

## Comments on October 22, MPC Agenda Items

Received Through October 20, 2020

### Item 1 - 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

## Comments on October 22, MPC Agenda Items

Received Through October 20, 2020

### Item 3 - 2020Z-119PR-001

#### SUPPORT

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-----Original Message-----

From: beth@bethdowney.com <beth@bethdowney.com>

Sent: Monday, October 12, 2020 9:47 AM

To: Planning Staff <planningstaff@nashville.gov>

Cc: Freddie O'Connell <freddie@readyforfreddie.com>; Ron Hogan <rhogan@mindspring.com>; Richard Audet <richardaudet414@gmail.com>; Sonya Link <sonyalink@outlook.com>

Subject: Please rezone Germantown to a mixed use-no STR, office/residential-no STR, commercial no STR

Metro Planning Dept Staff,

I'm a resident of Germantown at Werthan Lofts. I've lived in Germantown since January 2014 and Nashville since Sept 1999.

I'm writing you today to support the No STR zoning change that is proposed for my neighborhood.

Short Term Rentals have been a major problem in our neighborhood and our city. I think it's best to not allow them in my neighborhood.

In the last year we've watched as Buena Vista Elementary School has closed. Had north Nashville not seen a flood of short term rentals that pushed neighbors out, neighbors with families and children, BVES would likely have more children which translates to the allocated funds to keep it running.

I have neighbors who have been kept awake at night due to party houses and drunken visitors showing up on their doorsteps. I continually pick up litter in my neighborhood from tourists who are staying in these STRs — funny how the litter ceased during the pandemic lockdown. That's no coincidence.

In short, neighborhoods are for neighbors. Let's change Germantown to No Short Term Rental zoning.

Thank you,  
Beth

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Beth Downey  
Tel/text: 615.319.6668  
bethdowney.com

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-----Original Message-----

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Received Through October 20, 2020

From: Chris Butler <clb615@outlook.com>  
Sent: Monday, October 12, 2020 1:39 PM  
To: Planning Staff <planningstaff@nashville.gov>  
Subject: Zoning Changes in Germantown

Hello,

I'm writing to you today as a current and long term resident of the Germantown neighborhood in Nashville. I am for zoning changes and restrictions of short term rental properties in our neighborhood. I believe that allowing short term rentals in a neighborhood changes the area, and no longer makes it the long standing neighborhood of Germantown and what it's known for. It turns our neighborhood into a hotel, and a profit maker for those that buy these properties with no regard to the people that actual live here or the quality of life within our neighborhood.

Long term rentals are not a concern of mine, as a long term rental serves a need for a family, or an individual as a place to live. Businesses being next to residents is not a concern of mine either as we live in a growing city and fully support our local businesses as much as possible. Short Term rentals bring with it problems to our neighborhood. It brings an ever revolving amount of people living next door to you. With our proximity to downtown, it brings with it the bachelor and bachelorette crowds, people that just want a close place to party before going downtown, and multiple disturbances within our neighborhood. These properties are typically not taken care of like one that is owner occupied or a long term rental. Grass grows up, trash and alcohol containers end up on the porches and lawns, noise is a concern, security is a concern, etc.

We need to limit and restrict short term rentals in our Germantown neighborhood to keep it the nice neighborhood that it is and has been for so long. Please consider restricting short term rentals in Germantown.

Thanks,  
Chris Butler

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**From:** Taylor Hackbarth <taylorhackbarth@gmail.com>  
**Sent:** Monday, October 12, 2020 3:35 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** rhogan@mindspring.com; richardaudet414@gmail.com; beth@bethdowney.com; O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>  
**Subject:** No STR Zoning Change

Hello Metro Planning Department Staff,

I am a resident of Werthan Lofts in Germantown. I am writing to support the No STR zoning change proposed for my neighborhood.

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I have lived in Germantown since 2008, and over the last twelve years fewer people in Germantown have actual neighbors as a result of STRs. Without further restrictions on STRs, neighborhoods like Germantown will become more transient with people who are here to party and then leave, having no stake in the neighborhood or the city of Nashville.

STRs bring unwanted noise, trash, and a party atmosphere to Germantown that affects the quality of life in the neighborhood. We lost one of the best Italian shops (Lazaroli Pasta) to a STR development. This wasn't just a shop, but also a gathering place for the neighborhood.

I am fine with legitimate owner occupied STRs, but the over abundance of investor properties needs to be reigned in. If we do allow owner occupied STRs, there needs to be firm requirements to prevent any loopholes for outside investors to still operate.

Please move forward with the proposed plan for no additional STRs in Germantown.

Thank you for your time,

Taylor Hackbarth

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Nashville, TN

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**From:** Fred Booth <fredbooth46@gmail.com>

**Sent:** Thursday, October 15, 2020 12:53 PM

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

**Cc:** Planning Staff <planningstaff@nashville.gov>; O'Connell, Freddie (Council Member)

<Freddie.OConnell@nashville.gov>; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; Adams, Kelly (Planning)

<Kelly.Adams@nashville.gov>; Allen, Burkley (Council Member) <Burkley.Allen@nashville.gov>; Mendes, Bob (Council

Member) <Bob.Mendes@nashville.gov>; Suara, Zulfat (Council Member) <Zulfat.Suara@nashville.gov>; Hurt, Sharon

(Council Member) <Sharon.Hurt@nashville.gov>; Glover, Steve (Council Member) <Steve.Glover@nashville.gov>; Parker,

Sean (Council Member) <Sean.Parker@nashville.gov>; Withers, Brett (Council Member) <Brett.Withers@nashville.gov>;

Henderson, Angie (Council Member) <Angie.Henderson@nashville.gov>

**Subject:** Proposed Zoning Change for Germantown Historic Overlay District and Phillips-Jackson Development District

Dear Planning Commission:

I am writing to express my support for the proposed change in zoning for the Germantown Historic Overlay District and the Phillips-Jackson Development District (Case 2020Z-119 PR-001). The bill (BL2020-479), sponsored by Council member Freddie O'Connell, provides for a fair and reasonable way to address the concerns of residents while also protecting the interests of people who currently have short term rental permits. As I understand it, if the proposed zoning change passes, people who already have STR permits will be allowed to keep them, but future STR permits will be prohibited.

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In recent years with virtually no restrictions on STR permits, Germantown has been changing from a neighborhood with a nice balance of business interests and residential interests to an area being dominated by investors, many of whom have little or no concern about the quality of life here. The proposed zoning change will help us to protect our beautiful historic neighborhood, and maintain the feel of a small residential community even though not zoned as exclusively residential.

The MUN zoning has served us well when businesses and residents have shared a mutual commitment to preserving the quality of life here. Residents have supported local businesses and those businesses have supported our neighborhood projects and programs. Unfortunately, that commitment to maintaining and improving the quality of life here is not shared by some people whose only concern is the return on their investments.

We need the proposed zoning change if we have any hope of restoring the mutually beneficial balance of interests that has existed here in the past.

Thank you.

Fred Booth

1317 4th Ave N  
Nashville, TN 37208

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**From:** Kellye Joiner <joiner.kellye@gene.com>

**Sent:** Monday, October 19, 2020 5:35 PM

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

**Subject:** Rezone to NS districts; case number 2020Z-119PR-001

Metro Planning Dept/Staff,

I have lived in Germantown for 8 years and am writing in support of the zoning change to NS (no STR).

Our neighborhood has become very attractive to investors who have not only take entire homes, but erected entire complexes that are dedicated to vacation rentals. We have seen businesses lose their business, we have seen long term renters lose their homes, we have watched neighbors and residents be picked off one by one to be replaced by a short term rental.

For those of us that live here and have watched this happen, we know that we are at a critical moment to turn this around or we will lose our historic neighborhood. Because living in a community with such an abundance of vacation rentals is simply not livable. There is a negative impact on the quality of life of a permanent resident living close to so many STR's, especially in Nashville.

I believe that this proposal provides a solution to a problem that our Councilman has been hearing about from the neighborhood for years.

Please move forward with this proposed plan to limit the number of vacation/short-term rentals in our community.

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Thank you so much for your consideration of this issue,  
Kellye Joiner

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### OPPOSITION

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**From:** Justin Leach <[JLeach@maynardcooper.com](mailto:JLeach@maynardcooper.com)>  
**Sent:** Tuesday, September 22, 2020 1:52 PM  
**To:** Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>  
**Cc:** O'Connell, Freddie (Council Member) <[Freddie.OConnell@nashville.gov](mailto:Freddie.OConnell@nashville.gov)>  
**Subject:** 2020Z-119PR-001

Hello,

As a Germantown property owner that would be adversely affected by the proposed rezoning referenced above, I'm writing to express my strong opposition to the proposed rezoning.

I own 1221 6<sup>th</sup> Ave North, a historic, residential-style property that I acquired in 2013. I bought the property specifically because it was zoned MUN, and I valued the flexibility that this zoning designation afforded the property as a long-term investment for my wife and I. Though we have leased the property to a small office user since acquiring the property, I anticipate that we may one day live in the property or potentially rent the property residentially on a short-term basis. Removing the STR as an option will decrease the value and utility of my property, and I'm very disappointed that this is actually being considered.

I would be happy to discuss in further detail with planning staff or Mr. O'Connell at any time.

Notwithstanding my disagreement with this proposed rezoning proposal, I sincerely thank you for your service to our city.

Best regards,

Justin Leach

**JUSTIN LEACH**

**T: 615.933.7490**

**F: 615.297.7040**

[JLeach@maynardcooper.com](mailto:JLeach@maynardcooper.com)

3835 Cleghorn Ave Suite 250

Nashville, TN 37215

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**From:** Telly Fathaly <[TFathaly@walkerdunlop.com](mailto:TFathaly@walkerdunlop.com)>  
**Sent:** Monday, October 5, 2020 6:34 PM  
**To:** Adams, Kelly (Planning) <[Kelly.Adams@nashville.gov](mailto:Kelly.Adams@nashville.gov)>

## Comments on October 22, MPC Agenda Items

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**Subject:** Bill Number: BL2020-479 / Deferral Request - Germantown STR

**Importance:** High

Dear Kelly,

Bill Number: BL2020-479

It has come to my attention that Councilman O'Connell, has filed a bill that will rezone my property to a zone outlawing my current right to apply for a STR license.

This bill was introduced without a broad community engagement or discussion and without any notice to me and my neighbors.

The small self-appointed GHN committee which may support this bill has not reached out to me and does not represent my interests.

I request that this bill be deferred at the Metropolitan Planning Commission meeting October 22 until such time as there has been a transparent dissemination of information and community discussion about this proposal.

