

Comments on February 11, 2021 MPC Agenda Items

Received through February 9, 2020

ITEM 3: 2004UD-002-011

OPPOSITION

From: Darrellena Thompson <tdarrellena@yahoo.com>
Sent: Wednesday, January 6, 2021 2:19 PM
To: Roy <roy@daleandassociates.net>
Subject: Re: Villages Of Riverwood Future Development Update

Hello,

Thank you for your explanation.

Although the owners would like to build the asisted living, as a medical professional, it would be taxing to the neighborhood, opening up to unknown traffic from different entities including family, delivery and emergency. No longer would we feel the safe, protective environment that we have now, due to increase in unknown traffic and also inevitably use of the property (with or without approval) no ones going to know if a random person walking on sidewalk is a townhouse resident or family of someone in nursing home, and crimes happen this way...

I would prefer townhouse held to the same standard that we have now. I moved here for the quality, safety as a single individual and I am getting more and more disheartened to know the area i thought id live in is completely going to be different in the end, vulcan shots continually going off, several new homes and traffic, now a public facility and businesses in my backyard. Yikes. Again thank you for reaching out. But i vote to have townhomes similar to what we already have. I am okay with this message being anonymously shared with other VOR or other entities.

Thank you,

From: Nathan <nathan.mcclure@gmail.com>
Sent: Thursday, February 4, 2021 1:12 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>
Subject: Stonewater Development Planning Commission Vote - Delay the Vote

Hello,

I'm Nathan McClure, a homeowner in the Riverwood, Hermitage subdivision. I have serious concerns re: the upcoming vote for next Thursday.

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Roy Dale stated he would contact our Community Manager to send out an announcement for his Dec. 16th meeting, but he never did. Thus, only 22 residents (out of 695 homes) participated in the meeting. We asked to have another meeting. Instead, he asked our Community Manager to send out notification to direct all questions to him. Additionally, he has not followed through on many of his tasks that he said he would do during the Dec. 16th meeting. He has not appropriately communicated with us as a community, which is what the Planning Commissioners requested of him.

Roy Dale is doing as little as possible/nothing as requested by your commission to provide us with information and listen to our concerns as residents around the proposed property.

Please delay the vote and reiterate the commission, and our resident's expectations before a vote/moving forward on this project.

Thank you,

-Nathan McClure

1865 Stonewater Drive

Hermitage, TN 37076

276-791-2108

From: Trospen, Tiffany <Tiffany.Trospen@asurion.com>

Sent: Thursday, February 4, 2021 1:16 PM

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

Subject: Stonewater Dr Development Planning Commission Vote

I am a resident of The Villages of Riverwood. I live on Stonewater Drive, and I am writing you about the vote on the Stonewater development, which is scheduled for next Thursday. I would request that you delay the vote because Roy Dale has not made an effort to properly communicate with our community as he was asked to do.

Tiffany Trospen

615.542.5743

tiffany.trospen@asurion.com

asurion.com

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asurion

From: Candace McClure <chmcclure1@gmail.com>

Sent: Thursday, February 4, 2021 1:17 PM

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

Subject: Roy Dale/Villages of Riverwood

Hello,

I'm Candace McClure, a homeowner in the Riverwood, Hermitage subdivision. I have serious concerns re: the upcoming vote for next Thursday.

Roy Dale stated he would contact our Community Manager to send out an announcement for his Dec. 16th meeting, but he never did. Thus, only 22 residents (out of 695 homes) participated in the meeting. We asked to have another meeting. Instead, he asked our Community Manager to send out notification to direct all questions to him. Additionally, he has not followed through on many of his tasks that he said he would do during the Dec. 16th meeting. He has not appropriately communicated with us as a community, which is what the Planning Commissioners requested of him.

Roy Dale is doing as little as possible/nothing as requested by your commission to provide us with information and listen to our concerns as residents around the proposed property.

Please delay the vote and reiterate the commission, and our resident's expectations before a vote/moving forward on this project.

