

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

## Items for Deferral/Withdrawal

### Item 1. 2020SP-037-001

#### SUPPORT

---

**From:** Richard Crume <[thecrumes@gmail.com](mailto:thecrumes@gmail.com)>  
**Sent:** Tuesday, August 18, 2020 8:35 PM  
**To:** Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>  
**Subject:** Comments on Case No. 2020SP-037-001 (1414 3rd Avenue North)

Dear Planning Board:

Re: Comments on Case No. 2020SP-037-001 (1414 3rd Avenue North)

We reside in the Germantown neighborhood not far from the 1414 3rd Avenue North project proposed by Mr. Derek Lisle. Almost a year-and-a-half-year ago, we organized a group of older adult residents to engage with Mr. Lisle during the planning stage of his 3rd Avenue project. Our group consisted of members of the Historic Germantown Neighborhood Association and Village-to-Village, a national organization helping older adults “age in place” in their communities. We were motivated to open lines of communication with Mr. Lisle because of his expressed desire to develop a facility conducive to senior living. Our first meeting with Mr. Lisle took place in January 2019 and was well attended by about 20 local residents. Since then, there have been several additional meetings with Mr. Lisle to review his plans and provide feedback. Mr. Lisle has always been receptive to our ideas, incorporating them where possible.

Through these meetings, we came to a common understanding that for the project to work for older adults while benefiting the overall community, it needs to be guided by the following four principles:

- It should be owner-occupied to help promote stability in the community amid the torrent of new apartment construction (most recently Modera and Newhoff) and short-term rentals.
- Construction should be high quality to attract home ownership and enhance the charm and livability of the community.
- Universal design and similar features are needed to provide flexibility to older homeowners as their physical abilities change with time.
- While focusing on older adults, the project should be open to younger homeowners to provide a more diverse living environment.

We appreciate Mr. Lisle’s willingness to work with us on the project, and we believe the outcome will be a one-of-a-kind development that will stimulate similar developments for the older generation across the region. This is important because in our youth-oriented city, more attention to the housing needs of older adults is urgently needed as the population ages and more baby boomers reach retirement age. Not only will Mr. Lisle’s 3rd Avenue project benefit the community by promoting a multigenerational neighborhood, it will most likely be an excellent business decision for Mr. Lisle and a showcase project for the city.

*Item 1. 2020SP-037-001*  
*SUPPORT*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

Although the project details are still developing, we applaud Mr. Lisle's commitment to creating a healthy living environment by incorporating WELL construction standards where feasible and providing excellent ventilation (with energy-saving ERVs) to reduce the buildup of harmful gases and viruses like COVID-19 in common areas. (WELL is the leading global rating system for promoting health and wellness in buildings.) Because most Americans spend 80 to 90 percent of their time indoors, a healthy indoor environment can help reduce illnesses and improve mental health.

For the above reasons, we enthusiastically support this project. Please feel free to contact us if you have any questions.

Sincerely,  
Yoko and Richard Crume  
310 Van Buren Street  
Nashville, TN 37208

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

## Item 4. 2020S-113-001

### OPPOSITION

---

**From:** Jerry Smith <zjsmith525@gmail.com>

**Sent:** Tuesday, August 25, 2020 2:44 PM

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

**Subject:** Public Hearing to create 8 lots on 1011A and 1011B zoned RS7.5.

I am against this, as it is hard (Unsafe) to get out of my driveway now. Children have a hard time walking down the street. I live at , 525 Anderson Lane and the corner of Snow Ave.

---

**From:** Myrna Brown <mib.brown@icloud.com>

**Sent:** Monday, September 7, 2020 3:05 PM

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

**Subject:** 1011 snow ave project

Dear Planning commission folks,

I wanted to voice my opposition to the proposed plan to split 1011 snow into 8 lots.

This plan will lower our current property values, decrease our land value & increase traffic in what has been a serene neighborhood. Please find in favor of the opposing neighbors you've heard from.

Thank you - Myrna Brown-Kainth

1008 snow ave

Madison Tn 37115

615-856-8325

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

## Item 7. 2020Z-071PR-001 – Old Hickory Blvd.

### OPPOSITION

---

**From:** Chris C Martin <Chris.Martin@fmc-na.com>  
**Sent:** Thursday, May 21, 2020 5:10 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Planning Staff <planningstaff@nashville.gov>  
**Subject:** Case Number 2020Z-071PR-001.

I want to voice my highest opposition to any addition multi-family housing on OHB. This already overcrowded road seems to be a hotbed for developers of apartments and the like. Each week, I travel OHB and see more and more high density housing being developed. We have enough! Lets start seeing some real homes put on these properties....where people actually invest in their homes and in the neighborhood rather than bringing in more and more transients and making developers rich.

OHB is a parking lot during the morning commute (per-Covid). Metro is often seem writing tickets as people drive down the turn-lane during rush hour making it dangerous for those of us trying to get onto OHB from the side roads. The infrastructure has obviously NOT kept up with all the building on this road.

I strongly oppose Case Number 2020Z-071PR-001 (Applicant: Zebid Tesfate).

Robert C Martin and Cheryl L. Martin  
305 Dillehay Court  
Nashville, TN 37211

---

**From:** kara Botteicher <karablake@hotmail.com>  
**Sent:** Friday, May 22, 2020 10:12 AM  
**To:** Planning Staff <planningstaff@nashville.gov>  
**Cc:** rycocomm <rycocomm@yahoo.com>  
**Subject:** Case 2020Z-071PR-001

Hello,

I am a resident of Summit at the Woodlands, address 1737 Boxwood Dr, 37211.

Our family and our neighborhood has pretty strong concerns and are against rezoning from R15 to RM6.

We currently have a significant amount of crime at the top of our hill:

- Cars are broken into regularly
- Cars and trucks have been stolen multiple times
- We had a thief fire 4 shots at a resident in March
- We had a gun stolen from neighbor's property in April
- Most of us had to install security cameras
- It is not uncommon for police to scan our streets with spotlights after another instance of increasingly violent theft
- It is also not uncommon for a detective to knock on our doors asking for security footage.

*Item 7. 2020Z-071PR-001 – Old Hickory Blvd.*

**OPPOSITION**

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

Our properties range from the high \$400k to high \$500k, and new development on our street will be priced in the \$600's.

Statistically, property values decrease and crime increases as more multi family dwellings are occupied. We already have enough multi-family dwellings within a 2 mile radius: the apartments at the bottom of the hill on Woodlands, new condos north of those apartments, off Old Hickory (with expansion already cleared to double their properties), and apartments at Brentwood Oaks.

And - we already have significant crime.

Please do not approve this rezone.

Regards,

The Botteicher family and residents of Summit at the Woodlands.

---

**From:** Mitch Sallee <[mitchsallee23@gmail.com](mailto:mitchsallee23@gmail.com)>

**Sent:** Friday, May 22, 2020 10:30 AM

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

**Subject:** Case #2020z-071PR-001

I am a resident of Woodlands address 5940 woodlands ave

Our family and our neighborhood has pretty strong concerns and are against rezoning from R15 to RM6.

We currently have a significant amount of crime at the top of our hill:

- Cars are broken into regularly
- Cars and trucks have been stolen multiple times
- We had a thief fire 4 shots at a resident in March
- We had a gun stolen from neighbor's property in April
- Most of us had to install security cameras
- It is not uncommon for police to scan our streets with spotlights after another instance of increasingly violent theft
- It is also not uncommon for a detective to knock on our doors asking for security footage.

Our properties range from the high \$400k to high \$500k, and new development on our street will be priced in the \$600's.

Statistically, property values decrease and crime increases as more multi family dwellings are occupied. We already have enough multi-family dwellings within a 2 mile radius: the apartments at the bottom of the hill on Woodlands, new condos north of those apartments, off Old Hickory (with expansion already cleared to double their properties), and apartments at Brentwood Oaks.

And - we already have significant crime.

Please do not approve this rezone.

Regards,

- Mitch Sallee

*Item 7. 2020Z-071PR-001 – Old Hickory Blvd.*

**OPPOSITION**

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

Cell: 479-353-1884

---

**From:** Nick Sardo <[nicholassardo@hotmail.com](mailto:nicholassardo@hotmail.com)>

**Sent:** Friday, May 22, 2020 10:49 AM

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

**Subject:** case #2020z-071PR-001

I am a resident of Summit at the Woodlands, address 1721 Boxwood Dr, 37211.

Myself and my family have pretty strong concerns and are against rezoning from R15 to RM6.

We currently have a significant amount of crime at the top of our hill:

- Cars are broken into regularly
- Cars and trucks have been stolen multiple times
- We had a thief fire 4 shots at a resident in March
- We had a gun stolen from neighbor's property in April
- Most of us had to install security cameras
- It is not uncommon for police to scan our streets with spotlights after another instance of increasingly violent theft
- It is also not uncommon for a detective to knock on our doors asking for security footage.

Our properties range from \$400k to high \$500k, and new development on our street is rumored to be priced in the \$600's

Statistically, property values decrease and crime increases as more multi family dwellings are occupied. We already have enough multi-family dwellings within a 2 mile radius: the apartments at the bottom of the hill on Woodlands, new condos north of those apartments, off Old Hickory (with expansion already cleared to double their properties), and apartments at Brentwood Oaks.

And - we already have significant crime.

Please do not approve this rezone.

Regards,

---

**From:** john atkinson <[gawfshot@aol.com](mailto:gawfshot@aol.com)>

**Sent:** Friday, May 22, 2020 11:16 AM

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

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

**Subject:** #2020z-071PR-001

Re: #2020z-071PR-001

I am a resident of the Summit at the Woodlands. My address is 1724 Boxwood Dr, Nashville 37211.

I am writing to oppose rezoning the above referenced property from R15 to RM6.

My concerns are increasing density and traffic in an already overcrowded infrastructure along with the simultaneous increase in crime and decrease in property values that statistically accompany multi-family dwellings.

*Item 7. 2020Z-071PR-001 – Old Hickory Blvd.*

**OPPOSITION**

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

Respectfully,

John Atkinson

---

**From:** Abbie Parker <[abbieparker84@gmail.com](mailto:abbieparker84@gmail.com)>

**Sent:** Friday, May 22, 2020 1:18 PM

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

**Cc:** Swope, Robert (Council Member) <[Robert.Swope@nashville.gov](mailto:Robert.Swope@nashville.gov)>; Derek Webb <[derek@derekwebb.com](mailto:derek@derekwebb.com)>

**Subject:** Opposed to Rezoning [case #2020z-071PR-001]

Hello - My husband and I are residents of the Summit at Woodlands at 1756 Boxwood Dr, Nashville, TN 37211.

As new homeowners and small business owners (we are both career musicians), our home value is extremely important to us. Statistics have shown that property values decrease as multi-family dwellings are built around it. Our neighborhood is currently near several multi-family dwellings, and the re-zoning of the lot in question would only amplify the impact on home values.

Since purchasing our home 7 months ago, there have been a string of crimes in our neighborhood that have been traced to the multi-family dwellings near our neighborhood. We are concerned that the development of more such dwellings will increase the crime rate in our area. This is a particular concern for us as parents as well as homeowners.

We ask that you please do not rezone this lot in order to keep this a valuable and safe neighborhood for Nashville families.

Thank you,  
Abbie Parker  
(309) 370-7884

---

**From:** Patrick Sweeney <[p.sweeney0@gmail.com](mailto:p.sweeney0@gmail.com)>

**Sent:** Friday, May 22, 2020 9:45 PM

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

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

**Subject:** Case #2020z-071PR-001

Case #2020z-071PR-001

Hi,

My name is Patrick Sweeney, I live at 1649 Boxwood Drive 37211, at the back of the Woodlands Neighborhood, separate from the Woodlands HOA. Its come to our attention there is a rezoning request for land nearby our neighborhood. I hope you will consider rejecting this proposal for a couple of reasons:

**-There has been a significant increase in crime in our quiet neighborhood over the past few months (before Covid), this would bring more.** The crimes range from a recent shooting, vehicle theft, breaking into vehicles, and property theft. This has lead to a significant number of us, myself included installing security cameras around our property and concerning police patrols randomly at night. Apartments bring additional crime to an area and its not something our neighborhood needs as its already worryingly increase dramatically since I've moved here a few years ago.

**-Old Hickory already can not handle the amount of traffic using it in the mornings already, this will further exaggerate the problem.** The traffic light at Old Hickory and Edmonson Pike backs up down Old Hickory for a mile in the morning all

*Item 7. 2020Z-071PR-001 – Old Hickory Blvd.*

**OPPOSITION**

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

the way to the entrance of our neighborhood (Woodlands Ave) for cars going to I65. It can sometimes take 20-25 minutes to go that mile because of the traffic light. This makes cars use middle turn lane for that entire mile to get to the traffic light fast, some turn down Edmonson, others dangerously jump back into traffic heading to I65 at the last second or in the middle of the traffic light. There have been many mornings where I've watched cars stop inches from wrecks somehow as they swerve back into traffic, its not a good situation. There are police there once every few weeks giving tickets or simply parked in the turn lane with the lights on, but it does not stop it. More cars and density will make this dangerous situation worse.

**-The area around Nippers Corner has been traditionally been residential, please keep it that way.** It gives you the the neighborhood/home feel that south of town is known for. We don't have apartments or large buildings all over the place, its still a quiet suburb of Nashville. There are already a very large amount of apartments next to the commercial area of Nolensville Road and Old Hickory, several under construction, please don't let them encroach on our neighborhoods and homes. Keep this area residential, not commercial.

**-Apartments bring property values down.** Our portion of the neighborhoods are in the \$400K-\$500K price range. Prior to this, some in the new development were possibly near \$600K. This is bringing this whole area's property value up which enhances the area and helps Nashville grow. Apartments have the potential to stagnate that value growth and undo everything that has happened. I hope this will be considered by Nashville.

Thank you for your time for looking at this and I hope the request is rejected.

Respectfully,

Patrick Sweeney

---

**From:** Jenna Rolley <jennamrolley@gmail.com>

**Sent:** Sunday, May 24, 2020 10:19 PM

**To:** Planning Staff <planningstaff@nashville.gov>

**Cc:** Swope, Robert (Council Member) <Robert.Swope@nashville.gov>

**Subject:** BZA CASE #2020z-071PR-001

To whom it may concern,

I am a resident of Summit at the Woodlands, address 1736 Boxwood Dr, 37211.

Our family has pretty strong concerns and are against rezoning from R15 to RM6.

We currently have a significant amount of crime at the top of our hill:

- Cars are broken into regularly
- Cars and trucks have been stolen multiple times
- We had a thief fire 4 shots at a resident in March
- We had a gun stolen from neighbor's property in April
- Most of us had to install security cameras
- It is not uncommon for police to scan our streets with spotlights after another instance of increasingly violent theft
- It is also not uncommon for a detective to knock on our doors asking for security footage.

*Item 7. 2020Z-071PR-001 – Old Hickory Blvd.*

**OPPOSITION**



# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

Our properties range from \$400k to high \$500k, and new development on our street is rumored to be priced in the \$600's

Statistically, property values decrease and crime increases as more multi family dwellings are occupied. We already have enough multi-family dwellings within a 2 mile radius: the apartments at the bottom of the hill on Woodlands, new condos north of those apartments, off Old Hickory (with expansion already cleared to double their properties), and apartments at Brentwood Oaks.

And - we already have significant crime.

Please do not approve this rezone.

Regards,

Jenna and Andrew Rolley

Jenna Rolley

Affiliate Broker

Synergy Realty Network, LLC

615-573-8779

---

**From:** Rob Wynkoop <[robwynkoop@gmail.com](mailto:robwynkoop@gmail.com)>

**Sent:** Tuesday, May 26, 2020 11:57 AM

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

**Subject:** Opposed to Rezoning #2020z-071PR-001

Hi. I am writing regarding #2020z-071PR-001.

I am OPPOSED to rezoning this land. It is important to maintain single family residences in this community.

I believe this request is motivated more by developers desire to make a cash grab than thoughtful urban planning or greater need for more multifamily housing.

I live at 5873 Woodlands Avenue Nashville Tennessee 37211.

Thank you for taking my comments into consideration.

Sincerely,

Robert Wynkoop

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

---

**From:** Jeff Harjo <jeffh@jeffharjo.com>  
**Sent:** Tuesday, May 26, 2020 12:25 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Swope, Robert (Council Member) <Robert.Swope@nashville.gov>  
**Subject:** Case 2020Z-071PR-001

My name is Jeff Harjo and we live at 1729 Boxwood Drive, Nashville, TN, 37211. We are writing in OPPOSITION to case 2020Z-071PR-001.

We recommend AGAINST rezoning from R15 to RM6, property located at Old Hickory Boulevard (unnumbered), approximately 960 feet southwest of Woodlands Avenue (2.54 acres), requested by Dale and Associates, applicant; Zebid Tesfaye, owner.

Our neighborhood in the Woodlands met virtually, and we have discussed this one-on-one with surrounding neighbors, including single family and multifamily apartment residents. All those who participated voiced opposition to this rezoning.

We recently moved to Nashville from another state and city, partly as a result of a similar rezoning in our prior neighborhood in that city. When we moved to Nashville we looked at all options, including condo/apartments and single family residences in both urban and suburban areas. We decided on a suburban home in an area with some mixed use but mostly single family homes. We believed the Woodlands neighborhood, while extremely congested on Old Hickory Blvd, had great appeal and even greater potential. Prior to purchasing our home we reviewed the Planning Commission's development tracker and existing zoning.

Here are our personal reasons for opposing:

1. There has been no public demand, community discussion, market need or City or other need we are aware of, calling for this rezoning. Given Covid-19, there is no responsible way for our neighborhoods to meet and discuss this. We appreciate the ability to voice our concerns virtually.
2. Owner and developer desire is not a sufficient reason for rezoning. If such requests are approved, this threatens the integrity of the zoning process and ultimately hurts our communities.
3. The benefits of this rezoning to the community must be presented and sufficient community debate should occur prior to any rezoning. Failure to do so could cause South Nashville to backslide, relative to Brentwood and other desirable areas of growth.
4. Traffic concerns on Old Hickory Boulevard for existing residents and businesses must be dealt with prior to any rezoning that could result in bigger problems and safety issues - the congestion on this road is already a deterrent.
5. Single family homes in the Woodlands and surrounding areas have become a target for crime. Safety in suburban areas was a major factor in our decision to move to the Woodlands. Prior to any rezoning, there should be a study conducted, including whether additional law enforcement in the City's budget is sufficient to mitigate the additional risk of adding hundreds of residents.

In light of Covid-19 and other 'getting back to work' concerns today, we trust the Planning Commission will consider the possibility that not all residents will be focused on zoning issues. We recommend a 'more than normal' notice period prior to any hearing, virtual or in person.

**Item 7. 2020Z-071PR-001 – Old Hickory Blvd.**  
**OPPOSITION**

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

Thank you for your consideration,

~~Jeff and Shari Harjo~~

---

**From:** Phillip Bennett <[philberto7@yahoo.com](mailto:philberto7@yahoo.com)>

**Sent:** Tuesday, May 26, 2020 2:39 PM

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

**Subject:** Case Number 2020Z-071PR-001

My name is Phillip L. Bennett. My wife Judy and I want to voice our disagreement for:

Case 2020Z-071PR-001

Map 161, Parcel(s) 090

Subarea 12, Southeast (2004)

Council District 04 (Robert Swope)

A request to Rezone from R15 to RM6 zoning for property located at Old Hickory Blvd. (unnumbered), approximately 960 feet southwest of Woodlands Ave. (2.54 acres), requested by Dale and Associates, applicant; Zebid Tesfaye, owner.

R15 zoning - Low-medium density residential, requiring a minimum 15,000 square foot lot and untended for single and two- family dwellings at a density of 3.09 dwelling units per acre.

RM6 zoning - Medium density residential, intended for multi-family dwellings at 6 units per acre.

This plan to re-zone a very small lot and then build numerous multi-buildings with a dramatically increased population density is inappropriate and problematic for this area. It is absolutely NOT in keeping with the established neighborhood plan. And the plan to build these multi-units on this small parcel with no plan other than to dump the dozens and dozens of cars through the red light at Woodlands is both dangerous and reckless. Having all these extra vehicles trying to turn left out of an unmarked, signal less drive will be a disaster and high risk at best. The traffic situation in this area is already MAXED OUT and is extremely dangerous all the time.

We invested in this neighborhood for single family dwellings. We are already dealing with owners renting out their houses to tenants, and in growing numbers MULTIPLE tenants, who DO NOT care about maintaining the neighborhood.

Therefore we urge you to NOT ALLOW THIS RE-ZONING, AS IT is not in the best interest of the neighborhood.

Respectfully,

Phillip & Judy Bennett

5849 Woodlands Avenue

Nashville, TN 37211

---

**From:** Michelle Allen <[nanniesofbrentwood@yahoo.com](mailto:nanniesofbrentwood@yahoo.com)>

**Sent:** Tuesday, September 1, 2020 12:38 PM

**To:** [PlanningCommissioners@nashville.gov](mailto:PlanningCommissioners@nashville.gov)

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

**Subject:** CASE# 2020Z-071PR-001

Hello,

I am in opposition to this rezoning and here are some of the reasons why I am against this rezoning in my neighborhood !

*Item 7. 2020Z-071PR-001 – Old Hickory Blvd.*

*OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

Major traffic congestion already due to the development of mass density housing without any investment in road expansion. Anyone who travels Old Hickory Boulevard from I-24 to I-65 understands the current problem before any new development is done. This has continued to become a major issue because there has been NO effort to expand the roads to adjust for new development.

2. The property owners in the Woodlands and surrounding neighborhoods will see a financial impact to their biggest investment (i.e., homes) if this rezoning is allowed.
3. This rezoning would increase the traffic dangers near the intersection of OHB and Woodlands Avenue. The problem is already MAJOR before anything else is added. How many residents leaving the Woodlands have had to encounter almost getting T-boned because of drivers running this light.
4. Homeowners invested in the Woodlands BECAUSE of the R15 Zoning not because they were hoping for higher density, multi-family dwellings.
5. Enough is enough with the mass density dwellings with NO PLAN for improving the infrastructure.

Finally, I vehemently OPPOSE this rezoning measure for CASE #2020Z-071PR-001.

Thanks,

Michelle Allen

---

**From:** Stephanie Higgins <[higginsrus@comcast.net](mailto:higginsrus@comcast.net)>

**Sent:** Tuesday, September 1, 2020 1:12 PM

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

**Subject:** CASE# 2020Z-071PR-001

As a tax payer and member of this community of SE Davidson county for over 20 years I can tell you exactly what happens when the commission allows developers to increase the density. Old Hickory blvd has gone from a road that you could make a left onto, to one that you hope the intersection will clear out when your light is green so you can go left. Please stop the madness. Respect us that have been paying our taxes all these years and live here. Respect us more than the developer who is coming in and building and leaving. Sure someone has the right to sell their property and someone comes in and builds homes, but not a huge apartment complex on every inch of every property. Respect what is currently in this area. Leave this as small density. Match the homes in the immediate area.

Thank you for hearing me. I vehemently OPPOSE this rezoning measure for CASE #2020Z-071PR-001.

