please sign) Carol S Riley  
 Address: 7131 Bidwell Rd Joelton TN 37080

Name: (please print) MARK A. Riley (please sign) Mark Riley  
 Address: 7131 Bidwell Rd Joelton TN 37080

Name: (please print) Laura H. Morgan (please sign) Laura H. Morgan  
 Address: 7150 Bidwell Rd Joelton, TN 37080



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Name:	(please print)	(please sign)
	<u>CLAUDE R. SULLIVAN JR</u>	<u>Claude R Sullivan</u>
Address:	<u>8433 COOPERTOWN RD</u>	<u>JOELTON 37080</u>
Name:	(please print)	(please sign)
	<u>Teresa Sullivan</u>	<u>Teresa Sullivan</u>
Address:	<u>8433 Coopertown Rd</u>	<u>Joelton 37080</u>
Name:	(please print)	(please sign)
	<u>AKAN BEUSCHER</u>	<u>Akan Beucher</u>
Address:	<u>7441 BIDWELL RD</u>	<u>JOELTON TN 37080</u>
Name:	(please print)	(please sign)
	<u>LINDA BEUSCHER</u>	<u>Linda M Beucher</u>
Address:	<u>7441 BIDWELL Rd.</u>	<u>Joelton, TN 37080</u>
Name:	(please print)	(please sign)
	<u>Penny Brown</u>	<u>Penny Brown</u>
Address:	<u>221 Bayle Mikea Pl.</u>	<u>Joelton 37080</u>



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Name:	(please print)	(please sign)
	<u>Marsha L Milliken</u>	<u>Marsha L Milliken</u>
Address:	<u>3562 Old Clarksville Pike</u>	<u>Joelton, TN 37080</u>
Name:	(please print)	(please sign)
	<u>BILL VANCE</u>	<u>Bill Vance</u>
Address:	<u>5774 EATONS CRK RD</u>	<u>JOELTON TN 37080</u>
Name:	(please print)	(please sign)
	<u>Glen S. Warner</u>	_____
Address:	<u>5545 Whites Creek Pike</u>	_____
Name:	(please print)	(please sign)
	<u>Dob B. Bunn</u>	<u>Dob Bunn</u>
Address:	<u>2525 Arrowkill R</u>	<u>37080</u>
Name:	(please print)	(please sign)
	<u>Connie Baker</u>	<u>Connie Baker</u>
Address:	<u>7616 Bidwell Rd</u>	_____

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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Eugene Bagsby (please sign) Eugene Bagsby  
Address: 3042 Morgan Rd. Joelton, TN 37080

Name: (please print) Chasity Bagsby (please sign) Chasity Bagsby  
Address: 3042 Morgan Rd Joelton, TN 37080

Name: (please print) Benjamin Froehlich (please sign) Ben Froehlich  
Address: 2950 Morgan Rd Joelton, TN 37080

Name: (please print) Kristianna Froehlich (please sign) Kristianna Froehlich  
Address: 2950 Morgan Rd Joelton, TN 37080

Name: (please print) Angela Guyone (please sign) Angela Guyone  
Address: 3200 Union Hill Rd Joelton TN 37080

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Name: (please print) Charles Zinkley (please sign) Charles Zinkley  
 Address: 2022 Union Hill Rd.

Name: (please print) Erny Sullivan (please sign) Erny Sullivan  
 Address: 7198 Harper Rd

Name: (please print) Judy Spencer (please sign) Judy Spencer  
 Address: 3509 St Lawrence Dr, Joelton

Name: (please print) Mark S. Reeves (please sign) Mark S. Reeves  
 Address: 3034 Morgan Rd. Joelton

Name: (please print) Barbara R. Jones (please sign) Barbara R. Jones  
 Address: 30210 ~~Bloom~~ Rd Union Hill

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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) JOAN BRANCA (please sign) *Joan Branca*  
Address: 7183 Harper Road Joelton, TN 37080

Name: (please print) Alexander Bellor (please sign) *Alexander Bellor*  
Address: 7183 HARPER RD Joelton, TN 37080

Name: (please print) Kaelee A Torbet (please sign) *Kaelee A Torbet*  
Address: 7183 Harper Rd Joelton TN 37080

Name: (please print) Kacy Sullivan (please sign) *Kacy Sullivan*  
Address: 8433 Copperstone Rd, Joelton TN 37080

Name: (please print) Katherine Bellor (please sign) *Katherine Bellor*  
Address: 7183 Harper Rd Joelton TN 37080

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Name: (please print) HENRY H JONES (please sign) Henry H Jones 9-9-20  
 Address: 2756 MORGAN Rd JOELTON TN 37080

Name: (please print) Carolyn Craig (please sign) Carolyn Craig 03-03-20  
 Address: 2934 Morgan Rd, Joelton, TN 37080