Thank you so much for your attention to this email,

Candace McClure

From: Greg Watson <gregwatson130@gmail.com>

Sent: Thursday, February 4, 2021 1:27 PM

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

Subject: Proposed development along Stonewater Drive

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Dear Planning Commissioners,

I am writing this to request a delay to the vote concerning the proposed development along Stonewater in the rear of the Villages of Riverwood subdivision in Hermitage. The vote is scheduled for next Thursday (Feb 11). Roy Dale, the property owner representative, has not supplied the requested pertinent information to our community manager or to our residents appropriately as he promised. We are already a very large subdivision and having all of the info and tasks accomplished that Roy Dale promised would be beneficial to us as a community before moving forward.

Thanks, Greg Watson, 2833 Whitebirch Drive in Hermitage

From: Peworchik, Paul J <pjp@psu.edu>
Sent: Thursday, February 4, 2021 1:38 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: p <p@PennStateOffice365.onmicrosoft.com>
Subject: Stonewater drive development plan

I write to you as a concerned neighbor re: the proposed development along Stonewater Drive. Roy Dale stated he would contact our Community Manager to send out an announcement for his [Dec. 16th](#) meeting, but he never did. Thus, only 22 residents (out of 695 homes) participated in the meeting. We asked to have another meeting. Instead, he asked our Community Manager to send out notification to direct all questions to him. Additionally, he has not followed through on many of his tasks that he said he would do during the [Dec. 16th](#) meeting. He has not appropriately communicated with us as a community, which is what the Planning Commissioners requested of him.

Paul Peworchik

Riverwood Village Resident

From: Christina Lagerson <clagerson7@gmail.com>
Sent: Thursday, February 4, 2021 1:50 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Stonewater Drive Development Planning Commission Vote

Please delay voting on this because Mr. Roy Dale did not fulfill all his promises to inform the residents about our options. We need more time please.

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Resident of The Villages of Riverwood
Christins Lagerson
2840 Whitebirch Drive
Hermitage, TN. 37076

From: Deborah Meissner <dgmeissner@gmail.com>
Sent: Thursday, February 4, 2021 2:04 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>
Subject: Proposed Development next to The villages of Riverwood

Dear Sirs/Madam,

I write to you as a concerned neighbor re: the proposed development along Stonewater Drive. Roy Dale stated he would contact our Community Manager to send out an announcement for his Dec. 16th meeting, but he never did. Thus, only 22 residents (out of 695 homes) participated in the meeting. We asked to have another meeting. Instead, he asked our Community Manager to send out notification to direct all questions to him. Additionally, he has not followed through on many of his tasks that he said he would do during the Dec. 16th meeting. He has not appropriately communicated with us as a community, which is what the Planning Commissioners requested of him. Thus, I am emailing the Planning Commissioners to delay the vote scheduled for next Thursday.

Back in October the Planning Commissioners voted to our benefit and delayed the vote. We need your help once again until Roy Dale provides us the information we need!

Thank You!
Deborah Meissner
THE VILLAGES OF RIVERWOOD
Homeowner

From: Theodore Greene <theo2148@comcast.net>
Sent: Thursday, February 4, 2021 2:29 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>
Cc: Rosemary.Greene@outlook.com
Subject: VOR v. Stonewater Development Planning Commission Vote

Planning Commissioners,

Please delay the vote currently scheduled for next Thursday Feb 11th as Roy Dale appears to be not furnishing needed information to our Community Manager to pass along to the 695 homes in VOR his plans regarding the proposed development along Stonewater Drive.

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Thanks,

Theo & Rose Greene

From: Kathy Sanzotta <ksanzotta2@comcast.net>
Sent: Thursday, February 4, 2021 2:33 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Stoneware development #XN1793242

As an owner of a Townhome in the Villages of Riverwood , I am hoping the vote for the Stonewater development be delayed again as the developer has not communicated to us the information we deserve to have. He appears to be ignoring our attempts toward clarification by not following through with any of the specifics he said he would. Isn't there something that can be done to assist us with this very frustrating ONGOING problem!!!

Thank you in advance your help!