Stephanie Higgins

832 N Woodstone Lane

Nashville TN 37211

---

**From:** WENDY BOREN <[w.boren@comcast.net](mailto:w.boren@comcast.net)>

**Sent:** Tuesday, September 1, 2020 1:21 PM

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

**Subject:** CASE# 2020Z-071PR-00

I would like to once again voice my opposition to this rezoning case.

*Item 7. 2020Z-071PR-001 – Old Hickory Blvd.*

*OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

1. Major traffic congestion already due to the development of mass density housing without any investment in road expansion. Anyone who travels Old Hickory Boulevard from I-24 to I-65 understands the current problem before any new development is done. This has continued to become a major issue because there has been NO effort to expand the roads to adjust for new development.
2. The property owners in the Woodlands and surrounding neighborhoods will see a financial impact to their biggest investment (i.e., homes) if this rezoning is allowed.
3. This rezoning would increase the traffic dangers near the intersection of OHB and Woodlands Avenue. The problem is already MAJOR before anything else is added. How many residents leaving the Woodlands have had to encounter almost getting T-boned because of drivers running this light.
4. Homeowners invested in the Woodlands BECAUSE of the R15 Zoning not because they were hoping for higher density, multi-family dwellings.
5. Enough is enough with the mass density dwellings with NO PLAN for improving the infrastructure. Finally, I vehemently OPPOSE this rezoning measure for CASE #2020Z-071PR-001.

Thank you.

Wendy Boren

1220 Pineview Lane 37211

---

**From:** Brian Kelly <[bkell107@gmail.com](mailto:bkell107@gmail.com)>  
**Sent:** Tuesday, September 1, 2020 1:26 PM  
**To:** [PlanningCommissioners@nashville.gov](mailto:PlanningCommissioners@nashville.gov)  
**Cc:** Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>  
**Subject:** CASE# 2020Z-071PR-001

I am in Opposition of this case involving the rezoning.

Reasons being:

We already have a high volume of traffic on Old Hickory Blvd. It is a mess in the mornings and afternoons. This will only add more congestion.

If this is to pass I will see a substantial drop in home value as well as my neighbors. we invested in our homes and community. To add multi-family dwellings would be something I do not stand for.

The Woodlands is a neighborhood of families and more and more children every day. Please consider the safety impact within the community of more traffic.

Thank you

Brian Kelly

1208 Pineview Ln, Nashville, TN 37211

---

**From:** arkane555 <[johnnoahbrooks@gmail.com](mailto:johnnoahbrooks@gmail.com)>  
**Sent:** Tuesday, September 1, 2020 1:28 PM  
**To:** [PlanningCommissioners@nashville.gov](mailto:PlanningCommissioners@nashville.gov)

*Item 7. 2020Z-071PR-001 – Old Hickory Blvd.  
OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

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

**Subject: CASE# 2020Z-071PR-001**

My wife and I are residents in the Woodlands Neighborhood off Old Hickory Blvd. We OPPOSE this rezoning measure for CASE #2020Z-071PR-001.

There are many negatives to approving this re-zoning.

1. Major traffic congestion already due to the development of mass density housing without any investment in road expansion. Anyone who travels Old Hickory Boulevard from I-24 to I-65 understands the current problem before any new development is done. 2. The property owners in the Woodlands and surrounding neighborhoods will see a financial impact to their biggest investment (i.e., homes) if this rezoning is allowed. 3. This rezoning would increase the traffic dangers near the intersection of OHB and Woodlands Avenue. Many residents leaving the Woodlands have had to encounter almost getting T-boned because of drivers running this light at high speeds. 4. Homeowners invested in the Woodlands BECAUSE of the R15 Zoning not because they were hoping for higher density, multi-family dwellings. Thank you,

Alison & Noah Brooks

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

## Item 8. 2020Z-096PR-001

SUPPORT

---

**From:** Lisa Smith <ljsmith509@comcast.net>

**Sent:** Monday, August 10, 2020 9:59 PM

**To:** VanReece, Nancy (Council Member) <Nancy.VanReece@nashville.gov>

**Subject:** RE: District 8 Zoning and Policy Updates - Augsut 2020

Evening Nancy,

Had a chance to review the youtube video on the Chadwell proposal. Besides being jealous that I don't have the property, my only comment would be that as long as the vegetative buffer remains in the development, this looks like it would be nice. I live in the Chadwell Retreat community, as you know, and pass that lot frequently. I had no idea it was 2 acres and that it extended so far back.

Tell the owner and developer to look me up for the next project, especially if it's like this one!

Also great to see you so dedicated to the D8!

Lisa Smith

2008 Chadwell Overlook Drive

*Item 8. 2020Z-096PR-001*

*SUPPORT*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

## OPPOSITION

---

**From:** Kent Goodson <kentgoodson@comcast.net>

**Sent:** Friday, August 14, 2020 8:00:58 AM

**To:** Planning Staff <planningstaff@nashville.gov>; VanReece, Nancy (Council Member) <Nancy.VanReece@nashville.gov>

**Subject:** 1013 Chadwell development 2020Z-096PR-001

Elected council and Metro hired employees, I am a long time resident in 37115 zip and oppose the development being proposed. 1013 Chadwell and/or the planning department case no. (2020Z-096PR-001)

---

**From:** TLSanders40@comcast.net <TLSanders40@comcast.net>

**Sent:** Friday, August 14, 2020 8:21 AM

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

**Cc:** Planning Staff <planningstaff@nashville.gov>; VanReece, Nancy (Council Member) <Nancy.VanReece@nashville.gov>

**Subject:** 2020Z-096PR-001

I am writing to the planning commission, once again, regarding a requested zoning change across the street from my home on Chadwell Drive in District 8. I and my husband are opposed to this, as we were opposed to the previous change at "Chadwell Commons" on vacant property on Chadwell Drive. "Chadwell Commons" was Case 2020Z-034PR-001 and I sent an email voicing concern and opposition to that as well.

Several years ago Madison was put on a maintenance plan by the Davidson County Planning Department. With all of the development that has been allowed to occur we feel that the planning department has thrown that out the window. Madison was one of the best places to buy a home with similar housing and yards in well-established neighborhoods. Encroachment on our neighborhoods has started to change that with small yards and squeezed in houses being built anywhere a developer with slice of land can push zoning changes and building plans through the planning department and the Metro council.

## MADISON COMMUNITY PLAN

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to maintain the general character of developed suburban residential neighborhoods. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T3 NM areas have an established development pattern consisting of low- to moderate-density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

Based on the above plan for Madison the "Chadwell Commons" development definitely does not meet the character of the existing neighborhood and, if allowed, the 1301 Chadwell Drive change would not meet that standard either. The existing character of our neighborhood is single family homes with a minimum lot size of 20,000 square-feet, and the following set-backs: 60 foot in front, 10 foot on the sides, and 20 foot at the rear. Neither of those developments will be able to meet those standards for T3 Suburban Neighborhood Maintenance.

**Item 8. 2020Z-096PR-001**

**OPPOSITION**



# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

Just in the last few months, I have seen deer playing near my home. They and other wildlife make those wooded lots a part of their life. A lot of wildlife will be displaced when they begin cutting down those wooded lots for development.

I am putting my and my husband's opposition to the zoning change at 1301 on record for the planning department. When will it stop? When the "Chadwell Commons" project was pushed through I never really thought about it bleeding over into non-vacant lots wanting to join in but it doesn't surprise me.

Tammy and Steve Sanders

1016 Chadwell Drive

---

**From:** Sonia E <soniame3009@gmail.com>

**Sent:** Wednesday, August 19, 2020 7:54 AM

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

**Cc:** Planning Staff <planningstaff@nashville.gov>; VanReece, Nancy (Council Member) <Nancy.VanReece@nashville.gov>

**Subject:** Case#2020Z-096PR-001

My name is Sonia M. Eason and I live at 212 Holiday Drive in District 8. I am emailing to express my **opposition** to the rezoning request at 1013 Chadwell Drive. I bought my property in Madison because of the beautiful spacious yards, green space, and friendly neighbors. I have participated in a good majority of the meetings regarding rezoning of numerous properties in this area and we were able to compromise as a community on most of the new developments. The Councilwoman for District 8 stated that she was working with the contiguous neighbors next door to this property, leaving a lot of concerned Kemper Heights neighbors feeling like their opposition to this zoning was being dismissed because they did not meet the criteria of being in the contiguous area. I think this is unfair considering letters of support for the rezoning of land RIGHT BESIDE this property at 1101 Chadwell Drive (case# 2020Z-034PR-001) were submitted from District 8 constituents OUTSIDE of the contiguous area. In the vicinity of 1013 Chadwell Drive there will be 12 cottages, 57 townhomes, 216 apartments and 48 condominiums built. I feel the primary focus should now be better paved roads on Chadwell Drive to support the extra amount of traffic that will be coming from the already approved numerous developments and more greenways. Moreover, possibly adding a traffic light or four way stop signs to address the heavy traffic congestion that occurs daily on S. Graycroft, which is the main cross street to Chadwell Drive. I feel that this development will change the aesthetics of the neighborhood and facilitate overcrowding by clustering multiple homes BEHIND homes that have been here for over 60 years. I am NOT opposed to New development but I think smart-controlled development that enhances the character of the neighborhood is great and I am proud that people are finally discovering what many of us already know, that Madison is a great place to live and work in.

Thank you for your time,

Sonia M. Eason

---

**From:** Deborah Dorsey <greyhaven@comcast.net>

**Sent:** Monday, August 24, 2020 1:57 PM

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

**Subject:** Case#2020Z-096PR-001

We own the property and live at 737 Due West Avenue North in District 8. We are very opposed to any more construction plans for anything other than single family homes going up on less than 1 acre lots in this area and honestly in the rest of Madison too. We are very tired of all of the multiple housing projects already planned for this area and will

*Item 8. 2020Z-096PR-001*

*OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

not support any more contributing to our already overcrowded intersections and streets. Our council person keeps supporting more multiple houses on single family lots and I thought the group meetings we previously attended with other neighbors all agreed we were very much opposed to multiple dwellings being crammed on single lots. That doesn't even begin to address the huge complexes we see being proposed for this area all dumping into one of the busiest and high volume wreck intersections around. We seemingly had no say in the old hospital Town Centre plans and yet it appears our council person is supporting they build even more including this proposed new development. Where will it all stop?? Please have this email on record that as a long time home owner on Due West I do NOT welcome any more multiple construction on single lots in this area and would appreciate your support on this.

Please listen to the neighbors more and the developers less.

Deborah Dorsey

737 Due West Avenue N

Madison, TN 37115

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

## Item 10. 2019SP-009-001 – Charlotte Pike SP

### OPPOSITION

---

**From:** Melissa <mhscarbro@comcast.net>  
**Sent:** Monday, May 18, 2020 12:54 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** 2019SP-009-001

I oppose the rezoning of this property/properties! Enough is enough Charlotte Pike and this area are overrun by apartments and multi units. The traffic is ridiculous and crime is getting worse. Is greenspace not important to anyone anymore? We can't even use the greenway on Charlotte because it is unsafe due to the enormous homeless population. This exact property has come before the board before and was voted no so i find it quite suspicious Beazer is asking again knowing full well we cannot come and voice our opposition once again in person.

Long story short I oppose the rezoning please vote NO - again.

Thank you -  
Melissa Hooper Scarbro  
7474 Old Charlotte Pike  
Nashville TN 37209  
Sent from my iPhone

---

**From:** Michelle Beatty-Eakin <mislammer07@icloud.com>  
**Sent:** Monday, May 18, 2020 1:13 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** 2019SP-009001

As a home owner in this area I am against this development. Density on Charlotte is out of control!!

Michelle Beatty-Eakin

---

**From:** Tom Qian <tomnqian@hotmail.com>  
**Sent:** Monday, May 18, 2020 9:46 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov  
**Subject:** Resident against 2019SP-009-001

Dear Metro Zoning Commission:

I am a resident of Oak Haven Community in west Nashville. I would like to voice my opposition against the development proposal from the developer Beazer. Beazer has pursued the development proposal in 2019. Sheri Weiner from District 22 held 3 local community meetings in 2019 with the decision to not moving forward with the development plan. However, we were surprised to receive a rezoning notice a while ago. The developer did not give up and blatantly ignored our wish with continued effort to move forward with the proposal. The development plan will catastrophically strain the very narrow Sawyer Brown Rd, with increasing likelihood for traffic accident. We wish to voice our opposition to the development plan and request the case not to be put on the zoning agenda of the May 28th meeting.

Sincerely,

Concerned resident of Oak Haven Community

*Item 10. 2019SP-009-001 – Charlotte Pike SP*  
**OPPOSITION**

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

---

**From:** Jaan Kristofer Kidd Cohan <jaan.cohan@gmail.com>

**Sent:** Monday, May 18, 2020 10:05 PM

**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov; Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

**Subject:** Case Number: 2019SP-009-001 -- Vote Against Development of Charlotte Pike Townhomes

Dear Gloria, Planning Commissioners & Respective Staff,

I hope each and every one of you are well in these tumultuous times.

My name is Jaan Cohan, homeowner at 7528 Oakhaven Trace, Nashville TN 37209 -- located less than a block away from the proposed project locations of 7456 & 7460 Charlotte Pike and 7481 Sawyer Brown Road.

Several in-person community meetings were held in 2019 alongside city councilmen & women to discuss this matter; at the conclusion of each meeting, the majority voted not in favor of said rezoning. Alas, I recently received a letter stating that the company is attempting to rezone once again with an even higher density than proposed in 2019, despite public and official disapproval. The construction company hoping to get this land rezoned has bypassed our community meetings by submitting their request directly to the city, therein trying to circumvent public polls, opinions and overall say in the matter. After taking such a relentless, almost aggressive approach in obtaining this rezoning permit, I am of the conviction that this construction company cares about nothing more than maximizing profits in this highly volatile time. Are these developers exploiting the self-isolation protocol in hopes of garnering approval, in hopes of going unnoticed by the public eye?

For the last couple of years my neighborhood has been fighting the large-scale development of apartments / condominiums in close proximity to Sawyer Brown Road & Charlotte Pike. We have experienced unprecedented growth in West Nashville in recent years, and with growth comes a variety of pressing issues that need to be addressed: traffic control, residential / commercial development & construction, crime & tax increases, and local ecological preservation. Taking all of the aforementioned issues into consideration, my neighbors and I do not believe this SP rezoning and subsequent development will be beneficial to our immediate and neighboring communities.

## **Why I Vote Against This Rezoning:**

### **1) Traffic:**

This high-density housing development, alongside the massive apartment complex across the street, will significantly increase traffic on Charlotte Pike and Sawyer Brown's one-lane road, which is the only entrance to my street and home. If the rezoning is approved, Sawyer Brown would become the primary entrance, which cannot handle two-way traffic as-is. Moreover, there is definite potential for inaccessibility on Sawyer Brown Road if/when the road becomes blocked due to construction, which will be subject to delays & extended build times.

Moreover, with the development of so many apartments, condos and townhomes in close proximity to this property (i.e. within a 1 mile radius), traffic is already expected to increase exponentially.

### **2) Construction**

Those living in close proximity to the proposed development (i.e. Oakhaven Trace & Westchase Condos) will have to deal with loud, mechanical noises due to construction, which will serve as a major disruption for months to come. This will

*Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

undoubtedly displace wildlife, causing them to retreat further away from an area that has been preserved up until recently.

Furthermore, the proposed designs do not conform to the single-family brick-home aesthetic of our neighborhood, which would take away from the architectural cohesiveness of our area.

### **3) Crime:**

With an increase in traffic and rental properties comes the potential for an increase in crime. My road is hidden to most, and developing on Sawyer Brown Road will offer greater accessibility to my neighborhood, one made up of families with young children and seniors who cannot defend themselves in the event of a break-in.

### **4) Decrease in Property Value**

Oakhaven Trace's single-family neighborhood would be subject to a depreciation in property value due to property comps of surrounding areas.

### **5) Preservation of Local Ecosystem & Wildlife:**

Sawyer Brown Road and Oak Haven Trace play home to a variety of endemic species of flora & fauna. I have enjoyed the singing of wolves and songbirds and rustling of deer & fox in my backyard. With the loss of habitat comes the loss of said wildlife, all of which will be displaced and forced to live elsewhere if this development comes to fruition. We don't need more residents, we need more parks, wilderness preservations and community-oriented spaces that allow our animal counterparts to thrive alongside us.

If the developer or any of you can speak to my concerns and insights, I would be most grateful. At this current point in time, I remain opposed to the rezoning of this property. I am open to civil discourse in finding a solution that is mutually beneficial to the developer and impacted communities. As I stated previously, I would love to see the lots turned into a public space (e.g. a park, bike path, dog park, etc.) or anything that adds value to the community as a whole. If executed properly, I would not be opposed to commercial property being built (e.g. restaurants, grocery, small business), so long as they maintained normal business hours.

I look forward to seeing what comes of the hearing. Thank you for your time and consideration.

Sincerely,

Jaan Kristofer Kidd Cohan

---

**From:** Nathan Moore <nathan@anthologycreative.com>

**Sent:** Tuesday, May 19, 2020 8:27 AM

**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov

**Subject:** [Case #2019SP-009-001] Opposition to Beazer Development, Sawyer Brown/Charlotte

To Whom It May Concern:

I would like to voice opposition to the development being proposed by Beazer in the Sawyer Brown/Charlotte Pike area.

I live in the Oak Haven neighborhood, and this development will have a negative impact by increasing traffic along the narrow stretch of Sawyer Brown road and increasing noise. Furthermore, with the recent developments along Charlotte Pike and surrounding area, this proposal is unnecessary and will ultimately decrease property values.

Please drop Beazer from the agenda and prevent this rezoning from being approved.

*Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

Thank you for your consideration.

**Nathan Moore**

Anthology Creative

---

**From:** Brooke Stillman <stillmanbl@alumni.lipscomb.edu>  
**Sent:** Tuesday, May 19, 2020 9:21 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov  
**Cc:** Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>  
**Subject:** 2019SP-009-001

Hello there I was just writing to let you all know of my issues for the proposed rezoning. I live at 732 Woodland Way right off Charlotte Pike. I do not want the valuation of our properties to decrease with the increase in both population and added traffic. Also, Charlotte pike near where I live is riddled with potholes. It is already difficult to drive on this area of the street. With the additional people driving on this road we will see additional wear and tear and more damage to our vehicles.

Thank you for your concern!

Brooke Stillman  
Vanderbilt University Medical Center  
PharmD  
cell 615.243.5577  
office 615.322.2688

---

**From:** Christine Kelly <kristikelly@yahoo.com>  
**Sent:** Tuesday, May 19, 2020 9:58 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** 2019SP-009-001

Please don't allow 49 units to go in at this intersection. This area is already growing faster than the infrastructure can handle. Not to mention ruining the scenic natural environment that the people out here seek and the reason we live out here! Please consider the people and not just the almighty dollar. Greed will make a community crumble.

---

**From:** Cynthia Haralson <cynthia\_haralson@yahoo.com>  
**Sent:** Tuesday, May 19, 2020 2:51 PM  
**Subject:** Case Number: 2019SP-009-001

To Whom It May Concern:

I am a longtime resident of the Westchase subdivision and I'm requesting that Beazer be dropped from next week agenda.

Thank you,  
Cynthia Haralson

---

**From:** Harold Shannon <haroldandvern@yahoo.com>  
**Sent:** Tuesday, May 19, 2020 3:13 PM

*Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION*



# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov  
**Subject:** Case #2019SP-009-001

Hello,

I am writing in reference to **Case #2019SP-009-001**. Beazer is interested in the development area in 2019 to build townhouses. District 22 Sheri Weiner held several local community meetings during this time. Unfortunately, Beazer continues to pursue this area regardless of the current residence expressed list of concerns. The townhouses will not benefit this area as the traffic is currently a problem and the entrance street is very narrow with no plans to expand. A traffic light was placed in this area to control the traffic but that did not help. By building these homes, it will decrease our property value, cause more traffic congestion in this area not to mention it being directly in our backyards!!!! Beazer shows no care or concern for the current residence and it is clear that it will only benefit them as one of their cash cows. They are determined to continue with this project regardless of the current residences expressed concerns. Please remove their request from the zoning agenda for May 28<sup>th</sup>.

**Thanks,**  
**"Verneida" Shannon**  
**Product Analyst**  
**Quality Measurement and Regulatory Reporting**  
**615-344-6263**

---

**From:** peter thurmond <peterthurmond1964@gmail.com>  
**Sent:** Tuesday, May 19, 2020 7:50 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** 2019SP-009-001

I would like to express my opposition to placing 41 housing units on what presently consists of 3 homes. There has been an incredible increase in the number of apartments, condos, townhomes etc in this area and the neighborhood is saturated.

Peter Thurmond

---

**From:** Patricia Bluestone <pwbluestone@gmail.com>  
**Sent:** Tuesday, May 19, 2020 7:51 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Resining of Sawyer Brown/Charlotte Pk

I live on Sawyer Brown near Nashville Christian School. Traffic at this area on this two lane road is already unbelievable because of the school and because it's a cut through road for people coming out of Bellevue trying to get to I-40. Please, stop the greed! Slow down development until more roads are added or improved!

Thank you,  
Patricia Bluestone  
528 Cedar Forest Ct  
37221

---

**From:** Jacob Carden <jakecarden@hotmail.com>  
**Sent:** Wednesday, May 20, 2020 7:49 AM

*Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

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

**Subject: 2019SP-009-001**

To whom it may concern:

This email is to oppose the rezoning of lots 7456 and 7460 Charlotte Pk. As well as the adjacent lot on Sawyer Brown Rd.

-This will add serious volume to an already busy two lane highway. It is already difficult to turn left onto Charlotte Pk from the West Chase neighborhood and Sawyer Brown Rd and adding this many units to the street is going to increase the accidents.

-I also think these multi-family units will decrease the property value of the single family residences that are surrounding

-Adding multi/family units will also change the single-family housing landscape that exists.

- This will also open the door to more of the same construction down the road.

- I'm opposed to any more building (apartments or multi-family units) in this area. It's getting way too congested and it's dangerous to get on and off the interstate in the mornings and in the evenings

- Charlotte Pike is already busy enough Thank you, Jacob Carden Sawyer Brown Rd

---

**From: Monica St. John <monicas1621@hotmail.com>**

**Sent: Wednesday, May 20, 2020 10:30 AM**

**To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov**

**Cc: Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>**

**Subject: 2019SP-009-001**

Hello Everyone,

I want to voice my strong opposition in changing the zoning on the proposed Sawyer Brown/Charlotte Pike site to allow Beazer to build another subdivision, townhomes or condos. Traffic on Charlotte Pike is choked now. As someone who lives in the area, I deal with this daily. There are already three other condo/townhome sites (Cabot Drive, River Road and Charlotte Pike) less than 4 miles from this proposed site, under construction or near completion. That is already adding hundreds of more cars to this area. The potential decrease in property values as this area becomes apartment/condo/townhome haven is troubling.

There have already been 3 community meetings to discuss Beazer's proposal. Each and every time it was met with strong opposition from the community. Nothing has changed since those meetings, the community is still strongly opposed and does not want any development Beazer is proposing in this area. We as a community ask that you deny Beazer's proposal.