Best, Telly

Telly Fathaly  
Managing Director | Investment Sales  
**Walker & Dunlop**  
205 Taylor Street  
Nashville, TN 37208  
P: [615-224-7813](tel:615-224-7813) M: [404-556-9142](tel:404-556-9142)  
[TFathaly@walkerdunlop.com](mailto:TFathaly@walkerdunlop.com)

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**From:** Matthew Bigach <[mbigach@gmail.com](mailto:mbigach@gmail.com)>

**Sent:** Monday, October 12, 2020 11:42 AM

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

**Subject:** Comments On Case 2020Z-119PR-001

To whom it may concern,



## Comments on October 22, MPC Agenda Items

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I'd like to voice my very strong opposition to Bill BL2020-479 and Case 2020Z-119PR-001 in regards to a request to rezone MUN, MUN-A, MUL-A, MUG, OR20, CS, and CF to MUN-NS, MUN-A-NS, MUL-A-NS, MUG-NS, OR20-NS, CS-NS, and CF-NS. I live in the Germantown neighborhood and my property would be affected by this proposed legislation.

On February 4, 2020 in the Metro Council Meeting, we were told that Bill BL2019-111 would be:

**“this is not a council member or any individual being able to take a big overlay of property or your neighborhood. This is specific to a parcel. It is elective by the owner/developer.”**

Yet in this proposed legislation, that is exactly what is trying to be done.

This bill would severely affect our property values in a negative way and prevent homeowners and developers from utilizing their property the way they see fit and within the current zoning restrictions.

Please vote against this bill and prevent this from happening.

Thank you,

Matt Bigach

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**From:** Mladen <mladen@floorsunlimitedusa.com>

**Sent:** Tuesday, October 20, 2020 11:53 AM

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

**Subject:** Council Bill No. BL2020-479

My name is Mladen and I live at 508 Madison St.

I reject your attempt at yet another episode of government overreach.

Our current condo bylaws do not allow for STRP use.

That is our choice as homeowners and not some city bureaucrats.

I further suggest removing unjustifiable restrictions on STRP to increase revenue for the city.

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## Comments on October 22, MPC Agenda Items

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### Item 4 - 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.

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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

## Comments on October 22, MPC Agenda Items

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### Item 15 - 2020M-004SR-001 (Renaming of 5<sup>th</sup> Ave to John Lewis Way)

#### OPPOSITION

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**From:** Bradley Snider <bradley.e.snider@gmail.com>

**Sent:** Thursday, September 3, 2020 4:44 PM

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

**Subject:** Renaming of 5th Ave. N

Please accept this email as communication to reflect that I do NOT support the renaming 5th Ave N to Rep John Lewis Way. While I fully support honoring Mr. Lewis for the amazing accomplishments of his storied career, renaming a portion of a "numbered" street in a residential area is not the most wise decision. There must be another way to honor him without adding confusion or expenses to the residents of Germantown/Salemtown. I am also concerned as to why residents have not been informed of this earlier? Or if we were how we were notified?

Sincerely,

Concerned Citizen

Brad Snider

1717B 5th Ave. N.

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**From:** Penny Ford <pennyford08@gmail.com>

**Sent:** Monday, October 19, 2020 11:29 AM

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

**Subject:** MPC Public Hearing October 22, 2020 - Agenda Item 15 CASE 2020M-004SR-001

To Whom It May Concern,

I am unable to attend this scheduled public hearing, however, I want to go on record as saying: I oppose the renaming of 5th Avenue N. to any other name. The history of this street reflects the street name 5th Ave North.

Please consider another street on the outskirts of downtown that doesn't have the long standing history.

Thank you for your consideration.

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Penny Ford - downtown resident

231 5th Avenue North

Nashville, TN 37219

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**From:** Dorothy Nuzzo <bklynrose16@gmail.com>

**Sent:** Monday, October 19, 2020 3:06 PM

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

**Subject:** John R Lewis Way

I am opposed to naming any part of 5th Ave John R Lewis Way. I do not think that it is appropriate to name any street, building, bridge or town after someone famous. I don't see how that honors them if that is the goal. We have too many "named" streets in downtown Nashville. I think we should keep the city easy to navigate with numbered streets that follow a grid. I also feel that it is very confusing to have a Rosa L Parks Blvd and Rosa L Parks Avenue. I think Rosa L Parks Blvd should go back to being 8th Avenue. Thank you for taking the time to consider my opinion.

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### SUPPORT

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**From:** Sam Warlick <sam.warlick@gmail.com>  
**Sent:** Monday, October 19, 2020 2:37 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Supporting 5th Avenue Renaming

Hello Planning Commission —

As a Germantown homeowner and Nashville native, I would like to voice my support for the renaming of Fifth Avenue to “Rep John Lewis Way”. I think it is a perfect and moving tribute to one of our city's greatest residents.

Best,  
Sam Warlick

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**From:** barbara carroll <bckooia@gmail.com>  
**Sent:** Monday, October 19, 2020 3:21 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Rep. John Lewis Way

I support the renaming of 5th Ave N, south of Jefferson Street, to Rep. John Lewis Way.

BL Carroll  
1229 6th Ave N  
Nashville, TN 37208

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**From:** Harriet Warner <harriet@crossroadscampus.org>  
**Sent:** Monday, October 19, 2020 3:22 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** renaming of 5th ave N

I am a Germantown resident, and I work for a North Nashville non-profit working with young adults experiencing homelessness and am active generally in North Nashville. I would like to voice my **strong support for the renaming of**

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**5th Ave N** after the late John Lewis. I believe that it is incredibly important and powerful to use opportunities like this to embed a sense of pride and historical legacy with the community in 37208.

I am disappointed and surprised in the reaction of a small number of my — and it must be said, white and affluent — neighbors who oppose this proposal. Please be brave and do the right and righteous thing!

With kind regards,

Harriet Warner  
Development Director  
Crossroads Campus  
707 Monroe St.  
Nashville, TN 37208

cell: 615-686-1542  
[harriet@crossroadscampus.org](mailto:harriet@crossroadscampus.org)

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**From:** rhogan@mindspring.com <rhogan@mindspring.com>  
**Sent:** Tuesday, October 20, 2020 10:39 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** HGN Board of Directors <board@historicgermantown.org>; O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>; Suara, Zulfat (Council Member) <Zulfat.Suara@nashville.gov>; Germantowners <germantowners@googlegroups.com>  
**Subject:** Case 2020M-004SR-001 -- Renaming of Opry Place, 5th Ave S and 5th Ave N to Jefferson Street

10/19/2020  
Case 2020M-004SR-001  
Renaming of Opry Place, 5<sup>th</sup> Ave S and 5<sup>th</sup> Ave N to Jefferson Street

Dear Planning Commission Members:

The Historic Germantown Neighborhood Association (HGN) supports the renaming of Opry Place, 5<sup>th</sup> Avenue South and 5<sup>th</sup> Avenue North – as amended at Council on First Reading to stop at Jefferson Street – to “Rep John Lewis Way S” and “Rep John Lewis Way N.” The HGN Board adopted this position at its September Board Meeting.

A survey of residents living north of Jefferson on 5<sup>th</sup> Ave N in both Germantown and Salemtown was conducted by one of the residents on 5<sup>th</sup> Ave N (results attached). The survey showed that 83% opposed the bill as originally introduced, but 61% supported the renaming of 5<sup>th</sup> Avenue south of Jefferson. After

Item 15 - 2020M-004SR-001 (Renaming of 5th Ave to John Lewis Way)



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conducting several public hearings on this issue and also meeting with the HGN Board and residents in HGN's September Board meeting, Councilmember Suara amended her bill (BL2020-450) to reflect the prevailing viewpoints of residents in Germantown and Salemtown, as well as the HGN Board. We, thus, encourage the Planning Commission to approve the proposed area for renaming as amended at Council on 1<sup>st</sup> reading.

Sincerely,

A handwritten signature in blue ink that reads "Ron Hogan". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ron Hogan

[president@historicgermantown.com](mailto:president@historicgermantown.com)

(423) 243-4398

**ATTACHMENT BELOW**

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**From:** Delores Thomas <deloesthomas1949@gmail.com>  
**Sent:** Tuesday, October 20, 2020 1:22 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** kytonze.tombs@nashville.gov  
**Subject:** Street Rename to Congressman John Lewis Way

As a 50+ year resident of Nashville, it gives me pleasure to see my city move forward in the recognition of pivotal moments in Nashville's greater development.

I, wholeheartedly, endorse and support the renaming of 5th Avenue North from Jefferson Street to Coffee Street "Congressman John Lewis Way". However, I want to up the ante and rename 5th Avenue North from Broadway Street to Coffee Street, "Congressman John Lewis Way", especially since the actions of Rep. John Lewis, initially, had their greatest impact in the downtown area. Therefore, I enthusiastically support the renaming of 5th Avenue North from Broadway Street to Coffee Street, "Congressman John Lewis Way."

Thank you.

Delores J. Thomas, [deloesthomas1949@gmail.com](mailto:deloesthomas1949@gmail.com)

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### Item 20 - 2004UD-002-011

#### OPPOSITION

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**From:** SUSAN MALONE <[322.malone@comcast.net](mailto:322.malone@comcast.net)>

**Sent:** Sunday, October 4, 2020 10:35 AM

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

**Subject:** Zoning Hearing Case #2004UD-002-011

I will not be able to attend this hearing; however, I wanted to make it known and clear that I am against this continued development.

We are already packed in this specific area and a new development that runs through an existing and different neighborhood is quite ridiculous and unwanted.

I vote to have some nature remain.

**Susan C. Malone**

**322 Mapleton Alley**

**Hermitage, TN 37076**

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**From:** Yvonne Zentay <[yemmett@hotmail.com](mailto:yemmett@hotmail.com)>

**Sent:** Thursday, October 8, 2020 4:32 PM

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

**Subject:** Villages of Riverwood Zoning

Not sure if I can join the event so wanted to submit a question. When we purchased this house in 2016 we were told this was going to be an Assisted Living facility. That was fine cause that does not mean renters / traffic / pedestrians spilling into our pristine neighborhood. Now we are told you want townhomes....210 of these is probably 400 cars coming into our neighborhood every morning. Not to mention the additional safety concerns of having renters on foot or walking their dogs in our area. I worry about congestion AND crime. I totally am against rezoning. What, if any, do you see the benefit of this rezoning to the homeowners or VoR?