Sincerely.....

Kathy Sanzotta 1914 Boxelder Aly

From: Vic Duggan <wvduggan@gmail.com>
Sent: Thursday, February 4, 2021 2:37 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>
Subject: Fwd: Message from THE VILLAGES OF RIVERWOOD HOMEOWNERS ASSOCIATION INC - Stonewater Development Planning Commission Vote - [#XN1793628]

I'm in full agreement with sentiment below and would like this vote to be delayed until the builder's met his obligations

thanks in advance for your support

Vic Duggan

2137 Hickory Brook Drive, Hermitage, TN 37076

----- Forwarded message -----

From: Ghertner & Company <noreply@ghertner.com>
Date: Thu, Feb 4, 2021 at 1:04 PM
Subject: Message from THE VILLAGES OF RIVERWOOD HOMEOWNERS ASSOCIATION INC - Stonewater Development Planning Commission Vote - [#XN1793628]
To: <wvduggan@gmail.com>

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Please do not reply to this message.

Dear VOR Neighbors,

I write to you as a concerned neighbor re: the proposed development along Stonewater Drive. Roy Dale stated he would contact our Community Manager to send out an announcement for his Dec. 16th meeting, but he never did. Thus, only 22 residents (out of 695 homes) participated in the meeting. We asked to have another meeting. Instead, he asked our Community Manager to send out notification to direct all questions to him. Additionally, he has not followed through on many of his tasks that he said he would do during the Dec. 16th meeting. He has not appropriately communicated with us as a community, which is what the Planning Commissioners requested of him.

Thus, I ask you to consider emailing the Planning Commissioners to delay the vote scheduled for next Thursday. The number of emails they receive makes a big difference. It is most effective to include BOTH the Planning.Commissioners@nashville.gov and planningstaff@nashville.gov with your thoughts.

Back in October the Planning Commissioners voted to our benefit and delayed the vote. Let's do it again until Roy Dale provides us the information we need!

Thank You!

Heather Smith

VOR Resident

THE VILLAGES OF RIVERWOOD HOMEOWNERS ASSOCIATION INC is Professionally Managed By:
Ghertner & Company
(615) 277-0358 | ghertner.com

From: Tabitha Robinson <tabithj@gmail.com>

Sent: Thursday, February 4, 2021 2:38 PM

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

Subject: Requested Delay of Zoning Vote

Hello,

I am a resident of the Villages of Riverwood in Hermitage. I am asking that the vote regarding the proposed development on Stonewater Drive be postponed. The developer, Roy Dale, was supposed to make himself available for a meeting so that members of the neighborhood could ask questions and address concerns regarding his proposed development. However, I have not received any notice of a meeting from Mr. Dale, nor has my neighbors. Mr. Dale said

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he would contact our community manager to coordinate a meeting, but he never did. I have not been given the opportunity to make my concerns heard as the commission requested Mr. Dale to provide late last year. I ask that the commission delay this vote until Mr. Dale makes himself available for an adequate public meeting.

Thank you,

Tabitha Robinson

From: jetson234@aol.com <jetson234@aol.com>

Sent: Thursday, February 4, 2021 3:03 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>; heathersmith514@gmail.com

Subject: #XN 1793008 Villages of Riverwood

People

I am writing this letter to ask you not to vote in favor of any changes to the Villages of Riverwood.

Mr. Roy Dale of Dale Associated has promised to meet with our community on the changes to our community. He has meet twice with an additional meeting coming in January or early February. As of this date, he has only told us what he can do. He stated that he can change the purpose of the property that he represents and that we do not have any input. He has promised many meetings with none happening. He has promised to meet with our Hoa. It never happened. A meeting with Dale Associates and the property owner was promised. Again nothing happened.

He says that he wants mimic our neighborhood by adding only town houses. Villages of Riverwood is a community of equal town homes and single family homes.

He plans on widening our roads, to accommodate the additional traffic.

He stated that if the senior care facility was built it would have much larger than planned and that he needed no approval to change the plans.

He has no plans to add any Green Space.