Thank you,

Monica St. John

---

**From: Lindy Gill <jmgill@storyconstructionllc.com>**

**Sent: Wednesday, May 20, 2020 10:44 AM**

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

**Subject: 2019Sp-009-001**

We are covered up with traffic!!! This area can not handle more highly units on such a small area. Please do not rezone this. Bellevue has got to slow down with development.

*Item 10. 2019SP-009-001 – Charlotte Pike SP*

**OPPOSITION**

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

Lindy Gill

(615)788-1121

---

**From:** Rachael Moore <rachaelmoore@me.com>

**Sent:** Wednesday, May 20, 2020 12:24 PM

**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@Nashville.gov

**Cc:** Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

**Subject:** 2019SP -009-001

Hello,

I am a resident of the Oak Haven Trace community. I have lived here for 11 years. I have seen much growth in that time period and have experienced the side effects of the growth. There have been town homes and apartments that have popped up all around us, destroying the beautiful natural landscape that originally drew us to this area. The hills in our view are now dotted with apartments.

Beside the huge loss of the natural beauty and wildlife to multi-family units, the traffic has also increased. The old Sawyer Brown Road has already seen an increase of traffic using it as a cut through road. People will speed down the curvy road with no regard to other cars, paying no care to the narrow road, or to people walking on it. If units are built on the corner of it and Charlotte, the traffic on the already very narrow road will increase. The traffic on Charlotte near that intersection (Charlotte and Old Hickory) back up in the mornings due to the school traffic, traffic merging on the interstate, and general commute traffic. If these units are added, it will make it near impossible to turn onto Charlotte from Sawyer Brown. It is already difficult as is. The visibility is also a bit poor at that location.

With multi-family housing, the property values will decrease. Crime is already increasing in our once quiet neighborhood. Introducing more units will likely continue to perpetuate this growing issue. With such a rise in multi-family units, there will also eventually come a time when the demand just is not there anymore. Then you will have units that aren't nice, up to date, and the surrounding property values will further decrease.

I am asking you to please not develop on the land located at the corner of Sawyer Brown and Charlotte. There is little to gain and much to lose. Please do not rezone those properties. I have two young children that I would like to enjoy our quiet neighborhood with our fear of careless drivers and enjoy the natural beauty this area has to offer. This has been an ongoing debate between the builders and the community. It is time to stop this once and for all. We do not want the rezoning and the new builds.

Thank you for your time and consideration,

Rachael Moore

---

**From:** Gayle Jagers <bgjagers@comcast.net>

**Sent:** Wednesday, May 20, 2020 1:18 PM

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

**Subject:** Zoning Ordinance 2019SP-009-001

I am opposed to the rezoning that allows for the change in the zoning code that would allow any huge construction development that nearby property owners are opposed. People make property purchases based on existing codes that protect the property in question. They sometimes spend great amounts of money adding to their homes. It is unjust for the government to change those codes that were in existence when the owners purchased the property. The owners

*Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

have a right to expect the Metro Government to honor those codes that protect their property rights. The codes were written for a purpose. Those purposes are still relevant and needed. A change in zoning can devalue their property.

Barbara Jagers

---

**From:** Jamey LaVon Bowen <jlb21bowen@gmail.com>  
**Sent:** Wednesday, May 20, 2020 5:06 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** 2019SP-009-001

Dear Commissioners,

I am writing to express my opposition to the proposed 49 unit complex development on Charlotte Pike case #2019SP-009-001.

- 1) More traffic congestion in the area. At times it is difficult to leave my subdivision due to the traffic. With the addition of the Novel West apartments just 1.5 miles down the road on Charlotte and the recent huge apartment complex on Old Hickory right off of Interstate 40. These all lead to traffics issues, especially in the morning hours.
- 2) More crime in the area with no police precinct in this area. The city's police is just too thin to handle more cases.
- 3) These Townhomes could lower our property values. Nashville needs more single family homes, not Rental homes.
- 4) With the construction going on in this area it will harm the wildlife in the area. They are being run out by developments.

Please keep these very valid points in mind when voting for/against this Development.

Thank you,

LaVon Bowen  
1724 Haley's Hope Court  
Nashville, Tn 37209  
[Jlb21bowen@gmail.com](mailto:Jlb21bowen@gmail.com)  
8597607881

---

**From:** chip stans <lpstans@gmail.com>  
**Sent:** Wednesday, May 20, 2020 5:42 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Rezoning for development of high density housing on the corner of Sawyer Brown Rd. and Charlotte Pike.

This would make an already terrible traffic situation much worse. There is already too much of this type development in this small area. It already exists on all four corners of Old Hickory and Charlotte Pike and extends westward on Charlotte. In fact the area from the heights above West Nashville west to Old Hickory is already festooned with high density housing - where does this end. We residents west of Old Hickory on Charlotte Pike are totally opposed to further development of this type along this corridor. A little sanity PLEASE.

L. Stans  
37221

*Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

---

**From:** r.shawn.clark <r.shawn.clark@gmail.com>  
**Sent:** Wednesday, May 20, 2020 8:12 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Planning Staff <planningstaff@nashville.gov>  
**Subject:** Case 2019SP-009-001

In regards to the proposed project please make sure they widen Sawyer Brown Rd and place sidewalks down Sawyer Brown to aesthetically improve the road. Also, the Sawyer Brown road should be landscaped well to block any drainage or the back side of structural buildings to not diminish or depreciate the neighborhoods on Sawyer Brown Rd.

Shawn

---

**From:** Shawn Cothran <heyshawncothran@gmail.com>  
**Sent:** Saturday, May 23, 2020 12:21 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@Nashville.gov  
**Cc:** Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>  
**Subject:** Rezoning Case # 2019SP-009-001

My name is Shawn Cothran. I live on Woodland Way, just west of the properties being proposed for re-zoning. My family and I are opposing the rezoning for the reasons listed below:

- Property valuations will decrease due to the increase in population and added traffic.
- I am sometimes trapped in my neighborhood already when Charlotte Pike is used as a bypass when 40 is slow and the addition of more traffic would only cause additional stress. Charlotte was not developed to accommodate all the current traffic, let alone the bump this would introduce.
- With additional traffic there is the chance of additional accidents causing issues for the current homeowners.
- Additional wear and tear on the road resulting in additional wear and tear on vehicles.

Shawn Cothran

Vice President - Woodland Forest HOA

---

**From:** Chris Armstrong <gcarmsng@yahoo.com>  
**Sent:** Monday, May 25, 2020 8:06 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Zoning Case Number 2019SP-009-001 - Citizen Comments

Good Morning,

Please find attached our comments and objections concerning the above referenced zoning case.

Any questions, please feel free to contact us.

Regards,

*Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

Chris and Stephanie Armstrong

736 Woodland Way

Nashville, TN 37209

615-479-4696

[gcarmsng@yahoo.com](mailto:gcarmsng@yahoo.com)

Commissioners,

I am writing in opposition to the proposed property usage changes as proposed in Case Number 2019SP-009-001, 7456 and 7460 Charlotte Pike. I am a homeowner in Woodland Forest Sub-Division located approximately 1 mile west on Charlotte Pike. Woodland Forest is a fully developed and mature subdivision of single-family residences with significant and enforced covenants concerning size, style, and type of housing designed to provide a highly livable community protecting our mutual property values. Our community is a one-way in development with a large protected green-space and a well-maintained tree canopy in the landscaping.

The proposed re-zoning will be detrimental to our area in my opinion for the following reasons.

1. Charlotte Pike is a two-lane state-maintained road. There appear to be no plans by the State of Tennessee Department of Transportation to widen or make other improvements to this section of Charlotte Pike to allow for additional traffic from a higher density residential area. The TDOT Strategic Plan for road work through 2021 available on the TDOT website does not reference any planned work for Charlotte Pike in the section from Old Hickory Boulevard out to McCrory Lane. This project is also bounded by River Road which is a city maintained residential road which does not have the size to handle additional traffic. Planning provides for a four-lane road on Charlotte Pike but the road in this area is two lanes.
2. A Four-Way signaled intersection exists at Sawyer Brown and Charlotte Pike. West bound traffic during peak hours backs up to the East toward the properties in this proposed rezoning. These properties are bracketed by turn lanes for already established neighborhoods on Charlotte Pike. Ingress/Egress would be impeded into the proposed area leading to additional congestion and traffic concerns.
3. There is a small bridge on Charlotte Pike between the entrances of Western Hills Church of Christ and Woodland Forrest. This bridge spans Overall Creek and the feeder creek to that creek. This bridge was flooded during the 2010 floods and there is no record of the bridge being inspected for damage. Additional traffic could present a safety issue with this bridge.
4. Additional construction traffic will impact the condition and life of the Charlotte Pike Roadway. No planning or appropriation is in place to repair the roadway.
5. This stretch of Charlotte Pike is a well known and well-used alternative to I-40 East and West bound when I-40 is either heavily congested or impacted by short-term closure due to weather and accidents.
6. Gower Elementary School is located on Old Hickory Boulevard at Charlotte Pike. This school zone has seen a significant increase in traffic due to the growth of apartments to the south and condominiums to the north of that intersection. Additional density with the associated traffic using Old Hickory to access I-40 does not improve the safety or accessibility for Gower.

*Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

7. I am not going to join the hyperbole of how this development could or could not impact my property values in Woodland Forest. My concern is this project with 49 units in the SP zoning would be the style of construction colloquially referred to in Nashville as “Tall and Skinnies”. This style of build would be completely out of character to the neighborhoods located in this area. Condominiums in the West Hills and Traemoor developments are three or four-sided brick construction no higher than two levels and blend into the existing area. Three plus level all Masonite siding properties are not the normal building style in this part of Nashville. The Major Collector and Street Plan for Metro Nashville for this stretch of Charlotte Pike references the acceptable style of homes as being mostly single-family homes to mixed housing with flats and townhouses.
8. I have not seen any plans by the Developer for this proposed 49-unit development. Plans for Stormwater abatement and protection, protection of greenspace, sidewalks, ingress/egress, and protection of tree canopy can’t be addressed since this information is not available. Referencing the Major Collector and Street Plan for Metro Nashville, this stretch of Charlotte Pike is designated as “Scenic” and as such, “Scenic roads call for preservation or enhancement of existing natural areas within easements on private property adjacent to the edge of the right-of-way, beyond the minimum functional right-of-way, and planting of new landscaped areas.” See Addendum One to this letter.
9. My final point is my opinion that adding 49 more residential units into our area that is already underserved for fire, police, and public works is not a sound decision. Fire and EMS are three to seven miles away from this property. The nearest MNPd police precinct is located at Charlotte Ave. and White Bridge Road. Crime rates are up in our area. Metropolitan Nashville and Davidson County is in a budget crisis that makes gaining additional services and support problematic at best. While these impacts may not be appropriate in the strict sense of property planning, I would ask you to consider how the livability of these units would be impacted by those resource constraints.

Thank you for your time and your consideration. We are appreciative of your service and dedication to balancing all the competitive desires to work toward a safe and growing Nashville.

## Appendix One

Metropolitan Nashville Davidson County

Major Collector and Street Plan

Current Designation for Charlotte Pike in area of development:

T3-R-AB4-S

Definitions directly from Plan document.

T3 Suburban Transect areas have a variety of uses, including residential, civic and public benefit, and mixed uses, that are generally separated from one another, with residential as the predominant use. Building patterns vary, but T3 Suburban Transect residential areas are generally characterized by moderate to deep setbacks and side yards, curvilinear streets, and informal landscaping. Residential building types include single- and two-family structures as well as multifamily structures.

R - Residential Street segments with this Street Context are flanked primarily with residential development and have a character to fit that development type. Housing types can vary along these streets, ranging from mostly single family-homes to mixed housing with flats and townhouses.

*Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

AB = Arterial-Boulevard Arterial-Boulevards are medium- to high-speed, high-volume streets that serve longer trips within and between different communities within the city, with access provided by driveways, alleys or frontage roads. While the public may generally think of a boulevard as having a median, in Nashville, Arterial-Boulevards range from three-lane, one-way streets downtown to five-lane suburban streets. They are designated Arterial-Boulevards because of the function they serve—to balance access and mobility equally. The balance of moving people through the area while providing access to property results in a different design for the Arterial-Boulevard than that of the Collector Avenue. Charlotte Pike is planned at four lanes.

S - Scenic roads, typically Arterial-Boulevards or Arterial-Parkways, are streets and highways which pass through or connect areas of particular scenic significance or provide linkages between areas of historic, natural, cultural or recreational importance. Scenic roads call for preservation or enhancement of existing natural areas within easements on private property adjacent to the edge of the right-of-way, beyond the minimum functional right-of-way, and planting of new landscaped areas. The Metro Zoning Code prohibits new billboard signage on Scenic roads.

---

**From:** prdgpts@att.net <prdgpts@att.net>  
**Sent:** Wednesday, May 27, 2020 8:17 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Case Number 2019SP-009-001

We oppose this project and would vote NO

---

**From:** Tasha Johnson <tashajohnson5112@comcast.net>  
**Sent:** Sunday, May 31, 2020 12:49 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** planning.staff@nashville.gov  
**Subject:** 2019SP-009-001

I am sending in my concerns about this development on Charlotte. We live just down the street and this area does not need any more density on the lots without drastic improvements to Charlotte and surrounding roads.

I was a traffic engineer and see apartment complexes and other high density housing along this route without seeing improvements to the roads. This is just going to further the horrible congestion that is building all over Nashville. I am sure traffic signal timing has been adjusted, but this can only be done for how long?

Please do your jobs and plan for the growth in Nashville. Require these developers to do their part in maintaining flow of our roadways. Widen our arterials, provide mass transit to areas with high density, increase sidewalk connectivity. Until these roadway improvements can be met, please maintain the existing zoning for these properties.

Sincerely,

Tasha Johnson  
428 Eagle Ridge  
37209

---

**From:** Rachael Moore <rachaelmoore@me.com>  
**Sent:** Sunday, May 31, 2020 3:08 PM  
**To:** Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@Nashville.gov  
**Subject:** 2019SP -009-001

*Item 10. 2019SP-009-001 – Charlotte Pike SP*  
**OPPOSITION**



# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

Hello,

First, thank you Gloria for your previous response, leading the Zoom meeting, and for your communication with the community.

I would like to again address the issues with the planned proposal and rezoning of the properties on Charlotte/Sawyer Brown.

## **Traffic**

Sawyer Brown is a very narrow road. Many times one driver will need to pull to the side when another car is passing on the opposite side. The road already faces problems with people using it as a cut through road over to River Road and Old Charlotte. Many cars do not obey the speed limit and speed down the road. I was walking down Sawyer Brown the other day and had to step far off to the side to avoid a speeding car. This road does not need additional traffic. Development at the end of the street will further increase these growing issues.

Development on Charlotte has increased exponentially over the past 11 years since we moved to the Oak Haven Trace neighborhood. It can be very challenging to turn left onto Charlotte in the mornings. The visibility is already poor at this intersection, especially with the sharp left needed to make the turn. The school traffic can cause back up on Charlotte. At this rate, Charlotte cannot support another development without major construction.

## **Crime & Property Values**

With multi-family housing, the property values will decrease. Crime is already increasing in our once quiet neighborhood. Introducing more units will likely continue to perpetuate this growing issue. Several times in the past year, we have captured people on video approaching cars in driveways searching for easy targets. With such a rise in multi-family units, there will also eventually come a time when the demand just is not there anymore. Then you will have units that aren't nice, up to date, and the surrounding property values will further decrease.

## **Wildlife**

In the woods located between the properties in question and our neighborhood, has a lot of wildlife. We have observed box turtles, cave salamanders, red foxes, and deer to name a few. Box turtles are already facing habitat destruction here in Tennessee. Their numbers are decreasing. We observed several in that area several years ago, but have noticed a decrease. Building multi-housing on these properties will further disturb the wildlife, potentially destroying their homes and killing them. There have been town homes and apartments that have popped up all around us, destroying the beautiful natural landscape that originally drew us to this area. The hills in our view are now dotted with apartments.

In conclusion, I am asking you to please not develop on the land located at the corner of Sawyer Brown and Charlotte. There is little to gain and much to lose. Please do not rezone those properties. I have two young children that I would like to enjoy our quiet neighborhood with our fear of careless drivers and enjoy the natural beauty this area has to offer. This has been an ongoing debate between the builders and the community. It is time to stop this once and for all. We do not want the rezoning and the new builds.

Thank you for your time and consideration,

Rachael Moore

*Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

---

**From:** Beverly Piatt <tnbpiatt@comcast.net>  
**Sent:** Sunday, May 31, 2020 5:56 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** 2019SP-009-001

I am opposed to this group of units going forward in our area. We have too many of this type of housing, rammed close together as it in the area. Please oppose this plan.

Beverly Piatt  
1003 General George Patton Rd.  
Nashville, TN 37221  
[tnbpiatt@comcast.net](mailto:tnbpiatt@comcast.net)  
615-414-1994

---

**From:** Jahnavi Gunnam <jahnaviveni@gmail.com>  
**Sent:** Monday, June 1, 2020 9:31 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; [planning.staff@Nashville.gov](mailto:planning.staff@Nashville.gov)  
**Cc:** Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>  
**Subject:** 2019SP-009-001

Hello,

As residents of woodland forest community, we object the rezoning of properties on Charlotte and sawyer brown rd for the following reasons:

- The Value of our properties will decrease due to the increase in population and added traffic.
- Charlotte Pike has not been developed to accommodate all the current traffic, it is used as a bypass when 40 is slow and the addition of more traffic would only cause additional stress.
- With additional traffic there is the chance of additional accidents causing issues for the current homeowners.
- Additional wear and tear on the road resulting in additional wear and tear on vehicles.

We do not want any rezoning to be done on Charlotte Pike and sawyer brown rd.

Thanks,

Jahnavi Gunnam

---

**From:** Jessica Rocco <jaatroc@yahoo.com>  
**Sent:** Tuesday, June 2, 2020 9:40 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** [planning.staff@nashville.gov](mailto:planning.staff@nashville.gov)  
**Subject:** 2019SP-009-001 **\*\*DO NOT ALLOW THIS PROJECT TO MOVE FORWARD\*\***

To whom it may concern:

I respectfully request that you do not allow this builder (Beazer) to clutter up our neighborhood further. There are way too many tight developments in this area already, with all the apartment buildings and other multi-residential homes. Please stop allowing this type of development to continue. the landscape of Nashville is changing and is becoming ugly

*Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

with tall skinnies & apartment buildings. It used to be so beautiful to drive out of the streets of downtown-please try to preserve what we have left! The streets outside of downtown cannot handle the added traffic.

DO NOT ALLOW THIS AND OTHER DEVELOPMENTS LIKE TO HAPPEN ANY MORE!

Thank you.

Jessica Rocco

---

**From:** Dawn Bruni <dawn656@yahoo.com>

**Sent:** Tuesday, June 2, 2020 11:19 AM

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

**Cc:** Dawn Bruni <dawn656@yahoo.com>

**Subject:** Rezoning # 2019SP-009-001

Dear Commission,

I, along with the other families who live near the properties of your proposal to rezone, strongly oppose this plan!!

This area includes several single-family residential neighborhoods, one of Nashville's private schools, farms, and churches. We have wildlife including many deer.

Our families participate in outdoors sporting events and church activities. This is an area we enjoy to walk, run, bike with our families in our neighborhoods.

The traffic is already so bad on weekday mornings, the traffic is backed up to one-mile just to reach Old Hickory Blvd from the west. This proposal will add hundreds more vehicles to this.

The street can not handle more traffic. We do not want more traffic. We do not want to live off a 4-lane street. We chose to live outside the downtown and midtown area away from the development you propose.

Many multi-family complexes have already been built on Old Hickory and on Charlotte Pike in area known as Nashville West. The appearance of the miles of these complexes is unsightly, traffic has doubled in past 4 years. I pray you do not agree to continue to extend these miles further west.

Building apartment complexes will decrease all our property values, increase crime, decrease the beauty of this area, increase the risk of pedestrian injury for those who walk and exercise along this street.

I understand the need for more housing in Nashville. Not here in the middle of our residential community.

Thank you for this consideration NOT to rezone this area.

Dawn Bruni

Resident of Woodland Forest

221 Deer Pointe

Nashville, TN 37209

---

**From:** lauren adelle crowder <laurenatlane@gmail.com>

**Sent:** Tuesday, June 2, 2020 12:28 PM

**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; Hausser, Gloria (Council Member)

<Gloria.Hausser@nashville.gov>; planning.staff@nashville.gov

**Subject:** Opposition to Charlotte Pike 40 Home Unit Build

*Item 10. 2019SP-009-001 – Charlotte Pike SP*

**OPPOSITION**

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

Hello,

I'm writing to express deep concern and opposition to the proposal for Charlotte Pike. My husband and I live a few houses down to the west and we already experience a lack of reasonable structure for the traffic happening down Charlotte. There is simply not structure to support an additional 40 home unit build, nor the construction crew and machinery that would take over that two lane road on a hill for months. We oppose the change to the type of houses in the neighborhood as well.

Thank you

Lauren and Jon Autry

---

**From:** delconknight@netzero.net <delconknight@netzero.net>

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

**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@Nashville.gov; Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

**Subject:** Rezoning Case #2019SP-009-001

There are a number of reasons why we oppose the rezoning:

**TRAFFIC**-Charlotte Pike cannot support the increase this road was never addressed properly by Metro and State years ago. Should have been four lanes all the way to Sawyer Brown.

**PROPERTY VALUES.** Apartments and townhomes decrease value to surrounding neighborhoods. This area does not need anymore apartments only increases traffic more.

**SAFETY.** Accidents will increase. There are two schools ,several churches and neighborhoods that exit on to Charlotte. When I-40 is backed up is almost impossible traffic backed up for miles.

Again, as homeowners in Woodland Forest we oppose the rezoning.

Thank you,

Del and Connie Knight

---

**From:** MARK ROBIN <mark.robin@comcast.net>

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

**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov

**Subject:** 2019SP-009-001

Commissioners and Staff;

The proposal 2019SP-009-001 for tall skinnies on Charlotte Pike in western Nashville is bad planning. Being on a major street the development should be in a multi-unit building, fully sprinklered, leaving enough mass of land to make a meaningful outdoor experience for this community that the proposed development makes impossible.

*Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

Please do not approve this development.

Mark Robin  
309 Terry Trace  
Nashville, TN 37205  
615-356-0559

---

**From:** Erica Thomas <ericaashleythomas@gmail.com>  
**Sent:** Tuesday, June 2, 2020 2:54 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; lanning.staff@nashville.gov; Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>  
**Cc:** Greg Thomas <gregory.douglas.thomas@gmail.com>  
**Subject:** Opposition of Case Number: 2019SP-009-001

Hello --

As a homeowner (1316 W Running Brook Road) in the Westchase neighborhood in your council district, I am writing to **OPPOSE** development of Charlotte Pike Townhomes.

Case number: 2019SP-009-001

Location: 7456 and 7460 Charlotte Pike and 7481 Sawyer Brown Road

The additional noise, traffic, and negative impact to local flora and fauna are unacceptable inconveniences and losses for the existing neighborhoods.

Thank you for your consideration.