Name: (please print) Brenda Wilson (please sign) Brenda Wilson 3/3/20  
 Address: 2901 Morgan Rd. Joelton, TN. 37080

Name: (please print) JOHN H. WASHINGTON JR (please sign) John H Washington Jr 3-3-20  
 Address: 2922 MORGAN ROAD, JOELTON, TN. 37080

Name: (please print) Teresa J. Washington (please sign) Teresa J Washington 3-3-20  
 Address: 2922 Morgan Rd Joelton, TN 37080



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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Tony Dulced (please sign) Tony Dulced  
Address: 6068 MARROWBONE LAKE Rd Joelton TN

Name: (please print) Peter CLARE (please sign) Peter Clare  
Address: 6068 marrowbone lake Rd, Joelton TN

Name: (please print) Theresa Wood (please sign) Theresa Wood  
Address: 3829 Cantarutti Rd Joelton TN 37080

Name: (please print) Julia Satterfield (please sign) Julia Satterfield 3-3-20  
Address: 3829 Cantarutti Rd Joelton TN 37080

Name: (please print) Mark Wood (please sign) Mark Wood  
Address: 3829 Cantarutti Rd Joelton TN 37080



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Name: (please print) Joyce Krantz (please sign) Joyce Krantz 3/4/20  
 Address: 7525 Piper Ct Joelton Tn 37080

Name: (please print) LEROY KRANTZ (please sign) Leroy Krantz  
 Address: 7525 Piper Ct Joelton Tn 37080

Name: (please print) E JoAnn Daniel (please sign) E JoAnn Daniel 3/4/20  
 Address: 7535 Piper Ct Joelton, Tn. 37080

Name: (please print) STEVE HORTON (please sign) Steve Horton  
 Address: 7515 Piper Ct Joelton Tn. 37080

Name: (please print) Constance Horton (please sign) Constance Horton 3/4/20  
 Address: 7515 Piper Ct Joelton Tn 37080

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Name: (please print) Charles Finley (please sign) Charles Finley  
Address: 2022 Union Hill Rd.

Name: (please print) Fred Sullivan (please sign) Fred Sullivan  
Address: 7198 Hampden Rd

Name: (please print) Judy Spencer (please sign) Judy Spencer  
Address: 3509 St Lawrence Dr. Joelton

Name: (please print) MARK S. REEVES (please sign) mark s reeves  
Address: 3034 Morgan Rd. Joelton

Name: (please print) Donna Sawyer (please sign) Donna Sawyer  
Address: 1117 Jacobs Ct Joelton TN 37080

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3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) (please sign)  
Donald R Gurley Donald R. Gurley  
Address: 3932 Old Clarksville Pike Joelton TN 37080

Name: (please print) (please sign)  
MARCO Castellorin Marco Castellorin  
Address: 5107 Rawlings Rd Joelton, TN 37080

Name: (please print) (please sign)  
Kenneth Curtis Kenneth Curtis  
Address: 3890 Cantaretti Rd. Joelton, TN 37080

Name: (please print) (please sign)  
\_\_\_\_\_  
Address: \_\_\_\_\_

Name: (please print) (please sign)  
\_\_\_\_\_  
Address: \_\_\_\_\_

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1) 6404 Eatons Creek Road, 3580, 3612, 3616 and 3622 Old Clarksville Pike, Eatons Creek Road (unnumbered), and Old Clarksville Pike (unnumbered), approximately 215 feet west of Joelton Community Center Road (53.22 acres), and

2) 201, 204, 205, 210, 220, 221, 225 and 231 Gifford Place at the southeast corner of interstate 24 and Whites Creek Pike and within a Planned Unit Development Overlay District (22.12 acres), and

3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres).

Name: (please print) Peggy West (please sign) Peggy West  
 Address: 2726 Wickman Rd - Joelton

Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
 Address: Anne Fentress Anne Fentress  
 Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
 Address: 5111 Rawling Rd \_\_\_\_\_  
 Address: Joelton, TN 37080

Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
 Address: \_\_\_\_\_

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Name: (please print) Donald Murphy (please sign) Donald Murphy  
Address: 7612 Gerald Dr.

Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
Address: \_\_\_\_\_

Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
Address: \_\_\_\_\_

Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
Address: \_\_\_\_\_

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Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
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Address: \_\_\_\_\_

Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
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Address: \_\_\_\_\_



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Name: (please print) (please sign)  
Thomas B. Williams Thomas B. Williams

Address: 8293 Whites Creek Pk. - Joelton, TN 37080

Name: (please print) (please sign)  
Peggy J. Williams Peggy J. Williams

Address: 8293 Whites Creek P. Joelton, TN 37080

Name: (please print) (please sign)  
Judy Wilkerson Judy O. Wilkerson

Address: 8121 Whites Creek Pk, Joelton, TN 37080

Name: (please print) (please sign)  
B. B. Wilkerson Bernard B. Wilkerson

Address: 8121 Whites Creek Pk Joelton, TN 37080

Name: (please print) (please sign)  
Kane Brown [Signature]

Address: Eatons Creek Joelton, TN



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Name: (please print) VANCE FOREMAN (please sign) Vance Foreman  
 Address: 5235 Rawlings Rd.