I think that I have said enough. Please do not let this gentleman destroy our community but have him add to its beauty.

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If Mr. Dale was to present a plan that matched our neighborhood that truly represents it and adds to our HOA and green spaces, things might be different.

Sincerely

John Barki

1641 Stonewater Dr

Hermitage, Tn

From: William <william.w.meek@hotmail.com>

Sent: Thursday, February 4, 2021 3:49 PM

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

Cc: Planning Staff <planningstaff@nashville.gov>

Subject: FW: Message from THE VILLAGES OF RIVERWOOD HOMEOWNERS ASSOCIATION INC - Stonewater Development Planning Commission Vote - [#XN1793321]

Hello,

I would ask that you please delay the vote on the proposed development at Stonewater Drive in Hermitage, TN. The developer did not follow the guidance previously given and has not appropriately answered the questions and concerns of our neighborhood.

Thank you in advance for your time and patience in these matters.

William W Meek

Resident – Villages of Riverwood

From: Jim Folsom <folsom.jim@gmail.com>

Sent: Thursday, February 4, 2021 4:46 PM

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

Subject: Stonewater Development Planning Commission Vote

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Commission and Staff,

I would encourage you to delay the Stonewater Development vote once again. Roy Dale has not followed through on many of his tasks from the Dec. 16 meeting. Since the communication and information has been lacking, I do not feel that we, the Village of Riverwood community, can make an informed decision on the proposed development.

Thank you for considering a postponement of the vote.

Sincerely,
James Folsom
1433 Riverbrook Dr.
Hermitage, TN 37076

From: PHYLLIS G. HAYES <spentcash@yahoo.com>

Sent: Thursday, February 4, 2021 6:13 PM

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

Subject: Re: Message from THE VILLAGES OF RIVERWOOD HOMEOWNERS ASSOCIATION INC - Stonewater Development Planning Commission Vote - [#XN1793378]

To Whom it May Concern,

My name is Phyllis Hayes and I am a resident of the community of Riverwood in Hermitage, TN. It has been brought to my attention that Roy Dale has made promises to our community for which he has not kept.

This is the message below:

I write to you as a concerned neighbor re: the proposed development along Stonewater Drive. Roy Dale stated he would contact our Community Manager to send out an announcement for his Dec. 16th meeting, but he never did. Thus, only 22 residents (out of 695 homes) participated in the meeting. We asked to have another meeting. Instead, he asked our Community Manager to send out notification to direct all questions to him. Additionally, he has not followed through on many of his tasks that he said he would do during the Dec. 16th meeting. He has not appropriately communicated with us as a community, which is what the Planning Commissioners requested of him.

I am requesting that the vote be postponed until this matter is resolve in our community.

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Best Regards

From: Jeffrey Nosek <nosek.jeff@gmail.com>

Sent: Thursday, February 4, 2021 6:37 PM

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

Subject: Stonewater Drive Project, Hermitage

To whom it may concern,

I am a resident of the villages of riverwood, adjacent to the property that is off of Stonewater Drive. We have been told that we would receive invites and information about an upcoming vote, but I have not been able to get the appropriate information from Roy Dale. There was a zoom meeting but apparently it started much later than scheduled and very few people were able to get in the room. Since that time we have been waiting to get more information about another meeting or info packets and have not seen anything. Can the vote be delayed until the community can get the information? Many around here feel that the lack of information could be intentional.

Thanks for the consideration.

Jeff Nosek

1228 Riverbirch Way, Hermitage, TN 37076

From: Melody Clarke <melodyoclarke@gmail.com>

Sent: Thursday, February 4, 2021 8:37 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; planningstaff@naahville.hov

Subject: Delay vote stoneware Dr

Hello,

I am a resident of the Villages of Riverwood in Hermitage. I am asking that the vote regarding the proposed development on Stonewater Drive be postponed. The developer, Roy Dale, was supposed to make himself available for a meeting so that members of the neighborhood could ask questions and address concerns regarding his proposed development. However, I have not received any notice of a meeting from Mr. Dale, nor has my neighbors. Mr. Dale said

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he would contact our community manager to coordinate a meeting, but he never did. I have not been given the opportunity to make my concerns heard as the commission requested Mr. Dale to provide late last year.