--

Erica Thomas  
812.319.1429  
[erica.ashley.thomas@gmail.com](mailto:erica.ashley.thomas@gmail.com)

---

**From:** Alexa Conley <alexaconley524@gmail.com>  
**Sent:** Wednesday, June 3, 2020 12:54 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov  
**Subject:** 2019 SP-009-001 - development plan and rezoning objection

Hello,

I would like to voice my objection to the potential re-zoning on Charlotte Pike near Sawyer Brown Rd. to accommodate a new high-density residential area.

My main concern is the lack of responsibility for first developing the street and infrastructure to support the additional traffic that such a development would bring. There are already traffic concerns with Charlotte Pike due to the lack of turn lanes, especially around the Sawyer Brown intersection. Developments such as One Bellevue Place have already increased traffic on Charlotte Pike, yet there has been no effort to widen the road to support the extra cars or create much-needed sidewalks. Allowing the addition of residences to the road without foresight into the infrastructure would be devastating for residents in the area. Beazer should, at a minimum, be required to cover the cost of improving the infrastructure by widening the road, including turn lanes (for accommodating both left and right turns into their

*Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

development), and including sidewalks in front of the proposed development. This takes the burden away from the taxpayers and places the extra cost consideration on the developer.

Second, I would recommend the planning committee set a precedent of not allowing such "tall and skinny" residences in the area. This style is unappealing, does not match the current neighborhood, and will devalue the surrounding areas.

I understand that the city will continue to develop. My ask is that the city planners take action in ensuring the overall plan for the future of Bellevue is cohesive, and that the developers be the ones to carry the burden and cost of adding the necessary infrastructure. By pushing such costs upfront to the developers, the cost of infrastructure development does not fall to taxpayers when the issues are too significant to ignore.

Please have some foresight, and require such for-profit developers to pay for the infrastructure to support the added residences. Save our tax dollars for education improvement. I live just down the road from this re-zoning area and will have to pass this new development every day.

Thank you.

Alexa Conley  
919-360-9073

---

**From:** Sharon S Hoover <sharonhoover@comcast.net>

**Sent:** Tuesday, June 23, 2020 1:09 PM

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

**Subject:** Charlotte pike Beazer

This is in regard to the Beazer Project Proposed on Charlotte Pike

7456 and 7460 Charlotte Pike

2019SP-009-001 District 22

We are asking you to deny the appeal for zoning change from R15 and R40 to SP.

First, please be cognizant of the date for which the zoning appeal was filed, since if a zoning appeal is not voted on before the end of 60 days (unless certain agreements have been met,) it automatically gets passed.

WHY You Should Deny the Appeal:

I. THE PROCESS WAS FLAWED

Zoning Appeals should not have even been decided during the coronavirus pandemic because it is blatant discrimination to people of lower socio-economic status, to people who are not computer savvy, to people who are focused on social distancing and doing the "right thing," and to people less educated. If Metro did not choose to continue education classes for public schools online because of people who had no computers, couldn't afford to buy one and/or be able to use them, how is this any different? It took 18 minutes for the Zoning Board of Appeals to even get the members all together on the phone for the May 14, 2020 meeting. Because of this, zoning appeal changes that are passed are legally actionable. The meetings were only online. No one could personally attend to make their voice heard except those who seek the change.

It is reprehensible that developers are not only taking advantage of the public but of the Zoning Appeal Board members, because of the pandemic and the tornado tragedy, to try and slip zoning changes by unnoticed.

*Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

## II. OBJECTIONS TO ITS LOCATION.

### CHARLOTTE PIKE & OLD HICKORY BLVD. ARE AT NEAR CAPACITY WHEN TRAFFIC IS NORMAL

According to Tennessee Department of Transportation Traffic Stations in the area, Old Hickory Blvd between Charlotte Pike and I-40 had an average of 14,817 cars a day, last week *before* Phase 3 opened. That is the closest traffic station near the property. There isn't one at Sawyer Brown and Charlotte Pike. Metro Traffic Reports is getting information about the type and amount of motor vehicle accidents here, but due to Covid 19, there staffing to respond is limited to do so in a timely manner.

The state indicates, that in this area, there are no plans to do any work on Charlotte Pike for at least two years and probably even longer than that and that is just for it to possibly begin due to the state budget; it didn't look good for it to happen then. Because it is a state highway, getting changes is extremely difficult. It took years to get the state to allow a stoplight at Charlotte Pike and Sawyer Brown Rd. Someone had to die there; they were hit by a dump truck.

There needs to be a lane on Charlotte Pike to turn left onto Sawyer Brown Rd. or traffic is going to back up all the way to Old Hickory Blvd. There is a green turn light arrow, but every time a car is needing to turn, the vehicles going straight still have to wait each time.

Also, there is no turn lane to go left from Sawyer Brown Rd. onto Charlotte. Every time someone wants to turn left, the cars that are going right do not have a different lane so they can turn right on red. This is going to back traffic up in that direction, causing problems in the school zone. Not to mention the problems with the fact that there are four churches right there. (Although the members will have no idea what is happening regarding the zoning change appeal because they aren't supposed to go to church in groups larger than 20. They will have no say in the appeal process.)

The following comments were posted regarding the intersection of Charlotte Pike and Sawyer Brown Rd. on WSMV.com

*"I am extra cautious as cars and trucks come speeding over the hill going west on Charlotte Pike."*

*"This has always been a dangerous intersection-an accident waiting to happen...I see people speeding all the time as they approach this intersection and if you are turning from Sawyer Brown left onto Charlotte you cannot see over the hill where speeders are coming."*

*"Try pulling out on Charlotte Pike from Sawyer Brown in the morning rush (sic hour) or late afternoons or even Sunday around 12:05....Why do cars on Charlotte turning onto Sawyer Brown come within inches of hitting the front of your vehicle..?...from Sawyer Brown and another car turning East pulls up beside you then neither party can see in the opposite direction. The increased traffic has only made the problem worst."(sic)*

*"All the comments to date are not isolated incidents – these happen everyday – all day – perhaps to me the most significant are the cars coming up Charlotte Pike from Old Hickory towards Sawyer Brown – unfortunately many are doing more than the speed limit..."*

People who live on Old Hickory Blvd. across from Gower School can already not even get out of their driveway before and after school when school is in session.

After the Zoom meeting with our council person and Beazer, as far as I know, they never answered the seven questions they have been repeatedly asked. A participant called them on the fact that they keep saying they are going to get the answers but nothing is forthcoming. They couldn't even be pinned down on their traffic study. The representative from Beazer refused to explain how and when it was done. Now that we know that traffic studies are a joke that are done over one day while plugging in data from other parts of the country, they do not reflect actual use whatsoever.

**Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION**

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

There is an audio recording available of the entire one hour and fifteen minute meeting if needed.

Other people have commented on the fact that this zoning appeal has already been turned down once, but the developer is taking advantage of the covid virus to try to sneak it through. There are pages and pages of comments against this zoning change.

### III. TRAFFIC STUDIES ARE INACCURATE & MISLEADING AT BEST

- They are paid for by the developer and they choose who they use. Why would they pay someone to tell them anything other than what they want to hear?
- Studies are based on projected travel patterns that are or even *have been* occurring and do not take into account regional growth.
- Traffic Studies are based on daily counts of complete intersection turning movement then used to “try” and create a snapshot for the analyses.
- Traffic Studies are also based on Trip Generation using a national ITE average which does not take into account local variations or rapidly occurring changes in a booming area.
- High and low outliers are ignored.
- The data set for traffic studies use is very limited and is only a national basis for some land use.
- Modal split is often ignored.
- During the day there is usually a dump truck going down Charlotte every couple of minutes

### IV. ECONOMIC EFFECTS

- Natural Open space increases property values and thus property tax revenue, while developed land, decreases property values with the resultant decrease in property tax revenue for the city and the homeowner.
- Not all open space is of the same value. Developed open space decreases property values, while natural open space increases property values. Even when the impervious surface is less than 20% of the property.
- The current way that government values property does not take into account hedonic values and thus presents an inaccurate picture of property values due to vicinity of natural open space.
- If more homes increased property tax revenues why has the fact that there are many homes built where there was single homes, yet property tax revenues are not enough in Metro Nashville?
- The following study raises the advisability of mixed use development and discusses the impact of Open Space on property values and the long range effects of not considering the value of Natural Open Space

Take for example, what has happened to where the Old Bellevue Mall was located. It is now basically a strip mall with a huge blacktop parking lot, a lot of apartments crammed on one side and no green space. Even the trees that were there near Hwy 70 South were cut down so people could see the store signs.

**The following quotes are from The Economic Impact of Open Space on Residential Property Values in Tennessee by The Howard H. Baker, Jr. Center for Public Policy, prepared by the Tennessee Advisory Commission on**

*Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION*



# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

**Intergovernmental Relations by Charles Sims, Ph.D., Bongkyun Kim, Graduate Research Assistant, and Matthew N. Murray, Ph.D. in association with The University of Tennessee Knoxville. September 2, 2016.**

“A one acre decrease in shrub land in each census block in Nashville and Clarksville MSAs (Metropolitan Statistical Areas) decreases home values by \$179,000,000.00 in these areas. This results in a 1.7 million dollar decrease in property tax revenues.” So developers’ arguments that increase in homes INCREASES tax dollars is inaccurate.

“These results only indicate the impact of open space on home values and do not capture other impacts of open space such as tourism revenues and employment, recreational opportunities for state residents, increase physical and mental health, wildlife habitat, and scenic views. A lack of data on municipal parks and greenways prevents a full accounting of impacts of these open spaces on housing values.”

“Open space (public parks, farmland, forestland) in Tennessee provides a range of benefits to residents and visitors.”

“Unlike the economic activity generated by the construction of new homes and businesses, the values associated with many open space benefits are not reflected in markets. For example, there is no market for scenic view and many parks do not charge or otherwise restrict access. As a result, there is not direct mechanism to determine how individuals value such as amenities. The inability of markets to capture the valid economic values associated with open space complicates local and state level policy and planning decisions about zoning, restrictions and preferences on land use, government purchases of open space for preservations or other uses, and budget allocations for management and maintenance of municipal, state and federal parks.”

“The excessive spatial growth of cities is, in part, a failure of local governments to account for the social value of open space when land is converted to urban use. The need to value open space is of growing importance for two reasons: First, the state’s urban and suburban population growth increases economic incentives to convert open space to other uses in the areas where open space is typically most valued.....Pressure to develop open space builds as residents in these fast growing cities spill further into suburban areas...”

“Valuing open space in Tennessee is also of increasing importance due to the maintenance backlog at many state and municipal parks. Open space protected by the state of Tennessee is one of the state’s most precious assets....”

The report continues with explanation of open space in Tennessee, then “details the various values associated with open space and describes the HEDONIC PRICING METHOD this study uses to estimate open space values....Open space is any piece of public or private land that is undeveloped (has no buildings or other built structures)....Open space can be categorized along two key dimensions: Cover type and Ownership.”

“Cover type refers to the vegetation and land uses that describe a piece of open space...Ownership refers to the balance of public versus private open space ownership. The vast majority of open space in the state (approximately 96%) is privately-owned with no form of protection from development. Less than 1% of this privately-owned open space has been protected from future development...”

“This report focuses on benefits from Tennessee’s open space that are not traded in markets...One category of non-market open space benefit is called USE VALUE. Use values are related to seeing or using the open space and include having a scenic view, experiencing improved water quality, or viewing wildlife. In contrast, NONUSE VALUES arise from simply knowing that open space exists. Residents of Nashville may derive nonuse value from simply knowing that farms on the periphery of the city have been there for generations even if they never plan to visit these farms.”

“Economists have developed a number of approaches to value non-market open space amenities. These approaches can be grouped into two categories: STATED PREFERENCE APPROACHES, and REVEALED PREFERENCE APPROACHES. Stated

**Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION**

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

preference approaches make use of surveys that ask individuals directly about their preferences or willingness to pay for the preservation of a particular type of open space...In contrast, revealed preference approaches utilize information on behavior in markets associated with open space to infer the value of that open space...The most popular revealed preference approach to valuing open space is HEDONIC PRICING MODELS. This is the methodology employed in this study.”

“Hedonic pricing models are based on the notion that a differentiated product can be viewed as a bundle of characteristics...The use of hedonic pricing model when valuing open space focuses on a specific differentiated product – houses and environmental amenities. Housing markets determine the amount of certain types of housing and the transaction prices for a house in a specific location conveys the value people hold for the structural characteristics, neighborhood characteristics, and environmental amenities in the area. If Tennessee residents value open space, they should be willing to pay more for homes near open space. Thus, the value that Tennessee residents have for open space is revealed through their choice of house.”

“Estimation of a hedonic price model is predicated on three assumptions. First, the housing market is in equilibrium. If market forces are causing changes in prices and consumers have not yet fully adjusted to those changes, the housing price data may provide a misleading picture about the value of particular amenities. Second, homebuyers have accurate expectations of future amenity levels. Since a house’s price should reflect expectations about future amenity levels, present levels of an amenity might give an inaccurate picture of the value of that amenity, if homebuyers expected the future amenity levels to increase or decrease. This can be a particular problem for privately owned open space since this land may be developed in the future. It is difficult to know how homebuyers form expectations of the likelihood of future development. Third, a full range of houses with varying attributes is available for consumer(s) to choose from. In many markets the range of choices is limited and consumers may be forced to settle for a house that does not accurately reflect the value they hold for the houses attributes.”

“A recent meta-analysis of 12 hedonic studies uncovers a general trend in the hedonic pricing model literature: housing prices increased 0.137% when located 10 meters closer to open space....Early hedonic pricing studies consistently find that house prices decrease the closer they are to a busy neighborhood park. Subsequent studies have expanded the definition of open space to consider golf courses, greenbelts, forest areas, and wetlands. These studies find that proximity to certain types of open space generally increases a home’s value while proximity to other types can decrease a home’s value.”

“Several studies have looked at trade-offs between public open space and private backyards. Peiser and Schwann look specifically at greenbelts. They find that an additional square foot of private backyard space was worth \$384 (1985 dollars (!)), but that the value of an additional foot of public open space between homes was worth less than \$4.”

“The simple concept underlying hedonic price model is that individuals should be willing to pay more to live closer to open space if they value open space....the effect of open space becomes more negative the further you go FROM the open space.”

“...These estimates are needed given the rapid population growth in the Nashville, and Clarksville METROPOLITAN STATISTICAL AREAS (MSA)....we redefine the remaining 10 Categories: developed open space, forest, shrub, agriculture (sum of grassland, pasture, cultivated crops), and wetlands.”

“to account for the potential endogeneity of open space variables. Private open space that is not currently protected from development is endogenous in the hedonic pricing equation. When open space is privately held and developable, land parcels considered open space are part of the land market and thus affected by the same thing that affect a

*Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

location's residential value. This is not true with privately held open space that is protected from development and public open space. Identifying the relationship between house value and private open space that can be developed becomes more difficult. For example, a housing shortage in an area will cause home prices to rise on average but will encourage more open space to be developed for housing. A hedonic analysis using equation (2) would incorrectly conclude that the value of open space has declined in this area.

The coefficient associated with developed open space is NEGATIVE AND SIGNIFICANT at the 5% level...This suggests that DEVELOPED OPEN SPACE detracts from home values and this negative effect is present in both urban and rural areas and in all parts of the state. In particular, a 1% increase in developed open space area DECREASES HOME VALUE BY 0.03% in rural areas and in all MSAs in the state. (Metro Statistical Areas.)...Because of regional differences in median home values across the state, this 1% increase manifests as a \$43.05 decline rural areas to a \$56.84 DECLINE in home values in Middle Tennessee MSA's.'

"It is important to remember that the developed open space cover type of aggregates all areas with IMPERVIOUS SURFACES are present but account **for less than 20%** of total cover. This result only indicates that the overall effect of this type of open space on home value IS NEGATIVE."

"...Specifically, adding an additional acre of shrub land increases home values in these MSA's by \$224.82....proximity to state protected areas on net add value to homes in Middle Tennessee MSA's. Specifically, a home located one kilometer closer to state protected open spaces in Clarksville and Nashville MSAs increase home values by \$1,061.47."

"Discussions and Concluding Remarks: An economic approach to land use weighs the benefits and costs of open space when converting open space to other uses such as residential, commercial and industrial properties. Cost-effective land use policies should strive to prevent development of open space when the costs of this development outweighs the benefits."

"The costs associated with open space development are far harder to estimate since many benefits open space provides are not captured by markets...Houses located close to private open space in Tennessee may be more valuable due to wildlife viewing and aesthetic views that open space provides."

"This study finds that permanently protected open space in MSAs adds the largest value to nearby homes....Based on this analysis, this privately protected open space is the most valuable in the state of Tennessee."

"This study also uncovers two important general findings concerning open space in the state of Tennessee. First, Tennessee residents do not value all types of open space equally. Residents tend to prefer agricultural lands to developed open spaces such as golf courses and cemeteries. When averaging values across the state, an additional acre of DEVELOPED open space is associated with an average decrease in home values of \$13.69....It also calls into question the common assertions that forested industrial parks and golf courses are substitutes for natural forests and grasslands."

"Developed open space reduces property tax revenues by reducing nearby property values. Agricultural land increases property tax revenues by increasing nearby home values."

"A second area for additional research is a finer scale analysis of the state's major metropolitan statistical areas. Our analysis indicates that open space in these areas generates the largest impact on home values....A hedonic pricing study uses housing prices at the parcel level instead of the CBG would be a better approach to capture these fine scale impacts. A parcel level analysis would also allow for valuing open space fragmentation by comparing open space area

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

and open space density. Fragmentation can be important for certain types of open space benefits such as wildlife habitat.”

“When open space is privately held and developable, land parcels considered open space are part of the land market and thus affected by the same things that affect a location’s residential value. Thus, an increase in housing prices creates an incentive to develop unprotected open space. Because housing prices tend to rise, failure to account for endogenous effect has a tendency to underestimate the impact of open space on housing values.”

Please vote NO to this zoning appeal change.

Sincerely,

Sharon Hoover

Thousand Oaks Estates Home Owners Association

---

**From:** Rakesh Sawarkar <rakesh.sawarkar@yahoo.com>

**Sent:** Friday, July 10, 2020 1:57 PM

**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov;  
planning.staff@nashville.gov

**Cc:** Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

**Subject:** Case Number - 2019SP-009-001

Hello,

I am a homeowner of community next to the proposed development. We are already facing enough trouble on turning onto Charlotte Pike from our community or coming from Old Hickory Blvd. The traffic is a mess and this development will add more misery.

So please stop this development.

Thanks

Rakesh

---

**From:** nilam patel <nvpatel1999@yahoo.com>

**Sent:** Monday, July 13, 2020 9:17 AM

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

**Subject:** Rezoning beazer home

Hi

I live in woodland forest and I am against mutiple homes in the corner of chorlotte pike & Sawyer brown Rd.

Victor Patel

---

**From:** Neal Cappellino <nealcappellino@mac.com>

**Sent:** Tuesday, August 18, 2020 7:38 AM

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

**Subject:** 2019SP -009-00

I strongly oppose this planned development for Charlotte Pike.

*Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

Neal Cappellino

West Meade

---

**From:** Simon Trace <simon@simontrace.com>

**Sent:** Tuesday, August 18, 2020 9:30 AM

**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov <planning.staff@Nashville.gov>; Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>

**Subject:** SP2019-009-001

Commissioners

Metropolitan Nashville Davidson County Planning Commission

Howard Office Building

700 2<sup>nd</sup> Ave. S.

Nashville, TN 37210

Re: Case Number 2019SP-009-001

Commissioners,

I am writing in opposition to the proposed property usage changes as proposed in Case Number 2019SP-009-001, 7456 and 7460 Charlotte Pike. I am a homeowner in Woodland Forest Sub-Division located approximately 1 mile west on Charlotte Pike. Woodland Forest is a fully developed and mature subdivision of single-family residences with significant and enforced covenants concerning size, style, and type of housing designed to provide a highly livable community protecting our mutual property values. Our community is a one-way in development with a large protected green-space and a well-maintained tree canopy in the landscaping.

As the case number shows this has been on the books since 2019 and the developer is still trying to push through the rezoning. This should be kicked out and closed.

The proposed re-zoning will be detrimental to our area in my opinion for the following reasons.

1. Charlotte Pike is a two-lane state-maintained road. There appear to be no plans by the State of Tennessee Department of Transportation to widen or make other improvements to this section of Charlotte Pike to allow for additional traffic from a higher density residential area. The TDOT Strategic Plan for road work through 2021 available on the TDOT website does not reference any planned work for Charlotte Pike in the section from Old Hickory Boulevard out to McCrory Lane. This project is also bounded by River Road which is a city maintained residential road which does not have the size to handle additional traffic. Planning provides for a four lane road on Charlotte Pike but the road in this area is two lane.
2. A Four-Way signaled intersection exists at Sawyer Brown and Charlotte Pike. West bound traffic during peak hours backs up to the East toward properties in this proposed rezoning. These properties are bracketed by turn lanes for already established neighborhoods on Charlotte Pike. Ingress/Egress would be impeded into the proposed area leading to additional congestion and traffic concerns.
3. There is a small bridge on Charlotte Pike between the entrances of Western Hills Church of Christ and Woodland Forrest. This bridge spans Overall Creek and the feeder creek to that creek. This bridge was flooded out in

*Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

during the 2010 floods and there is no record of the bridge being inspected for damage. Additional traffic could present a safety issue with this bridge.

4. Additional construction traffic will impact the condition and life of the Charlotte Pike Roadway. No planning or appropriation is in place to repair the roadway.
5. This stretch of Charlotte Pike is a well known and well-used alternative to I-40 East and West bound when I-40 is either heavily congested or impacted by short-term closure due to weather and accidents.
6. My concern is this project with 49 units in the SP zoning would be the style of construction colloquially referred to in Nashville as “Tall and Skinnies”. This style of build would be completely out of character to the neighborhoods located in this area. Condominiums in the West Hills and Traemoor developments are three or four-sided brick construction no higher than two levels and blend into the existing area. Three plus level all Masonite siding properties are not the normal building style in this part of Nashville. The Major Collector and Street Plan for Metro Nashville for this stretch of Charlotte Pike references the acceptable style of homes as being mostly single-family homes to mixed housing with flats and townhouses.
7. I have not seen any plans by the Developer for this proposed 49-unit development. Plans for Stormwater abatement and protection, protection of greenspace, sidewalks, ingress/egress, and protection of tree canopy can't be addressed since this information is not available. Referencing the Major Collector and Street Plan for Metro Nashville, this stretch of Charlotte Pike is designated as “Scenic” and as such, “Scenic roads call for preservation or enhancement of existing natural areas within easements on private property adjacent to the edge of the right-of-way, beyond the minimum functional right-of-way, and planting of new landscaped areas.”
8. There are also school zones that will be affected by this development, Traffic can be horrendous on Charlotte at times and the lives of children are more important than the profits of a company.
9. My final point is my opinion that adding 49 more residential units into our area that is already underserved for fire, police, and public works is not a sound decision. Fire and EMS are three to seven miles away from this property. The nearest MNPD police precinct is located at Charlotte Ave. and White Bridge Road. Crime rates are up in our area. Metropolitan Nashville and Davidson County is in a budget crisis that makes gaining additional services and support problematic at best. While these impacts may not be appropriate in the strict sense of property planning, I would ask you to consider how the livability of these units would be impacted by those resource constraints.

