

# Comments on September 24, 2020 MPC Agenda Items

Received through September 23, 2020

## ITEMS FOR DEFERRAL / WITHDRAWAL

### Item 1. 2020SP-037-001 -- 1414 3RD AVENUE NORTH

#### SUPPORT

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**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 -- 1414 3RD AVENUE NORTH

#### SUPPORT

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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

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## Item 5. 2020S-113-001

### OPPOSITION

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**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.

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**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

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

### SUPPORT

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**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 24, 2020 MPC Agenda Items

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## OPPOSITION

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**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)

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**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**

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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

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**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

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**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

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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 24, 2020 MPC Agenda Items

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## Item 10. 2020DTC-041-001 Lord & Liberty Hotel

### SUPPORT

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**From:** Patrick Pocklington <[patrick@pcpocklington.com](mailto:patrick@pcpocklington.com)>

**Sent:** Friday, August 28, 2020 10:15 AM

**To:** Hammer, Eric (Planning) <[Eric.Hammer@nashville.gov](mailto:Eric.Hammer@nashville.gov)>; [p.hawkins@hawkinspartners.com](mailto:p.hawkins@hawkinspartners.com)

**Subject:** Lord & Liberty Hotel development support

Hi There Eric and Parker,

I am writing to express my support for the Lord & Liberty boutique hotel project in Nashville's core. I have been coming to Nashville for many years for music work and have always hoped that some of the older structures would be revitalized into amazing projects. I have always known that Nashville would sustain a controlled growth at some point - with its community vibe, its prioritizing of historic preservation, the diverse economic base and the music and writing community here. It makes it all special. Well now Nashville is being discovered by the world finally, and for the last several years I have become a full-time citizen. I am restoring older buildings downtown, as well as multiple architectural homes.

As we return to normalcy over the next couple years, the demand for hotel rooms will be immense. Clearly, given pre-Covid occupancy levels and room rates here, there is a need for more rooms, even with what is currently committed. What can make Nashville exceptional and above the rest are the special, more localized boutique hotels. It is my opinion that we don't want to simply be the drunk bridal party destination....we need more diversity in our hotel base. There is the party hotel, the large convention hotel and then the destination hotel. Lord & Liberty and the firehouse fill that last need in a massive way; a destination landmark hotel that will be enjoyed by the Nashville community, as well as world visitors. This will be an amazing and needed addition to the south core that is currently meandering a bit. It needs more anchors like a repurposed firehouse. I have seen the plans, and this is the perfect size and perfect project. It is not maxed out in height, fits the space and provides a harmonious presence that can be enjoyed by the neighborhood and beyond.

Further, this is a LOCAL project. I know Natasha and Tim have poured their heart and soul into this. I sense they fell in love with the firehouse first, and then figured out how to make it work as an amazing hotel. Of course the obstacles have been immense, including a once-in-a-lifetime pandemic. Their MAIN objective has been to maintain the special structure. For sure, this project is necessary for the south urban core. As a property owner downtown and Nashville historic junky, please take my letter to be in enthusiastic support.

Thank you both for reading.

Patrick Pocklington  
Historic Restorations  
421 Union Street  
Nashville, TN 37219

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**From:** TRAVIS FORD <[tmford9@comcast.net](mailto:tmford9@comcast.net)>

**Sent:** Monday, August 31, 2020 6:45 AM

**To:** Hammer, Eric (Planning) <[Eric.Hammer@nashville.gov](mailto:Eric.Hammer@nashville.gov)>

**Subject:** Old Firehouse on 2nd Avenue

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SUPPORT

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Eric,

I'm writing you in regards to the proposed building project at the historic firehouse located on 2nd Avenue. I want to express my full support for seeing this project move forward as being presented. I'm born and raised in Nashville, and I have served on the Nashville Fire Department for over 35 years. I have spent the last 23 years downtown at Station 9 as a chief officer.

I have meet with Tim, the local developer, on several occasions since our fire station is just two buildings away. The Nashville firefighters are excited about the preservation of the historic firehouse and the planned use for the site. The planned new edition to this area is great, and the nine floors are easily obtainable for use as a department since it is actually considered a shorter height from what they could develop in six floors.

I appreciate your consideration in moving this project forward as proposed. The firefighters cannot wait for it to open so that we can bring the old firehouse back to life. Feel free to reach out to me with any questions or concerns by email or at 615-243-5149.

Regards, Travis

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**From:** Adam Lafavor <[adam@sobrolaw.com](mailto:adam@sobrolaw.com)>  
**Sent:** Sunday, August 30, 2020 9:23 PM  
**To:** Hammer, Eric (Planning) <[Eric.Hammer@nashville.gov](mailto:Eric.Hammer@nashville.gov)>  
**Subject:** Firehouse on 2nd.

Eric,

I am writing to voice my support for the proposed development for the old Geddes Fire Station on 2<sup>nd</sup> Ave. I own 513 3<sup>rd</sup> Avenue South and use it as my law firm office. It was built in 1854, so like the fire station, it is one of the oldest remaining structures in the area. I toured the fire station on multiple occasions and was thrilled that the owner plans to leave the old fire station mostly intact. On one such occasion the owner and I invited members from the Historic Zoning Commission to tour the building. Shaun Alexander and a few others from Historic were there and seemed supportive of the owner's concept. Please do not hesitate to contact me with any questions or concerns.

Thank you,  
Adam

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**From:** Barry Yoeckel <[byoeckel@lifestylecommunities.com](mailto:byoeckel@lifestylecommunities.com)>  
**Sent:** Friday, August 28, 2020 3:24 PM  
**To:** Hammer, Eric (Planning) <[Eric.Hammer@nashville.gov](mailto:Eric.Hammer@nashville.gov)>  
**Subject:** Lord & Liberty Letter of Support

To whom it may concern,

On behalf of LC SoBro ([723 2<sup>nd</sup> Ave S](#)), I would like to extend my support for the proposed Lord & Liberty Hotel ([623–627 2<sup>nd</sup> Ave S](#)). The design proposed will retain the historic character and enhance the quality of our neighborhood. Both of which will help to regenerate economic activity for the benefit of businesses and residents alike.

Sincerely,  
Barry Yoeckel  
Director of Development  
Lifestyle Communities

Item 10. 2020DTC-041-001 Lord & Liberty Hotel  
SUPPORT

# Comments on September 24, 2020 MPC Agenda Items

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## ITEMS ON CONSENT

### Item 11. 2020CP-005-002 Dickerson North Corridor Study

#### SUPPORT

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**From:** Kelsey Oesmann <[kelsey@urbanhousingsolutions.org](mailto:kelsey@urbanhousingsolutions.org)>

**Sent:** Tuesday, September 22, 2020 2:59 PM

**To:** Grider, Anna (Planning) <[Anna.Grider@nashville.gov](mailto:Anna.Grider@nashville.gov)>

**Subject:** Dickerson North Corridor Study Comments

To the Planning Commissioners:

Over the past nine months I have had the pleasure of serving on the Steering Committee for the Dickerson North Corridor Study. The Planning Staff has worked hard to adapt the traditional charrette process in the face of the tornado and COVID-19 pandemic and I'm grateful for their efforts.

Urban Housing Solutions is in the process of developing a new affordable housing community on Dickerson Pike within the study area, and has owned another apartment complex within the study area for several years. As an advocate for affordable housing, I was encouraged to hear during the community engagement process that this is also a priority for many of our neighbors. Safety, access to services, and mobility infrastructure were also high priorities, and the corridor plan reflects that. The corridor plan also balances the need to preserve neighborhoods and promote *smart* growth by focusing increases in density along the corridor and at key nodes – notably the Ewing/Broadmoor intersection and Skyline. The study also recommends key policy tools such as the Urban Zoning Overlay, Corridor Design Overlay, and Transit Oriented Redevelopment Districts that could further promote the goals expressed by the community. I particularly appreciate the “implementation” recommendations within the study. This study is responsive to the needs and desires of the community and the long-term prospects for an important corridor, and I appreciate your consideration.

Thank you,

**Kelsey Oesmann, AIA**

Design Initiatives Manager

Urban Housing Solutions

822 Woodland Street, Nashville, TN 37206

615-726-2696 ext. 110

[kelsey@urbanhousingsolutions.org](mailto:kelsey@urbanhousingsolutions.org)

[www.urbanhousingsolutions.org](http://www.urbanhousingsolutions.org)

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**From:** George Acklin <[gdacklin@gmail.com](mailto:gdacklin@gmail.com)>

**Sent:** Wednesday, September 23, 2020 10:49 AM

**To:** Grider, Anna (Planning) <[Anna.Grider@nashville.gov](mailto:Anna.Grider@nashville.gov)>

**Subject:** Re: 9/24 Planning Commission

To the MetroNashville Planning Commission: Concerning the report of the Dickerson North Corridor Study.

Item 11. 2020CP-005-002 Dickerson North Corridor Study

SUPPORT

# Comments on September 24, 2020 MPC Agenda Items

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As a member of the group, and more importantly a resident of that area, I am satisfied that the intense research and inclusiveness of opinions of the business owners and residents makes this study one that meets the needs of the people. Not only that, it attempts to bring this area up to the standards of other parts of Nashville which promotes the overall character of what makes "Music City" so inviting and attractive to visitors. Also, this study seems to be very inclusive of every citizen of that area, from safety to beautification to transportation to housing to retail shopping, it has considered them all!

I would that you approve this study and move forward.

Thank You

Elder George H. Acklin

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## Item 18. 2003P-015-004 -- SAM LEVY HOMES PUD (CANCELLATION)

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**From:** Maxwell Heights <[heightsmaxwell@gmail.com](mailto:heightsmaxwell@gmail.com)>

**Sent:** Tuesday, September 22, 2020 7:26 PM

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

**Cc:** jason trevathan <[jasonrevathan@gmail.com](mailto:jasonrevathan@gmail.com)>; [seanparker@fastmail.fm](mailto:seanparker@fastmail.fm)

**Subject:** Case 2003P-015-004

Dear Metro Planning,

Re: Case 2003P-015-004

We, the Maxwell Heights Neighborhood Association, were made aware of a request to cancel a portion of a planned unit development located on Marina Street. The leadership team for Maxwell Heights has some questions and concerns regarding the future development of the parcel.