I ask that the commission DELAY this vote until Mr. Dale makes himself available for an adequate public meeting.

Thank you,

Melody Clarke

From: Lora Rausch <lorausch@aol.com>

Sent: Friday, February 5, 2021 6:53 AM

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

Subject: Stonewater Dr.

To Whom It May Concern:

I write to you as a concerned neighbor re: the proposed development along Stonewater Drive. Roy Dale stated he would contact our Community Manager to send out an announcement for his Dec. 16th meeting, but he never did. Thus, only 22 residents (out of 695 homes) participated in the meeting. We asked to have another meeting. Instead, he asked our Community Manager to send out notification to direct all questions to him. Additionally, he has not followed through on many of his tasks that he said he would do during the Dec. 16th meeting. He has not appropriately communicated with us as a community, which is what the Planning Commissioners requested of him.

Lora Rausch

Villages of Riverwood Resident

1227 Riverwood Dr.

From: sherri.nosek@gmail.com <sherri.nosek@gmail.com>

Sent: Friday, February 5, 2021 11:15 AM

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

Subject: VOR Stonewater Drive Project

To whom it may concern,

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I am a resident of the villages of riverwood, adjacent to the property that is off of Stonewater Drive. We have been told that we would receive invites and information about an upcoming vote, but I have not been able to get the appropriate information from Roy Dale. There was a zoom meeting but apparently it started much later than scheduled and very few people were able to get in the room. Since that time we have been waiting to get more information about another meeting or info packets and have not seen anything. Can the vote be delayed until the community can get the information? Many around here feel that the lack of information could be intentional.

Thanks for the consideration.

Sherri Nosek

1228 Riverbirch Way, Hermitage, TN 37076

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Previous Comments

OPPOSITION

From: SUSAN MALONE <322.malone@comcast.net>

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

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

From: Yvonne Zentay <yemmett@hotmail.com>

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

To: Planning Commissioners <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>

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

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 5th–18th, 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

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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 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

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.

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Debra Hamlin

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

Our Way to Serve



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

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

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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.

Thanks

Phillip Davis

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

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

From: Noelle Yazdani <noelleyazdani@icloud.com>
Sent: Tuesday, October 20, 2020 11:09 AM

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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

From: Riesenberg, Mike <mike.riesenberg@Vanderbilt.Edu>
Sent: Tuesday, October 20, 2020 11:18 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
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

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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:

- 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 Riesenber
3107 Cedar Cottage Dr
615-653-8295

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

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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

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

From: Sara Blood <bloodsara@gmail.com>

Sent: Tuesday, October 20, 2020 12:17 PM

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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

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

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,

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Gwen Hopkins
3117 Cedar Cottage Drive
Hermitage

[Sent from Yahoo Mail on Android](#)

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 in 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.

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

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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.

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)

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, 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.

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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

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 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.

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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

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

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.

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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.

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

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

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<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

From: Heather Smith <heathersmith514@gmail.com>

Sent: Thursday, November 5, 2020 2:26 PM

To: Planning Staff <planningstaff@nashville.gov>

Subject: Case 2005UD-002-011

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Dear Planning Staff and Commissioners,

Please accept the following important documents for consideration regarding Case 2005UD-002-011 on 12-10-20. They include:

The current Villages of Riverwood neighborhood map. This is different than the one shown during the 10-22-20 meeting, which was the original UDO. There was a change before the neighborhood was completed.

The space comparison for the proposed land use. That many townhomes would require the treeline to be removed. See aerial view from staff's report.