Thank you for your time and your consideration. We are appreciative of your service and dedication to balancing all the competitive desires to work toward a safe and growing Nashville.

Sincerely,  
Simon Trace  
728 Woodland Way  
Nashville, Tennessee 37209  
210.857.6149

---

**From:** Sharon Barnes <[sgsbarnes@yahoo.com](mailto:sgsbarnes@yahoo.com)>

**Sent:** Tuesday, August 18, 2020 4:04 PM

**To:** Planning Commissioners <[Planning.Commissioners@nashville.gov](mailto:Planning.Commissioners@nashville.gov)>; [planning.staff@Nashville.gov](mailto:planning.staff@Nashville.gov); Hausser, Gloria (Council Member) <[Gloria.Hausser@nashville.gov](mailto:Gloria.Hausser@nashville.gov)>

**Subject:** 2010SP-009-001

*Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

Gentlemen,

I understand that Beazer is once again trying to overrule the citizens of Bellevue and force you into giving them permission to build a high density complex at Sawyer Brown and Charlotte Pike. This will decrease our property values through added traffic and safety issues. We are tired of being bullied and am requesting that you say "no" emphatically. Bellevue is a nice area but has too many high density areas as it is. We do not need another one. I am utterly opposed to this development and will vote according to your actions in the future.

---

**From:** Dortch Oldham <dortch.oldham@comcast.net>  
**Sent:** Tuesday, August 18, 2020 4:36 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** RE: 2019SP -009-001.

We are not in favor of Beazer(?) building 49 units on a 2 unit lot. Please do not vote for this to happen.

Thank you!

Dortch and Carol Oldham

---

**From:** Kelly F <kelly.floyd19@gmail.com>  
**Sent:** Tuesday, August 18, 2020 5:06 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>  
**Subject:** 2019SP-009-001

Dear Planning Commissioners,

I am writing this email in strong opposition to the proposed Beazer development on Charlotte Pike. Large, multi-unit complexes are popping up all over our wonderful city and overcrowding our roadways. The location of this proposed development is in a section of Charlotte Pike that is 2 lanes. I live in the Westchase Subdivision and it can already take 15 minutes to be able to turn left in the mornings. In the afternoons, cars are lined up past Sawyer Brown all the way back up past Tailgate Brewery. We simply cannot tolerate additional traffic in our area. I am unable to express how frustrating this situation is and how dissatisfied a Bellevue resident this situation makes me.

Sincerely,

Kelly J Floyd

37209

---

**From:** Mohamed M Rafi <mailrafisoon@yahoo.com>  
**Sent:** Tuesday, August 18, 2020 5:29 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@Nashville.gov  
**Cc:** Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>  
**Subject:** 2019SP -009-001

PLEASE STOP the construction of Beazer in Charlotte Pike.

*Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

None of the neighbors welcome this property for various reasons and we keep opposing and they comes back again and again.

Thank you,

Mohamed Rafi

1420 W Running Brook Road

Nashville, TN 37209

---

**From:** Colleen G <[kalina516@gmail.com](mailto:kalina516@gmail.com)>

**Sent:** Tuesday, August 18, 2020 2:38 PM

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

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

**Subject:** Fwd: Case Number 2019SP-009-001

Once again, I am objecting to the proposed building of numerous units on the property of Charlotte Pike and Sawyer Brown. See reasons below.

Thank you.

Please stop Beazer from developing on Charlotte Pike!!!!

- Charlotte Pike cannot handle additional traffic. It's extremely difficult to get onto Charlotte Pike now. Additional traffic will only increase that difficulty AND accidents.
- I own my own home. Adding this development will affect my house value.
- There is currently way too much developing in Nashville. There needs to be more oversight.
- This development has been turned down numerous times in the past. Why is it being secretly moved forward doing a pandemic of all times. Just wrong.

Thank you.

Colleen

---

**From:** S "baby giraffe" S <[staceyls72@gmail.com](mailto:staceyls72@gmail.com)>

**Sent:** Tuesday, August 18, 2020 8:06 PM

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

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

**Subject:** 2019SP -009-001.

Resident of this area and we do NOT want this development built on Charlotte near Sawyer Brown Road. We oppose Beazer's proposal.

Jason and Stacey Sanderson

---

**From:** Erin Barnes <[Erin.Barnes@insightglobal.com](mailto:Erin.Barnes@insightglobal.com)>

**Sent:** Tuesday, August 18, 2020 11:18 PM

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

*Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION*



# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

**Cc:** [planning.staff@Nashville.gov](mailto:planning.staff@Nashville.gov); Hausser, Gloria (Council Member) <[Gloria.Hausser@nashville.gov](mailto:Gloria.Hausser@nashville.gov)>

**Subject:** 2019SP-009-001

Dear Zoning Committee,

I'm writing to inform you that I'm opposed to the massive development planned along Charlotte Pike. Please consider this message, thank you in advance.

Best,

**Erin Barnes (Blatt) | Lead Recruiter | Insight Global, LLC**

---

**From:** Acosta, Lealani Mae <[lealani.mae.acosta@vumc.org](mailto:lealani.mae.acosta@vumc.org)>

**Sent:** Tuesday, August 18, 2020 9:38 PM

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

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

**Subject:** 2019SP -009-001

Dear Planning Commissioners,

As a homeowner (1441 W Running Brook Rd, Nashville, TN 37209) in the Westchase neighborhood in your council district, I am writing to OPPOSE development of additional homes at the intersection of Charlotte Pike and Sawyer Brown Road.

Case number: 2019SP-009-001

Location: 7456 and 7460 Charlotte Pike and 7481 Sawyer Brown Road

The additional noise, traffic, and negative impact to local flora and fauna are unacceptable inconveniences and losses for the existing neighborhoods.

Thank you for your consideration.

Sincerely,

**Lealani Mae Acosta, M.D., M.P.H.**

---

**From:** Paul Stinson <[ptstinso@bellsouth.net](mailto:ptstinso@bellsouth.net)>

**Sent:** Wednesday, August 19, 2020 8:31 AM

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

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

**Subject:** Case No. 2019AP-009-001

This letter is to reiterate my continued opposition to this proposed zoning change. I have attached my previous comments submitted via email on May 19, 2020.

My concern continues to focus on the additional traffic that the development will create on Charlotte Pike between the existing West Chase development and Traemore Village, including Sawyer Brown Road. Our Councilwoman Gloria Hausser has advised us of offers made by Beezer Homes to pay for turn lanes on Charlotte into the West Chase neighborhood entrance and improve the West Chase entrance, subject to HOA approval. I appreciate Beezer's offers in recognition of the traffic problem that their development will create but find these offers to be inadequate.

*Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

The basic problem is that Charlotte Pike is simply too narrow to accommodate existing traffic during peak travel times, let alone additional traffic from this new development. Councilwoman Hausser has advised that she has been in contact with the Tennessee Department of Transportation regarding any plans to improve this state road, and TDOT has advised her that they have no plans for any improvements.

More recently, on August 18, 2020, Councilwoman Hausser advised that she had visited the West Chase development and stated, "Last week at the West Chase entrance I watched car after car gun it to merge onto Charlotte." I would point out that this observation was made while Nashville was in a Phase 2 shutdown with schools operating virtually. Once Nashville is fully open and schools are operating normally, this situation will worsen. Additional turn lanes into and out of West Chase only allow more thru traffic to pass and create congestion at the entrance to West Chase and the Beezer development. This situation will increase an already dangerous situation and put lives in danger, not only affecting residents of West Chase but also residents of Traemore Village and those of us entering Charlotte Pike from Sawyer Brown Road.

While I certainly recognize and appreciate the efforts of Beezer Homes to address concerns of the neighborhood, I remain opposed to this zoning change and any development that will increase traffic along this section of Charlotte Pike. When TDOT develops plans to improve this state road, I will certainly be willing to re-evaluate my position.

Respectfully,

Paul T. Stinson, Jr.

7520 Oak Haven Trace

Nashville, TN 37209

Comments sent on August 19, 2020

This letter is to express my opposition to this proposed zoning change. The development proposed in Case No. 2019AP-009-001 will result in a significant increase in traffic on a section of Charlotte Pike that is ill suited to handle current traffic volumes. This development will also increase traffic on Sawyer Brown Road between Charlotte Pike and Old Charlotte Pike to a more dangerous level, endangering lives and property in this area.

Residents in this area attended several meetings hosted by former Councilwoman Sheri Wiener over the last year or so. At every one of these meetings, residents consistently expressed strenuous opposition to the development proposed by Beazer. I am not aware of any community meetings with Beazer since the current Councilwoman Gloria Hausser has taken office. In the meetings that I attended, Beazer was very respectful of community members and their comments. I am disappointed that Beazer has now elected to place this zoning change before Metro Government at a time when attendance at public meetings, such as zoning hearings, is constrained and health risks to older residents are very real. It seems that Beazer is deliberately trying to avoid public discussion of this zoning change that involves residents in the affected area. The Planning Commission should not let this happen.

Regarding traffic considerations, Charlotte Pike is a two-lane road with no turn lane or traffic control lights between Sawyer Brown Road (south of Charlotte Pike) and Old Hickory Blvd. It is a main thoroughfare for rush hour traffic, and traffic is increased by parents bringing children to Gower Elementary during the school year. Accessing Charlotte Pike from the Westfield subdivision, Traemore Village, Oak Haven Trace and homes along Sawyer Brown Road north of Charlotte Pike is already extremely difficult, and the addition of 49 additional homes by the proposed Beazer development will significantly worsen this existing problem.

*Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

In addition, there is already a significant amount of traffic that “cuts through” from Old Charlotte Pike and River Road along a dangerously narrow section of Sawyer Brown Road north of Charlotte Pike. Additional traffic from the Beazer development will increase this “cut through” traffic, dramatically increasing the risk of traffic accidents, property damage and loss of life.

During the community meetings, Beazer attempted to address concerns about the additional amount of traffic from this proposed development by citing models that projected only a modest increase in traffic. However, models only produce estimates based on input parameters. The current pandemic has revealed how shaky results of models can be. Models are no substitute for actual measurements of traffic flows during real rush hour conditions under fully functioning economic conditions. With no middle turn lane on Charlotte Pike, traffic already bottlenecks with vehicles attempting to turn into subdivisions and onto Sawyer Brown Road throughout the day. Actual measurements of existing traffic must be made. Then the effects “worse-case” estimates of additional traffic from the proposed development can be assessed. No further consideration of this proposed zoning change should be given unless and until a study with actual traffic measurements made during peak travel times (i.e., rush hour and during the school year at drop-off and pickup times).

Based on these real and serious concerns, I respectfully request that Metro Planning Commission table consideration of this case until these concerns can be clearly and successfully addressed.

---

**From:** Judy Stinson <judyperk@bellsouth.net>

**Sent:** Wednesday, August 19, 2020 2:23 PM

**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov

**Cc:** Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>; S Hoover <ResidentsinDistrict22MetroNash@comcast.net>; ying.kenney@yahoo.com

**Subject:** 2019SP-009-001

Ref: Case No. 2019AP-009-001

This letter is to express my opposition to this proposed zoning change. The development proposed in Case No. 2019SP-009-001 will result in a significant increase in traffic on a section of Charlotte Pike that is ill suited to handle current traffic volumes. Even though Beazer is proposing a reduced number of homes (from 60 to 38) the development will increase traffic on Sawyer Brown Road between Charlotte Pike and Old Charlotte Pike to a more dangerous level, endangering lives and property in this area.

Beazer has proposed to move the entrance to the new addition to give our West Chase neighbors more room to enter Charlotte Pike. Beazer will pay for turn lanes for the West Chase neighborhood. No such consideration is planned for the families living on and around Sawyer Brown Road who will not have turn lanes to assist in the egress to Charlotte Pike but an addition of 38 more homes that will make our travel more dangerous.

*Please see the April 2019 Traffic Impact Study prepared for Dewey Engineering by FTE Traffic Engineering and Planning that concluded and recommended “Charlotte Pike should be widened to include a three-lane cross-section for approximately 1,000 feet from Wheatfield Way to west of Traemoor Village Drive. This improvement will include eastbound left turn storage for motorists entering the project site. In addition, adequate right-of-way should be reserved along the frontage of the project site in order to facilitate the ultimate cross-section identified for Charlotte Pike by Metro Public Works.”*

**Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION**

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

Residents from our area attended several meetings hosted by former Councilwoman Sheri Wiener over the last year (2019) or so. At every one of these meetings, residents consistently expressed strenuous opposition to the development proposed by Beazer. To my knowledge we have had only one community meeting – designed and commanded by Beazer - since the current Councilwoman Gloria Hausser has taken office. In the past meetings that I attended, Beazer was very respectful of community members and listened to our concerns. But now Beazer has elected to place this zoning change before Metro Government at a time when attendance at public meetings, such as zoning hearings, is constrained and health risks to older residents are very real. It seems that Beazer is deliberately trying to avoid public discussion of this zoning change that involves residents in the affected area. The Planning Commission should not let this happen.

Regarding traffic considerations, Charlotte Pike is a two-lane road with no turn lane or traffic control lights between Sawyer Brown Road (south of Charlotte Pike) and Old Hickory Boulevard. It is a main thoroughfare for rush hour traffic, and traffic is increased by parents bringing children to Gower Elementary during the school year. Accessing Charlotte Pike from the Westfield subdivision, Traemore Village, Oak Haven Trace and homes along Sawyer Brown Road north of Charlotte Pike is already extremely difficult, and the addition of perhaps 38 additional homes by the proposed Beazer development will significantly worsen this existing problem.

In addition, there is already a significant amount of traffic that “cuts through” from Old Charlotte Pike and River Road along a dangerously narrow section of Sawyer Brown Road north of Charlotte Pike. Additional traffic from the Beazer development will increase this “cut through” traffic, dramatically increasing the risk of traffic accidents, property damage and loss of life.

During the community meetings, Beazer attempted to address concerns about the additional amount of traffic from this proposed development by citing models that projected only a modest increase in traffic. However, models only produce estimates based on input parameters. The current pandemic has revealed how shaky results of models can be. Models are no substitute for actual measurements of traffic flows during real rush hour conditions under fully functioning economic conditions. With no middle turn lane on Charlotte Pike, traffic already bottlenecks with vehicles attempting to turn into subdivisions and onto Sawyer Brown Road throughout the day. Actual measurements of existing traffic must be made. Then the effects “worse-case” estimates of additional traffic from the proposed development can be assessed. No further consideration of this proposed zoning change should be given unless and until a study with actual traffic measurements made during peak travel times (i.e., rush hour and during the school year at drop-off and pickup times).

Based on these real and serious concerns, I respectfully request that Metro Planning Commission table consideration of this case until these concerns can be clearly and successfully addressed.

Sincerely,

Judy Stinson

[judyperk@bellsouth.net](mailto:judyperk@bellsouth.net)

---

**From:** Matt Case <[mattcaseinc@gmail.com](mailto:mattcaseinc@gmail.com)>

**Sent:** Thursday, August 20, 2020 3:07 PM

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

*Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

**Cc: Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>**

**Subject: Case#: 2019SP -009-001**

Dear Planning Commissioners -

As a homeowner 520 Wheatfield Way, Nashville, TN 37209 in the Westchase neighborhood in your council district, I am writing to OPPOSE development of additional homes at the intersection of Charlotte Pike and Sawyer Brown Road.

Case number: 2019SP-009-001

Location: 7456 and 7460 Charlotte Pike and 7481 Sawyer Brown Road

The additional noise, traffic, and negative impact to local flora and fauna are unacceptable inconveniences and losses for the existing neighborhoods. Regardless of the size of the project, we oppose any future development.

Thank you very much for your consideration.

Most sincerely,

Matt & Leah Case

615.400.1328 c

---

**From: Ying Kenney <ying.kenney@yahoo.com>**

**Sent: Wednesday, September 2, 2020 4:06 PM**

**To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov;  
planning.staff@nashville.gov**

**Cc: Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>**

**Subject: SP2019-009-001**

Dear Nashville planning commission department and Ms. Hausser:

We continue to voice our opposition to the development in the two lots (7456 and 7460 Charlotte Pike) for the various reasons (see local residents' emails/comments from the meeting documents since May 2020).

The proposal started in May 2019. Ms. Sheri Winner was district 22 council member. She held three community meetings with Bellevue residents around the two lots. She was opposed to the development after each meeting by sending out emails to let us know her position. She also conducted a poll from the last meeting in 2019. As a result 12 voted NO and 1 yes (land owner). We all thought the development is dead from the last meeting in 2019. We guess Sheri put the case in indefinite hold status until May 2020, we received a post card from the metro planning commission stating Beazer came back.

Ms. Hausser held a zoom meeting in May 2020 to let Beazer present new proposal to us. We advised them to build stand-alone family units without changing the current zoning in each meeting. Apparently they didn't listen to us but kept coming back to present multi-family units. Local residents attended the meeting and asked them many questions. They said they will get back to us. We've not heard from them since May, 2020.

Ms Hausser on June 1st 2020 stated she is not supporting the rezoning of the property on Charlotte. See her comments below:

"I am communicating with them that I can't support 40 hones. As I have stated before even if planning approves the bill needs a council person to present to council or it just dies. It is always good to send your concerns to planning."

*Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

Please defer the hearing to a much later date such as 10/22/2020, to allow us to have a community meeting with the council woman Ms. Hausser.

With Warmest Regards,

Ying Kenney

7529 Oakhaven Trce, Nashville, TN

847.641.1288 (Cell)

Mailto: [ying.kenney@yahoo.com](mailto:ying.kenney@yahoo.com)

---

**From:** Cole Burgess <coleburg@bellsouth.net>  
**Sent:** Wednesday, September 2, 2020 4:22 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Beazer Development 2019SP-009-001

Dear Commissioners,

I would like to register my strongest objection to the attempt by Beazer Homes to develop the properties at the junction of Charlotte Pike and Sawyer Brown Rd in Bellevue. This will be the fourth time they have come before the Planning Commission to try to get this zoning change passed. They keep coming back time and again in spite of strong objections by the neighborhood residents and our previous council representative, hoping that a new council person or Planning Commission members will grant them the zoning change. This development will only add to the traffic issues already present on Charlotte Pike due to the rampant development already present or in progress.

It will also degrade the Bellevue area resulting in a negative impact to the value of housing already in place due to the low quality of homes built by Beazer Homes.

We, the residents, do NOT want any more development at that junction and especially NOT by Beazer Homes.

Thank-you,

Cole Burgess

771 Rodney Dr.

Nashville TN 37205

---

**From:** JOHN KENNEY <frnscdds@aol.com>  
**Sent:** Wednesday, September 2, 2020 9:02 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; [planning.staff@nashville.gov](mailto:planning.staff@nashville.gov); Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>  
**Subject:** 2019SP-009-001

Please again accept this objection to rezoning the properties on Charlotte Pike from R-15 and R-40 to SP.

1. With Novel opening, traffic along Charlotte Pike will be growing exponentially. The State will begin widening CP as far as Old Hickory later this year but there are no plans to widen our side of CP.(West of OHB).
2. Environmentally there is a considerable amount of wildlife that live behind Westchase and the proposed development. We often see deer, coyote and fox in our backyard a good distance away. Watershed is also a concern 3.

*Item 10. 2019SP-009-001 – Charlotte Pike SP  
OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

Sawyer Brown is very narrow between CP and Oakhaven Trace. Use if that roadway for construction traffic will make it very difficult to get to CP. The alternative is a narrow winding steep roadway towards River Road 4. Exiting Sawyer Brown on to CP is already difficult and will get much worse making a left turn with the acute angle of the streets.

5. Adding 40 properties on ~6 ac will average over 100 auto movements per day onto CP.

6. The Developers have had some issues including class action suits for construction and financial issues.

7. Necessary blasting will do damage to our walls and foundation. We already get minor damage and cracks from the Vulcan quarry over a mile away. What indemnity will Beazer provide?

8. Certainly property values will be adversely affected. Our single family homes in the Oakhaven range in price from 427-632k. The proposed homes will cost 300k. This pricing will have a detrimental effect on our biggest investment, our home.

We have been dealing with this since early 2019. It is time to bring it to a close and either deny the change request by the commission or for Councilwoman Hausser to request it be indefinitely deferred.

Sincerely

John Kenney

7529 Oakhaven Trace

37209

---

**From:** Canon, Timothy <timothy.canon@pnc.com>

**Sent:** Thursday, September 3, 2020 7:18 AM

**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; Napier, Patrick (Planning) <Patrick.Napier@nashville.gov>

**Subject:** RE: Case number 2019SP-009-001, Charlotte Pike SP

Please see my attached letter opposing the requested zoning change Case number 2019SP-009-001, Charlotte Pike SP. I understand that this case may be reviewed for the 9/12/20 planning commission meeting. Thank you.

Timothy Canon

C: (630) 926-5801

**SEE ATTACHMENT ON FOLLOWING PAGE**

September 2, 2020

Planning Development  
Metro Office Building South  
P.O. Box 196300  
Nashville, Tennessee 37219-6300

Case Number: 2019SP-009-001, Charlotte Pike SP

Dear Metro Planning Commission:

My name is Timothy Canon. My wife and I reside at 7505 Oakhaven Trce, Nashville, 37209. On September 12th the Planning Commission may hear a rezoning proposal for case number 2019SP-009-001, Charlotte Pike SP. We are opposed to this zoning change/development for several reasons outlined in this letter.

It is my understanding that the principals for this development have amended their proposal as it was previously rejected due to numerous concerns by impacted residents, including homeowners in the Oakhaven Trce subdivision, which is directly adjacent to the proposed development with just a single entrance off Sawyer Brown Road, this is not the major Sawyer Brown Road, this is the connector between Charlotte Pike and Old Charlotte, this road is approximately one-quarter mile in length and primarily serves Oakhaven Trce residents and limited through traffic, heavy trucks are prohibited. This seems like a continued effort to wear us down since the developer/investor apparently already committed to the development no doubt expecting a rubber stamp approval. I have spoke with many of the affected residents and we all have serious concerns. I believe these same concerns resulted in the project rezoning being rejected (or withdrawn) in the past. The following is a summary of the issues that affect Oakhaven Trce, I am sure there are more, but as follows:

**Traffic Issues:**

- As you know, development on Charlotte Pike is continuing at a rapid pace, with congestion around the Sawyer Brown access road that we rely on for entrance into the Oakhaven subdivision. This development will make it worse.
- We are not opposed to development of standalone single unit houses with garages in keeping with the adjacent properties on the west side of Sawyer Brown.
- The entrance on Sawyer Brown from Charlotte Pike is also very narrow, requiring extreme care to avoid collisions with cars entering/exiting Charlotte (see attached picture). This entrance is already subject to erosion of the soft asphalt paving, further complicating navigating the entrance.
- It is my understanding that the development will use Sawyer Brown until the development is complete and an access road is built on Charlotte. The commission should require building the Charlotte access first for the reasons further outlined below under any scenario.
- The Sawyer Brown access road is barely wide enough for two cars and already requires one to stop to allow other to pass at the most narrow point (see attached picture), which is directly at the point of the proposed development initial access. Any traffic increase, no matter how temporary, would make the situation much worse.
- Sawyer Brown is already restricted for heavy equipment, overweight vehicles such as concrete trucks, dump trucks, semis. Why make it worse by allowing the developer to use the road for this project? Who will be responsible for repairs to Sawyer Brown?
- At some point equipment may very well block access to Sawyer Brown, requiring residents to either line up on Charlotte, or loop around to the Old Charlotte Pike entrance, which is relatively far away and not convenient.