The lot is zoned RS5 and we would like to keep it that way. However, we don't have any clear direction about the intentions of the developer. At this time, we respectfully request that this item be removed from the consent agenda on September 24th until the Association has a chance to speak with the developer.

Sincerely,

Leslie Boone

President, Maxwell Heights Area Neighborhood Association



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## ITEMS TO BE CONSIDERED

### **Item 21. 2019HP-001-001 – Marathon Village**

#### Support

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**From:** Karin Kalodimos <kkalodimos@gmail.com>

**Sent:** Tuesday, May 26, 2020 10:40 AM

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

**Subject:** 2019HP-001-001 Please support BL 2020-256

Dear Commissioners,

I am writing to ask that you approve BL2020 256 MARATHON VILLAGE Historic Preservation Overlay District .

The Marathon Village is an important part of the Nashville history as well as the period of US industrialization.. It contributes greatly to the area, Nashville, the state, and our history. It is a significant part of our history and contributes significantly to our tourism industry and our economy. It is listed on Trip Advisor, Yelp, Visit Music City, and Trolley Tours with good reviews and reasons to visit Nashville.

When I look for a place to travel to I often look for historical places. I am not alone, when people travel they often look for things to do that involve history, have character, and provide us a sense of wonder and awe. Marathon Village is that place - preserved and brought to back to life and flourishes for the city, revenue, and pride. It needs the protection that a Historic Preservation Overlay will provide.

Unfortunately, much of Nashville's history and awe has been ignored or worse bulldozed. Please protect Marathon Village by affording it a Historic Preservation Overlay.

Thank you,

Karin Kalodimos

907 Villa Place

Nashville, TN 37212

Item 18. 2003P-015-004 -- SAM LEVY HOMES PUD (CANCELLATION)  
SUPPORT

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## Opposition

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**From:** Ken Browning <kenbrowning1950@gmail.com>

**Sent:** Tuesday, April 7, 2020 10:40 AM

**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; Cooper, John (Mayor) <John.Cooper@nashville.gov>; O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>

**Subject:** 2019HP-001-001 Marathon Village

As a property owner in the direct neighborhood, I am writing to object to this overlay based on my opinion that it will negatively impact the future development of the area. I also offer strong objection to the entire process of notification, submitting that little to no consideration was given to the opinions of property owners or residents of the neighborhood, many of whom are financially disadvantaged. Councilman O'Connell has been absent at the majority of public hearings but stated at one of the meetings that "he and Barry Walker (owner of Marathon Village) met after his (Councilman O'Connell) election and decided this overlay would be a good idea". Without any apparent public input (other than Mr. Walker's) the historic commission proceeded with the expenditure of public funds to develop an extensive document describing the restrictions of the overlay.

Hearings, to include the one scheduled for April 9, 2020, have been poorly advertised and in fact, without access to the internet accompanied by relatively strong computer skills, would go unnoticed by most.

In summary, this rezoning attempt is the sole desire of two individuals, Councilman O'Connell and Barry Walker. As a property owner in Davidson county I see no reason this topic cannot be delayed until the city can overcome the significant and overwhelming impacts of the recent tornados and covid-19.

Your consideration to delay is appreciated.

Robert K Browning

607 14<sup>th</sup> Ave. North

# Comments on September 24, 2020 MPC Agenda Items

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## Item 22. 2020Z-069PR-001

### SUPPORT

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**From:** C RUSHING <codyrushing@yahoo.com>

**Sent:** Wednesday, July 8, 2020 7:41 PM

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

**Subject:** SUPPORT Case #2020Z-069PR-001

To Whom It May Concern:

I would like to support this property zoning being changed from Agricultural to Commercial.

This family has owned the land since the 1970s and has tried to sell it in the past but has been unsuccessful due to most of the land being in the "flood area."

Having another gas station will allow more competition which would equal lower prices that everyone enjoys.

In addition, this property is currently valued at less than 400k. If a commercial building goes on this property, the property will be worth more than likely \$3 million or more. As a result, this would be an additional \$30,000 of property tax revenue to our city not including all the sales tax revenue. At this time in Metro, we can use all the tax revenue we can get.

Our area in Hermitage has been hurting for commercial investment growth for years so this property being changed to commercial would help. I drive by this property multiple times weekly and see very few people using the current golf facility.

Thank you for your time.

Cody Rushing

5545 Chestnutwood Trl

Hermitage TN 37076

Item 22. 2020Z-069PR-001

SUPPORT

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## OPPOSITION

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

Dear Planning Commissioners:

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

Thanks so much.

*Ken*

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

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**From:** James B. Chapman <jbchapman@gmail.com>  
**Sent:** Wednesday, July 8, 2020 4:53 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** AGAINST Case [#2020Z]

My name is James Chapman

6080 Hagars Grove Pass

Hermitage, TN 37076

I am against the proposal to change the zoning of the property at the corner of Andrew Jackson & Old Hickory.

We have so little green space, and few activities that can be done year round near us. Besides, we have enough hardscape surfaces that it's good for our local environment for the large area of grass that can allow for water infiltration and limit water run off.

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**From:** Roxanne Chilcote <roxanne.chilcote@yahoo.com>  
**Sent:** Wednesday, July 8, 2020 6:59 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; maryb6084@yahoo.com  
**Subject:** AGAINST Case #2020Z

I live in the area close to this corner, the traffic is crazy enough. I feel by you adding yet another gas station on that corner it is going to cause more accidents. We have so many gas stations in this area, no need for another. PLEASE consider the family owned business you will be putting out of business. There is NO need for it!!!!!!!

Thank you for listening,

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OPPOSITION

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Roxanne Chilcote

1312 Presidential Trace

Hermitage, TN 37076

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**From:** [ekpetty@aol.com](mailto:ekpetty@aol.com) <[ekpetty@aol.com](mailto:ekpetty@aol.com)>  
**Sent:** Wednesday, July 8, 2020 4:22 PM  
**To:** [planningcommissioners@nashville.gov](mailto:planningcommissioners@nashville.gov)  
**Cc:** Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>  
**Subject:** Against #2020Z-069R-001

I am against changing the zoning for the golf range located on OHB!!!! You are going to force this golf range out of business and the community needs to keep this range. We have very few options for family entertainment in the Donelson- Hermitage area! Please reconsider this zoning.

Thank you for your reconsideration

Kaye Petty

4948 Kilimanjaro Dr

Old Hickory TN 37138

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**From:** Rachel Deppisch <[racheldeppisch@gmail.com](mailto:racheldeppisch@gmail.com)>  
**Sent:** Wednesday, July 8, 2020 4:32 PM  
**To:** [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov)  
**Cc:** Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>; [maryb6084@yahoo.com](mailto:maryb6084@yahoo.com)  
**Subject:** Against case 2020Z

Please let it be known that I am against the rezoning of the land parcel at Old Hickory Blvd and Andrew Jackson Pkwy (currently the driving range) to commercial. That area is way too congested to add more businesses such as gas stations, shopping or fast food. There are plenty of commercial parcels within walking distance of that area. The driving range adds a great green space option for people who live in nearby apartments and homes who need an affordable place to get exercise and family friendly fun. Please consider maintaining this land parcel an agricultural tract.

Sincerely,

Rachel Deppisch

3453 White Pine Drive

Nashville, TN 37214

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**From:** Larry Shepherd <[larry.shepherd@comcast.net](mailto:larry.shepherd@comcast.net)>  
**Sent:** Wednesday, July 8, 2020 5:39 PM  
**To:** Planning Commissioners <[Planning.Commissioners@nashville.gov](mailto:Planning.Commissioners@nashville.gov)>  
**Cc:** Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>; [maryb6084@yahoo.com](mailto:maryb6084@yahoo.com)  
**Subject:** AGAINST Case #2020Z-069PR-001

I am opposed to rezoning to commercial for purposes of building a convenience gas station. We currently have three other gas stations within 2 blocks of this property. The current use of the property as a golf driving range provides a

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valuable outdoor recreational property for this community. We should preserve green space for this type of activity in this community. In addition, the development of this property which is primarily in the flood plane would increase the flood risk for the contiguous and surrounding properties in the area.

James L Shepherd

4545 Raccoon Trail

Hermitage, TN 37076

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**From:** JANET DANNIBALE <[janetdannibale5106@comcast.net](mailto:janetdannibale5106@comcast.net)>

**Sent:** Wednesday, July 8, 2020 6:18 PM

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

**Subject:** AGAINST Case #2020Z-069PR-001

This Driving Range is one of the attractions that we saw & see as a perk to this area when we bought our home. My family frequents this facility. It is a welcome addition to this corner. Another gas station is not needed and it would cause major traffic issues, in addition to taking away our green space.

We drive through this intersection almost every time we leave the house. Please consider the residents of the surrounding neighborhoods.

Sincerely;

George & Janet Dannibale

527 Old Lebanon Dirt Rd.

Here, Tn. 37076

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**From:** Karen <[karken3@att.net](mailto:karken3@att.net)>

**Sent:** Wednesday, July 8, 2020 10:03 PM

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

**Cc:** Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>; [maryb6084@yahoo.com](mailto:maryb6084@yahoo.com)

**Subject:** AGAINST Case #2020Z-069PR-001

To Planning Commissioners;

Right now, the driving range on the corner of Old Hickory Blvd and Andrew Jackson Parkway is one of the few places in the Hermitage are that families can enjoy together.

The last thing we need is another gas station on that spot. There are already 2 within the distance of a city block.

Please consider keeping it zoned as it is currently.

Thank you.