Yvonne Zentay

1941 Stonewater Dr, Hermitage TN 37076

Sent from [Mail](#) for Windows 10

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**From:** Smith, Heather L. <[h.smith@Vanderbilt.Edu](mailto:h.smith@Vanderbilt.Edu)>

**Sent:** Tuesday, October 20, 2020 10:03 AM

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

**Subject:** Resident Concerns and Opposition re: Case Number 2004UD-002-011

## Concerns About Development for Public Hearing (Case 2004UD-002-011)

There have been numerous changes during the 16 years since the property along Stonewater Drive was approved for development. There are concerns about Metro Planning Commission approving this property for a 210 multi-family community.

The following concerns were collected between October 5<sup>th</sup>–18<sup>th</sup>, 2020 using a survey link that was posted on social media. There were 76 participants who submitted responses during this time. The responses were categorized to ensure capturing of participant responses:

### Concerns Submitted

- There has been substantial residential development in the area since the original approval for the assisted living facility. Magnolia Farms, Hermitage Pointe, Oakwell Farms, Edison at Riverwood and others have been developed since the original approval. Access roads (Dodson Chapel Rd, Bell Rd, and Central Pike) have remained largely unchanged and traffic has increased. Development and traffic use for older residents (assisted living facility) is quite different than for a multi-family development. During inclement weather conditions, Bell Rd across Percy Priest dam is closed, further limiting access.
- Two existing roads with day parking on both sides of the streets are currently planned as the main access roads to the 210 multi-family residences: Stonewater Dr and Riverbirch Way. There are concerns about increased traffic and safety (especially for children) in the Villages of Riverwood (VOR), which was intentionally planned to disperse residential traffic patterns throughout the neighborhood.
- The 210 multi-family residential community would not be part of the Villages of Riverwood (VOR) community, yet their residents would enter through the VOR entrance with a VOR-maintained water feature, drive through streets with VOR-maintained landscaping and natural areas, walk through areas maintained by VOR, without having to pay VOR Homeowner's Association dues.
- The development would decrease natural habitat for wildlife. This has already resulted in deer and other animals grazing immediately next to the same section of I-40 as the planned development. This development would further reduce natural habitat and wildlife that residents of the VOR neighborhood and surrounding neighborhoods enjoy.
- Destruction of trees, bushes, and other natural sound-barriers would increase already-loud noise and vibrations from I-40. Construction would also add to noise, negatively impacting many residents who work from home.
- The VOR property values could be negatively impacted with another residential neighborhood's access through VOR neighborhood without the ability for VOR Homeowner's Association to enforce covenant restrictions. Additionally, other factors with this change to 210 multi-family residential units could negatively impact VOR home property values.

## Comments on October 22, MPC Agenda Items

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- There are concerns about the impact upon the Stones River, McCrory Creek, and existing drainage issues with further destruction of natural areas.
- There are existing concerns about the current levels of demand upon water, sewer, electrical power supply (residents have experienced numerous outages even without inclement weather), schools, policing/safety, and emergency response vehicles and services. A 210 multi-family residential community would increase demands.
- VOR residents purchased property with the understanding that if developed, the area would have older residents in an assisted living facility. Approval for a change without greater citizen/resident representation is perceived as unjust.

Respectfully submitted,  
Heather L. Smith  
615-720-5608

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**From:** Hamlin, Debra <DHamlin@bfrc.com>  
**Sent:** Tuesday, October 20, 2020 10:08 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Case 2004UD-002-011

I am a resident of The Villages of Riverwood. The current proposed 210 unit development will negatively impact the Villages of Riverwood as well as the immediate area in the following ways:

- Wildlife habitat protection;
- Stormwater runoff to the Stones Creek and ultimately Percy Priest;
- Traffic

This area cannot handle additional housing with the current infrastructure. It will negatively impact already displaced wildlife as well as water quality.



**Debra Hamlin**  
Director - Environmental,  
Health, Safety and  
Sustainability (EHSS) -  
Commercial Tire  
Bridgestone Americas, Inc.  
200 4<sup>th</sup> Avenue South Nashville,  
TN 37201  
Office: +1 (615) 937-9379  
Mobile: +1 (847) 420-8611  
[Web](#) | [Twitter](#) | [Facebook](#) |  
[Instagram](#) | [LinkedIn](#)

## Comments on October 22, MPC Agenda Items

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From: Troy Nunnally <troy\_n90@icloud.com>  
Sent: Tuesday, October 20, 2020 10:17 AM  
To: Planning Commissioners <Planning.Commissioners@nashville.gov>  
Cc: Planning Staff <planningstaff@nashville.gov>  
Subject: Community development

To whom it may concern,

As a resident of Hermitage I oppose the development plans of Stonewater Drive. The negative affects of traffic congestion and environmental impact to our community are too great.

Thank you,

Troy Nunnally

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Planning Commission,

I would like to voice my opinion that I believe we should not have this additional 210 multi family community added. The reason attached are more than sufficient, in my belief, to explain why this is not good for the community of The Villages of Riverwood and the surrounding areas. I believe in fairness and equal use, and I do not believe that this plan would be fair or constitute equal use for the members of The Villages of Riverwood and our neighbors. Please consider voting against this plan or, at least, extending the plan to further consider impacts on our community and neighborhood.

William Meek

**ATTACHMENT BELOW**

## Comments on October 22, MPC Agenda Items

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**From:** jalila cunningham <jacun6@icloud.com>  
**Sent:** Tuesday, October 20, 2020 10:27 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Stonewater Drive multi-family development

1. case number is 2004UD-002-011

In regards to the 210 multi-family development, I am against it for all of the reasons aforementioned. No interest in more traffic through VOR, and less green space. Please reconsider and keep our neighborhood a neighborhood.

Sincerely,  
Dr. Jalila Hudson

Sent from my iPhone

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**From:** Heather Smith <heathersmith514@gmail.com>  
**Sent:** Tuesday, October 20, 2020 10:39 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Planning Staff <planningstaff@nashville.gov>  
**Subject:** Opposition Re: Case 2004UD-002-011

Dear Planning Commissioners,

Thank you for your service to Nashville and Davidson County. I would like to voice my **opposition** to Case 2004UD-002-011. There are numerous concerns with an Urban Overlay Design change that require more careful consideration to the impact upon access roads, enforcement of neighborhood covenants, demands upon law enforcement, emergency response access, electrical power supply, natural habitats of Stone's River and McCrory Creek and drainage. Additionally, the Stone's River and McCrory Creek natural habitat area are currently among the last remaining areas for wildlife. The trees and vegetation form some natural sound barrier to I-40 and no plans to reduce sound and vibrations have been made with the proposed change. Many area residents work from home.

Lastly, a survey was conducted outlining additional concerns. You should have received a separate email outlining residents' concerns.

Please vote to OPPOSE this change.

Sincerely,  
Heather L. Smith

## Comments on October 22, MPC Agenda Items

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**From:** Anita Mamone <amm2583@yahoo.com>

**Sent:** Tuesday, October 20, 2020 10:41 AM

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

**Subject:** Case # 2004UD-002-011 Villages of Riverwood - Section M (Modification)

Dear Planning Commissioners and Staff,

I strongly oppose the change to add a 210 multi-family community in place of the 776 assisted living units. I live on Stonewater Drive and have enjoyed this quiet street for several years. This new development would bring increased traffic through Stonewater Drive and other roads within the Villages of Riverwood. I echo all of the concerns in the attached document.

Please do not approve this modification.

Kind regards,

Anita Mamone  
VOR resident

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**From:** Noelle Yazdani <noelleyazdani@icloud.com>

**Sent:** Tuesday, October 20, 2020 11:09 AM

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

**Subject:** 2004UD-002-011

To who it may concern,

I wanted to voice my extreme opposition to building homes or any structure on Stonewater Drive in the Villages of Riverwood subdivision. This would cause the area to have massively increased traffic as well as take away the green space for the neighborhood.

Lastly, the roads, greenway and sidewalks, that we the homeowners pay an HOA fee to maintain, would be accessible to the individuals living/working on that property.

Thank you,  
Noelle

Sent from my iPhone

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**From:** Riesenber, Mike <mike.riesenberg@Vanderbilt.Edu>

**Sent:** Tuesday, October 20, 2020 11:18 AM

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



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

**Subject:** Case Number 2004UD-002-011

Hello planning Commission,

Thank you for addressing the concerns of myself and neighbors. I appreciate all the work you do to develop the Nashville community thinking globally while acting locally.

I would like to express my opposition to the developer's request to change original plans for the property to develop 210 multi-family residential units. My primary concerns are as follow:

- Lack of infrastructure change to accommodate Increased traffic on access roads. Dodson Chapel Rd. is already a narrow road especially given the amount of new traffic coming from the apartment complex opening soon. This is both a safety concern for walking and bike riding connecting with the green belt and for traffic backing up and around the corner on Bell road.
- Increase of street parking in an already overcrowded neighborhood. The HOA regularly sends out emails reminding people not to block sidewalks and not to litter the neighborhood with cars parked on the streets as if this were the Vanderbilt University campus. Adding more traffic and living units would only add to an already well documented concern.
- HOA fees and accountability; Or lack thereof. Please correct me if I'm wrong, but as I understand it, the new residential community would not be part of the Villages of Riverwood community. However, their residents would enter through the VOR entrance with a VOR-maintained water feature, drive through streets with VOR maintained landscaping and natural areas, walk through areas maintained by VOR, without having to pay VOR Homeowner's Association dues. Subsequently, if they are without an HOA, a lack of property upkeep and regulations would negatively impact our neighboring community.
- Utility demands. The increased supply of our water, sewer services would grow without a plan for managed and sustainable growth. In fact our electrical power supply concerns have already been well documented as residents have experienced numerous, reoccurring power outages. This would only add to the problem.
- Devalue homes. Adding more homes would decrease the demand and thus property values. This would be especially true of the existing townhomes who would have a more difficult time selling their property given an increase of inventory.
- With the original plan of an assisted living center, I would be concerned mainly about employees of the business parking on VOR streets and continued traffic all hours of the night with shift changes and ambulances and other potential medical first responders being called on a regular basis. This would also devalue the neighboring homes.

Questions:

## Comments on October 22, MPC Agenda Items

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- Would a compromise be attainable? For example reduce the number of 210 multi-family residential units to 105 and add a second neighborhood pool, hot tub, basketball/tennis courts, and a gym with weights?
- If the change is approved and construction moves forward, would the new development be added to VOR and subject to HOA fees, rules, and regulations?

Thanks again for addressing our concerns.

Mike Riesenberg  
3107 Cedar Cottage Dr  
615-653-8295

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From: Erika Sankey <eds0009@icloud.com>  
Sent: Tuesday, October 20, 2020 11:50 AM  
To: Planning Commissioners <Planning.Commissioners@nashville.gov>  
Cc: Planning Staff <planningstaff@nashville.gov>  
Subject: Concerns about New Development

Good morning!