**Construction Issues:**

- Will this development require blasting? If so, who is responsible for damage to existing home foundations? This is already an issue for relatively distant blasting. The homes in Oakhaven Trce are concrete and brick, very susceptible to damage from blasting. This would be much closer, literally in our back yards for some homes here.
- How long will all of this take? What if developer experiences delays?
- While hard to anticipate, this development could impact drainage and place more of a burden on utilities serving our subdivision.

**Environmental Concerns:**

- I think we can all agree that Nashville is a beautiful place to live and the natural landscape and wildlife are a wonderful part of the affected area. The commission should protect the environment and avoid turning this environmentally sensitive area into a congested townhome area with hills razed for the purpose of lining the pockets of developers with no plans to address environmental concerns, runoff of rain, displacement of wildlife, soil erosion not to mention traffic/air pollution implications for the environment.
- Residents of Oakhaven took comfort in knowing that zoning ordinances would protect our area and now it is up for grabs by the developers. There is a reason for the existing zoning and nothing has changed to invalidate those original reasons. In fact, the Commission should observe its own long-term plans and environmental guidelines before letting these developers further capitalize on this area to make a quick buck.

**Aesthetics:**

- For those familiar with the affected area, this development will do nothing for the appearance of the area and will probably damage property values for the Oakhaven Trce subdivision.
- There are townhomes being built everywhere in relatively undeveloped areas. The developer's persistent need for this particular site is surely to save money on utilities and access.
- This development will likely impact the views from our homes. While the developer could care less, this matters to us and could negatively impact property values.

I really appreciate the challenges your office must face in providing for growth while protecting the interests of your existing, tax-paying, residents. There are numerous areas wide open for development in the area. The impact of this rezoning is to make money for the developers/investors to the detriment of the residents already living here. I respectfully request that Planning Commission reject this rezoning request. Thank you for your time and consideration.

Timothy Canon  
7505 Oakhaven Trce  
Nashville, TN 37209  
[Dsl100@comcast.net](mailto:Dsl100@comcast.net)  
630-926-5801

cc: Patrick Napier, [Patrick.Napier@Nashville.gov](mailto:Patrick.Napier@Nashville.gov)



# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

## Item 11. 2020SP-015-001 – Hamilton SP

### SUPPORT

---

**From:** Carole K Collins <ck843@bellsouth.net>

**Sent:** Wednesday, August 26, 2020 2:05 PM

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

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

Hi, my name is Carole Collins, I have lived at 2734 Couchville Pike, Nashville, TN. Since 1973 this home has been in the family since 1922.

I'm writing in support of the Hamilton Group SP as I believe it is consistent with the community plan. I also believe that quality development will bring new companies and good paying jobs to our community, as well as increasing property values.

Lastly, I have gotten to know this developer over the past few years and I know that they will build quality buildings.

Thank you for your consideration.

Sincerely,

Carole Collins.

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

## OPPOSITION

---

**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 September 10, 2020 MPC Agenda Items

Received through September 10, 2020

## Consent Agenda Items

### Item 12. 2015SP-024-002

#### OPPOSITION

**From:** william.worrall@yahoo.com <william.worrall@yahoo.com>

**Sent:** Tuesday, September 8, 2020 8:48 PM

**To:** Withers, Brett (Council Member) <Brett.Withers@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

**Subject:** Opposition to 2015SP-024-002 620 S 13TH STREET (AMENDMENT)

Dear Planning Commissioners and CM Withers,

I'm opposed to the amendment as currently written. Recommend the following changes to make this SP amendment acceptable:

1. The plan includes "landscape screening" to screen parking from Sevier Street. However, this proposed screening includes no detail, number of specimens, width, nor any other legitimate or quantifiable planting requirement. In reality, this plan could simply include a turf grass buffer, with absolutely no trees nor shrubs to screen the parking. The approval should have minimum planting requirements, and I'm not sure why the Planning Department would not suggest an enforceable requirement for this buffer. The zoning code already includes specifications and standards for landscape buffers. These requirements should be imposed on this case. Recommend the approved modification require a landscape buffer yard type B-2 or B-3 in accordance with 17.24.240, which is the standard applicable for RS5 zoning districts.
2. The Planning Department proposes allowing STRP "owner occupied". Given the high number of fraudulent "owner occupied" STRP in this neighborhood, absolutely no STRP should be allowed whatsoever at this property. Please prohibit all STRP uses within this request, even proposed "owner occupied" STRP.

Thank you,

William E. Worrall, P.E.

1000 Glenview Drive

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

## Item 14. 2020SP-039-001

### SUPPORT

---

**From:** Jeter, Blake Ellis <[bjeter1@vols.utk.edu](mailto:bjeter1@vols.utk.edu)>  
**Sent:** Monday, August 10, 2020 7:32 PM  
**To:** Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>  
**Subject:** Support

To whom it may concern,

I am writing in support of 6001 and 6003 Obrien Avenue being multi family resident units.

Regards,

Blake Jeter

*Item 12. 2015SP-024-002*  
*OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

## Items to be considered

### Item 20. 2020Z-103PR-001

#### OPPOSITION

---

**From:** M <monicaarmstrong01@yahoo.com>

**Sent:** Tuesday, September 8, 2020 2:51 PM

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

**Subject:** Case 2020Z-103PR-001, Map 081-01, parcel 044, Subarea 03, Council District 02

Hello,

Thank you for this opportunity to comment on this case and for all the notices I received notifying me of this review.

I am against rezoning of this property from an RS10 to an R8-A. What seems to be the trend I am seeing, is that existing low structures are being demolished and taller 2 house dwellings are being put up in place. The style of these structures in my opinion, do not enhance the neighborhood at all if fact they take away from the appearance of the neighborhood. Other neighbors feel the same way even tho they may not come forward. I think that a dwelling for a single family in the ranch size is very appealing to those who are looking to get away from stairs and would sell better. I am concerned also about the quality of the houses and that this particular company lends itself to rental properties, which are always unstable as far as quality applicants.

Thank you for your time.

Monica Armstrong

River Dr.

Nashville, TN.

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

## Item 21. 2020SP-034-001 South Harpeth Farms SP

### SUPPORT

---

**From:** Michelle Martin <martinm0@yahoo.com>

**Sent:** Wednesday, September 2, 2020 3:26 PM

**To:** Rosenberg, Dave (Council Member) <Dave.Rosenberg@nashville.gov>

**Cc:** Jay Easter <jeaster@ragansmith.com>; Julio Pozo <julio\_e\_pozo@yahoo.com>; Planning Commissioners <Planning.Commissioners@nashville.gov>; Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>

**Subject:** Proposed South Harpeth Farms Development

Dear Councilman Rosenberg:

Please see attached for our letter in support of the proposed South Harpeth Farms Development.

Thank you,

Michelle and Julio Pozo

**SEE ATTACHMENT ON FOLLOWING PAGE**

**SEE ATTACHMENT ON FOLLOWING PAGE**



September 2, 2020

VIA EMAIL: [dave.rosenberg@nashville.gov](mailto:dave.rosenberg@nashville.gov)

cc: [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov); [lisa.milligan@nashville.gov](mailto:lisa.milligan@nashville.gov) (Metro Planning)

Councilman Rosenberg  
7429 Riverfront Drive  
Bellevue, TN 37221

**RE: Proposed South Harpeth Farms Development**

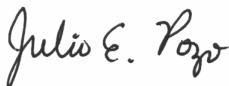
Dear Councilman Rosenberg:

Our home and property are directly adjacent to the proposed South Harpeth Farms development; more specifically, our home at 8914 Griffith Road is next to the proposed entrance on Griffith Road. We attended the virtual neighborhood meeting, held on Tuesday, June 30. At that time, we requested a meeting with the developer's representative to discuss our concerns with the development and our proximity to the entrance as mentioned above. Allen Thompson and Jay Easter from Ragan Smith met with us on-site to answer questions and provide feedback concerning the proposed development.

After meeting with Ragan Smith and reviewing the updated plans, which will provide necessary privacy to our adjacent property, we are happy to provide this letter in support of the proposed South Harpeth Farms development. The project will bring utility and roadway improvements to our area that should increase the safety of our community. The owner has agreed to provide landscape buffering and privacy fencing along the length of our bordering property line next to the proposed entrance on Griffith Road. We were also informed that the owners plan to donate land on Highway 100 for a future fire station that will be beneficial for our community.

We appreciate the efforts of Ragan Smith and the owner to address and provide accommodations for our privacy concerns and support the vision of the owner for this property.

Sincerely,



Julio E. Pozo



Michelle D. Martin-Pozo, PhD



August 31, 2020

Mr. Greg Adkins  
605 Hogan Road  
Nashville, TN 37220

**RE: SOUTH HARPETH FARMS  
PROPOSED SP APPLICATION  
NASHVILLE, TENNESSEE**

Dear Commissioner Adkins

It is with high respect and regard that I am reaching out to you. I am in great appreciation for your service to our City. The South Harpeth Farms SP Application that comes before you on September 10<sup>th</sup> is a very unique and special place. As part owner of South Harpeth Farms LLC Properties and Metropolitan Equities, LP, I wanted to reach out to you and request your support in a recommendation for approval of this SP Application. I have been a part owner of this property for over 25 years. It is a special place with valued natural resources, character, and a sense of comfort. It is time to allow others to experience these wonderful characteristics.

It is not the ownerships' intention to negatively impact this property in any way with excessive development. It is in fact quite the opposite. It is our intent to establish a set of guidelines that will appropriately preserve the natural resources of this site while directing responsible development of a single-family community where it is appropriate. We feel that a community can properly be integrated into this site in a responsible manner that enhances the experience of its residents and visitors. This integration can be accomplished while appropriately protecting and preserving its natural resources.

Our proposed Regulatory SP would allow us to develop smaller lots and minimize our impact on our natural resources. The overall density would be maxed at a total of 506 dwelling units. The site area covers 1,119 acres. This would be a proposed density of one dwelling unit for every 2.2 acres. Nearly 800 acres (70% of site) will be forever preserved and protected with the establishment of this Regulatory SP.

Furthermore, this development will promote infrastructure improvements that will increase the safety of this community and its surrounding neighbors. A 2-acre tract of land will be donated to the City for a future fire station location. Off-site roadway improvements along Highway 100 will make needed intersection improvements that promotes a much safer ingress/egress for the existing neighbors as well as this project.

Again, I respectfully request your consideration of support. I feel that the proper execution of a residential development, with the guidelines set forth in this application, will create a community that benefits its future residents, its surrounding neighbors and the Bellevue Community as a whole.

Sincerely,



William H. Freeman

Cc:  Metro Planning Department

Metro Planning Commission Representatives  
Mr. Greg Adkins  
Howard Office Building  
700 2nd Ave S  
Nashville, TN 37210

August 31, 2020

Ms. Lillian M. Blackshear  
150 Third Avenue South #2800  
Nashville TN 37201

**RE: SOUTH HARPETH FARMS  
PROPOSED SP APPLICATION  
NASHVILLE, TENNESSEE**

Dear Commissioner Blackshear:

It is with high respect and regard that I am reaching out to you. I am in great appreciation for your service to our City. The South Harpeth Farms SP Application that comes before you on September 10<sup>th</sup> is a very unique and special place. As part owner of South Harpeth Farms LLC Properties and Metropolitan Equities, LP, I wanted to reach out to you and request your support in a recommendation for approval of this SP Application. I have been a part owner of this property for over 25 years. It is a special place with valued natural resources, character, and a sense of comfort. It is time to allow others to experience these wonderful characteristics.

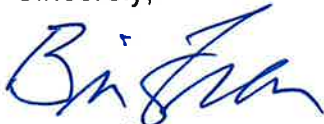
It is not the ownerships' intention to negatively impact this property in any way with excessive development. It is in fact quite the opposite. It is our intent to establish a set of guidelines that will appropriately preserve the natural resources of this site while directing responsible development of a single-family community where it is appropriate. We feel that a community can properly be integrated into this site in a responsible manner that enhances the experience of its residents and visitors. This integration can be accomplished while appropriately protecting and preserving its natural resources.

Our proposed Regulatory SP would allow us to develop smaller lots and minimize our impact on our natural resources. The overall density would be maxed at a total of 506 dwelling units. The site area covers 1,119 acres. This would be a proposed density of one dwelling unit for every 2.2 acres. Nearly 800 acres (70% of site) will be forever preserved and protected with the establishment of this Regulatory SP.

Furthermore, this development will promote infrastructure improvements that will increase the safety of this community and its surrounding neighbors. A 2-acre tract of land will be donated to the City for a future fire station location. Off-site roadway improvements along Highway 100 will make needed intersection improvements that promotes a much safer ingress/egress for the existing neighbors as well as this project.

Again, I respectfully request your consideration of support. I feel that the proper execution of a residential development, with the guidelines set forth in this application, will create a community that benefits its future residents, its surrounding neighbors and the Bellevue Community as a whole.

Sincerely,



William H. Freeman

Cc:  Metro Planning Department

Metro Planning Commission Representatives  
Ms. Lillian M. Blackshear  
Howard Office Building  
700 2nd Ave S  
Nashville, TN 37210



August 31, 2020

Ms. Jessica Farr  
1500 Forrest Avenue  
Nashville, TN 37206

**RE: SOUTH HARPETH FARMS  
PROPOSED SP APPLICATION  
NASHVILLE, TENNESSEE**

Dear Commissioner Farr:

It is with high respect and regard that I am reaching out to you. I am in great appreciation for your service to our City. The South Harpeth Farms SP Application that comes before you on September 10<sup>th</sup> is a very unique and special place. As part owner of South Harpeth Farms LLC Properties and Metropolitan Equities, LP, I wanted to reach out to you and request your support in a recommendation for approval of this SP Application. I have been a part owner of this property for over 25 years. It is a special place with valued natural resources, character, and a sense of comfort. It is time to allow others to experience these wonderful characteristics.

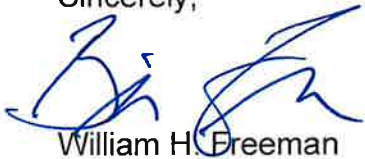
It is not the ownerships' intention to negatively impact this property in any way with excessive development. It is in fact quite the opposite. It is our intent to establish a set of guidelines that will appropriately preserve the natural resources of this site while directing responsible development of a single-family community where it is appropriate. We feel that a community can properly be integrated into this site in a responsible manner that enhances the experience of its residents and visitors. This integration can be accomplished while appropriately protecting and preserving its natural resources.

Our proposed Regulatory SP would allow us to develop smaller lots and minimize our impact on our natural resources. The overall density would be maxed at a total of 506 dwelling units. The site area covers 1,119 acres. This would be a proposed density of one dwelling unit for every 2.2 acres. Nearly 800 acres (70% of site) will be forever preserved and protected with the establishment of this Regulatory SP.

Furthermore, this development will promote infrastructure improvements that will increase the safety of this community and its surrounding neighbors. A 2-acre tract of land will be donated to the City for a future fire station location. Off-site roadway improvements along Highway 100 will make needed intersection improvements that promotes a much safer ingress/egress for the existing neighbors as well as this project.

Again, I respectfully request your consideration of support. I feel that the proper execution of a residential development, with the guidelines set forth in this application, will create a community that benefits its future residents, its surrounding neighbors and the Bellevue Community as a whole.

Sincerely,

A handwritten signature in blue ink, appearing to read "William H. Freeman".

William H. Freeman

Cc: ✓ Metro Planning Department

Metro Planning Commission Representatives  
Ms. Jessica Farr  
Howard Office Building  
700 2nd Ave S  
Nashville, TN 37210



August 31, 2020

Mr. Ron Gobbell  
217 Fifth Avenue North  
Nashville TN 37219

**RE: SOUTH HARPETH FARMS  
PROPOSED SP APPLICATION  
NASHVILLE, TENNESSEE**

Dear Commissioner Gobbell:

It is with high respect and regard that I am reaching out to you. I am in great appreciation for your service to our City. The South Harpeth Farms SP Application that comes before you on September 10<sup>th</sup> is a very unique and special place. As part owner of South Harpeth Farms LLC Properties and Metropolitan Equities, LP, I wanted to reach out to you and request your support in a recommendation for approval of this SP Application. I have been a part owner of this property for over 25 years. It is a special place with valued natural resources, character, and a sense of comfort. It is time to allow others to experience these wonderful characteristics.

It is not the ownerships' intention to negatively impact this property in any way with excessive development. It is in fact quite the opposite. It is our intent to establish a set of guidelines that will appropriately preserve the natural resources of this site while directing responsible development of a single-family community where it is appropriate. We feel that a community can properly be integrated into this site in a responsible manner that enhances the experience of its residents and visitors. This integration can be accomplished while appropriately protecting and preserving its natural resources.

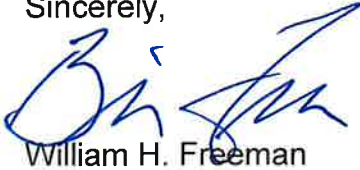
Our proposed Regulatory SP would allow us to develop smaller lots and minimize our impact on our natural resources. The overall density would be maxed at a total of 506 dwelling units. The site area covers 1,119 acres. This would be a proposed density of one dwelling unit for every 2.2 acres. Nearly 800 acres (70% of site) will be forever preserved and protected with the establishment of this Regulatory SP.

Furthermore, this development will promote infrastructure improvements that will increase the safety of this community and its surrounding neighbors. A 2-acre tract of land will be donated to the City for a future fire station location. Off-site roadway improvements along Highway 100 will make needed intersection improvements that promotes a much safer ingress/egress for the existing neighbors as well as this project.



Again, I respectfully request your consideration of support. I feel that the proper execution of a residential development, with the guidelines set forth in this application, will create a community that benefits its future residents, its surrounding neighbors and the Bellevue Community as a whole.

Sincerely,

A handwritten signature in blue ink, appearing to read "W. Freeman", is written over the typed name.

William H. Freeman

Cc:  Metro Planning Department

Metro Planning Commission Representatives  
Mr. Ron Gobbell  
Howard Office Building  
700 2nd Ave S  
Nashville, TN 37210



August 31, 2020

Mr. Jeff Haynes  
2404 Golf Club Lane  
Nashville TN 37215

**RE: SOUTH HARPETH FARMS  
PROPOSED SP APPLICATION  
NASHVILLE, TENNESSEE**

Dear Commissioner Haynes:

It is with high respect and regard that I am reaching out to you. I am in great appreciation for your service to our City. The South Harpeth Farms SP Application that comes before you on September 10<sup>th</sup> is a very unique and special place. As part owner of South Harpeth Farms LLC Properties and Metropolitan Equities, LP, I wanted to reach out to you and request your support in a recommendation for approval of this SP Application. I have been a part owner of this property for over 25 years. It is a special place with valued natural resources, character, and a sense of comfort. It is time to allow others to experience these wonderful characteristics.


It is not the ownerships' intention to negatively impact this property in any way with excessive development. It is in fact quite the opposite. It is our intent to establish a set of guidelines that will appropriately preserve the natural resources of this site while directing responsible development of a single-family community where it is appropriate. We feel that a community can properly be integrated into this site in a responsible manner that enhances the experience of its residents and visitors. This integration can be accomplished while appropriately protecting and preserving its natural resources.

Our proposed Regulatory SP would allow us to develop smaller lots and minimize our impact on our natural resources. The overall density would be maxed at a total of 506 dwelling units. The site area covers 1,119 acres. This would be a proposed density of one dwelling unit for every 2.2 acres. Nearly 800 acres (70% of site) will be forever preserved and protected with the establishment of this Regulatory SP.

Furthermore, this development will promote infrastructure improvements that will increase the safety of this community and its surrounding neighbors. A 2-acre tract of land will be donated to the City for a future fire station location. Off-site roadway improvements along Highway 100 will make needed intersection improvements that promotes a much safer ingress/egress for the existing neighbors as well as this project.

Again, I respectfully request your consideration of support. I feel that the proper execution of a residential development, with the guidelines set forth in this application, will create a community that benefits its future residents, its surrounding neighbors and the Bellevue Community as a whole.

Sincerely,



William H. Freeman

Cc:  Metro Planning Department

Metro Planning Commission Representatives  
Mr. Jeff Haynes  
Howard Office Building  
700 2nd Ave S  
Nashville, TN 37210



August 31, 2020

Ms. Mina Johnson  
6600 Fox Hollow Road  
Nashville TN 37205

**RE: SOUTH HARPETH FARMS  
PROPOSED SP APPLICATION  
NASHVILLE, TENNESSEE**

Dear Commissioner Johnson:

It is with high respect and regard that I am reaching out to you. I am in great appreciation for your service to our City. The South Harpeth Farms SP Application that comes before you on September 10<sup>th</sup> is a very unique and special place. As part owner of South Harpeth Farms LLC Properties and Metropolitan Equities, LP, I wanted to reach out to you and request your support in a recommendation for approval of this SP Application. I have been a part owner of this property for over 25 years. It is a special place with valued natural resources, character, and a sense of comfort. It is time to allow others to experience these wonderful characteristics.

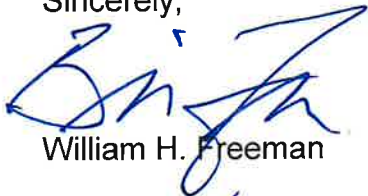
It is not the ownerships' intention to negatively impact this property in any way with excessive development. It is in fact quite the opposite. It is our intent to establish a set of guidelines that will appropriately preserve the natural resources of this site while directing responsible development of a single-family community where it is appropriate. We feel that a community can properly be integrated into this site in a responsible manner that enhances the experience of its residents and visitors. This integration can be accomplished while appropriately protecting and preserving its natural resources.

Our proposed Regulatory SP would allow us to develop smaller lots and minimize our impact on our natural resources. The overall density would be maxed at a total of 506 dwelling units. The site area covers 1,119 acres. This would be a proposed density of one dwelling unit for every 2.2 acres. Nearly 800 acres (70% of site) will be forever preserved and protected with the establishment of this Regulatory SP.

Furthermore, this development will promote infrastructure improvements that will increase the safety of this community and its surrounding neighbors. A 2-acre tract of land will be donated to the City for a future fire station location. Off-site roadway improvements along Highway 100 will make needed intersection improvements that promotes a much safer ingress/egress for the existing neighbors as well as this project.

Again, I respectfully request your consideration of support. I feel that the proper execution of a residential development, with the guidelines set forth in this application, will create a community that benefits its future residents, its surrounding neighbors and the Bellevue Community as a whole.

Sincerely,

A handwritten signature in blue ink, appearing to read "W. Freeman", is written over the typed name.