Gene and Karen Kennedy

4001 Port Jamaica Ct

Hermitage

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**From:** Tania Pierce <[tcpierce07@gmail.com](mailto:tcpierce07@gmail.com)>

**Sent:** Thursday, July 9, 2020 12:08 AM

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

**Cc:** Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>; [maryb6084@yahoo.com](mailto:maryb6084@yahoo.com)

**Subject:** AGAINST Case #2020Z-069PR-001

Dear Commissioners,

I live less than a mile (off of Old Lebanon Dirt Rd.) from the plot of land currently used as a driving range that is up for potential rezoning to possibly a gas station.

I enjoy every time I head out to OHB, and have to wait at the light, getting to see folks outside breathing fresh air, getting much needed Vitamin D, and enjoying themselves at the range.

Please do not rezone as we most DEFINITELY do not need another gas station in this area. I can think of at least 14 stations within a few miles of my house - but only 1 driving range.

Thanks for your consideration of my request as a property owner and local inhabitant.

Sincerely,

Tania Pierce

200 Retreat Ct. W.

Hermitage, TN 37076

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**From:** [careyhardisonlmt@gmail.com](mailto:careyhardisonlmt@gmail.com) <[careyhardisonlmt@gmail.com](mailto:careyhardisonlmt@gmail.com)>

**Sent:** Thursday, July 9, 2020 6:37 AM

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

**Cc:** Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>; [maryb6084@yahoo.com](mailto:maryb6084@yahoo.com)

**Subject:** AGAINST Case #2020Z-069PR-001

> Good morning,

> I am strongly opposed to the idea of re zoning the driving range at

> OHB and Andrew Jackson Pkwy from agricultural to commercial. The range is a family friendly place that encourages recreation, health and fitness. I do NOT want to see another gas station or shopping center at that corner. We have more gas stations than we need in that area and not near enough recreational space. Taking the driving range away from the community would be a huge disservice. Please vote "no" on this request for re zoning.

> Sincerely,

> Carey Hardison

> 2716 Fleet Dr

> Hermitage TN 37076

> 615-870-9019

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**From:** janelle corbin <[janelle.m.corbin@gmail.com](mailto:janelle.m.corbin@gmail.com)>

**Sent:** Thursday, July 9, 2020 10:47 AM

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**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com  
**Subject:** Against - VOTE NO to Rezoning the Driving Range

Hello,

I am against the rezoning of the Driving Range on OHB and Andrew Jackson Pkwy from "Agricultural" to "Commercial". The last thing we need is another gas station. There are literally TWO right across the street. I go here every week with my family and is the only outdoor activity you can do in the area that we have left. Everything else is developed. Don't take this away too.

THIS IS THE DUMBEST IDEA EVER. LEAVE THE RANGE ALONE. We have enough commerce and markets and gas stations and grocery stores in the area. Stupid.Can't even believe this is up for a vote. Find something better to do than to destroy a perfectly good business.

I live on 3911 Dodson Chappel Road, Hermitage, TN

Janelle Corbin

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**From:** Jill Reagan <reaganjill@hotmail.com>  
**Sent:** Friday, July 10, 2020 6:47 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com  
**Subject:** AGAINST #2020Z-069PR-001

Just to let you know that many in the BretRidge subdivision are AGAINST the rezoning at OHB / ANDREW JACKSON PWY. There are 3 gas stations within 2 blocks of that area. IF I'm not mistaken, the land is in a flood zone, or should be, and would require substantial filling for elevation. Also, it's one of the few green spaces , privately owned and operated by 3 generations. Enjoyed by individuals and families, it should NOT be snatched from the people!

Vote NO on 069PR-001.

Thank you

D. Jill Reagan

901 Moleah Court

37076

Member BRHOA.

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**From:** Karen Porter <karenmitchellporter@hotmail.com>  
**Sent:** Friday, July 10, 2020 9:50 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com  
**Subject:** AGAINST Case #2020Z-069PR-001

It is my understanding that this property at the corner of Old Hickory Blvd and Andrew Jackson Parkway has a rezoning request from agricultural to commercial. It is further my understanding that this property, if rezoned, will have a gas station/market built on it. There does not appear to be any valid need for this type of establishment at this location,

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being there is one on the corner right across from this property and three more within a mile of this property (Kroger, Exxon and the one at the Home Depot)

Traffic is already an issue at this intersection and putting a business that will have constant coming and going of traffic here makes no sense.

Thank you.

**Karen M. Porter AIC, WCLA, CWCP**

**105 W Catalina Court**

**Hermitage, TN 37076**

**District 12**

**615-481-3523**

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**From: Marilyn Newman <meril.n@icloud.com>**

**Sent: Friday, July 10, 2020 9:59 AM**

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

**Subject: Driving range**

Please leave the beautiful Driving Range at Old Hickory and Andrew Jackson alone!!! We do not need another gas station!!!

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**From: Malcolm Arvin <macarvin@aol.com>**

**Sent: Friday, July 10, 2020 10:52 AM**

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

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

**Subject: Against Case #2020Z-069PR-001**

To: Metro Planning Commission

Please, for the better interest of the Hermitage Community, do not accept the requested zoning change for the property at the northeast corner of Old Hickory Blvd and Andrew Jackson Pkwy.

Thank you

Malcolm Arvin

4853 Peninsula Pointe Dr

Hermitage, TN 37076

[macarvin@aol.com](mailto:macarvin@aol.com)

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**From: Merrill Arnold <smarnold3@yahoo.com>**

**Sent: Friday, July 10, 2020 11:24 AM**

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

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

**Subject: AGAINST Case #2020Z-069PR-001**

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I am against this rezoning because we have enough gas stations and markets in the area. I like having the driving range available.

Merrill Arnold

5105 Lana Renee Ct

Hermitage, TN 37076

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**From:** Joan Durgin <jmd26@me.com>

**Sent:** Friday, July 10, 2020 1:14 PM

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

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

**Subject:** AGAINST

Please keep the driving range at OHB and Andrew Jackson Blvd.

Joan Durgin

1428 Autumn Knoll

Hermitage TN 37076

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**From:** Sharon Phillips <usfbullssp@yahoo.com>

**Sent:** Friday, July 10, 2020 1:31 PM

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

**Cc:** Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com

**Subject:** AGAINST Case #2020Z-069PR-001

Since there are 3 gas stations within a block or 2 of this location, it does not appear there is a need to destroy a golf driving range to allow one more gas station to be built. In case you are not familiar with this area, there is a BP station across the street, an Exxon station less than a block away on OHB, and Kroger has opened a gas station that is across from the Exxon station. This is not counting the gas stations at OHB and I-40 where 6 more gas stations are located, easily within 2 miles of this location.

This driving range is the only one that is public and open to anyone in the area. There is not another one within Hermitage. I have been going to this range for the past 13 years since I moved to this area.

I respectfully ask that you consider leaving the zoning as is.

Thank you,

Sharon Phillips

1129 Seven Points Pass

Hermitage, TN 37076

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**From:** Metke, Tim <tim.metke@WillisTowersWatson.com>

**Sent:** Friday, July 10, 2020 2:05 PM

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

**Cc:** maryb6084@yahoo.com

**Subject:** AGAINST Case #2020Z-069PR-001

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# Comments on September 24, 2020 MPC Agenda Items

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It has come to my attention that the Metro is considering amending the zoning for what is currently a Golf Driving Range (Agricultural) to a Commercial zoning to allow for a gas station/market. I ask that you please do NOT make such a change. I can imagine no possible benefit to the community. If you make the change, likely consequences include:

- Increased crime
- More traffic
- Loss of family entertainment
- Increased flooding (i.e. in 2010 the area on that side of Andrew Jackson flooded, we need more open space not less)

The only potential gain would be another gas station/market – the area is LOADED with options for gas and markets.

I'm happy to discuss further if you like, but please do not approve this zoning change.

Tim Metke

204 Bay Overlook Court

Hermitage, TN 37076

615.417.7708

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**From:** Mark Tucker <barbaraann3@yahoo.com>

**Sent:** Friday, July 10, 2020 2:30 PM

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

**Subject:** AGAINST Case # 2020-Z-069PR-001

To Whom It May Concern:

I am writing to express my objections to the rezoning of the driving range at the intersection of Old Hickory Boulevard and Andrew Jackson Parkway in Hermitage. I pass through that intersection often and, while not a golfer, I've noticed that there are always citizens enjoying the range. It is inconceivable to me that this property is even under consideration for re-zoning to put a service station/convenience store on that corner! There are several service stations/convenience centers in the immediate vicinity, one directly across Andrew Jackson. The golf range is a bit of green space in the midst of commerce; that green space is not only needed by those who golf but by those of us driving through a commercial district. I respectfully ask that the appeal for re-zoning be denied.

Thank you!

Sincerely,

Barbara W. Tucker

2628 Lakeside Meadows Drive

Mount Juliet, TN 37122-6709

(Although my address is Mount Juliet, we are residents of Davidson County and sit equidistance between Hermitage and Mount Juliet)

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**From:** Mary Hancock <maryhancock06@gmail.com>  
**Sent:** Friday, July 10, 2020 4:11 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:**

No rezoning for Old Hickory and Andrew Jackson Parkway. We do not need another gas station

We need more family friendly place

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**From:** Diane Powell <dianejpowell@icloud.com>  
**Sent:** Friday, July 10, 2020 6:06 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com  
**Subject:** AGAINST Case #2020Z-069PR-001

WE ARE AGAINST THIS REZONING!!

KEEP IT AGRICULTURAL!! The Driving Range is one of the few family-friendly venues that we have in our area and has been there for three generations. We see many people there throughout the year. This area is already overrun with gas stations. With Mapco on the opposite corner and Kroger and Shell one block away plus 8 more within a two mile radius we fail to see how there would be demand in an already saturated area. Why would this community want to replace a fun family activity with something that would create more traffic congestion and especially in today's atmosphere more crime: robberies, car jackings, etc.

Our house is less than one mile from there. We do not need another eyesore on that corner. Begs the question as to who really benefits from something like this. Further up Old Hickory is the horse farm that is also for sale. What goes there? Another strip mall with empty storefronts? KEEP THAT PARCEL AGRICULTURAL TOO. Give someone a chance to develop something with community in mind. Leave our neighborhood and the Golf Range alone.