I am a new homeowner in the Villages of Riverwood community, and I have been pleased by how quiet it is here. I am concerned that the new apartment development and possibly the addition of over 200 new homes will disrupt the serenity. Dodson Chapel Road and the bridge leading to Stewarts Ferry are already congested. The new apartment development has only worsened the problem. These are roads that I frequently travel to get to Vanderbilt Medical Center where I work as a nurse. These roads must be easily accessible for emergency vehicles and healthcare professionals such as myself who need to get in and out of the neighborhood.

I am also concerned with safety as there has been increasing crime in our area. We do not need to attract more people to this area until we have adequate police coverage here. Stonewater is one of the main roads through this neighborhood and we have many families with children that play and walk along that road. It is not safe nor fair to introduce more construction and traffic through there.

Another concern of mine is access to natural resources such as trees that block out interstate noise and running water to our homes.

Please consider the aforementioned concerns that echo what my fellow neighbors have already said. We love VOR and would love for it to remain the way that it is. Thanks.

Respectfully,  
Erika Sankey

Sent from my iPhone

## Comments on October 22, MPC Agenda Items

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**From:** Vic Duggan <wvduggan@gmail.com>

**Sent:** Tuesday, October 20, 2020 12:02 PM

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

**Subject:** 2004UD-002-011

Good Afternoon,

I'm writing to you today to voice my opposition to the proposed changes the original plans for the Villages of Riverwood subdivision. The developers are requesting permission to add a 210 multi family community there that would devastate:

- green space utilized by local wildlife already displaced
- watershed for Stones River
- noise barrier from I40 for existing homes
- property values for existing homeowners.

Please do not approve this request for a change to the Urban development.

Thanks for your consideration

Vic Duggan

2137 Hickory Brook Drive, Hermitage, TN 37076

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**From:** Phillip Davis <philtahu@outlook.com>

**Sent:** Tuesday, October 20, 2020 12:05 PM

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

**Subject:** Zoning Case 2004UD-002-011

Hello Metro,

I would just like echo what other neighbors in the VOR have been saying about this 210 multi family rezoning have been saying.

I don't understand how this is in the best interesting of the community/neighborhood. I live in the VOR, and it would be awkward to have another community living within our community that is not part of us.

Is there any thought to how this, with all the other developments, will impact traffic flow?

I just feel like there is nothing in this for quality of life for anyone who lives here.

It would be cool if the developer were willing to compromise, like if they offered to build a bridge across stones river so we could access the greenway or something.

But without a compromise, or any consideration of the people living here, I would not like this rezoned.

## Comments on October 22, MPC Agenda Items

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Thanks

Phillip Davis

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**From:** Sara Blood <bloodsara@gmail.com>  
**Sent:** Tuesday, October 20, 2020 12:17 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Planning Staff <planningstaff@nashville.gov>  
**Subject:** Lebanon Rd. Rezoning, Case # 2004UD-002-011

Dear Commissioners,

I'm writing in opposition to the proposed zoning change of the 7-acre Smith property on Lebanon Rd from residential to multi-family residences.

I own property in Spring Place Condominiums, behind Stanford Estates. Myself and other residents are extremely attached to the peaceful surrounding we currently have. For myself and others, buying in Donelson was a great option because there was still green space and room to breathe away from the congestion of the city. In comparison to other surrounding suburban Nashville neighborhoods Donelson offers quiet, comfort in nature, and safety to families because of the large acreage our houses are on.

Traffic on Lebanon Rd. is already a problem and congestion is particularly bad in the mornings and afternoons. Adding 210 multi-family residences is going to increase traffic in a way that is going to make it exponentially more difficult for our normal daily commute. What is some mornings 45 minutes of stop and go traffic to commute into the city to get to work would be increased dramatically with 210 multi-family residences.

Because of our proximity to the Stone's River there are already water and drainage issues when there is a heavy rain or big storm. Some Stanford Estates residents face flooding issues of their basements or lower levels of their homes. At Spring Place we see erosion of the soil as water drains down the hill and our pavements are in constant need of repair. Adding more congestion with multi-family units will worsen this problem.

Simply put, adding large amounts of people (which 210 multi-family residences would definitely do) would create a headache for the current residents and make this area of Nashville less desirable to live in. Our wish is to preserve and protect the oasis we have purchased.

Thank you,  
Sara Blood

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**From:** Gwen Hopkins <gwenelle215@yahoo.com>  
**Sent:** Tuesday, October 20, 2020 12:25 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Proposed development on Stonewater Drive in Hermitage

## Comments on October 22, MPC Agenda Items

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I am writing to add my voice to those of my neighbors in Villages of Riverwood who oppose this development. The current roadway infrastructure will not support another 210 units, and other residential construction already underway will overwhelm our streets and especially Dodson Chapel Road. I adamantly oppose these additional units, and I'm especially concerned about the lack of communication and full disclosure from Mr Roy Dale and our Council member about the impact this project will have on our neighborhood, quality of life and the environment. PLEASE allow us the opportunity to be heard before approving this development.

Respectfully,  
Gwen Hopkins  
3117 Cedar Cottage Drive  
Hermitage

[Sent from Yahoo Mail on Android](#)

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**From:** Peworchik, Paul J <pjp@psu.edu>  
**Sent:** Tuesday, October 20, 2020 1:05 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Planning Staff <planningstaff@nashville.gov>  
**Subject:** 210 Multifamily units on Dodson Chapel Rd

I would to express my opinion regarding the committee meeting on Oct. 22, 2020 to review the request to construct 210 homes. I believe the infrastructure is not capable of handling and additional 210 families with possibly 2 cars per household. The current completion of the apartment houses right off Dodson Chapel will cause enough problems for the current residences regarding traffic. Dodson Chapel road, Bell Road, and Central pike are not currently equipped to handle the additional traffic. The entrances to the Riverwood development and infrastructure (road ways) are not equipped to handle any entrances and exits from the proposed 210 units onto the current Riverwood development roadways.

I would like this proposed development to be disallowed. If that is not possible than there should be no roadways constructed to access the current Riverwood development. The only roadway accessible to the proposed 210 family development should be from Dodson Chapel Rd.

Thank you for listening<

Paul Peworchik  
2829 Whitebirch Dr.  
Hermitage Tn.

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**From:** kaagenrobinson <kaagenrobinson@yahoo.com>  
**Sent:** Tuesday, October 20, 2020 1:29 PM

## Comments on October 22, MPC Agenda Items

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**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>  
**Subject:** Case 2004UD-002-011

Against the zoning change.  
No postponement.

Questions to ask:

What will the developer do to support the school system with the influx of family homes?

The developer has failed to meet other promises. How are we to hold them accountable for any new ones made?

Kaagen Robinson  
Sent from my Sprint Samsung Galaxy S8.

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**From:** Darrellena Thompson <tdarrellena@yahoo.com>  
**Sent:** Tuesday, October 20, 2020 2:00 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>  
**Cc:** Ann Claud <ann.claud@ghertner.com>  
**Subject:** Concerning recent ...

Hello,

I am writing to state that, I too, DO NOT wish to have a 210-multi family home , accessible from Villages of Riverwood to be added to our community.

We feel it will indeed add to the traffic ,crime and affect the homes of natural wildlife in the area and in turn have them in the roadways as a threat to us while we drive. I appreciate you allowing me a voice in this matter along with the several other residents who have already signed the petition. Thank you!

Darrellena Thompson (Lena)

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**From:** Cathy Bruner <cbruner129@yahoo.com>  
**Sent:** Tuesday, October 20, 2020 2:38 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>  
**Subject:** Proposed Development in The Villages of Riverwood, Hermitage

“They paved paradise and put up a parking lot.” That is what seems like is happening to my neighborhood, The Villages of Riverwood. I have lived at Riverwood for over 5 years. I have seen growth in the community, with two new subdivisions being built off of Hoggett Ford Road and the huge set of apartments just before the entrance of the neighborhood. Now,

## Comments on October 22, MPC Agenda Items

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our neighborhood is being subjected to yet another building project on a beautiful piece of land right outside my doorway. I live in the last section of townhomes at the end of River Trail Drive.

When I drive across the dam at Percy Priest Lake and see all the beautiful trees that surround the lake and Stones River, I am saddened to think that new development will take away the natural beauty of the area. Nature, not more new development, is what is needed now more than ever, especially in the year of COVID. When I sit on my front porch, I see deer, wild turkeys, squirrels and other beautiful wildlife, and it is very relaxing. In fact, I had wild turkeys in the grassy area right next to my townhome just a few weeks ago. The tree line helps to lower the noise from the interstate as much as it can. Building new homes on the intended property will only increase the noise, overcrowd our neighborhood, increase the traffic on our streets, impact the value of our homes negatively, and more. I could go on, but I think you realize what the impacts will be.

It was my understanding that an assisted living facility was to be built on this land, not a neighborhood. I am not opposed to an assisted living facility, as long as it blends well with the current feel of the neighborhood. Building "tall skinny" townhomes would not blend in with the surrounding houses and would be a complete eyesore. Personally, I would like to see the land left as it is or turned into a park or greenspace for the quiet enjoyment of our neighborhood.

I have lived and worked in the Nashville area all my life. I've watched this area grow from a relatively small, beautiful, southern capital city to a sprawling metropolis. That's not what Nashville is supposed to be. It seems that we are being led by greedy people paving over paradise for a parking lot.

I urge you to vote against the proposal of turning this property into a multi-family development. If you lived in my neighborhood, you would see the beauty of it **AS IS**, and would not want to see this happen. Come take a look, if you haven't already, and talk to the people who live here.

Thank you for your time and consideration.

Cathy Bruner  
Villages of Riverwood resident

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**From:** shannon Springsteen <sspringsteen@live.com>

**Sent:** Tuesday, October 20, 2020 2:48 PM

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

**Subject:** 2004UD-002-011

Dear commissioner/city planning officials:

I am writing to voice my concerns over a proposed 210 multi-family development being put in the middle of my established neighborhood. I have lived on Stonewater Dr in Hermitage for over 6 years. I purchased in this neighborhood because I liked the way the neighborhood was planned. In the beginning, we were told there would be a playground where some of this development is now being proposed.

This community would not be a part of our HOA, but would enter their property directly through our street. I have 2 younger children and more traffic would be a danger to them. You have already approved more

## Comments on October 22, MPC Agenda Items

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development than was originally proposed ( Magnolia Farms, Hermitage Pointe, Oakwell Farms, Edison at Riverwood and others).