William H. Freeman

Cc: ✓ Metro Planning Department

Metro Planning Commission Representatives  
Ms. Mina Johnson  
Howard Office Building  
700 2nd Ave S  
Nashville, TN 37210



August 31, 2020

Mr. James Lawson  
3969 Lloyd Road  
Nashville TN 37189

**RE: SOUTH HARPETH FARMS  
PROPOSED SP APPLICATION  
NASHVILLE, TENNESSEE**

Dear Commissioner Lawson:

It is with high respect and regard that I am reaching out to you. I am in great appreciation for your service to our City. The South Harpeth Farms SP Application that comes before you on September 10<sup>th</sup> is a very unique and special place. As part owner of South Harpeth Farms LLC Properties and Metropolitan Equities, LP, I wanted to reach out to you and request your support in a recommendation for approval of this SP Application. I have been a part owner of this property for over 25 years. It is a special place with valued natural resources, character, and a sense of comfort. It is time to allow others to experience these wonderful characteristics.

It is not the ownerships' intention to negatively impact this property in any way with excessive development. It is in fact quite the opposite. It is our intent to establish a set of guidelines that will appropriately preserve the natural resources of this site while directing responsible development of a single-family community where it is appropriate. We feel that a community can properly be integrated into this site in a responsible manner that enhances the experience of its residents and visitors. This integration can be accomplished while appropriately protecting and preserving its natural resources.

Our proposed Regulatory SP would allow us to develop smaller lots and minimize our impact on our natural resources. The overall density would be maxed at a total of 506 dwelling units. The site area covers 1,119 acres. This would be a proposed density of one dwelling unit for every 2.2 acres. Nearly 800 acres (70% of site) will be forever preserved and protected with the establishment of this Regulatory SP.

Furthermore, this development will promote infrastructure improvements that will increase the safety of this community and its surrounding neighbors. A 2-acre tract of land will be donated to the City for a future fire station location. Off-site roadway improvements along Highway 100 will make needed intersection improvements that promotes a much safer ingress/egress for the existing neighbors as well as this project.

Again, I respectfully request your consideration of support. I feel that the proper execution of a residential development, with the guidelines set forth in this application, will create a community that benefits its future residents, its surrounding neighbors and the Bellevue Community as a whole.

Sincerely,



William H. Freeman

Cc: ✓ Metro Planning Department

Metro Planning Commission Representatives  
Mr. James Lawson  
Howard Office Building  
700 2nd Ave S  
Nashville, TN 37210



August 31, 2020

Ms. Kathleen Murphy  
231 Orlando Avenue  
Nashville TN 37209

**RE: SOUTH HARPETH FARMS  
PROPOSED SP APPLICATION  
NASHVILLE, TENNESSEE**

Dear Commissioner Murphy:

It is with high respect and regard that I am reaching out to you. I am in great appreciation for your service to our City. The South Harpeth Farms SP Application that comes before you on September 10<sup>th</sup> is a very unique and special place. As part owner of South Harpeth Farms LLC Properties and Metropolitan Equities, LP, I wanted to reach out to you and request your support in a recommendation for approval of this SP Application. I have been a part owner of this property for over 25 years. It is a special place with valued natural resources, character, and a sense of comfort. It is time to allow others to experience these wonderful characteristics.

It is not the ownerships' intention to negatively impact this property in any way with excessive development. It is in fact quite the opposite. It is our intent to establish a set of guidelines that will appropriately preserve the natural resources of this site while directing responsible development of a single-family community where it is appropriate. We feel that a community can properly be integrated into this site in a responsible manner that enhances the experience of its residents and visitors. This integration can be accomplished while appropriately protecting and preserving its natural resources.

Our proposed Regulatory SP would allow us to develop smaller lots and minimize our impact on our natural resources. The overall density would be maxed at a total of 506 dwelling units. The site area covers 1,119 acres. This would be a proposed density of one dwelling unit for every 2.2 acres. Nearly 800 acres (70% of site) will be forever preserved and protected with the establishment of this Regulatory SP.

Furthermore, this development will promote infrastructure improvements that will increase the safety of this community and its surrounding neighbors. A 2-acre tract of land will be donated to the City for a future fire station location. Off-site roadway improvements along Highway 100 will make needed intersection improvements that promotes a much safer ingress/egress for the existing neighbors as well as this project.



Again, I respectfully request your consideration of support. I feel that the proper execution of a residential development, with the guidelines set forth in this application, will create a community that benefits its future residents, its surrounding neighbors and the Bellevue Community as a whole.

Sincerely,



William H. Freeman

Cc: ✓ Metro Planning Department

Metro Planning Commission Representatives  
Ms. Kathleen Murphy  
Howard Office Building  
700 2nd Ave S  
Nashville, TN 37210



August 31, 2020

Dr. Pearl Sims  
1001 14<sup>th</sup> Avenue South  
Nashville TN 37212

**RE: SOUTH HARPETH FARMS  
PROPOSED SP APPLICATION  
NASHVILLE, TENNESSEE**

Dear Commissioner Sims:

It is with high respect and regard that I am reaching out to you. I am in great appreciation for your service to our City. The South Harpeth Farms SP Application that comes before you on September 10<sup>th</sup> is a very unique and special place. As part owner of South Harpeth Farms LLC Properties and Metropolitan Equities, LP, I wanted to reach out to you and request your support in a recommendation for approval of this SP Application. I have been a part owner of this property for over 25 years. It is a special place with valued natural resources, character, and a sense of comfort. It is time to allow others to experience these wonderful characteristics.

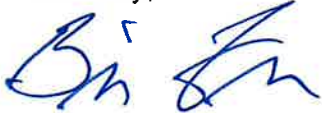
It is not the ownerships' intention to negatively impact this property in any way with excessive development. It is in fact quite the opposite. It is our intent to establish a set of guidelines that will appropriately preserve the natural resources of this site while directing responsible development of a single-family community where it is appropriate. We feel that a community can properly be integrated into this site in a responsible manner that enhances the experience of its residents and visitors. This integration can be accomplished while appropriately protecting and preserving its natural resources.

Our proposed Regulatory SP would allow us to develop smaller lots and minimize our impact on our natural resources. The overall density would be maxed at a total of 506 dwelling units. The site area covers 1,119 acres. This would be a proposed density of one dwelling unit for every 2.2 acres. Nearly 800 acres (70% of site) will be forever preserved and protected with the establishment of this Regulatory SP.

Furthermore, this development will promote infrastructure improvements that will increase the safety of this community and its surrounding neighbors. A 2-acre tract of land will be donated to the City for a future fire station location. Off-site roadway improvements along Highway 100 will make needed intersection improvements that promotes a much safer ingress/egress for the existing neighbors as well as this project.

Again, I respectfully request your consideration of support. I feel that the proper execution of a residential development, with the guidelines set forth in this application, will create a community that benefits its future residents, its surrounding neighbors and the Bellevue Community as a whole.

Sincerely,



William H. Freeman

Cc:  Metro Planning Department

Metro Planning Commission Representatives  
Dr. Pearl Sims  
Howard Office Building  
700 2nd Ave S  
Nashville, TN 37210



August 31, 2020

Mr. Brian Tibbs  
1625 Broadway, 4<sup>th</sup> Floor  
Nashville TN 37203

**RE: SOUTH HARPETH FARMS  
PROPOSED SP APPLICATION  
NASHVILLE, TENNESSEE**

Dear Commissioner Tibbs:

It is with high respect and regard that I am reaching out to you. I am in great appreciation for your service to our City. The South Harpeth Farms SP Application that comes before you on September 10<sup>th</sup> is a very unique and special place. As part owner of South Harpeth Farms LLC Properties and Metropolitan Equities, LP, I wanted to reach out to you and request your support in a recommendation for approval of this SP Application. I have been a part owner of this property for over 25 years. It is a special place with valued natural resources, character, and a sense of comfort. It is time to allow others to experience these wonderful characteristics.

It is not the ownerships' intention to negatively impact this property in any way with excessive development. It is in fact quite the opposite. It is our intent to establish a set of guidelines that will appropriately preserve the natural resources of this site while directing responsible development of a single-family community where it is appropriate. We feel that a community can properly be integrated into this site in a responsible manner that enhances the experience of its residents and visitors. This integration can be accomplished while appropriately protecting and preserving its natural resources.

Our proposed Regulatory SP would allow us to develop smaller lots and minimize our impact on our natural resources. The overall density would be maxed at a total of 506 dwelling units. The site area covers 1,119 acres. This would be a proposed density of one dwelling unit for every 2.2 acres. Nearly 800 acres (70% of site) will be forever preserved and protected with the establishment of this Regulatory SP.

Furthermore, this development will promote infrastructure improvements that will increase the safety of this community and its surrounding neighbors. A 2-acre tract of land will be donated to the City for a future fire station location. Off-site roadway improvements along Highway 100 will make needed intersection improvements that promotes a much safer ingress/egress for the existing neighbors as well as this project.

Again, I respectfully request your consideration of support. I feel that the proper execution of a residential development, with the guidelines set forth in this application, will create a community that benefits its future residents, its surrounding neighbors and the Bellevue Community as a whole.

Sincerely,



William H. Freeman

Cc:  Metro Planning Department

Metro Planning Commission Representatives  
Mr. Brian Tibbs  
Howard Office Building  
700 2nd Ave S  
Nashville, TN 37210

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

## OPPOSITION

---

**From:** Chuck Elcan <ce@mistryriver.me>  
**Sent:** Thursday, August 20, 2020 4:37 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Case 2020SP-034-001 South Harpeth Farms SP

Planning Commission Members:

My name is Chuck Elcan, my wife and I own the property directly across South Harpeth Rd. from the proposed development, Case 2020SP-034-001 South Harpeth Farms SP. I am emailing you to voice our opposition and that we are vehemently against the rezoning and development of this property for the following reasons:

- The proposed development has two egress and ingress points on South Harpeth Rd. South Harpeth Rd. is already a very dangerous road and adding 500+ homes as proposed in this development will make matters much worse.
- This area is rural farmland and the addition of that many homes/vehicles and noise from both will ruin the ambiance and the character of the neighborhood.
- The environmental impact from the run off of the development into the South Harpeth River could ruin the entire ecosystem.
- This proposed rezoning and project is not compatible with surrounding property uses and conflicts with the current Metro zoning.

Thank you,  
Chuck Elcan

---

**From:** Evelyn Rodgers <evelynrodgers@gmail.com>  
**Sent:** Thursday, August 20, 2020 4:45 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** FW: Case 2020SP-034-001 South Harpeth Farms SP

I am writing to express my opposition to the rezoning and the proposed development of the approximately 500 acre property along Highway 100, South Harpeth Road, and Poplar Creek Rd.

We live at 1660 South Harpeth Road. South Harpeth Road already is dangerous!

First of all, the road is narrow. Driving along it reminds me of being on a roller coaster, but in addition to the undermining of the road there is the reality that on one side there is a cliff and on the other side a drop-off into the river. There is no guardrail and probably not even a place to put it. There is no place to go.

I worry when our grandchildren drive here because of the poor road.

The South Harpeth River is a clean river that does not need all the run-off from a big development.

A big development will alter the character of our "neighborhood."

Please vote against this proposed rezoning and development.

Thank you,  
Evelyn Rodgers

*Item 21. 2020SP-034-001 South Harpeth Farms SP*  
**OPPOSITION**

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

---

**From:** Bill Rodgers <whrogers1@gmail.com>  
**Sent:** Thursday, August 20, 2020 4:46 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Case 2020SP-034-001 South Harpeth Farms SP

I am very opposed to the planned development referenced above.

I have owned my property at 1660 South Harpeth Rd since 1978 and have lived here since 2007. Our rural area doesn't need or want or is capable of handling the impact this development would cause our community. Our road is only one and a half lanes wide and very curvy. We already have a lot of traffic cutting through from the interstate going to the city of Franklin.

Our little river, South Harpeth is very pristine and beautiful. It is directly across from this planned development And I am very worried about the runoff it would get from the addition of 500 homes with the asphalt roads and driveways. Our river was devastated by the 2010 flood and the many torrential rains we get here causes many washed out ditches to put great quantities of silt and debris into the river. Please reject this development on just the environmental impact alone, much less the traffic and distruction of our rural area.

Thanks for your time and please vote NO on this development.

---

**From:** Gus Grote <gusgrote1958@gmail.com>  
**Sent:** Thursday, August 20, 2020 6:03 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Gus Grote <gusgrote1958@gmail.com>  
**Subject:** Case 2020SP-034-001 South Harpeth Farms SP

To Whom it May Concern

My name is Carl Grote and I am a resident of Nashville Davidson County .I also own some property along the South Harpeth River downstream from this proposed development .I would like to voice my opposition to the proposed development .The South Harpeth Road is in no way capable of handling the additional traffic that 500 homes would create .It is at best very narrow and dangerous for the current traffic levels and goes into Cheatham County ending at interstate 40 west . I wouldn't think that Cheatham County would be enthusiastic about the expense to improve this beautiful old country road to handle the increased traffic .The property is also very steep which causes significant run off and erosion problems into the South Harpeth River which is a protected stream and a beautiful part of Middle Tennessee. Thank you for your consideration of my concerns .Carl Grote

---

**From:** brent ray <brent.ray@legacyfranchise.com>  
**Sent:** Thursday, August 20, 2020 9:05 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Opposition to Case 2020SP-034-001 South Harpeth Farms SP

Dear Planning Commissioners -

I am a homeowner and farm owner on South Harpeth Road. **I 100% oppose the rezoning request and the proposed development of South Harpeth Farms.**

My primary concerns are:

*Item 21. 2020SP-034-001 South Harpeth Farms SP  
OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

- South Harpeth Road is already an extremely narrow and dangerous 2 lane road and in no way can support a modest neighborhood development much less the proposed monstrous 500+ home plan.
- This plan is completely inconsistent with the neighborhood and will have a permanent and lethal impact to the existing environment
- The environmental impact will forever erode and destroy the South Harpeth River and its watershed
- The noise from that much traffic will also negatively impact the area
- The ingress and egress on to S Harpeth Road is not manageable
- The ingress and egress on at the S Harpeth / Hwy 100 intersection creates additional serious safety concerns
- The character of the neighborhood would be completely destroyed

Please do not allow this to happen and destroy the current neighborhood and create the environmental devastation to this part of the South Harpeth River.

Thank you very much,  
Brent Ray  
1601 South Harpeth Road

---

**From:** Douglasjahner <douglasjahner@comcast.net>  
**Sent:** Tuesday, August 25, 2020 12:48 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** RE 2020SP-034-001 S Harpeth Farms SP proposed development

I am writing to express my opposition to the proposed rezoning and development of the S Harpeth Farms development. I reside at 8495 Poplar Creek Rd, since June 2013. I have two primary concerns regarding this proposal.

1. The area roads are simply not designed nor in a current state of good condition to handle the additional vehicle traffic. Poplar Creek Rd, Griffith Rd, Lewis Rd, and S Harpeth Rd are all narrow winding roads with deteriorating road edges and no road shoulders. Construction traffic will result in significantly hindered traffic as it's extremely difficult for a truck and a car to pass each other by on these roads. HWY 100 in this area is already severely over-burdened with traffic. During rush hour it can take 20 minutes to drive 4.5 miles on HWY 100 from Old Hickory Blvd to McCrory LN. Future detrimental impact will result from the ongoing large construction project at nearby Stephen's Valley off Sneed Rd. Once Stephen's Valley is completed and if this project is approved, it's very difficult to imagine any sensible flow of traffic along HWY 100. Also, The Loveless Cafe, with its limited one driveway entrance off HWY 100 at McCrory LN, also attracts about a half million visitors a year to this area.
2. The developer, as well as the civil engineer/planning landscape architecture firm are substantial campaign donors to Councilman Dave Rosenberg' 2019 re-election campaign. In 2019 a combined sum of \$4,600. (or 13% of his total donations) was contributed to Mr Rosenberg's election campaign by the developer, civil engineering firm, and employees of said firm. None of the donors reside in Councilman Rosenberg's district. While this may be legal, the optics of this are bad. At the very least this issue should cause a request for an independent traffic study completed by a civil engineering firm with no financial ties to the local council member, whose blessing is needed to move the project forward.

Sincerely,  
Douglas E. Jahner  
8495 Poplar Creek Rd  
Nashville TN 37221

**Item 21. 2020SP-034-001 South Harpeth Farms SP  
OPPOSITION**



# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

---

**From:** Lisa Lisa <that.lisa@yahoo.com>  
**Sent:** Friday, September 4, 2020 9:36 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** New development Hwy 100

I vote no.

Thank you,

Lisa Rodgers  
504 Elkmoore Drive  
Pegram, TN 37143  
706-817-0800

---

**From:** Wanda Stone-Mayberry <wstonem99@msn.com>  
**Sent:** Saturday, September 5, 2020 9:44 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Proposed housing/subdivision behind Harpeth Hills cemetery

PLEASE say no to this to avoid another Stephens Valley. We already have the traffic from the Stephens Valley, the mall and all the massive over growth. Our road were not meant to be sued by this many. . The traffic is awful on the roads cracking a breaking as it did on Poplar Creek Rd. hill and we need to stop this in our neighborhood. Plaese vote no to this proposed housing expansion,

Wanda Mayberry 504 Cold Stream Place, Nashville, TN 37221

---

**From:** Maurice Bondurant <bondurmc@outlook.com>  
**Sent:** Sunday, September 6, 2020 8:02 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** South Harpeth Farms development

I am totally against the development of this size and location. Hwy 100 is not suitable to handle so much more traffic. The infrastructure is not there and storm runoff in those hills will be terrible. Please vote NO on this development.

Anita Bondurant  
712 Wabash Place  
Nashville 37221

---

**From:** Wynn O <nnyw58@gmail.com>  
**Sent:** Wednesday, September 9, 2020 7:31 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Specific Plan 2020SP-034-001 Project Name South Harpeth Farms SP

I am against this proposed development. It totally violates the Zoning Overlay.

Thanks,  
Wynn O'Meara  
209 Still Water Circle  
Nashville, TN 37221

*Item 21. 2020SP-034-001 South Harpeth Farms SP  
OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

**From:** Larissa Lentile <[findahome@larissalentile.com](mailto:findahome@larissalentile.com)>  
**Sent:** Wednesday, September 9, 2020 6:09 PM  
**To:** Sharp, Karimeh (Planning) <[Karimeh.Sharp@nashville.gov](mailto:Karimeh.Sharp@nashville.gov)>  
**Subject:** 2020SP-034-001SOUTH HARPETH FARMS SP

Hi Karimeh,

After clicking the links I'm still not sure where to submit my comments. I believe the deadline is tomorrow. If I can just submit them here that would be great...

I live at 8528 Lewis Road. I have lived here or across the road at 8497 Lewis Road since 2006. The reason I am opposed to this development 2020SP-034-001 South Harpeth Farms SP is that our road cannot handle the existing traffic problems it has, let alone adding 500+ homes to our small community up on the hill. I understand there will be multiple entrances but what others don't understand is that Lewis Road is used as a cut through now. People from McCrory Lane (off I40) cut through here to get out Hwy 100 W and people from Franklin, Fairview and further cut through here to get to McCrory (I40). In the early years of my living out here this was a sleepy, country road. It is a very popular route for cyclists. It is steep and curvy. We have a mix of elderly who say they are afraid to check their mailbox for fear of being run over and young families with children who cannot ride their bike much less go for a walk with out being in danger. I am one of the long time walkers out here. I and my dogs through the years have almost gotten run over many times. I keep walking though because this is a way to build community and get exercise. Our wildlife is constantly getting hit out here due to all the traffic. I have lost pets on this road. Lewis is the road a lot of the buyers for this new subdivision would travel to get to the Griffith road entrance. People want to avoid the traffic and lights on 100 so they cut through here and the existing residents pay the price.

The other issue is the dumping grounds which is the hill (west side) going down Lewis to get to Old Harding (to get to Hwy100). For years I have tried to get someone to address this to no avail. I have contacted council people past and present, the Metro Health Dept. etc. I feel strongly that until these issues of traffic, safety and health are addressed the last thing we need out here is more development.

Thank you,

Larissa Lentile

Down to Earth Real Estate

The Wilson Group Real Estate Services

4100 Hillsboro Circle

Nashville, TN 37215

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

## Item 23. 2020DTC-018-001

### SUPPORT

---

**From:** Matt Becker <matt@armstrongbg.com>

**Sent:** Tuesday, September 8, 2020 2:40 PM

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

**Subject:** Federal Reserve variance

September 8, 2020

Dear Commissioners,

I'm writing today in support of a proposal for additional height at the old Federal Reserve building. I know that this building sits in a historic district and is across the street from the Cashion Orr building, which has recently confronted a similar conundrum: can preservation goals be sustained when a project adds additional height?

Given the overall market for this area—including a lack of a market for transfer of development rights—I believe they can. Both projects will offer pedestrians an experience consistent with the scale of the Stahlman and existing Indigo Hotel buildings, which are two of the most beautiful structures to be seen from nearby Public Square, and in this case the project team will restore the interior levels of the Federal Reserve.

As a General Contractor who builds in Downtown, I have explored possible developments with multiple developers for the Federal Reserve Building at the proposed heights and due to the costs and size of the site, the requested height will be required to make any development project feasible. Without the variance requested, my fear is that this beautiful structure would need to be razed.

We still have a long way to go to develop more mature preservation tools as a city, but I am always eager to work with project teams that recognize the value of adaptive reuse.

Thank you for your consideration.

Matt Becker

President

Mobile 954.804.6501

Office 615.933.3900

5100 Maryland Way

Brentwood, TN 37027

*Item 23. 2020DTC-018-001*

*SUPPORT*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

---

**From:** Got Peet <gotpeet@gmail.com>

**Sent:** Wednesday, September 9, 2020 8:03 AM

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

**Subject:** Proposed hotel development support

Dear Nashville Planning Commission,

I am John Peet Owner and Founder of Jane's Hideaway. We are located across the street from the proposed Federal Reserve project at 226 3rd Third Ave North. We are in SUPPORT of this project and feel the addition of a new boutique hotel in the area will serve both the government corridor and Nashville tourism once it returns.

The 3rd Avenue North area is in dire need of additional pedestrian traffic and nighttime activities that help generate new tax dollars and create a greater sense of security for all of us in the area. This is a well-executed project that was presented as saving the iconic historic structure of the Federal Reserve building, yet brings new energy to Bankers Alley, 3rd Avenue North, and even Printers Alley. The new energy will be a game-changer for this area and good for us all.

Again, I support the project as an adjacent business owner/ operator and ask that you do the same.

Respectfully,

John Peet

[www.JanesHideaway.com/](http://www.JanesHideaway.com/)

Jane's Hideaway

[209 3rd Ave North](#)

[Nashville, TN 37201](#)

---

**From:** Robert D. Tuke <rdt@tntlaw.net>

**Sent:** Wednesday, September 9, 2020 10:25 AM

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

**Cc:** Adams, Kelly (Planning) <Kelly.Adams@nashville.gov>

**Subject:** Letter of Support to Planning Commission

Dear Commissioners,

Attached is my Letter of Support for the project involving the Federal Reserve Building at 226 3d Avenue North.

Thanks you so much for considering this.