Diane and Harry Powell

109 Summit Run Pl, Hermitage TN

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**From:** Hanna Besser <hjbesser@gmail.com>  
**Sent:** Friday, July 10, 2020 8:18 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com  
**Subject:** AGAINST Case #2020Z-069PR-001

Thank you for your consideration.

I understand that the slice of land on the corner of OHB and Andrew Jackson Pkwy is being rezoned, and the plan proposed is for another gas station and more commercial property. Just beyond this property on either side of OHB is full of great gas stations and shopping opportunities. The driving range offers a soft family-friendly buffer before entering residential zoning. Andrew Jackson and Old Lebanon Dirt Rd currently get backed up, and the addition of another gas station might increase traffic to that corner. I am against this rezoning.

Again, thank you for your time and consideration.

Hanna Besser

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201 Retreat Ct W

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**From:** Kelly M <kellym1892@gmail.com>  
**Sent:** Friday, July 10, 2020 8:38 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com  
**Subject:** AGAINST CASE #2020Z-069PR-001

To the Hermitage Planning Commission:

I am writing to request that you vote against the potential rezoning that would change the land located at the corner of Old Hickory Blvd and Andrew Jackson Pkwy in Hermitage from "Agricultural" to "Commercial". Changing this zoning to commercial would risk closing down the local (golf) driving range in place of a gas station. There are already 3 gas stations within less than one mile of this intersection, plus 8 more in less than 2 miles. The gas stations on Old Hickory close to I-40 and Central Pike have had frequent criminal activities reported in the past, and the last thing Hermitage needs is another gas station in this location.

On the other hand, a driving range is good for the community. It is a place that provides family friendly entertainment, exercise, and outdoor activity, and it is a one-of-a-kind location for the area. Please do not risk forcing this range out of business by changing this zoning to commercial. Thank you.

Respectfully,

Kelly Mrkva (now Krause)

112 Noel Cove Circle

Hermitage, TN 37076

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**From:** S Flavin <sandyflavin@gmail.com>  
**Sent:** Friday, July 10, 2020 11:47 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com  
**Subject:** AGAINST Case #2020Z-069PR-001

Hello,

I am against the rezoning of the property at the corner of Old Hickory Blvd. and Andrew Jackson in Hermitage, TN currently being used as a Driving Golf Range. I understand that if it is rezoned it will be turned into a gas station. I am against this because there are enough gas stations in this area, and the driving range is a staple that people use to get outdoors without having to go to far from their homes. We have three gas stations, PB, Exxon, and Kroger that are within a quarter mile from the driving range. There is another gas station toward Home Depot a block away from the driving range. I believe it is an unnecessary addition to an already congested area of town. There is no need for another gas station in that area. Thank you for your time, and to consider not rezoning this area for something that Hermitage has no need for on that corner. Please keep the driving range so people in Hermitage have a place to go for an afternoon of fun.

Sandy Flavin

1924 Welsenboro Circle

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Hermitage, TN. 37076

**From:** Bryce Heckber <bheckber01@gmail.com>  
**Sent:** Sunday, July 12, 2020 10:13 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com  
**Subject:** AGAINST Case #2020Z-069PR-001

To whom it may concern,

There is no need for another gas station at that location and it should remain a golf course. The Driving Range is one of the few family-friendly venues that we have in our area. I am an active golfer and frequently visit this location as well as many others in the area. There has been a large increase in foot traffic at this location because the virus has provided many with an outlet to be outside, participate in a sport that still allows for social distancing. Based on the map below, you will see that removing Hermitage Golf Learning Center will make traveling to another driving range a much longer commute for others. Please allow others in the community to continue to exercise and maybe learn a new sport rather than rezoning this land.

Thank you,

Bryce Heckber

3670 Hoggett Ford Rd, Hermitage, TN 37076

Google driving ranges

Rating Hours Your past visits

Hours or services may differ

**Riverside Golf Center**  
3.9 ★★★★★ (129) · Golf driving range  
640 Old Hickory Blvd  
Good for kids

**Simplifying Golf Academy**  
No reviews · Golf driving range  
1904 Old Hickory Blvd  
Closed · Opens 7AM Mon  
Good for kids

**Hermitage Golf Learning Center**  
4.5 ★★★★★ (13) · Golf instructor  
4000 Andrew Jackson Pkwy  
"Nice basic driving range, odd hours."

**Gaylord Springs Golf Links**  
4.2 ★★★★★ (65) · \$\$ · Golf driving range  
18 Springhouse Ln  
Scottish links-style par 72 golf course with a stylish clubhouse available to hire for events.

Map labels: Simplifying Golf Academy, Old Hickory Country Club, Hermitage Golf Course, Putt-Putt Fun Center, Wade Conway Golf Academy, Walmart Supercenter, Andrew Jackson's Hermitage, Hermitage Golf Learning Center, Two Rivers Golf Course, Bass Pro Shops, Profectus Golf, Old Hickory Country Club, Green Hill, Mt. Juliet, Manheim N, Pine Creek Golf Course, Nashville International Airport, Stones River Bend Park, Shelby Bottoms Nature Center & Greenway, Hermitage, East Nashville, South Nashville, Madison, Cumberland River, Green Hill, Mt. Juliet, Manheim N, Pine Creek Golf Course.

Bryce Heckber

e: [bheckber01@gmail.com](mailto:bheckber01@gmail.com)

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p: [260-417-1462](tel:260-417-1462)

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**From:** Susan Malone <[blackeyedsusan81@gmail.com](mailto:blackeyedsusan81@gmail.com)>

**Sent:** Monday, July 13, 2020 10:06 AM

**To:** Planning Commissioners <[Planning.Commissioners@nashville.gov](mailto:Planning.Commissioners@nashville.gov)>; Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>; [maryb6084@yahoo.com](mailto:maryb6084@yahoo.com)

**Subject:** AGAINST Case #2020Z-069PR-001

This property should not be rezoned for yet another commercial chain.

The local, family-owned business that currently occupies this property is what is needed.

Susan Malone

322 Mapleton Alley

Hermitage, TN 37076

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**From:** Amanda Muckelroy <[Amanda.Muckelroy@acumenmd.com](mailto:Amanda.Muckelroy@acumenmd.com)>

**Sent:** Monday, July 13, 2020 2:47 PM

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

**Cc:** Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>; [maryb6084@yahoo.com](mailto:maryb6084@yahoo.com)

**Subject:** AGAINST Case #2020Z-069PR-001

There are not many things to do in Hermitage unless you drink. This driving range offers so much to our community to be able to get out and do something that is fairly inexpensive. They are always busy this offers a lot more to our community than another gas station, which there two already next to one another. Please keep something nice in our community!

Thanks,

*Amanda Muckelroy*

**EHR Support Team Lead**

Acumen Physician Solutions, LLC

784 Melrose Avenue, Nashville, TN 37211

Phone: 866-398-1474

---

**From:** Drew Williams <[drewwilliams86@gmail.com](mailto:drewwilliams86@gmail.com)>

**Sent:** Tuesday, July 14, 2020 9:25 AM

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

**Cc:** Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>; [maryb6084@yahoo.com](mailto:maryb6084@yahoo.com)

**Subject:** AGAINST Case #2020Z-069PR-001

Andrew Williams

118 Hermitage Point Dr.

Hermitage, TN 37076

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Rezoning this space is a mistake and will continue to hurt an area that: 1. Has enough gas stations. 2. Is rapidly losing open spaces like this for people to enjoy.

Thank you.

Drew

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**From:** Christine Cartwright <ccartwright13@hotmail.com>  
**Sent:** Tuesday, July 14, 2020 9:47 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Planning Staff <planningstaff@nashville.gov>  
**Subject:** AGAINST Case #2020Z-069PR-001

PLEASE don't rezone this area! This is a place my family has used for 20 yrs! We need places for families, not another gas station, which will make this too congested with traffic! It's bad enough now with the gas station across the street! Plus, you can still have fun here & social distance! Not many places families can do that! PLEASE DON'T REZONE!!!

---

**From:** Brittany Kelly <brittany.may.2007@gmail.com>  
**Sent:** Tuesday, July 14, 2020 3:49 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Planning Staff <planningstaff@nashville.gov>  
**Subject:** AGAINST Case #2020Z-069PR-001

Hello,

I want to register my dissent against this case as it will force the driving range to close. We are new to the area and notice that there is a lack of family-oriented fun activities for children. In our old city, there were multiple city parks and private and public sports fields bringing tax revenue, value, and economically sustainable green spaces in an otherwise densely packed suburb. This added value to all residents and made the area highly desirable.

Please assist the property owner with options for improving family-oriented activities in the area that can bring more revenue and tax dollars. There are already too many gas stations in that area that attract seedy clients!

Thank you,

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**From:** allen.shannon@theshannons.org <allen.shannon@theshannons.org>  
**Sent:** Wednesday, July 15, 2020 2:57 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Planning Staff <planningstaff@nashville.gov>; maryb6084@yahoo.com  
**Subject:** AGAINST Case #2020Z-069PR-001

Dear Planning Commission,

I would like to express my disapproval of the proposed zoning change, from Agricultural to Commercial, of the property at the corner of Old Hickory Blvd. and Andrew Jackson Pkwy, currently the golf driving range.

This driving range has been enjoyed by my family and our friends and neighbors for a long time. It's one of the few family friendly outdoor sports spots in our city.

We would like it to remain in place and not forced out due to a zoning change.

Item 22. 2020Z-069PR-001  
OPPOSITION



# Comments on September 24, 2020 MPC Agenda Items

Received through September 23, 2020

Thanks!

Allen Shannon

2168 Christina Ct

Hermitage, TN 37076

[Allen.Shannon@TheShannons.org](mailto:Allen.Shannon@TheShannons.org)

C: (615) 594-5780

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**From:** Pam Gardiner <[pgardiner11@gmail.com](mailto:pgardiner11@gmail.com)>

**Sent:** Wednesday, July 15, 2020 5:52 PM

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

**Cc:** Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>; [maryb6084@yahoo.com](mailto:maryb6084@yahoo.com)

**Subject:** AGAINST case #2020Z-069PR-001

This area has more than enough gas stations\convenient stores. No need to build more that will add to traffic congestion and crime.