The new development would be taking advantage of our Village of Riverwood maintained streets, Village of Riverwood maintained water feature, Village of Riverwood maintained landscaping and natural areas etc. without having to pay any dues to the Village of Riverwood HOA. Our natural sound barriers, such as, trees, and bushes will be torn down which will increase already-loud noise and vibrations from I-40.

Property values will most likely be negatively affected by another neighborhoods access through the Village of Riverwood neighborhood without the associations ability to enforce covenant restrictions.

The Village of Riverwood residents purchased property with the understanding that if developed, the area would have older residents in an assisted living facility. Approval for a change without citizen/resident representation is unjust.

We are already having traffic problems on these two lane roads (Dodson Chapel, Central Pike). How can these roads handle another multi-family community in addition to Oakwell Farms, The Villages of Riverwood, Magnolia Farms, Hermitage Pointe, and Edison at Riverwood communities? This is just a ridiculous plan.

Finally, we have concerns about the impact upon the Stones River, McCrory Creek and existing drainage issues with further destruction of natural areas.

Thank you for your consideration.

David Springsteen

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**From:** Michael Case <mlcase1954@gmail.com>

**Sent:** Tuesday, October 20, 2020 3:00 PM

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

**Subject:** Concerns about New Development XN904577

To Zoning Board about case #2004UD-002-011

The planned development of 210 apartments inside of the Village of Riverwood would cause a significant increase in traffic within the subdivision as well as all access roads. City services such as water and sewer will also be affected. Drainage and the natural landscape in that area will be compromised.. Safety and security of residents will be affected from increased turnover of people in these units.

I believe we should wait to vote on this zoning change until next year when more research can be completed.

Resident of VOR  
Michael L Case

Item 20 - 2004UD-002-011



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**From:** sthorton3 <sthorton3@gmail.com>  
**Sent:** Tuesday, October 20, 2020 3:07 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Planning Staff <planningstaff@nashville.gov>  
**Subject:** case number 2004UD-002-011

Increased traffic through Villages of Riverwood (VOR) and on access roads: Stonewater Dr, Riverbirch Way, Dodson Chapel Rd, Bell Rd, and Central Pike, especially given the amount of new development since the original approval for development. Magnolia Farms, Hermitage Pointe, Oakwell Farms, Edison at Riverwood and others have all been developed since the original approval.

Two existing roads with day parking on both sides of the streets would become the main access roads to the 210 multi-family residences: Stonewater Dr and Riverbirch Way. There are concerns about increased traffic, safety (especially for children), and crime.

The 210 multi-family residential community would not be part of the Villages of Riverwood (VOR) community, yet their residents would enter through the VOR entrance with a VOR-maintained water feature, drive through streets with VOR-maintained landscaping and natural areas, walk through areas maintained by VOR, without having to pay VOR Homeowner's Association dues.

The development would decrease natural habitat for wildlife. This has already resulted in deer and other animals grazing immediately next to the same section of I-40. This development would further reduce natural habitat and wildlife that residents of the VOR neighborhood enjoy.

Destruction of trees, bushes, and other natural sound-barriers would increase already-loud noise and vibrations from I-40. Construction would also add to noise, negatively impacting many residents who work from home.

The VOR property values could be negatively impacted with another residential neighborhood's access through VOR neighborhood without the ability for VOR Homeowner's Association to enforce covenant restrictions. Additionally, other factors with this change to 210 multi-family residential units could negatively impact VOR home property values.

There are concerns about the impact upon the Stones River, McCrory Creek, and existing drainage issues with further destruction of natural areas.

There are existing concerns about the current levels of demand upon our water, sewer, electrical power supply (residents have experienced numerous outages), schools, policing/safety, and emergency response vehicles and services. A 210 multi-family residential community would increase demands.

VOR residents purchased property with the understanding that if developed, the area would have older residents in an assisted living facility. Approval for a change without citizen/resident representation is unjust.

## Comments on October 22, MPC Agenda Items

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I just bought property in the Villages of Riverwood and for the reasons listed above, I demand this property not be developed for a 210 multi-family community. Any community built on the property should NOT have access through the Villages of Riverwood and should require residents approval.

Susan Horton  
Resident of Villages of Riverwood

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone

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**From:** Forney, Rhonda L {FLNA} <Rhonda.L.Forney@pepsico.com>  
**Sent:** Tuesday, October 20, 2020 2:33 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Planning Staff <planningstaff@nashville.gov>; KEVIN FORNEY <krf442@aol.com>; Samantha Forney <samantha.forney953@topper.wku.edu>  
**Subject:** Concerns about New Development - [#XN904370]

To whom it may concern

We definitely have concerns about the prospect of multi family dwellings being built behind our subdivision. The idea that this development is to be situated without independent access to/from main roads is very concerning! We pay HOA fees to protect our community and retain our property value. This development plan will disrupt our currently safe neighborhood by bringing in extra traffic from residents that will be using our streets as a throughway.

I don't believe it would be fair to bring the added traffic, potential increase in crime & property value decline to our neighborhood.

Thank you

Rhonda & Kevin Forney  
2057 Hickory Brook Dr

Samantha Forney  
1300 Riverbirch Way

# Comments on October 22, MPC Agenda Items

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## Comments on October 22, MPC Agenda Items

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### Item 21 - 2020CDO-001-001

#### SUPPORT

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**From:** therese winnington <twinnington@icloud.com>

**Sent:** Friday, October 2, 2020 6:54 AM

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

**Subject:** Gallatin Pike 2020CDO-001-001

Planning Commissioners:

My name is Therese Winnington and I live At 209 Neelys Bend Rd in Madison, TN. I am writing to you in support to the Gallatin Pike 2020CDO-001-001 because it helps to bring in more to our community and give a sense of pride and security to our area.

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### Item 22 - 2020COD-002-001

#### SUPPORT

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**From:** Nate West <jnatewest@gmail.com>  
**Sent:** Monday, September 28, 2020 8:22 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Fwd: Comments re: 2020COD-002-001

Planning Department Commissioners,

We are writing in support of the contextual overlay being sought along Rosecliff Drive (case #2020COD-002-001).

Our street and others nearby had the same overlay applied in 2015 and we are pleased with the results we believe it has created. In that time, we have seen many houses change hands, with most receiving substantial investment that is improving the quality of homes in the area while maintaining the characteristic of the neighborhood.

We believe Rosecliff Drive will experience similar results, which is why we are supportive of our neighbors' efforts.

Sincerely,

John and Mikala West, Solon Drive

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**From:** Karla Campbell <littlerooms@hotmail.com>  
**Sent:** Monday, October 19, 2020 10:28 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Rosecliff overlay - 2020COD-002-001

Commissioners,

I am so proud to write you in support of the request for contextual overlay on Rosecliff Drive in East Nashville. Several months ago, after watching the demolition of beautiful ranch homes on adjoining streets, watching long-time residents move out of our neighborhood, my neighbor Jermaine Caruthers and I began speaking to our neighbors about the possibility of preserving the character of our street with an overlay. We masked up and knocked on doors over several weekends and eventually obtained the signatures of 22 homeowners on our street, more than half of the 39 houses within the overlay. [After much thought, I decided not to attach the signature pages here because they contain personal identifying information like phone numbers.] We were unable to speak with every neighbor, but of those we spoke with not one was opposed to the overlay.

The overlay is so important to our street. It will help long-term residents stay in their homes and retain the quality of life we now enjoy, affordable homes with large yards for families. Rosecliff is a dead end street that sees a high volume of pedestrian traffic because of the pedestrian bridge at the dead end connecting the street with Cornelia Fort. The overlay will help control density, which is so important to pedestrians,

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especially the children who ride bikes on our street. We also have a creek that is essential to stormwater drainage on the even-numbered side of the street, and the overlay will help maintain that balance. In short, the overlay will put people over development.

On behalf of my neighbors and my family, thank you so much for your support of the overlay on Rosecliff.

Karla Campbell  
2013 Rosecliff Drive

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**From:** trinaksmith@gmail.com <trinaksmith@gmail.com>  
**Sent:** Tuesday, October 20, 2020 8:41 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Rosecliff overlay petition (#22)

Hi there !

My name is Trina Smith and I live at 2017 Rosecliff Drive. I'm emailing regarding the Rosecliff overlay petition. I've lived on this street since 2005. It's been great to see the growth of the community here. I am, however, concerned with recent changes in parts of our neighborhood. Sheridan Road (a street behind us) has had blocks of its ranches bulldozed. These have been replaced with large houses that do not fit the neighborhood, crammed in next to each other for maximum earning potential.

I do not want the same thing happening to our street. Rosecliff is a quiet street with a cul de sac and no sidewalks. Families and friends walk the street often. We've already seen an increase in traffic from the builds around us. I am perfectly okay with change and encourage improvements. I do think, however, there's a difference between that and completely changing the character of a neighborhood. The overlay will help protect and encourage community.

Appreciate your consideration –

Trina Smith  
615-828-0709

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-----Original Message-----

**From:** Tessa Tiner <tessasunrise@gmail.com>  
**Sent:** Tuesday, October 20, 2020 11:13 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Support of Petition #22

Hi there,

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I'm Tessa Tiner and I live at 2014 Rosecliff drive 37206. I support the overlay of petition 22 to keep the current style of housing that is on Rosecliff Drive. My husband and I moved to this street because of the quaint style of houses and quiet atmosphere. It feels like a true neighborhood with integrity, history, and well-constructed homes. I do not support the construction of tall and skinnies. These monstrosities steal charm and history from the histories and families that made our street what it is today. I believe this overlay will challenge our home owners to choose respect of the past over a bulldozer. To choose the unification of a neighborhood instead of a modern house style that is incongruous with its surroundings. Keep the history, charm, and integrity of real Nashville. Keep real Nashville alive.

Thank you,  
Tessa Tiner

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**From:** flavor6 <flavor6@bellsouth.net>  
**Sent:** Tuesday, October 20, 2020 11:54 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Contextual Overlay

Greetings,

I am Jermaine Caruthers. I reside at 2200 Rosecliff Drive, Nashville, TN 37206. I am sending you this message in regards to the Contextual Overlay located on Rosecliff Drive. I am for the Contextual Overlay because of the clutter of large, tall, and oversized homes that are being built throughout the area on small lots. So, can you please help the neighborhood with a vote to help us save our safe and cozy neighborhood from being over flowed with the massive over crowded houses. Once again, thank you for your vote to pass the Contextual Overlay.

Sincerely,

Jermaine Caruthers

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**From:** jay jay <jsmart0177@outlook.com>  
**Sent:** Tuesday, October 20, 2020 12:26 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Contextual Overlay

Hello, I am Shemica Gordon at 2200 Rosecliff dr., Nashville, Tn 37206. I am for the contextual overlay. So please vote for the contextual overlay.

