



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Emily Benedict
Member of Council

1 Public Square, Suite 204
Nashville, TN 37201

July 22, 2020

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

Commissioners,

Due to a required work conflict, I will be unable to attend the entire meeting on July 23. I may be able to step out of my work meetings to join the call briefly at the start, however since I cannot be on the call for the entire meeting, I wanted to provide my position on the cases before you. There are three items on the agenda that I will address. I ask for your extra attention to Item 43, regarding Ivy Drive.

Item 27 - 2020S-114-001 (on consent)

I support the department recommendation for approval.

Item 43 - 2020S-126-001

This is a new concept plan for the property located at 3905 Ivy Drive. Three months ago, there was a plan before you for 31 homes on the three parcels making up 3901, 3903, and 3905 Ivy Drive. The community came out in large force against the plan, which resulted in further questions about the concept plan. I stood with them in opposition. This Commission denied the application due to the number of critical lots, and environmental impacts. That applicant subsequently deferred their case indefinitely.

Since then, this parcel, 3905, has been purchased individually, apart from the other parcels. That new owner has filed this concept plan, which now has eight homes. I have continued to manage meetings and communications between the new owner and the opposition group. They are at an impasse, and I believe that they have not had any additional conversations in the past couple of weeks.

Reviewing the density, while within the cluster lot option, I cannot support this concept plan. The city, and District 7, needs more housing density, however I don't think this is the location for it. Putting more homes closer to our arterials helps manage our infrastructure better, however this location is 16 minutes from downtown, which is the same amount of time that Antioch is from downtown; it is deep in the neighborhood, just feet from the Cumberland River.

While I wish I were able to be on the call, I am confident you will hear from many constituents and immediate neighbors. I ask that you listen to them, take their concerns into serious consideration, as you always do, and that you make the right decision, for Inglewood, and for our city. I respectfully suggest that you ask the following questions:

For Planning Staff:

1. The prior plan connected all of the properties. If approved, does this plan change the originally proposed plan, which had 20 additional units on the other lots?
2. What could be built on 3901 & 3903 based on current by right zoning?
3. How much fill is needed for the concept plan's implementation, and how would it impact water flow?
4. Could cross departmental staff describe for the public the ways in which codes enforcement takes place, especially regarding stormwater?



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For the Applicant:

1. I believe the owner of 3901 & 3903 may have plans to hold, and not sell, their property. There is a chance that they will be in attendance, via phone, at the meeting. If they are, I respectfully ask the Commission to ask the owner to share any plans that they have for their parcels.
2. Hackberry, Bradford pear, and Ash trees should be taken out and replaced by native trees. Beyond that, will heritage trees be removed, and if so, how many?
3. Currently this is a habitat for many animals of all shapes and sizes. With any development, I would hope that builders and future residents would want these natural resources to be preserved. How can we be assured that this wildlife will be protected?

This development has been one of the largest concerns in the district since I took office, and it is important to me that we get any development of this land right. I have heard from the community, and I understand their opposition to this plan, which is why I stand with them in opposition.

Item 44 - 2020COD-001-001

This is for a contextual overlay in the Dugger Heights neighborhood, of which I am the applicant. Ms. Erica Gluck, who should be in attendance at the meeting, has spearheaded the plan and been in touch multiple times with her neighbors. We adjusted the plan to include only those residents who want to be a part of the overlay. Ms. Gluck really did a superb job on this. I ask for your approval.

Thank you for the great service you provide, voluntarily, to our city. I appreciate your through work, not only on these cases, but in all of your work. I look forward to hearing of your rulings on these cases.

All the best,

Councilwoman Emily Benedict
District 7, Metro Nashville Government

Cc: Lucy Kempf, Lisa Milligan, Logan Elliott, Amanda Contreras, Robbie Lynn Hunsinger, Robbie Drimmer, Erica Gluck