Pam Gardiner

5181 Roxborough Dr

Hermitage 37076

---

**From:** Bonnie Reagan Walker <[bonnie.reagan@gmail.com](mailto:bonnie.reagan@gmail.com)>

**Sent:** Friday, July 24, 2020 7:46 AM

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

**Cc:** Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>; [maryb6084@yahoo.com](mailto:maryb6084@yahoo.com)

**Subject:** AGA #2020Z-069PR-001

Dear Planning Commissioners,

Writing to say that I oppose the proposed replacement of the Golf Driving Range in Hermitage on Andrew Jackson Parkway at Old Hickory Blvd. I would oppose their outster for almost any reason, but especially for another gas station. There are three (3) gas stations within a mile, and eight (8) within 2 miles, so how could the negative impact on traffic (which is already horrible at this intersection), the removal of green space, and the decimation of a 3-generation family business possibly justify such a move?

You're removing one of the few aesthetics we have left amidst a long line of strip malls. The nearby open land along Old Hickory Blvd is rapidly disappearing, and as much as I dislike that, at least the driving range is a **business** that serves so many in the area, whereas the farm space is just pretty to look at. And there's very little recreation offered in the area, other than bike paths.

Again, another gas station's impact on the traffic congestion with all the turns near that intersection will be the last straw, I believe. And we love the driving range. Please vote against this change and leave the family business, green space, and recreation site alone.

My best,

Bonnie Reagan Walker

Item 22. 2020Z-069PR-001

OPPOSITION

# Comments on September 24, 2020 MPC Agenda Items

Received through September 23, 2020

1820 Woodland Pointe Dr.

Nashville, TN 37214

Woodland Pointe subdivision in Donelson

---

**From:** Donald Jones <[drjcreative@me.com](mailto:drjcreative@me.com)>

**Sent:** Sunday, July 26, 2020 2:12 PM

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

**Cc:** [maryb6084@yahoo.com](mailto:maryb6084@yahoo.com)

**Subject:** AGAINST Case #2020Z-069PR-001

I would like to request that the driving range NOT be rezoned for a gas station. I have gotten so much pleasure and recreation and exercise (being a senior) at that range it would be awful for the neighborhood to make that change.

There is very little recreation in the area and no driving range inside of 6 miles (that being Hermitage Golf Course). There are gas stations EVERYWHERE. It is just an unnecessary and unproductive choice for that parcel of land. It is NOT neighborhood friendly. Thank you for making the right choice and voting AGAINST this rezoning.

Sincerely, Don Jones

425 Landings Way

Mt. Juliet, Tn 37122

(my home is in Davidson County and I pay DC taxes...the mailing address is listed in Mt. Juliet due to Federal regulations

---

**From:** Leigh Jones <[ljones52@earthlink.net](mailto:ljones52@earthlink.net)>

**Sent:** Sunday, July 26, 2020 1:37 PM

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

**Cc:** Amy Elizabeth Pence <[amy.pence989@topper.wku.edu](mailto:amy.pence989@topper.wku.edu)>; Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>; Donald Jones <[drjcreative@me.com](mailto:drjcreative@me.com)>

**Subject:** AGAINST Case #2020Z-069PR-001

To Whom it May Concert:

As a 13-year homeowner and resident in the Cobblestone Landing subdivision I am vehemently AGAINST Case #2020Z-069PR-001.

We have MORE than enough gas stations in the neighborhood, but no other public driving range.

My husband frequents it regularly. It is a vital recreational opportunity for him to work on his golf game and he is happily a loyal customer.

To see the driving range replaced by an UNNEEDED, UNWANTED gas station would be a slap in the face to my husband and every other area family who loves and uses the range.

Please respect the neighborhood's genuine need and KEEP THE DRIVING RANGE!

Respectfully Yours,

Leigh Smith Jones

425 Landings Way

Item 22. 2020Z-069PR-001

OPPOSITION

# Comments on September 24, 2020 MPC Agenda Items

Received through September 23, 2020

Mount Juliet Tennessee 37122

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**From:** Mary Crews <[marytcrews@comcast.net](mailto:marytcrews@comcast.net)>

**Sent:** Sunday, August 23, 2020 11:28 PM

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

**Subject:** AGAINST CASE# 2020Z-069PR-001

Please find enclosed petitions AGAINST Rezoning Case# 2020Z-069PR-001. This **Part Five** of this petition and includes **four pages**. There is a total of **66 signatures** on the four pages.

To date, I have now submitted petitions **AGAINST** Case #2020Z-069PR-001 totaling **319** signatures.

Thank you,

Mary Crews

615-351-2644

**From:** Mary Crews <[marytcrews@comcast.net](mailto:marytcrews@comcast.net)>

**Sent:** Monday, August 24, 2020 10:19 AM

**To:** Milligan, Lisa (Planning); Kempf, Lucy (Planning)

**Subject:** Case# 2020Z-069PR-001

I saw on the Planning Website that the referenced case has been recommended for approval.

Many people in the general area of that property at 4000 Andrew Jackson Pwky (corner of Old Hickory Blvd and AJP) are vehemently opposed to this rezoning. I emailed quite a bit more related documentation to the Planning Commission and Staff last night. Plus, you already have a considerable amount of opposition to this case in the "Documents" section on your website.

Firstly, the traffic at this intersection is already a nightmare and people are outraged that this rezoning will only make the traffic congestion significantly worse. Has a traffic study been performed? Both the applicant and Metro Council person have clearly stated to me that the development plan is to put a gas station on that corner and that will significantly increase the traffic there. If a traffic study has not been done, then I request that it be a condition for review for this project. The rezoning request should at least be deferred until this study can be conducted.

The property at this intersection is adjacent to the worst crime area in Hermitage. I have spoken directly to MNPD at the Hermitage precinct to obtain this information. There is great concern that if an establishment that lends itself to more crime is located at 4000 Andrew Jackson Pkwy that there will be an increase in calls to an already overburdened police force.

It is the responsibility of Metro Government to NOT compound infrastructure problems that already exist in such great magnitude in this area.

I certainly realize that property owners have a right to sell property but not in a way that creates more degradation to a particular area. We need to be able to trust that our Planning Commission and Metro Council are not part of such activities.

This rezoning request should absolutely not pass "as-is" or the aforementioned problems will become reality. There are hundreds of constituents in the area who have reached out to say that they need to have the Commission to do the right

Item 22. 2020Z-069PR-001  
OPPOSITION

# Comments on September 24, 2020 MPC Agenda Items

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and fair thing. They are already disgusted what has been "railroaded" in over the past few years to make this high-crime area go by such nicknames as "Drug Alley", "Lower Hermitage", "Robbery Row", "War Zone"etc. etc. This community cannot afford to continue to go further into the pit of crime and traffic congestion. It is past time that Hermitage deserves to go forward and not deeper into more crime and traffic congestion.

Revisit this zone change case. For the protection of the community, maybe it needs a different "C" zoning classification to prevent the obvious issues that are so detrimental. I am speaking for the many, many people who have expressed major concerns. They deserve respect and want their voices to be heard. It is time to take the politics out of all of this, be fair, and consider the significant repercussions to our community.

Thank you,

Mary Crews

615-351-2644

**SEE ATTACHMENTS ON FOLLOWING PAGES**

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**From:** Barry Swanson <rbswan01@gmail.com>

**Sent:** Sunday, August 30, 2020 6:39 PM

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

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

**Subject:** Against case #2020z-069PR-001

Barry Swanson

1941 Hawks Nest Dr, Hermitage, TN 37076

502-548-0705

Hi

I am against the rezoning of the golf driving range into a gas station. We have 9 gas stations in a two mile radius of that location. Let's keep this outside activity place as is.

There is not another range in the area that is low cost and informal. The two golf courses up the road require a dress code and are more expensive. I do see why the owners want to sell the property. That is a high volume corner. If we need something new in Hermitage, it is not a gas station.

I have been following the planning zoning meeting minutes which show no discussion and indicating the issue is held over (each time). There is rumor that a feedback meeting occurred and there was no objection. When was that? Who attended? How was it advertised?

Is it true that the zoning is *automatically* approved after the September planning and zoning meeting?

Please reach out to me if you have any questions.

Thanks for your consideration.

Barry Swanson


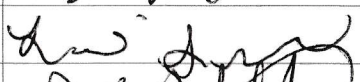

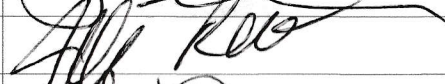


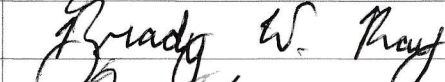


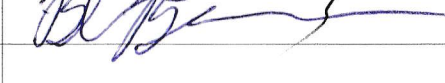
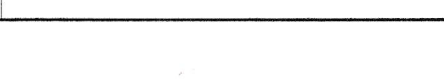


Item 22. 2020Z-069PR-001  
OPPOSITION



**Petition - AGAINST Metropolitan Davidson County Rezoning Case # 2020Z-069PR-001**

**Property Address: 4000 Andrew Jackson Pkwy, Hermitage, TN 37076**

The Undersigned are opposed to this Rezoning with a proposed plan to put a gas station on this property. The Hermitage Golf Learning Center is one of the few family entertainment/sports venues in this area. It has served our community for three generations. There are already three gas stations within less than one mile of this property and many more within two miles. The addition of a gas station (or similar establishment) would negatively impact traffic, and lend itself to crime that we already see at establishments in this general area, while taking away clean family fun. We want to safeguard and move forward for the betterment of our community and NOT go deeper into unnecessary commercialized ruts along Old Hickory Blvd. A decision to reject this rezoning request is a NO BRAINER for anyone who cares about this community.