Thanks,  
Shemica Gordon

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**From:** laura sanders <ms.sanders615@gmail.com>

**Sent:** Tuesday, October 20, 2020 2:39 PM

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

**Subject:** case 2020COD-002-001

My name is Laura Bourbeau and I live at [2114 Rosecliff Drive](#).

I am speaking in SUPPORT for case 2020COD-002-001, on consent No. BL2020-477.

Our neighborhood is old and quiet. We are able to walk around with little traffic, which provides our children a safe place to run and play. By building multiple houses in the location where one house was previously, our neighborhood will become overcrowded and busy. This is not the environment and atmosphere that we have come to appreciate and love about our Rosecliff neighborhood. Please pass our petition and limit the amount and type of housing in our community.

Thank you,  
Laura Bourbeau



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### Item 23 - 2020Z-096PR-001

#### SUPPORT

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**From:** Lisa Smith <[ljsmith509@comcast.net](mailto:ljsmith509@comcast.net)>  
**Sent:** Monday, August 10, 2020 9:59 PM  
**To:** VanReece, Nancy (Council Member) <[Nancy.VanReece@nashville.gov](mailto: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

**rom:** Brenda Wilkins <[bkaywilkins@icloud.com](mailto:bkaywilkins@icloud.com)>  
**Sent:** Friday, August 14, 2020 11:20 AM  
**To:** VanReece, Nancy (Council Member) <[Nancy.VanReece@nashville.gov](mailto:Nancy.VanReece@nashville.gov)>  
**Subject:** My address is:126 Rhine Drive

Hello Nancy,

This is Brenda Wilkins at 126 Rhine Dr., Madison TN 37115. I just want you to know that I agree with your compromise about the property at 1013 Chadwell.

If you need to reach me my phone number is 615-957-3035.

Sent from my iPhone

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**From:** Joshua Haston <[jhaston@ldgdevelopment.com](mailto:jhaston@ldgdevelopment.com)>  
**Sent:** Friday, August 14, 2020 9:28 AM  
**To:** VanReece, Nancy (Council Member) <[Nancy.VanReece@nashville.gov](mailto:Nancy.VanReece@nashville.gov)>  
**Subject:** 1013 Chadwell - Rezoning

CM VanReece,

We recently received notice concerning rezoning property at 1013 Chadwell to RM2 through your email newsletter. As a nearby property owner, we are very supportive of this rezoning bill. We feel that it fits within the character and overall

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design of the existing neighborhood while allowing some needed flexibility of the neighborhood to grow and evolve over time. Again, we are supportive of this rezoning, and we hope the Planning Commission will be supportive as well.

Sincerely,

Joshua Haston  
Development Manager

LDG Development  
414 Union St, Suite 1900  
Nashville, TN 37219  
[jhaston@ldgdevelopment.com](mailto:jhaston@ldgdevelopment.com)  
31.510.5460

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**From:** Dillard, James <[jdillard@goodpasture.org](mailto:jdillard@goodpasture.org)>  
**Sent:** Friday, August 14, 2020 9:15 AM  
**To:** VanReece, Nancy (Council Member) <[Nancy.VanReece@nashville.gov](mailto:Nancy.VanReece@nashville.gov)>  
**Subject:** 1013 Chadwell

Councilmember VanReece,

On behalf of the school, I wanted to let you know the project planned at 1013 Chadwell with the two new homes is a welcomed addition to the community. Please let me know if you need any additional correspondence moving forward.

Thanks

**James Dillard**  
Director of Development  
615-852-0356

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**From:** Amanda Eaton <[leasing@livegreennashville.com](mailto:leasing@livegreennashville.com)>  
**Sent:** Friday, August 14, 2020 8:55 AM  
**To:** VanReece, Nancy (Council Member) <[Nancy.VanReece@nashville.gov](mailto:Nancy.VanReece@nashville.gov)>  
**Subject:** 1013 Chadwell

Hey Nancy,

Not sure if this will help due to our location, but we've noticed some disagreements regarding a rezoning at 1013 Chadwell. While our office is located at 4803 Gallatin Pike, Nashville, TN 37116, we do a significant amount of business in the Madison area. We simply wanted to voice our support in the rezoning of 1013 Chadwell.

Best Regards,

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Live Green Nashville

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**From:** Amanda Howard <[howardam11@gmail.com](mailto:howardam11@gmail.com)>  
**Sent:** Friday, August 14, 2020 8:51 AM  
**To:** Dunnavant, Joren (Planning) <[Joren.Dunnavant@nashville.gov](mailto:Joren.Dunnavant@nashville.gov)>  
**Cc:** VanReece, Nancy (Council Member) <[Nancy.VanReece@nashville.gov](mailto:Nancy.VanReece@nashville.gov)>  
**Subject:** 1013 Chadwell

To Whom it may concern,

I cannot speak highly enough about Councilwoman VanReece. Once again, she has listened to the community while fighting for what's best for us, and I appreciate her taking everyone's perspective into consideration. I believe that she has an amazing working knowledge of developments, neighborhoods, and how all parties can be affected, but most importantly, I know that she cares and truly wants what's best for the Madison community.

That being said, even **as a very close neighbor**, I believe that the compromise for building two homes at 1013 Chadwell is more than sufficient, and I support this rezoning.

Thank you,

Amanda Eaton

125 Port Dr.  
Madison, TN 37115

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**From:** TIMOTHY J WEHBY <[wehbyt@bellsouth.net](mailto:wehbyt@bellsouth.net)>  
**Sent:** Tuesday, August 11, 2020 9:28 PM  
**To:** VanReece, Nancy (Council Member) <[Nancy.VanReece@nashville.gov](mailto:Nancy.VanReece@nashville.gov)>  
**Subject:** Re: Updated proposal on 1013 Chadwell

Nancy, I am willing to accept Matt's plan for the construction of no more than two single family dwellings in addition to the existing home now standing on the 1013 Chadwell Drive parcel. This acceptance is given with the understanding that, a minimum 15 foot set back from any adjacent property line will be observed; that entrance and egress to the additional units will be placed on the western edge of the 1013 Chadwell Drive parcel; and that the two additional units will be held for sale to owner-occupants. I would also consider it a matter of good faith that the intended green space buffer that Matt intends to retain at the southern end of his parcel not be too broad. Otherwise, it would somewhat defeat the purpose of limiting any additional construction on the parcel to the two additional units. In other words, the proposed additional structures should occupy approximately half acre lots reasonably spaced between each other.

## Comments on October 22, MPC Agenda Items

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Please let me know if you have any questions. Your attention to this matter and your efforts in keeping the neighborhood apprised of this proposal is greatly appreciated.

Respectfully,

Timothy J. Wehby  
1011 Chadwell Drive  
Madison, TN 37115  
615-585-2965

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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.

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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.

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,

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Sonia M. Eason

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

**Sent:** Tuesday, October 20, 2020 10:56 AM

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

**Subject:** Case#2020Z-096PR-001. 1013 Chadwell

We own the property and live at 737 Due West Avenue North in District 8. Please have this email on record that as a long time home owner on Due West I am against adding more homes to the 1013 Chadwell area project increasing what was already approved to an area that does not need more traffic. Since when does an approval for one allow others to try to piggyback in? 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 also very tired of all of the multiple housing projects being crammed into this area and do not support any more contributing to our already overcrowded intersections and streets. Where will it all stop??

This seems to be a pattern now. The original plans for Chadwell were presented and the neighbors were pretty much told the zoning was in place and there was really no recourse for refusal. We were told then that this was a final plan. Now there seems to be changes being presented that were not part of the original plan adding even more housing to an overcrowded area. Promises made, but not kept. Same area, different project, same pattern- When the developers met with the public about the new units going up on Old Due West (aka Skyline Ridge) I thought there was a guarantee that work would be done first to improve the safety of that dangerous curvy barely room for two cars road. There was also the promise of a small park across the street on the hospital side. PLEASE TAKE A RIDE DOWN THIS ROAD!!! They are blasting away now, the wooded hillside has been scalped and the road has no changes (except 100 ft of sidewalk that goes nowhere) and the "park" is an overgrown chain linked lot. Might want to remember this as even more units and property proposals are presented. Promises are easy to make when the pretty presentations make it look like the neighborhoods will benefit but who is making sure these promises are being kept?????????.

Please listen to the neighbors more and the developers less. Infrastructure, traffic problems, trash solutions, crime prevention, good grocery/store options, etc. are all current issues and needing to be addressed NOW and not after adding even more housing.

Deborah Dorsey/ Terry Smith

737 Due West Avenue N

Madison, TN 37115

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**From:** Sonia <Soniame1@protonmail.com>

**Sent:** Friday, October 9, 2020 4:11 PM

## Comments on October 22, MPC Agenda Items

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

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

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

I am opposed to the rezoning of case #2020Z-096PR-001. I am not opposed to new development that enhances the neighborhood but this proposed rezoning is to build two houses in back of a house. This will set a precedent that the community is onboard with this type of planning design, it is unsightly, takes away green space and does not add value to the existing neighborhood. The plan was poorly presented to the community and left more unanswered questions. We were told by our District 8 CM that the case would be deferred indefinitely and then we learned that the case is moving forward a few days ago. I am disappointed in the lack of communication and transparency by our District 8 CM. Thank you- Sonia M. Eason, District 8-Holiday Dr.

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On Oct 4, 2020, at 5:14 PM, Comcast <[bassmonke@comcast.net](mailto:bassmonke@comcast.net)> wrote:

Nancy, Planning Commission and planning staff,

I am writing today to request an immediate deferral of Case#2020Z-096PR-001 - 1013 Chadwell.

We were told by Councilperson VanReece that this matter had been indefinitely deferred in early September and that should this change she would reach out for the input of the neighbors and the Kemper Heights Neighborhood Association, the neighborhood within who's borders this development resides, which did not happen.

We received news of the re-emerging of this proposal via our district 8 newsletter. This was disappointing since this neighborhood and many neighbors have been intimately involved with this and several other of CP VanReece's development efforts in our neighborhood.

I feel our Councilperson has not kept her word on coming back for input on this development, as promised, and has moved ahead for the last month working with the developer whilst keeping the immediate community out of the loop. We are now a month behind their efforts and still have not been presented a clear representation of the plans or everything involved. The Councilperson has had ample time to inform us, as she promised, both via email and in person as we've seen her at a different development meeting for Goodpasture less than a week ago.

This is not the first time this community has been misled or ignored in development matters by our Councilperson and we have had enough.