Best wishes,

Bob Tuke

Robert D. Tuke

Trauger & Tuke

221 Fourth Ave. No., Ste. 300

Nashville, TN 37219

615-234-3669 (voice)

*Item 23. 2020DTC-018-001*

*SUPPORT*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

TRAUGER & TUKE  
ATTORNEYS AT LAW  
221 FOURTH AVENUE NORTH, SUITE 300  
NASHVILLE, TENNESSEE 37219-2111  
TELEPHONE (615) 256-8585  
FAX (615) 256-7444

September 8, 2020

Greg Adkins  
Chairman  
Metro Planning Commission  
Howard Office Building  
700 2<sup>nd</sup> Avenue South  
Nashville, TN 37210

RE: Federal Reserve Building Preservation Proposal

Dear Commissioner Adkins:

I have been requested by Bill Miller of the ICON Entertainment Group to send to your Commission a Letter of Support for his team's proposal to preserve the façades and lobby of the Federal Reserve Building at 226 3<sup>rd</sup> Avenue North in connection with the larger project to build a hotel and renovate other structures in the Nashville National Register Historic Financial District. I am delighted to do that because it likely is the only way this preservation will occur.

As you know, the Metro Nashville Planning Department observed: the applicant is proposing to maintain and renovate the existing structure. The maximum height for this property is six stories. The existing building is three stories, and the applicant is requesting to keep the existing structure and add 13 more stories for a total of 16 stories plus an active rooftop.

The Department also observed that the applicant has made reasonable efforts to accomplish the intent of Metro's Bonus Height Program and recommends that the applicant may proceed with the proposed Overall Height Modifications, assuming no deviations are proposed thereto.

The applicant has included important provisions of the Secretary of Interior's Standards for Rehabilitation applicable to this project.

- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The applicant also has urged consideration of the following benefits to our community:

- Reanimating a handsome early 20th-century structure that has sat dormant for over 60 years.



**NASHVILLE  
DOWNTOWN  
PARTNERSHIP**

September 8, 2020

Metropolitan Planning Commission  
c/o Ms. Lucy Kempf, Executive Director  
800 Second Avenue South, 2nd Floor  
Nashville, TN 37210

RE: Federal Reserve Adaptive Reuse

Dear Commissioners:

I am writing in support of the proposal for the adaptive reuse of the old Federal Reserve building.

The old Federal Reserve building is in a historic district and is in close proximity to nearby buildings with great street presence, as well as height. The preservation of the building can be accomplished with additional height without subtracting from the original façade or street presence.

Multiple projects have improved the pedestrian experience near the Public Square and now extending south on Third Avenue North. The adaptive reuse will continue the improvement of the pedestrian experience and also restore the interior of the Federal Reserve.

The preservation of historic structures in an economically viable manner is critical to the long-term success of any community and for this reason request your support.

Thank you for your thoughtful consideration.

Sincerely yours,

Thomas D. Turner

President & CEO  
Nashville Downtown Partnership

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

**From:** Brian Tolbert <brian.tolbert@bernardhealth.com>  
**Sent:** Wednesday, September 9, 2020 12:51 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Old Federal Reserve building - height variance

To whom it may concern,

I'm writing to express my support to approve the proposal for additional height at the old Federal Reserve building.

I'm one of the owners of Bernard Health where we lease half a floor in the Castner-Knott Building located at 7th & Church. Since moving our ~70 employees downtown, I've taken a greater interest in some of the developmental projects in the downtown core. Furthermore, in hosting 30-40 out of town customers each month, along with our annual user conference (200+ out of town attendees each spring), I've received consistent feedback that hotel accommodations are lacking.

In addition to the thoughtfulness in aesthetics and design the project will take into consideration, I believe your approval of a project like this will have a long-term, positive impact on the business community who calls downtown home.

Thanks for your consideration,

Brian

**From:** Darrell Talbert <darrell@iconentertainment.com>  
**Sent:** Wednesday, September 9, 2020 3:50 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** NCVF Support Letter - Federal Reserve Project

For the Planning Commission.

**SEE ATTACHMENTS ON FOLLOWING PAGES**

September 8<sup>th</sup>, 2020

Greg Adkins  
Chairman  
Metro Planning Commission

Cc: Bill Miller, Darrell Talbert, Lucy Kempf

Dear Greg,

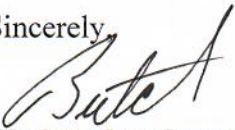
I am writing, once again, in support of the adaptive reuse plan for the Federal Reserve Bank building on 3<sup>rd</sup> Avenue North.

This project is a great example of adaptive restoration and reuse. ICON Entertainment has always shown a very responsible approach to historic restoration and we see this project as a continuation of that. As I mentioned in my previous letter, the location, size, and preservation of this particular building make this a hotel development that we can support at a time when we are not currently looking for additional hotel projects.

The height variance that is being requested allows this project to move forward. Without the variance, the project is not financially viable, and the outcome is, at best, the building sits empty or worse, the building ends up being torn down.

Thank you for your service to the Planning Commission and the city of Nashville. I hope you will give this project favorable consideration.

Sincerely,



**Christopher Spyridon**  
President/CEO  
Nashville Convention & Visitors Corp







*Phil Martin*

September 09, 2020

Greg Adkins  
Chairman  
Metro Planning Commission

Dear Greg,

My name is Philip Martin and I am a current resident of 3rd Avenue North. I have developed and owned property and businesses in Nashville for the past 10+ years. We currently own property on Printer's Alley and 4th Avenue North and own and operate Bourbon Street Blues & Boogie Bar in Printers Alley and Bowie's Nashville on 3rd Avenue North.

I am writing this letter in support of Bill Miller's adaptive reuse plan for the Federal Reserve Bank building on 3rd Ave North. Bill Miller's preservation and development of this building will highly enhance our area. I fully support this project given Bill's history with his existing projects and businesses. I have spoken with various members of the community and they have expressed their support as well.

If you need to contact me further, please do not hesitate to call me on my personal cell phone: (615) 933-5888.

Sincerely Always,



Philip Martin

## THE RYMER GALLERY

September 9, 2020  
Metropolitan Planning Commission  
% Ms. Lucy Kempf, Executive Director  
800 Second Avenue South, 2nd Floor  
Nashville, TN 37210

RE: Federal Reserve Adaptive Reuse

Dear Commissioners:

As a resident and business owner for 15 years in the same neighborhood as the old Federal Reserve building, I am writing in support of the adaptive reuse of the site.

I also believe that the increased height of the site fits well with other existing buildings in the immediate area and will add vital significance to the block while preserving the historical integrity of the original structure.

In addition, the continued connectivity that this project brings to the corridor north of Broadway that stretches from the Federal Reserve building to Printers Alley to Fifth Avenue of the Arts will result in much desired economic growth and further residential quality of life in the entire area.

For these reasons I request your support of this project.

Thank you for your thoughtful consideration.

Sincerely,



Jeff Rymer

Owner, The Rymer Gallery

233 FIFTH AVENUE NORTH NASHVILLE TN 37219

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

## OPPOSITION

---

**From:** Ann Roberts <avroberts210@comcast.net>

**Sent:** Wednesday, September 9, 2020 11:24 AM

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

**Cc:** Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; Mayor (Mayor's Office) <mayor@nashville.gov>; Freddie O'Connell <freddie@readyforfreddie.com>; Walker, Tim (Historical Commission) <Tim.Walker@nashville.gov>

**Subject:** Federal Reserve Building

Dear Planning Commission members,

I am writing in opposition to the staff recommendation for approval of a 14-story addition to the top of the National Register-listed Federal Reserve Building at 226 Third Avenue, North.

Allowing an addition that quadruples the size of the historic building far exceeds any standards anywhere for treatment of historic buildings that I'm aware of. I don't know any other cities that would consider such an out-of-scale, overwhelming expansion to be appropriate.

Further, I'm troubled that the city's historic preservation agency's input has seemingly been ignored. We should have learned by now that the best results come when there is collaboration between the departments charged with caring for the city's built environment, its history, and its way forward.

In my many years with the Historical Commission, I was always deeply concerned with precedent. That is my concern here. Do we expect that the smaller buildings in downtown – buildings that contribute so greatly to our character – are all possible targets for this kind of monumental development, that they will be considered simply the bases for skyscrapers? Are there any limits? If any, who decides those?

I understand that decisions like this are solely in your hands. I know that you take your responsibility seriously. Please consider the precedent you would be setting with an approval.

Thank you very much.

Ann Roberts

210 Jackson Blvd.

37205

---

**From:** Charlotte Cooper <cscoopernash@gmail.com>

**Sent:** Wednesday, September 9, 2020 11:35 AM

**To:** Mayor (Mayor's Office) <mayor@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

**Cc:** O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>; Henderson, Angie (Council Member) <Angie.Henderson@nashville.gov>

**Subject:** Vote NO - Item 23, 2020DTC-018-001

Good Morning:

I am writing about item 23, 2020DTC-018-001, a request to allow 17 stories of building height to the historic Federal Reserve Building, where 6 stories are permitted by right. I urge you to vote NO.

*Item 23. 2020DTC-018-001*

*OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

To be honest I am appalled at the design. Fourteen stories of glass sitting atop a magnificent Neo-Classic style building is shameful and ridiculous. This building is one of Nashville's best examples of the Neo-Classic style. This gross, hideous addition will compromise its overall historic integrity. In addition, it will not complement the historic building itself, nor any of the other historic buildings surrounding it.

WHY would any design be presented that is so grossly non-historic looking? This building is located "within the Core Historic Subdistrict." This modernistic, contemporary design is insulting to Nashville's history, and sets a dangerous precedent for other historic buildings in downtown Nashville.

This is our city; yes, the property is owned by one individual, but the building is part of Nashville's history. The building is on the National Register and is located within the core historic subdistrict. To use a loophole that the building is not within a Historic Preservation Zoning Overlay is troubling; the fact that there are no zoning controls on this property is astonishing and negligent.

In reading the Staff Report, I see that a community meeting was held on July 9, 2020 with no members of the public expressing opposition. Of course, only owners within 300 feet were notified. For the last six months my fear has been that planning matters were not being noticed by the public and were falling through the cracks due to the COVID pandemic. With so many other issues to be concerned about, the public simply has not been paying attention. My worse fear is coming to life.

This design should have been given much more public attention, but it was not. I am sure the Historic Commission was opposed; where are their concerns in this analysis. The entire analysis seems only interested in bonus height, nothing about preservation of our history.

Adding height to a Neo-Classic structure is possible, but not by adding a weird box of glass. For instance, the Federal Reserve Bank of Chicago has great height above the Neo-Classic pediment. I have attached a photo of both the Chicago Federal Reserve and the proposed Nashville building. They started out looking very similar, but the difference is stunning - classy VS flashy

I urge you to vote NO for the additional bonus height.

Charlotte S. Cooper

3409 Trimble Rd

Nashville TN 37215

District 34

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020



*Item 23. 2020DTC-018-001*  
**OPPOSITION**

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020



## DESIGN INTENTIONS

---

**From:** Barbara Lesch <balesch@gmail.com>

**Sent:** Wednesday, September 9, 2020 12:43 PM

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

**Subject:** Old Federal Reserve Bldg

Please vote NO on changing and adding 14 floors to the Old Federal Reserve Building on 276 Third Avenue North.

It is one of Nashville's best examples of Neo-Classical architecture. We have already lost too many historic buildings in this city.

Our infrastructure is already overburdened and the citizens of this county are now facing a 36 percent tax increase due to breaks given to businesses.

*Item 23. 2020DTC-018-001*

*OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

Sincerely Yours,

Barbara A. Lesch

4104 Estes Road

Nashville, TN. 37215

---

**From:** Elizabeth Elkins <ghostofsummersuns@gmail.com>  
**Sent:** Wednesday, September 9, 2020 12:54 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Federal Reserve Statement

Commissioners,

As President of Historic Nashville, a city historian and a songwriter, I write in strong opposition of the height variance for the Federal Reserve building. While I greatly respect and enjoy the design for the original building, allowing such a significant height exception is an insult to already existing code, and it sets a dangerous precedence for the rest of this historic block. Icon can operate with less stories. The height eliminates the possibility of an easement on the building, and will remove it from the National Register of Historic Places. Frankly, it's all politics to allow this, and it is highly problematic.

Thank you for considering my opinion. We are at a critical time in the downtown development, and this is a dangerous move for the charm and appeal of the area.

Elizabeth Elkins

615-202-9561

[Granville Automatic](#)

[The Swear](#)

President, Historic Nashville Inc.

---

**From:** Historic Nashville Inc. <info@historicnashvilleinc.org>  
**Sent:** Wednesday, September 9, 2020 12:57 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Statement on Federal Reserve

Commissioners:

Historic Nashville, Inc. and the developers share an appreciation for creative approaches to adaptive reuse, and we are impressed with the plans of The Fed, LLC to preserve and restore the existing structure, which is one of Nashville's best examples of Neoclassical style. **At the same time, we are troubled by the Metropolitan Planning Commission's ongoing willingness to grant height extensions to buildings in the National Register-listed Historic Financial District and are concerned that allowing such an extension in this case will set a precedent that risks the neighborhood's historic integrity. The added height allowance also means that the building no longer meets the standards for listing on the National Register.**

This effectively eliminates the building's ability to qualify for our Easement program and tax credits, and sets a very dangerous "rule break" for all of downtown.

*Item 23. 2020DTC-018-001*

*OPPOSITION*

# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

Sincerely,

The Board of Historic Nashville, Inc.

---

**From:** Beth's Gmail <emoshea624@gmail.com>  
**Sent:** Wednesday, September 9, 2020 1:35 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Neoclassic design

Please do not allow the destruction of the neoclassic design of any building by putting a glass top hat on it.

Thanks,  
Beth O'Shea

---

**From:** Paula Middlebrooks <pklarson@hotmail.com>  
**Sent:** Wednesday, September 9, 2020 2:10 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Item 23. 2020DTC-018-001 for 9/10/20 meeting comment

Item 23. 2020DTC-018-001 (226 3rd Ave N, Nashville, 37219)

Comment on September 10, 2020 MPC Agenda Item

As a neighbor of the property, I would like to comment on the proposed height addition to the building at 226 3rd Avenue North. I live and work downtown and appreciate its character and the current zoning in place regarding height restrictions.

I am concerned that the approval of the additional height will not preserve this building, and in-fact, set a precedence for other historical buildings losing their historic integrity. Even though the term 'preservation' has been tossed around regarding this building, there is currently no mechanism in place to preserve this building with such a massive addition (thus removing it from the National Register of Historic Places). This saddens me. Unless there is a way to guarantee preservation of the building in perpetuity, I cannot support this project.

I am hopeful that you will consider this very carefully for the future character of downtown Nashville.

Thank you for taking my comment and for your time and consideration.

Paula Middlebrooks  
37219

---

**From:** Royce Monk <rmonk6@comcast.net>  
**Sent:** Wednesday, September 9, 2020 3:04 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Old Federal Reserve Building

PLEASE VOTE NO ON FEDERAL RESERVE BLDING PROPOSAL!!!

"Ugly" does not do it justice.

Royce Monk  
17th Avenue South  
317212

*Item 23. 2020DTC-018-001  
OPPOSITION*



# Comments on September 10, 2020 MPC Agenda Items

Received through September 10, 2020

**From:** Clay Bailey <[fclayb3@gmail.com](mailto:fclayb3@gmail.com)>

**Date:** Wed, Sep 9, 2020 at 1:31 PM

**Subject:** Federal Reserve Branch Building on 3rd Ave. N

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

Dear Commissioners,

As a citizen of Nashville and as Chair of the Metro Historical Commission, I am greatly concerned about the proposal to add 14 stories above the historic Federal Reserve Building. This would profoundly compromise the Core Historic District and also set a precedent that other property owners will try to use as a wedge to allow for them to get exceptions.

This block in particular is so significant because it represents Nashville's significance as a center of banking and finance. Its proximity to Printers Alley only adds to the problematic nature of this proposal.

I am hopeful that there will be some sort of alternative that can be found. While I appreciate the fact that they are proposing to leave the facade and a compromised lobby, something with a much less profound impact needs to happen. The Stahlman Building, which I have used in the classroom as the best example of an early skyscraper in this city, would be dwarfed by this addition. Another neighbor 21C, has dedicated itself to appropriate preservation and reuse of old buildings and done so much good in each of their urban locations.

I am hopeful that the owners of this property can see a more historically sensitive path and that the Planning Commission can help them see that path.

Please consider alternatives.

Sincerely,  
Clay Bailey

**From:** Patrick McIntyre <[Patrick.McIntyre@tn.gov](mailto:Patrick.McIntyre@tn.gov)>

**Sent:** Wednesday, September 9, 2020 3:58 PM

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

**Subject:** Federal Reserve Building, 226 3rd Avenue North

Good Afternoon:

Please see the attached letter regarding this historic property.

Sincerely,

**E. Patrick McIntyre, Jr.**

Executive Director and State Historic Preservation Officer

Tennessee Historical Commission

2941 Lebanon Pike, Nashville, TN 37214

p. 615-770-1096

[patrick.mcintyre@tn.gov](mailto:patrick.mcintyre@tn.gov)

[tnhistoricalcommission.org](http://tnhistoricalcommission.org)

**SEE ATTACHMENT ON FOLLOWING PAGE**



**TENNESSEE HISTORICAL COMMISSION**  
STATE HISTORIC PRESERVATION OFFICE  
2941 LEBANON ROAD  
NASHVILLE, TENNESSEE 37214  
OFFICE: (615) 532-1550  
[www.tnhistoricalcommission.org](http://www.tnhistoricalcommission.org)

September 9, 2020

Members, Davidson County Metro Planning Commission  
Via Email

Dear Metro Planning Commission:

This letter concerns the proposed construction of a 14 story addition to the National Register-listed Federal Reserve Building located at 226 Third Avenue North. The construction of this addition will result in the removal of the building as a contributing resource in the Financial Historic District. Moreover, there are concerns that it will set a precedent for the rest of the district for similar additions that would result in the further degradation of the integrity of the historic district. For those reasons, I urge you to deny this request.

The Federal Reserve Building has graced downtown Nashville since 1922 and was designed by Atlanta architect A. Ten Eyck Brown, who was working with the prominent Nashville firm of Marr and Holman. Among Brown's most prominent designs elsewhere is the Miami-Dade County Courthouse, which is also National Register-listed. The building is eligible for the 20% Federal Rehabilitation tax credit if it undertakes a certified rehabilitation. Our office would be glad to discuss these options with the property owners.

Sincerely,

E. Patrick McIntyre, Jr.  
Executive Director and  
State Historic Preservation Officer

Won Choi  
906 S Serrano Ave  
Unit 403  
Los Angeles, CA 90006

Chairman Greg Atkins and Members of the Commission  
Metro Planning Commission  
Metro Office Building  
700 Second Ave South  
Nashville, TN 37219-6300

Re: 2020DTC-018-001

Dear Chairman Atkins and Members,

I am one of the former owners of the property on 226 Third Ave North, known as the old Federal Reserve Bank building. I want to share with you my experience and perspective on the property to better inform the Commission and assist in its deliberation. During our previous ownership, we explored the possibility of height increase while maintaining and upgrading its historical preservation. While I agree with the current owner's wish to extend the height and I commend his desire to restore the lobby, I share some of Metro Historical Commission's assessments and concerns.

The building is included in the National Register of Historic Places as a part of the old Financial District for Nashville. This designation includes the Stallman building, the former American Trust Building (currently, Hotel Indigo) and the Union Plaza Building (currently, Hotel Indigo). All of these buildings share neoclassical architecture and served as banks or other financial institutions in the past. All of these buildings are also over 10 stories. I agree with the applicant that it would be appropriate for the old Federal Reserve Building to attain additional stories if it is below the height of the Stallman building. It is my view that allowing adaptive use and additional development to ensure historic preservation is an important tool for our historic buildings to maintain their relevance, utility, and financial viability. There are countless such examples throughout the world and in larger U.S. cities. It allows for the property owners to maintain and/or restore the historic integrity of the buildings while providing new life and relevance.

In my view, however, such development must prioritize historic preservation and financial viability of the preservation as the justification for the additional development. In doing so, its scale and design should appropriately reflect and honor the historic integrity of the property being preserved. While developing up to 12 stories serves that purpose, I believe it overreaches

if it goes above the height of the Stallman Building. In addition, the structural beams and the stairway intrusion into the lobby serve to diminish the grandeur and historic accuracy of the most prominent feature of the interior. Previously, we hired a structural engineer and figured out a way to place the load for the additional height on the main vault in the middle of the building. The vault is 30ft x 30ft x 30ft with steel reinforced 3ft thick concrete walls. This allowed the steel bars to cantilever out onto each of the floors, thus eliminating the need for any structural columns to be installed inside the main lobby and preserving the beautiful plaster ceiling. In addition, the second stairway was placed in the rear of the building as to not interfere with the visual and functional elements of the lobby.

As for Metro Historical Commission's concern for the precedent for the DTC, I am going to have to respectfully disagree. On page 22 of Downtown Code, the map of the Core Historic Subdistrict shows this property stands alone separated from rest of the buildings in the Core Historic Subdistrict. In my view, it should have been included in the 2nd and Broad Subdistrict, consistent with the Stallman Building and the building on the corner of Third and Commerce. The rest of the Third Ave buildings from Church Street to Broadway (except the corner ones on Commerce and Broadway) belong to the Core Subdistrict, which allows maximum of 30 stories. This building, both from architectural perspective and historical use, stands apart from the rest of the Third Ave buildings in the Core Historic Subdistrict. In addition, the NRHP's Financial District includes this property and the Stallman building, but does not include any other buildings on Third Avenue. As stated in the NRHP's application, this building's architecture and historic use are consistent with the Stallman building, not the remaining Third Ave buildings in Core Historic Subdistrict. It would have been more appropriate for Metro Planning Department to include this property under 2nd and Broadway Subdistrict along with the Stallman building. This would have allowed for maximum of 8 stories under "All other streets" category. However, 8 stories would create an inconsistent appearance with the rest of the NRHP's Financial District buildings or other buildings on Core Historic Subdistrict on Third Ave. In my view, it should have been designated consistently with the other buildings in the NRHP's Financial District and an exception should have been made to categorized it under "Union Street" in the 2nd and Broadway Subdistrict, which allows for maximum of 12 stories. Furthermore, category should have been named "Financial District" rather than "Union Street". In our past conversations, Metro Planning Department staff agreed with this assessment and supported amending the DTC.

On a more personal note, I would like to remind the commission that this building was once the Nashville Branch of the Atlanta Federal Reserve Bank. At the time, banking was all done with physical currency, coins, notes, gold, and checks. As such, almost every financial transaction in the region went through or were enabled by the activities of the good people that worked in this building. The building is designed in Neoclassic architecture with stone columns and Greek motifs to denote stability, prosperity, and timelessness. The financial success and the growth of our city was greatly aided by this building. To me, proper stewardship and historic preservation is paramount. While I support modern adaptation and height increase for its best and highest use, it must be done while properly attending to the need for such preservation.

Just a few years after this building was built, the Great Depression hit the nation. During this time, this building stood as a symbol for the financial stability of our nation. Leaders of our community met in this building to plan the financial recovery. As we recovered, this building aided our community and the region with the capital flow and injection necessary to rebuild. In our current difficult times, I cannot think of a more important building to preserve appropriately as we improve our community's commitment to our history and our aspirations for prosperity.

Respectfully,

Won S. Choi