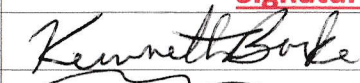







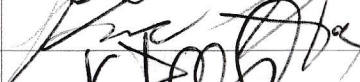

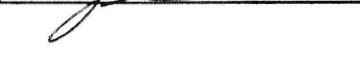

<u>Print Name</u>	<u>Street (include Apt # if applicable)</u>	<u>City</u>	<u>State</u>	<u>Signature</u>
Mark S Nelsen	204 Mill Springs Pl	Old Hickory	TN	
Levi M Glasscock	3263 Lakeford Dr	Nashville	TN	
JERRY STUBBS	105 Thebel Rd	Memphis	TN	
AARON MARRIS	2401 Lakeshore Dr Old Hickory, TN	Old Hickory	TN	
JEFF ROBERTS	608 VINSON DR NASHVILLE, TN	NASHVILLE	TN	
Paul Gichochi	3711 Chrystil Spring Ln	Nashv	TN	
Kendall Lawson	3960 Bell Road	Hermitage	TN	
Ethan Beard	3288 Trails end Ln	Nash	TN	
Brady Ray	4536 Woodside Circle	Old Hickory	TN	
William Kaufmann	2621 Colbert Dr	Nashville	TN	
Adam Melnykov	609 Baron Rouge Ct.	Hermitage	TN	
DAN NICHUM	1945 Smokey Mt Dr	Nash	TN	
Blake Berrios	1044 Lady Nashville Dr.	Hermitage	TN	



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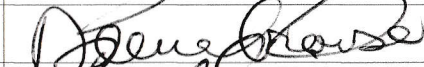


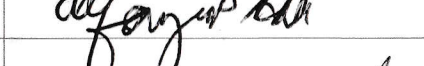
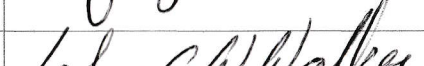

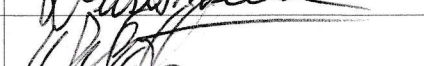





<u>Print Name</u>	<u>Street (include Apt # if applicable)</u>	<u>City</u>	<u>State</u>	<u>Signature</u>
Kenneth Burke	3401 Anderson Rd unit 46	Antioch	TN	
Tyler Anderson	433 Whitley Way	Mt. Juliet	TN	
Jeremy Yoder	101 Antler Ridge Circle	Nashville	TN	
Seth Rabam	421 East Thompson Lane	Nashville	TN	
Jay Lamm	1712 A JASSM	"	"	
CHRIS SMITH	1333 Sevierville Rd.	Mt Juliet	TN	
Kate Marimela	1074 Riverwood Vlg. Blvd, A	Hermitage	TN	
John M. ...	521 RIVERCREST	Nashville	TN	
Joseph Ramirez	1099 Willow Oak Ln	Jackson	TN	
Loce Johnson	6617 Pheasant Ridge Rd	Kenton	OH	
Daniel Buchanan	3960 Bell Road Apt 911	Hermitage	NC	
Ken ...	124 Horizon Pointe Dr	Nashville	TN	
Kimberly Reese	3714 Crystal Spring Ln	Nash	TN	
Zachary Swanson	870 Norwalk Dr	Nashville	TN	



**Petition - AGAINST Metropolitan Davidson County Rezoning Case # 2020Z-069PR-001**

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<u>Print Name</u>	<u>Street (include Apt # if applicable)</u>	<u>City</u>	<u>State</u>	<u>Signature</u>
Troy Hains	106 Kennett Rd	Old Hickory	TN	
Deena Crouse	106 Kennett Rd	Old Hickory	TN	
Releij Spawes	4001 Anderson Rd V114	Nashville	TN	
Scott Andrews	910 Wagoner Ct. E	Nashville	TN	
ALFONSO R HALL	1409 Sixpence Pl.	Madison	TN	
John CW				
John C. W. Walker	1920 Woodland Pointe Drive	Nashville	TN	
Dustin Weaver	525 Leslie Ann CT	Hermitage	TN	
Walt Pruitt	Garrett City	MT Juliet	TN	
Chris Pence	5205 Hunters Point PK	Lebanon	TN	
ROBERT HOSKINSON	2302 HERMITAGE PARK DR.	HERMITAGE	TN	
Tanner Webb	3800 Priest Lake Drive	Nashville	TN	
Mack Williams	609 WATKIN DR	Nashville	TN	
KARLA MAY	433 Landings Way	MT Juliet	TN	



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<u>Print Name</u>	<u>Street (include Apt # if applicable)</u>	<u>City</u>	<u>State</u>	<u>Signature</u>
DAVID R Shaw	1005 Bret Ridge DR.	Hermitage	TN	<i>[Signature]</i>
Damian Keegan	1209 Bret Ridge Dr	Hermitage	TN	<i>[Signature]</i>
Marcia Campy	1009 Bret Ridge Dr	Hermitage	TN	<i>[Signature]</i>
JACK CAMPY	1009 Bret Ridge Dr	Hermitage	TN	<i>[Signature]</i>
John Edmund	904 Moleah Ct	Hermitage	TN	<i>[Signature]</i>
MALCORATA SEMANAL	909 MOLEAH CT	Hermitage	TN	<i>[Signature]</i>
Phil Pizzone	Moleah Ct	Hermitage	TN	<i>[Signature]</i>
RODALL Kernes	929 Moleah Ct	Hermitage	TN	<i>[Signature]</i>
JANE JACKSON	929 MOLEAH CT	Hermitage	TN	<i>[Signature]</i>
Kevin Daugherty	204 Chandlers Pass Ct.	Hermitage	TN	<i>[Signature]</i>
Jim Finkley	4138 Old Pkwy Jackson	Hermitage	TN	<i>[Signature]</i>
Danny Napolitano	4120 ANDREW JACKSON PKWY	HERMITAGE	TN	<i>[Signature]</i>
NOEL NAPOLITANO	4120 Andrew Jackson Pky	HERMITAGE	TN	<i>[Signature]</i>
 Neighbors Living Within Less than one mile from Golf Ctr.				



**Petition - AGAINST Metropolitan Davidson County Rezoning Case # 2020Z-069PR-001**

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<u>Print Name</u>	<u>Street (include Apt # if applicable)</u>	<u>City</u>	<u>State</u>	<u>Signature</u>
Mary Crews	6060 Hagan Grove Pass	Hermitage	TN	Mary T. Crews
JEAN BARTE	6060 HAGARS GROVE PASS	HERMITAGE	TN	Jean Barté
Elizabeth Murphy	6013 Hagan Grove Pass	Hermitage	TN	E. Murphy
Darrell Chancellor	6056 Hagan Grove Pass	Hermitage	TN	Darrell Chancellor
Teresa Graves	6013 Hagan Grove Pass	Herm.	TN	Teresa Graves
Caleb Graves	6013 Hagan Grove Pass	Herm	TN	Caleb Graves
Brandon Graves	6013 Hagan Grove Pass	Herm.	TN	Brandon Graves
Jason Brewer	6072 Hagan Grove Pass	Herm.	TN	Jason Brewer
Isabella Brewer	6072 Hagan Grove Pass	Herm.	TN	Isabella Brewer
Barbara Brewer	6072 Hagan Grove Pass	Herm	TN	Barbara Brewer
Maddox Ischel	6072 Hagan Grove Pass	Herm	TN	Maddox Ischel

*Front Porch Petition*



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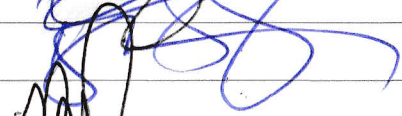



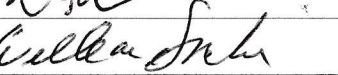
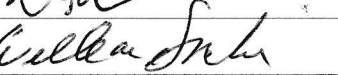
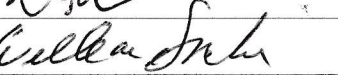
<u>Print Name</u>	<u>Street (include Apt # if applicable)</u>	<u>City</u>	<u>State</u>	<u>Signature</u>
Colby Painter	# 3217 Joneboro Dr.	Nash	TN	
STEVE CONALLY	594 WINDROWE DR	Cookeville	TN	
Zach Smith	2310 Elliott Ave	Nashville	TN	
Paul Schreiber	1904 5th Ave N	Nashville	TN	
Katar Evans	1904 5th Ave N	Nashville	TN	
Ken Griffith	201 Harbor Dr	Old Hickory	TN	
Walter Alvoorn	1285 Buckhead Trail	Nash	TN	
Brian Douglas	2716 River Bend Dr.	Nash	TN	
Camp Holmer	316 Deep Woods Cir	Nash	TN	
Michael Cooke	4569 Andrew Jackson Pkwy	Hermitage	TN	
Ralph Grismale	1074 Riverwood Village Blvd	Hermitage	TN	
Spencer Bryant	1129 Mistletoe Cir	Hermitage	TN	
Paul Ballenger	4200 Rachel Davidson Pass	Hermitage	TN	
STEVAN WILLIAMS	1417 STONER PLACE	Hermitage	TN	
Matthew Siddic	716 Gaywood Pl Old Hickory TN 37158	Hermitage	TN	
Brett Emmer	1680 Stockly Lane	Old Hickory	TN	
Zach Massengale	3205 Cloverwood Dr, 37214	Nashville	TN	
JUSTIN VAUGHN	817 Fitzpatrick rd, 37214	NASH	TN	
Davis Oberst	1825B 16th Ave N Nashville, TN	Nash	TN	



**Petition - AGAINST Metropolitan Davidson County Rezoning Case # 2020Z-069PR-001**

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<u>Print Name</u>	<u>Street (include Apt # if applicable)</u>	<u>City</u>	<u>State</u>	<u>Signature</u>
Jacobson	4921 Tulip Grove Lane	Hermitage	TN	
Braden Harris	2086 Brookstone Dr.	Mt. Juliet	TN	
TRANS EXPRESS M. Bullard	7075 Willoguly Station 16398 Stonehills Ferry Road	Mt Juliet Hermitage	TN TN	
MORE OWENS Tommy Duffey	507 BUFFALO TRAIL 611 LAWRENCE ST	HERMITAGE Old Hickory	TN TN	
Kris Meade MAURICE DANNER	501 GrandStone Ln 3670 Burwick Place	Mt Juliet Antioch	TN TN	
Chad Bolding	214 Lincoya Bay Dr.	Nashville	TN	
Carven Scott	2110 River Overlook Dr	Hermitage	TN	
Kevin House	1501 Woodland Pointe Dr	Nashville	TN	
Nicole Freck	1501 Woodland Pt Dr.	Nashville	TN	
Dillon Warner	1902 Riverside Dr	Nashville	TN	
William Drake	2148 River Overlook Dr	Nashville	TN	