Again, this is a formal request for an immediate deferral of Case#2020Z-096PR-001 - 1013 Chadwell.

Tony Richardson  
Kemper Heights Neighborhood  
District 8, Madison, Tennessee.



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Sent from my iPhone

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**From:** ANN RICHARDSON <candlesad@comcast.net>

**Sent:** Tuesday, October 20, 2020 12:22 PM

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

**Subject:** Case#2020Z-096PR-001 - 1013 Chadwell - Kemper Heights is against this development

Hello. My name is Ann Richardson and I live on Port Drive close by 1013 Chadwell and am one of the leaders of the Kemper Heights Neighborhood Association in which this property falls. I and the neighborhood association are against this development. Since the initial community meeting via zoom we have clearly said that we are against this development and related zone change. Everyone who participated and made their voice heard that night was against this. This included the leader of the adjoining neighborhood association - South Madison Neighborhood Association - who as far as I know remains against this one. Some questions and concerns have been ignored or not fully addressed along the way.

We don't understand why our CM has so aggressively pushed this development especially given all the related the history and remaining unresolved issues with "Chadwell Commons" or "Chadwell Cottages" next to it. This is a link to that initial zoom call where my lengthy comment stating why I was against this has again disappeared from the comment section -

[https://www.youtube.com/watch?v=JRBE-xZxRUU&fbclid=IwAR0INOYKOaaCqESuSz4csQApwlvAARz29JCc2GrijqB4RHYP88\\_oEqFr7ZA](https://www.youtube.com/watch?v=JRBE-xZxRUU&fbclid=IwAR0INOYKOaaCqESuSz4csQApwlvAARz29JCc2GrijqB4RHYP88_oEqFr7ZA)

I wish the planning commission had time to go back and listen to how the CM interacted with the neighbors who attended the initial community meeting via zoom. She was condescending and told us what was best for us with this and it was incorrect that supporting rezoning would help us. It was incorrect that this would be adding some kind of a buffer. It is actually taking the buffer away from whatever will be now be built at 1011 and 0 Chadwell.

At one point our CM said she was working on a compromise and if she first had the support of the contiguous neighbors then she would come back to us and to discuss with KHNA. As far as I know she never got the support of all the continuous neighbors especially the ones who will be most affected by this on Graycroft with this being in their backyards. I would like her to address her conversations with all of those neighbors on Graycroft - including but not limited to 1004, 1012, 1014 and others next door on S Graycroft Ave, Madison, TN 37115, and especially Beth Waller. The CM did not come back to us and we thought this was indefinitely deferred and we relaxed. She had ample opportunity to update us even seeing us in person at a Goodpasture meeting and failed to tell us of the ongoing work related to this and then suddenly we saw it was back on the agenda only by an update within lot of other issues and information in her newsletter. The neighborhood lost a month while the CM and developers moved forward on this. Deals have now been struck with whoever the new owners of 1011 and 0 Chadwell are and we fear promises made by the former owner (Plunkett) to the community when that was rezoned will not be kept.

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No one seems to want to fully address traffic and other infrastructure issues, but with all the developments getting crammed in eventually Graycroft may have to be widened then those neighbors on S Graycroft will not just lose the buffer in their backyard from new development, but could lose more of their front yards later. This development is not good or fair to them. Too many things have gone wrong and too many neighbors' concerns and issues have been ignored or dismissed or not properly followed up on during this process. I submitted a traffic calming application in January for Port and other streets around this because traffic is already an issue and with blind hills on Port and people using it has a cut through it is dangerous. Cramming this many people in with only make this all worse.

At a minimum we would like this hearing rescheduled to give the neighbors more time to catch up to what the CM and developers have been doing. Otherwise we are at an unfair disadvantage all during a global pandemic when it is extra hard to meet or communicate about developments like this and when everyone is preoccupied.

This property is adjacent to a controversial piece of property where the former owner/developer (Plunkett) made numerous agreements and promises to the community so we would support the rezoning of the other parcel related to the 57 townhomes in Chadwell Commons aka Chadwell Cottages. Some things went wrong related to those prior communications and we feel we were given incorrect information that part of "Chadwell Commons" did not need a zoning change when it turns out it actually did. Long story short, we begrudgingly agreed to "Chadwell Commons" that includes 200 new apartment (zoning actually already in place for those), 57 town homes (zoning change was actually needed for those) and 12 single family homes, (more complicated but we felt we did the best we could to advocate and compromise). We thought we were told this would be it along with all the other development in and around this area while we are not clear on what will happen in the future with the actual building/property that is the former Nashville Memorial Hospital. We were surprised that our CM came back with a new developer to add more next door at 1013.

We are very concerned about keeping the integrity of our neighborhood which contains many mid-century modern and similar homes and nice large lots. That is why many of us invested and purchased here in Kemper Heights. To see developers come in and buy these older homes and lots and start to rezone to cram 4 homes into a yard that used to only hold one threatens the integrity of the neighborhoods and could create a dangerous precedent or domino effect for our neighborhood.

Our CM refuses to send an update to those who attended those Chadwell Commons meetings even though she promised she would. A lot has changed and on top of other issues why should the neighbors support this, with so many unanswered or addressed issues for 1011 and 0 Chadwell. What is going to happen to those promises? We are especially concerned that now 1013 Chadwell's developer/owner is striking deals with the new undisclosed owners of 1011 and 0 Chadwell. There are too many unanswered questions and we feel information is purposefully being kept from us. How do we know they will not change this zoning and then combine the parcels to add even more development than previously discussed or agreed upon with the former owner?

## Comments on October 22, MPC Agenda Items

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Why not have another community meeting to address all of these issues and concerns before this gets shoved through into rezoning? Or better yet, why not pump the brakes for now and have another community meeting for the big picture of the land in and around the old hospital? CM VanReece casually mentioned in an email chain that "The Old Memorial Hospital's 52 Acres is being carefully restored to a vibrant district center at Due West to transition to suburban residential at Chadwell" but the development and zoning changes are coming in a piece meal fashion and the neighbors are struggling to track and understand it all. We deserve to see the big picture to be able to properly assess and support or oppose all these individual zoning changes. We only get one shot at the development of this area then we will be the ones having to live with the results and consequences on a day to day basis.

We are very worried about infrastructure related to all this development. No one ever wants to discuss issues like traffic and just passes the buck on that. It has become a part-time job just trying to track everything happening over here development wise and following up on the assorted details.

Every time we turn around we feel like we are hearing about another small portion of the big picture over here.

For example we don't think we knew about the zoning request that allowed the Haven condos. I believe we were already an established association or at least in the works and were in communication with our CM at that point. We only found out after the fact and that adds another 48 condos on about an acre.

We also seem to be missing a lot of emails from the public posting related to this hearing. That really concerns us as we have worked hard to encourage people to send them and are hearing from some their emails are not showing.

Thank you.

-Ann Richardson  
Resident of District 8  
Representative of Kemper Heights Neighborhood Association

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**From:** alexus dansby <dansbyalexus@yahoo.com>

**Sent:** Tuesday, October 20, 2020 12:52 PM

**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

Dear Members of the Planning Commission,

## Comments on October 22, MPC Agenda Items

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My name is Alexis Dansby. I live on Holiday Drive. I am writing in opposition to the development planned on Chadwell Drive (2020Z-096PR-001). I chose to make Madison my permanent place of residence for many reasons. As a proud resident of Madison, I take a vested interest in what is happening in my community. I attended a virtual meeting for this proposed development on August 6<sup>th</sup>. We learned the developer planned to build homes behind an existing home. The Developer had no concrete plans for the exterior or interior appearance of the dwellings. He spoke of a landscape buffer for homes to the left of the property but was not able to say what type of vegetation would be used. We were not even provided a timeline of when construction would begin on this property. We left this meeting with more questions than answers. Our neighborhood association provided many compromises including platting the land or building with the current designated zoning. After much back and forth our Councilwoman informed us, she was asking the Developer to defer the development indefinitely due to typography issues. We learned that it was put back on the agenda again taking us all by surprise. I am opposed to this development for the following reasons:

- Elimination of green space/ forestry
- Narrow lot width
- The road condition of Chadwell (chipping, visibility issues, narrow, ices over in the winter)
- The layout of the development (homes being built behind existing homes rather than side by side due the narrow lot size)
- The ambiguity of the proposed development
- The deviation from the T3 Suburban Neighborhood Maintenance Plan

I am truly concerned that if this development is approved it will start a trend of building homes behind homes due to horizontal space constraints on lots in Madison.

Sincerely,

Alexis Dansby-District 8

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-----Original Message-----

From: lindsay Farrer <lindsay@simonandruby.com>

Sent: Tuesday, October 20, 2020 2:14 PM

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

Subject: Re: 1013 Chadwell Dr Case: 2020z-096pr-001

## Comments on October 22, MPC Agenda Items

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I'm a resident that lives on Westchester Dr, which meets Chadwell Dr near the proposed development. (Case 2020Z-096PR-001) I wanted to express my opinion regarding the proposed zoning change and addition of multiple homes to the lot at 1013 Chadwell Dr. Not only does it add increased density on top of the Chadwell Commons project that we do not like, the infrastructure of the area can not accommodate any more density without some major changes. Chadwell is already a very narrow street with a blind hill that filters onto Graycroft which backs up daily. By building in this area, the wildlife is also being pushed out and further into the neighborhood (coyotes, deer, etc). I was on the zoom call recently that was meant to address our concerns, but didn't feel like they were taken seriously. My husband and I firmly oppose this change and would hope that the feelings of the neighbors would be taken into account when making changes and such an increase in density. We love living in Madison, but are disappointed with the amount of new projects that are being crammed into the area on Chadwell and Due West. Please do not allow the zoning change and listen to the neighborhood on this.

Thank you,  
Lindsay & Micah Farrer

## Comments on October 22, MPC Agenda Items

Received Through October 20, 2020

### Item 25 - 2020Z-113PR-001

#### OPPOSITION

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

**Sent:** Tuesday, September 15, 2020 9:17 AM

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

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

**Subject:** Case 2020Z-113PR-001

I oppose the request to rezone 717 27th Ave N.

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

Please deny the request to rezone 717 27th Ave N to help maintain the integrity of our neighborhood.

Thank you,

Rachel Solava

2721 Herman Street

309-531-3870

## Comments on October 22, MPC Agenda Items

Received Through October 20, 2020

### Item 26 - 2020S-172-001

#### SUPPORT

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**From:** Kimberley Sprad <kdmoor2@gmail.com>

**Sent:** Monday, September 21, 2020 12:09 PM

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

**Subject:** SUPPORT for New Development Proposed on Neelys Bend 2020S-172-001

My name is Kimberley Spradlin, I am the co-owner of 1824 Neelys Bend Rd, Madison, TN 37115

I would like to cast my support for this proposal for the seven lots. I support the choice of the owner, James Brahaney. This is his property, and he is dividing the lots into reasonable sizes to accommodate new homes.