Name: (please print) LESA FOREMAN (please sign) LESA FOREMAN  
 Address: 5235 Rawlings Rd.

Name: (please print) HALEY FOREMAN (please sign) Haley Foreman  
 Address: 5235 Rawlings Rd.

Name: (please print) ANN GILES (please sign) ANN GILES  
 Address: 4239 Bell Run Rd. DAVIDSON CTY.

Name: (please print) KAREN MARY WOBENAKH (please sign) Karen M. Wobenaek  
 Address: 2628 Bidwell Rd. JOELTON, TN 37080

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Name: (please print) Timothy D. Morgan (please sign) [Signature]  
Address: 7150 Bidwell Rd, Joelton, TN 37080

Name: (please print) Rachel Morgan (please sign) [Signature]  
Address: 7150 Bidwell Rd, Joelton, TN 37080

Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
Address: \_\_\_\_\_

Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
Address: \_\_\_\_\_

Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
Address: \_\_\_\_\_

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Name: (please print) Stephanie Hallman (please sign) [Signature]  
Address: 6229 Eatons Creek Rd, Joelton TN 37080

Name: (please print) Janet James (please sign) [Signature]  
Address: 6319 Clarksville Pk, Joelton, TN 37080

Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
Address: \_\_\_\_\_

Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
Address: \_\_\_\_\_

Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
Address: \_\_\_\_\_

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Name: (please print) Betty L. Darnell (please sign) Betty Darnell  
 Address: 8385 Riley Adcock Rd, Joelton, TN 37080

Name: (please print) Gary Vaughan (please sign) Gary Vaughan  
 Address: 7591 Bidwell

Name: (please print) Clara Vaughan (please sign) Clara Vaughan  
 Address: 7541 Bidwell Rd Joelton TN 37080

Name: (please print) Rebecca Wutz (please sign) Rebecca Wutz  
 Address: 7494 Wilkinson Road, Joelton, TN 37080.

Name: (please print) Ronnie Winegar (please sign) Ronnie Winegar  
 Address: 7494 Wilkinson Rd, Joelton TN 37080

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Name: (please print) (please sign)  
Mazella H Melton Mazella H. Melton

Address: 3345 Union Hill Rd Joelton, TN 37080

Name: (please print) (please sign)  
~~\_\_\_\_\_~~

Address: \_\_\_\_\_

Name: (please print) (please sign)  
Ima Jean Fitzgerald Ima Jean Fitzgerald

Address: 7577 Bidwell Rd Joelton, TN

? Name: (please print) (please sign)  
Carla L. Forrest Carla Forrest

Address: 5072 Seymour Hollow Rd, Whites Creek, TN 37189

Name: (please print) (please sign)  
Euniceen Bandy Euniceen Bandy

Address: 5157 Rawlings Rd - Joelton TN. 37080



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Name: (please print) Joel Hallman (please sign) Joel Hallman  
 Address: 6229 Eatons Creek Road

Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
 Address: \_\_\_\_\_

Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
 Address: \_\_\_\_\_

Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
 Address: \_\_\_\_\_

Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
 Address: \_\_\_\_\_



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Name: (please print) Donald R Garley (please sign) Donald R. Garley  
 Address: 3932 Old Clarksville Pike Joelton TN 37080

Name: (please print) Richard Brown (please sign) RB  
 Address: 221 Bayly Mikea Pl. Joelton TN 37080

Name: (please print) VERNON LATHAM (please sign) Vernon Latham  
 Address: 3612 OLD CLARKSVILLE PIKE

Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
 Address: \_\_\_\_\_

Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
 Address: \_\_\_\_\_

81

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Name: (please print) Mary G Settle (please sign) Mary G. Settle  
 Address: 71632 Bidwell Rd, Joelton, TN 37080

Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
 Address: \_\_\_\_\_

Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
 Address: \_\_\_\_\_

Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
 Address: \_\_\_\_\_

Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
 Address: \_\_\_\_\_

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Name: (please print) Donald Murphy (please sign) Donald Murphy  
 Address: 7612 Gerald Dr

Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
 Address: \_\_\_\_\_

Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
 Address: \_\_\_\_\_

Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
 Address: \_\_\_\_\_

Name: (please print) \_\_\_\_\_ (please sign) \_\_\_\_\_  
 Address: \_\_\_\_\_