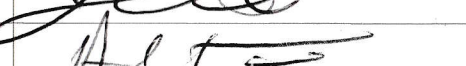

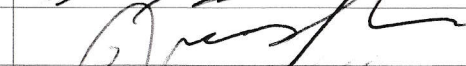
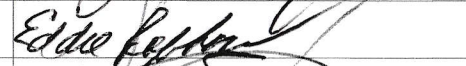






William Drake



**Petition - AGAINST Metropolitan Davidson County Rezoning Case # 2020Z-069PR-001**

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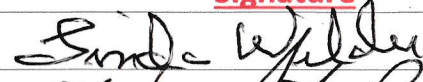






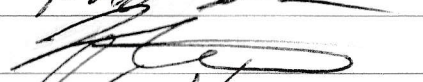
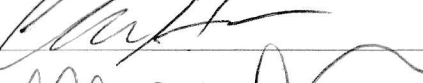
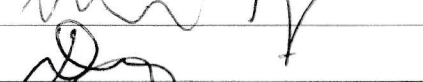


<u>Print Name</u>	<u>Street (include Apt # if applicable)</u>	<u>City</u>	<u>State</u>	<u>Signature</u>
Lucas Felak	1560 Newman Rd	Camblan		
CHENE LOVE/BE	231 Girard HARB rd #65	Old Hwy TN		
AUCIA ROBINSON	305 E. Chandler Ct.	Mt. Juliet TN		
Keith Bookings	1819 Hidden Ridge Cir	Mt. Juliet TN		
Cliff Presley	2810 McBarock Pike	NASH TN		
Josh Close	300 Rachael's meadow CT	Hermitage TN		
Adam Trevino	701 Lakeridge Way	Nash TN		
TERRY FREEMAN	1536 Kinlock Pr	Nash TN		
JUAN RIVERA	2956 Cherry bark	Hermitage TN		
Eddie Robinson	452 Lake Tenae Dr Nashville TN			
Mitch Parake	1321 Fishers Meadows Heritz	Hermitage TN		
Tyler Lock	3028 Brisban Dr	Mt. Juliet TN		
Dan Clair	70 Music Sq W 444	Nashville TN		
Oliver Sella	3960 Bell Rd Apt #23	Hermitage TN		



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Wildes, Linda	4125 Brandywine Pt Blvd	Old Hickory Tn		
MARK POWERS	312 Ketcher Cv. Hermitage 37076			
Bradley Cunn	329 Stones River Cove	Nashville	TN	
Miles McGarty	2004 Beechwood Ave	Nashville	TN	
Kenneth Clark	1354 Westwood Blvd	Mt Juliet	TN	
JEREMY McALL	616 Topoka Drive	Hermitage	TN	
Frank Urban	1766 Crystal Spring Lane	Hermitage	TN	
Grant Walker	600 12th Ave.	Nashville	TN	
Brandon Lyne	131 12th Ave N # 526	Nashville	TN	
Matt Swan	1860 Stonecutter Dr	Hermitage	TN	
J Colston	202 Hermitage Point	Hermitage	TN	
Christian Hoffmann	710 Cleo waniel Dr	Nashville	TN	
Matt Johnson	300 Stewart Ferry Pike	Nashville	TN	
Dylan Boyles	300 Stewart Ferry Pike	Nashville	TN	

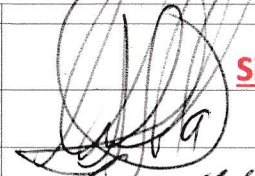

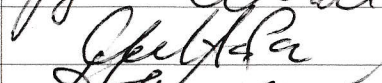
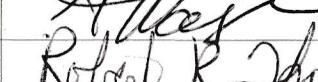
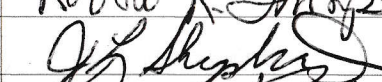


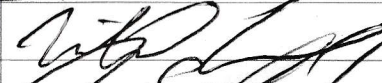

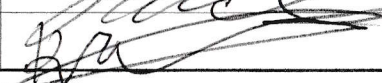




8/27/2020  
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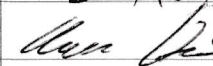

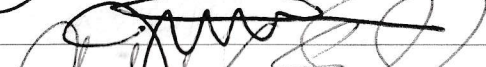
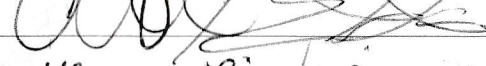



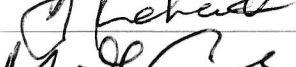




<u>Print Name</u>	<u>Street (include Apt # if applicable)</u>	<u>City</u>	<u>State</u>	<u>Signature</u>
Nicholas Fala	3960 Bell Rd, 623	Hermitage	TN	
Edemar-Ric Ribles	3549 Bice Church Pike	Nashville	TN	
Tyler Wilson	1407 Jackson Downs Blvd	Nashville	TN	
Chantel Pan	2 Hamilton Station King	Lebanon	TN	
Adryne Carter	902 Bellwood Drive Mt Juliet	Mt Juliet	TN	
Robert R. Thompson	155 Trails Circle	Nashville	TN	
James L. Shepherd	4545 Raccoon Trail	Hermitage	TN	
Kenneth W. Brooks	1218 Rosewood Trail	Mt. Juliet	TN	
Casey Stenley	1202 N. 3rd Ave. E.	Mt. Juliet	TN	
Fog John	601 Jackson	Hermitage	TN	
MICHAEL CROW	404 SCOTT'S CREEK TRAIL	HERMITAGE	TN	
Joe Campbell	505 Roberts Circle	Old Hickory	TN	
Phil Starks	2708 Coles Ann Ln	Old Hickory	TN	
Kyle Hardin	223 Hadley's Bend Blvd.	Old Hickory	TN	



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J Harris	3880 Priest Lane DR.	Nashville	TN	
Eugene Vico	1341 Foxhall Blvd Apt 1108	Colleton	SC	
Austin Hollman	1115 Brooks Mill Circle	Hermitage	TN	
JASON WRIGHT	324 Moonwater Ct	Hermitage	TN	
Alex Eddie	102 Belinda Dr	Hermitage	TN	
Matthew Licari	609 Hidden Hill Pt	Hermitage	TN	Matthew Licari
Mark Wilby	701 Harding Pl	Nashville	TN	
Brad Stocks	522 Millwood Dr	MT Jct	TN	
Dothe DeDe	1645 Rachel Way	Old Hickory	TN	
Johnny Kocher	1602 Lincoln Bay Dr	Nashville	TN	
Matt Calkress	106 Lafayette Ave	Old Hickory	TN	
Josh Gagliardi	413 New Hope	Hermitage	TN	
Dan Hays	4377 Oakcrest Ln	Hermitage	TN	
Caron Cox	102 Buckhaven Dr	Hermitage	TN	



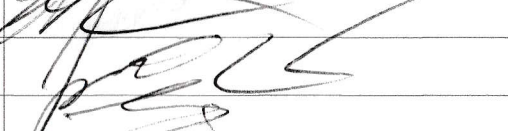
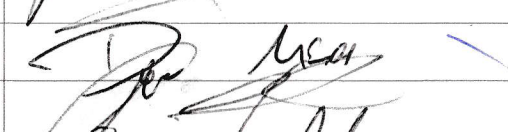
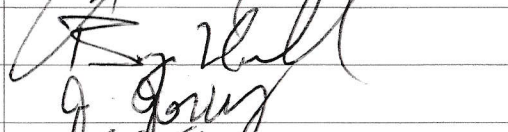
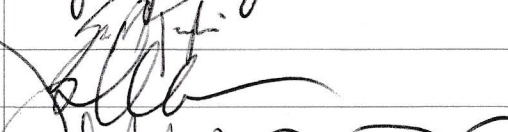
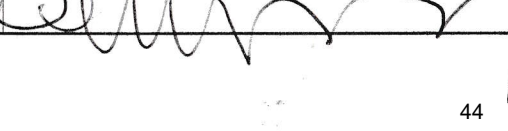



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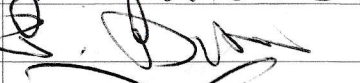

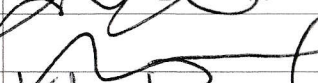


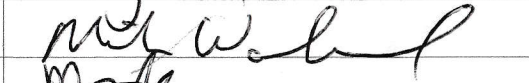




<u>Print Name</u>	<u>Street (include Apt # if applicable)</u>	<u>City</u>	<u>State</u>	<u>Signature</u>
Holden Deigal	111 Antler Ridge Circle	Nashville	TN	
Kenny Fitzpatrick	5001 Sunsetway	Hermitage	TN	
RONALD WINCET	3673 HOGGETT FORD RD	HERMITAGE	TN	
Ashley Barber	2853 Lake Forest Dr	Nashville	TN	
Mikell Scott	614 Flinthock Ct. #	Nashville	TN	
Jessi Gwin	2410 Elliot Ave Apt 786	Nashville	TN	
William Rye	1402 N. 25th St CN	Madison	TN	
Dvor McCall	1308B Mossy Lane	Nashville	TN	
Jermie Speck	5517 Knob Road	Nashville	TN	
BREE HECKER	3760 HOGGETT FORD RD	HERMITAGE	TN	
Jim Josephyn	5404 Mansail Ln	Hermitage	TN	
ERIC TOMPIANS	7409 Thomas Ct	Mt Juliet	TN	
John Lewis	3137 Stafford Dr	Nash	TN	
Micahela Lewis	3137 Stafford Dr	Nashville	TN	