Thank you,

Kimberley and Stephen Spradlin

1824 Neelys Bend Rd, Madison, TN 37115

925-323-7886

407-234-4470

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New Development Proposed on Neelys Bend  
2020S-172-001

BRAHANEY SUBDIVISION

Conservation; T2 Rural-Rural Maintenance

District 09 (Tonya Hancock)

NEELY'S BEND (GSD)

A request for final plat approval to create seven lots on properties located at 1839 and 1847 Neelys Bend Road, approximately 980 feet south of Menees Lane, zoned RS80 (29.2 acres), requested Anderson, Delk, Epps and Associates, applicant; James K. Brahaney, owner.

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**From:** [jwfplf@comcast.net](mailto:jwfplf@comcast.net) <[jwfplf@comcast.net](mailto:jwfplf@comcast.net)>

**Sent:** Thursday, October 8, 2020 8:08 PM

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

**Cc:** Jim Forkum <[jwfplf@comcast.net](mailto:jwfplf@comcast.net)>

**Subject:** Case Number 2020S -172-001 (10-22-20 agenda)

## Comments on October 22, MPC Agenda Items

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Dear Commisioners,

My wife and I have lived at our current residence since 1984. Patsy was born and raised in Neely's Bend. Her family (Menees) were original settlers in Neely's Bend 200 years ago. We own almost 90 acres on both sides of this planned subdivision. We value conservation and open spaces and have worked hard to promote these places. As a Councilman in District 9, I was able to get Peeler Park and the adjoining Taylor Farm to become a part of Nashville's Greenway system. When I was a Councilman in District 9 I served on the Greenways Commission. When my two terms were over I served on the Greenways for Nashville Board for several years.

Patsy and I both **support** the Subdivision Plat proposed by Jim Brahaney. It is Case Number 2020S-172-001 and is on the [10-22-20](#) agenda.

He is not requesting a rezoning. The lots conform to zoning and are not too large that they could be divided and allow more than one residence per tract. There is a natural buffer of trees on the front that will keep the rural look.

With only four lots traffic should not be an issue.

Please approve this Subdivision Plan as it allows "smart" development. It is a good plan that an owner is able to sell some of his property and protect the community as well.

Thank You.

Jim and Patsy Forkum

[542 Menees Ln](#)

[Madison, TN 37115](#)

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**From:** [dwhamh@comcast.net](mailto:dwhamh@comcast.net) <[dwhamh@comcast.net](mailto:dwhamh@comcast.net)>

**Sent:** Saturday, October 17, 2020 10:04 PM

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

**Subject:** Brahaney Subdivision

This is written in support of the following development:



## Comments on October 22, MPC Agenda Items

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Brahaney Subdivision  
Case Number 2020S-172-001

My husband and I live down the street (1930 Neely's Bend Road) from Jim Brahaney and the property being developed. I and my family have lived in Neely's Bend our entire lives. To me, Jim is doing exactly what one would hope. He is taking a beautiful tract of land and subdividing it into very large building sites maintaining the integrity of the land and its surroundings. Jim could have divided his land into smaller tracts but instead desires to have large building lots with only four homes. Current zoning would allow for more.

This development will have minimal effect on traffic and keeps the beauty of the land intact. We appreciate your consideration of his proposal.

Annette and Wayne Haley

## Comments on October 22, MPC Agenda Items

Received Through October 20, 2020

### OPPOSITION

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**From:** Mark Croxall <[myc2202@aol.com](mailto:myc2202@aol.com)>  
**Sent:** Sunday, September 20, 2020 12:29 PM  
**To:** Planning Commissioners <[Planning.Commissioners@nashville.gov](mailto:Planning.Commissioners@nashville.gov)>  
**Cc:** Hancock, Tonya (Council Member) <[Tonya.Hancock@nashville.gov](mailto:Tonya.Hancock@nashville.gov)>  
**Subject:** Rezoning on Neelys Bend Rd.

I live at 2031 Neelys Bend Rd. and am totally opposed to the rezoning plans submitted for your approval allowing multiple dwellings to be developed in the 1800 block of Neelys Bend. The traffic on this narrow two lane road is already overburdened with the visitors use of Peeler Park, river boat ramp, radio controlled air plane field, and the local residents running and biking on Neelys Bend Rd. Additional access and egress of such an increase in daily traffic will increase the pressure already overburdened on this end of Neelys Bend.

I respectfully request that your Planning Commission reject this potentially dangerous modification to the existing situation on Neelys Bend Road.

Sincerely,

Mark Croxall

2031 Neelys Bend Rd.

Madison, TN 37115

615/293-4915

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**On 09/21/2020 7:34 AM** Jeff <[jrichard05@comcast.net](mailto:jrichard05@comcast.net)> wrote:

1847 Neelys Bend Road, Madsion Tn.

I am totally against making exception for the property at 1847 Neelys Bend Road, As restrictions where placed many years ago to keep this from happening, yet people think it is ok to break restrictions to benefit their needs, and having this restrictions set and kept in place is why the majority of us live in the bend and want to hand off to our family one day as well with them knowing of the restrictions that were set by past generation land owners.

Thank you,

Jeff Richard

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**From:** Susan Buck <[sue.buck.home@gmail.com](mailto:sue.buck.home@gmail.com)>  
**Sent:** Monday, September 28, 2020 12:35 PM  
**To:** Planning Commissioners <[Planning.Commissioners@nashville.gov](mailto:Planning.Commissioners@nashville.gov)>; Hancock, Tonya (Council Member)

## Comments on October 22, MPC Agenda Items

Received Through October 20, 2020

<Tonya.Hancock@nashville.gov>

**Subject: Re: Opposed to 2020S-172-001**

With address

Metro Planning Commission

Nashville, TN

To Whom it May Concern;

I am writing to oppose the subdivision project 2020S-172-001 requested by Jim Brahaney at 1824 Neely's Bend Road.

This particular section of Neely's Bend is more rural, more scenic, and more agricultural than land along most of the road. It hurts to see another piece of beautiful farmland convert to houses when we are trying to preserve the rural nature of the community.

I understand it is the owner's right to subdivide his property and he may add up to three additional lots. I object, however, to his plan to request another two lots above the number allowed under our neighborhood plan.

The plan was put in place by consensus, and as much as I regret opposing a good neighbor, I respectfully request the current neighborhood plan be honored and the request be denied.

Thank you for your consideration,

Susan Buck

2032 Neelys Bend Road

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**From:** Sara Miles <robertmiles111@comcast.net>

**Sent:** Tuesday, October 6, 2020 10:03 PM

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

**Subject:** 1839 and 1847 Neelys Bend Road 2020S-172-001

Planning Commissioners:

My name Sara Miles and I live at 1909 Neely's Bend Road in Madison, TN. I have lived in Neely's Bend for 41 years. I am 41 years old. I grew up down here and now my husband and I are raising our children on Neely's Bend.

I am writing to you in opposition to the creation of seven lots at 1839 and 1847 Neelys Bend Road. As a land owner a couple houses down, I would like to see the open green space for many years to come.

Many of the landowners that live down in "the Bend" are older and my fear is in the months and years to come, the land will continue to be subdivided and built on. In my opinion, it will become a trickle down effect and before long our land will be completely saturated with houses all around.

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The lower bend does not have sufficient infrastructure to handle more and more traffic, especially during the building process. It is a two lane road with one way in and one way out. The lower bend has restrictions. There are no sewers so development should be limited.

If I understand correctly it is being divided into 3-3.5 acres to begin with but there will still be 10 acres that will not be dealt with at the moment, but at some point it will also be subdivided and sold. As I understand the owner is waiting to see how the planning commission handles these first 14 acres before deciding what to do with the other 10 acres and the house that sits on it. Although I would love for the property to stay as beautiful as it is today, if anything happens to this land I would like to see it divided into 5 acre tracks and not into 3 acres tracks. To saturate that beautiful piece of property would be a shame.

In conclusion, the most important thing to me is not saturating our land. The open green spaces and the conservation of the land is something that we have prided ourselves on for many years.

I would ask that you take my concerns into consideration.

Sara Miles

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**From:** Jan Miles <JanMiles1@hotmail.com>  
**Sent:** Wednesday, October 7, 2020 9:24 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** 1839 AND 1847 Neelys Bend Road 2020S-172-001

Dear Commissioners:

My name is Jan Miles. My husband and I live at 1912 Neelys Bend Road, Madison, Tennessee. We have lived in our home for 12 years.

I am writing to voice my OPPOSITION to the creation of seven lots at 1839 and 1847 Neelys Bend Road.

Traffic in our part of "the Bend" is already an issue. Due to the fact once you pass Menees Lane our road dead ends into the greenway. I don't believe our area can sustain the effects of more congestion and traffic. Building more homes; and subdividing this land will cause not only more traffic issues but also take away from the open green space we have in our area. Another concern is that our part of Neelys Bend Road is also on septic system so new development of this type should be limited.

While I understand the property belongs to the landowner; I would hope that you would take all my concerns and fears; and those concerns of others who have reached out to you and hopefully not approve this development.

Thank you

Item 26 - 2020S-172-001

## Comments on October 22, MPC Agenda Items

Received Through October 20, 2020

Jan Miles  
615.596.6875

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**From:** Mary Lee Moore <mlhmoore56@gmail.com>  
**Sent:** Monday, October 19, 2020 8:47 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Hancock, Tonya (Council Member) <Tonya.Hancock@nashville.gov>  
**Subject:** Brahaney Subdivision Request 2020S-172-001

Dear Planning Commissioners,

I hope this finds each of you and your families well in the time of Covid-19. I have learned of the request to increase density for development in regards to the Brahaney subdivision located on Neelys Bend. The request is 2020S-172-001. I believe the existing overall plan that allows for development in this area allows three tracts of land and that the request is to increase that number to five.

Please know that I am not against all development. I believe that the wisdom of the plan is sound. It comtemplates development. I also believe this is a very unique area. The plan takes into account the beauty and tranquility of Neelys Bend by limiting development to preserve these qualities while striving not to burden the fragile ecosystems so close to the Cumberland River with more pavement, cars, and people.

I strongly urge you to respectfully deny Request 2020S-172-001 and honor the original Plan for this area. Thank you for your attention to this matter.

Mary Lee Moore

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Mary Lee Hughes Moore  
615.945.3891