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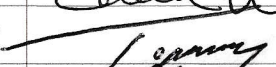
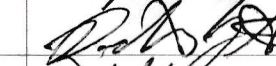



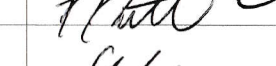
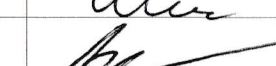

<u>Print Name</u>	<u>Street (include Apt # if applicable)</u>	<u>City</u>	<u>State</u>	<u>Signature</u>
Elijah Borders	524 Albany Dr	Hermitage	TN	
Talando Banks	5231 New John Hagar Rd	Hermitage	TN	
Jerry W Duke	1124 Mistletoe Cir	Hermitage	TN	
Justin Duke	514 Selsey Ct. S	Hermitage	TN	
Russell East	3315 Nina Cir	Lebanon	TN	
Lisa M. Wilkins	4316 Baton Rouge Dr.	Hermitage	TN	
Michael Hill	253 NW Clearview Dr	MT Juliet	TN	
Kate Prince	905 Spence Enclave Ct.	Nashville	TN	
Noah Caldwell	4272 Rachel Dorelson Pass	Hermitage	TN	
STEVE RIGGS	1209 CLINTON PLACE	MT Juliet	TN	
Mike Woodward	336 Clear Lake Dr. W	Nashville	TN	
Morgan Langham	4108 Waterford Circle	Nashville	TN	
Colby Mills	1430 Lady Nashville Ct	Hermitage	TN	
Eric Larr	1312 Meridian St	Nashville	TN	



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John Calton	141 Kennett Rd.	Old Hick	TN	
MORRIS SMOEMER	5133 Hunters Pt. Lane	Hermitage	TN	
Eddie Wilson	1208 Riverbirch Way	Hermitage	TN	Eddie Wilson
Tommy HEFLIN	729 ALBANY DR.	Hermitage	TN	
Randolf Struble	5517 Mulligan Ct.	Hermitage	TN	
Matthew Willoughby	403 Oakwell Farms Lane	Hermitage	TN	
Evan Childers	3137 Burksdale Harder Dr.	Nashville	TN	
Nathan Jernigan	4844 Myra Drive	Hermitage	TN	
Matt Bingham	4844 Myra DRIVE	Hermitage	TN	Matt Bingham
Alex Caldwell	101 Monroe St.	Nashville	TN	
Noel Engleman	3033 Blackhawk Dr.	Nashville	TN	
Marshall Burkhead	311 W 2nd St	Hermitage	TN	
DOUGLAS GRAVES	2310 STEWARTS FERRY PK	HERMITAGE	TN	Douglas Graves
Colin Smith	710 Cleo Miller Nashville		TN	Colin Smith



7-1-20

AGAINST (1)  
Case#  
2020Z-069PR-001

Do not rezone petition!

Please sign this petition to fight re zoning to commercial. If this land is rezoned and sold, the driving range will be closed.

- 1. Ron Cox 615-587-4367
- 2. Steve Lico 615-545-4368
- 3. Souda Latta 615-554-1899
- 4. Terry Smith 615-604-6000
- 5. Mark Miller 270-772-4012
- 6. Lee Starr 903-278-0096
- 7. ~~John~~ 502-603-7734
- 8. ~~John~~ 615-480-3051
- 9. Quentin Cooper 615-473-8230
- 10. ~~John~~ 615-364-3200
- 11. David Howell 615-202-8817
- 12. Howard R. Mond 615-496-3753
- 13. Michael Gibson 615-957-5910
- 14. ~~John~~ 615-828-5284
- 15. Ross Sampson 615-751-4373
- 16. Mark Schmitzel 615-669-5369
- 17. Jay Benard 618-638-8715
- 18. Travis Austin 256-609-8135
- 19. Jeff Lloyd 615-915-7352
- 20. Frank Haines 615-934-7118
- 21. Blake Bancroft 615-912-8179
- 22. Stacy Waddell 615-330-1665
- 23. Cody Rumble 256-483-5572



Signatures

- 24. MICHAEL ROBINSON (731) (95-3595)
- 25. James D. Myer (979) 716 7254
- 26. Kimberly Reese (415) 593-8193
- 27. Josh Granwell (847) 861 2516
- 28. Devin Group (740) 744-6855
- 29. Karen Peterson (302) 241242
- 30. Jason Brown (731) 234-4754
- 31. Abby Evans (615-418-3500)
- 32. Kirk Mott (615-587-0781)
- 33. Scott Fox (931) 267 1527
- 34. Greg Owens (615 804 9103)
- 35. Lee Soper (618-364-2117)
- 36. Turner Smith (615 514-0555)
- 37. ~~Corey Backburn~~ (615-207-5661)
- 38. Corey Backburn (615-530-1675)
- 39. ~~Corey Backburn~~ (615-829-6316)
- 40. ~~Corey Backburn~~ (615 397 1832)
- 41. LIP SOMERS (615-542-9685)
- 42. Bart Young (843) 469-7387
- 43. Chanel Hooper (615-414-8149)
- 44. Tracy Frazier (731-535-0251)
- 45. Timothy S. ~~Hooper~~
- 46. Mike Jolley (615-507-4367)
- 47. Dan Shyler (615 883-3200)
- 48. ~~Eric Shyler~~ (615-581-9567)
- 49. ~~Eric Shyler~~ (705-765-2851)
- 50. ~~Eric Shyler~~ (860-886-3788)

Address

Against Case #

20202-069PR2

(2)

18

3

Against Case # 20202-069  
001

# Signatures

51. Andrew Brown	254-729-7279
52. Tommy M. Herlin	615-566-4711
53. Jason W. Marsh	(615) 775-0040
54. Phulze Murrell	615-8851331
55. Jon B. Hudgins	931-206-0069

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AGAINST Rezoning Case # 2020Z-069PR-001

1. Chandler Wright, 2012 Woods Ln. Mt. Juliet TN 37122
2. Edemw Ruiz Robles, 3549 Brick Church Pike Nashville, TN 37207
3. John Messen 414 Wabash Ct Smyrna TN 37167
4. Donna Drake 2146 River Overlook Dr Hermitage, TN 37076
5. LUKE MARINAC - 211 Amherst Dr.
6. Chad Davidson - 625 Baton Rouge Ct. Hermitage, TN 37076
7. Harrison Griffin 316 Dogwoods Circle 37214
8. Phil O'Connor 1605 W. Wilson Blvd MJ TN 37122
9. ADAM McINVOUGH 609 BATON ROUGE Ct. HERMITAGE, TN 37076
10. KATHY STREETS 401 JOHN WRIGHT RD MT. JULIET TN 37122
11. MARK STREETS 401 JOHN WRIGHT RD MT. JULIET TN 37122
- 12.
- 13.
- 14.
- 15.
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# Comments on September 24, 2020 MPC Agenda Items

Received through September 23, 2020

## Item 24. 2020Z-103PR-001

### OPPOSITION

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**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.

Item 24. 2020Z-103PR-001

OPPOSITION

# Comments on September 24, 2020 MPC Agenda Items

Received through September 23, 2020

## Item 26. 2020Z-128PR-001– Hamilton (formerly 2020SP-015-001)

### SUPPORT

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**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.

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**From:** Charles Stevens <stevect404@gmail.com>  
**Sent:** Monday, September 14, 2020 1:21 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Case 2020SP-015-001

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

**Project Name:** Hamilton SP

Hello!

My name is Charles Stevens and I live on Chimneytop Road in Antioch. I am writing to support the Hamilton SP, because I think that Antioch could greatly benefit by adding more high-quality development which offers better job opportunities. Additionally, this development could alleviate some traffic issues if residents could work closer to home. If some businesses are not able to build in Antioch, then they might leave Nashville. Please consider this zone change. Thank you for your attention to this matter.

Charles Stevens

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**From:** Stephanie Stanford <stephanie@roosp.com>  
**Sent:** Tuesday, September 22, 2020 11:44 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; Porterfield, Delishia (Council Member) <Delishia.Porterfield@nashville.gov>; Rickoff, Abbie (Planning) <Abbie.Rickoff@nashville.gov>  
**Cc:** john@statestreetgroup.com; lillianchou55@hotmail.com  
**Subject:** Planning Commission Letter

Thank you,  
Stephanie Stanford

Item 26. 2020Z-128PR-001– Hamilton (formerly 2020SP-015-001)  
SUPPORT



# Comments on September 24, 2020 MPC Agenda Items

Received through September 23, 2020

Accounting and Billing Supervisor  
Radiation Oncology of the South Plains, PA,  
Ming Global, LLC, Gateway Properties, and  
Gateway Investments  
Phone: (806) 784-3009  
Fax: (806) 687-1791

**SEE ATTACHMENT ON FOLLOWING PAGE**

Jui-Lien Chou Ho  
1 Whisperwood Circle  
Lubbock, TX 79416  
(806) 438-1731

September 18, 2020

Delishia Porterfield  
District 29 Council Member  
Metropolitan Council Office  
One Public Square, Suite 204  
P. O. Box 196300  
Nashville, Tennessee 37219-6300

Re: 2020SP-015-001

Project Name: Hamilton SP

Parcel No: 121 00 0 245.00

Dear Ms. Porterfield,

My name is Jui-Lien Chou Ho, and I own a house at 2791 Couchville Pike, on the corner of Couchville Pike and Bell Road, which is immediately north of the Hamilton land involved in the proposed rezoning. I am writing in support of the Hamilton project because it is consistent with the community plan, as it will bring more jobs to the community in both the short and long term. I also believe that it makes sense that the land immediately east of the Nashville Airport develops like the other three sides of the airport, and that the city supports such growth.

Thank you for your consideration.

Sincerely,

  
Jui-Lien Chou Ho

# Comments on September 24, 2020 MPC Agenda Items

Received through September 23, 2020

## OPPOSITION

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

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

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

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

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

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

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

Thank you.

Anthony Harding