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Thank you,

Heather Smith

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Received through February 9, 2020

From: Heather Smith <heathersmith514@gmail.com>

Sent: Tuesday, December 1, 2020 1:15 PM

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

Subject: Question re: Case 2005UD-002-011

Dear Planning Staff and Commissioners,

The Villages of Riverwood, some neighbors in surrounding areas, and I are concerned with the applicant's representative's actions (developer Roy Dale). We received letters the day after Thanksgiving on Friday and Saturday, Nov. 27-28th (postmarked Wednesday, Nov. 25th) announcing a community meeting to be held 4 days later via Zoom on Wednesday, Dec. 2nd at 6:30 pm. Many neighbors had plans they cannot cancel with such short notice. We are disappointed that Roy Dale waited over one month (from the Commissioners meeting on Oct. 22nd) to notify the community of a meeting with extremely short notice.

Neighbors have reached out to him and are requesting an additional meeting so more can participate. Also, I wanted to confirm that Roy Dale has requested the case be moved from the Dec. 10th agenda to the Jan. 21st? Will you please confirm?

Some neighbors have been writing the mayor's office and the Metro council. I encouraged them to communicate with your office. Are there other/better ways for them to participate?

Sincerely,

Heather Smith

2580 River Trail Dr.

Hermitage, TN

615-720-5608

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

From: jetson234@aol.com

To: kevin.rhoten@nashville.gov <kevin.rhoten@nashville.gov>; John.Cooper@nashville.gov <John.Cooper@nashville.gov>

Sent: Sat, Nov 28, 2020 9:32 am

Subject: Zoning Change in The Villages of Riverwood

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November 28, 2020

Kevin, John,

Good Morning, a Happy belated Thanksgiving.

Yesterday I received a letter from Dale Associates planning a community zoom meeting Tuesday December 2, 2020. Dale Associates was told to conduct this meeting at the October 22 Planning Board Meeting.

Five days notice is inadequate for the residents of the villages to rearrange their schedules to attend this meeting. I believe that the builder's have no concern for the residents of this development. On speaking with Roy Dale he stated that he "I do not have to do this meeting and was going to do what ever the owners wanted." He is trying to rail road us.

It seems to us that builders are getting what ever they want at the expense of the residents of Davidson County.

The property was approved to be an assisted home residence not 210 town houses. This would give the owners a more lucrative income than the assisted living and add 400+ cars to our neighborhood at rush hour compared to the vehicles traveling at shift time.

We the residents of the Villages of Riverwood have a green space adjacent to the proposed town houses that we contribute towards the up keep of, this has no been addressed by the builder or. how to keep the residents of the town houses from using it.

Thank you for any help that you can give us.

Sincerely

John Barki

1641 Stonewater Dr.

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From: Jim Roussel <jimroussel@rousselassoc.com>
Sent: Friday, December 4, 2020 2:50 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>
Subject: case # 2005UD-002-011

My name is: Jim Roussel/Carole Roussel

Address: 2149 River Overlook Dr., Hermitage TN 37076

This email is in opposition to changes in the following case:

case # 2005UD-002-011

We feel that the original zoning and original plan is the better plan and oppose the proposed changes.

We feel that the change proposed would create more traffic and the original plan apparently was thought out to not overload the streets as individual houses and/or townhomes would do.

Jim Roussel

Roussel and Associates

216 Centerview Drive, Suite 115

Brentwood, TN 37027

Direct Number: 615-645-9473

From: <jetson234@aol.com>
Reply-To: <jetson234@aol.com>
Date: Thursday, February 4, 2021 at 3:02 PM
To: "Planning.Commissioners@nashville.gov" <Planning.Commissioners@nashville.gov>, "Planningstaff@nashville.gov" <Planningstaff@nashville.gov>, "heathersmith514@gmail.com"

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<heathersmith514@gmail.com>

Subject: #XN 1793008 Villages of Riverwood

People

I am writing this letter to ask you not to vote in favor of any changes to the Villages of Riverwood.

Mr. Roy Dale of Dale Associated has promised to meet with our community on the changes to our community. He has meet twice with an additional meeting coming in January or early February. As of this date, he has only told us what he can do. He stated that he can change the purpose of the property that he represents and that we do not have any input. He has promised many meetings with none happening. He has promised to meet with our Hoa. It never happened. A meeting with Dale Associates and the property owner was promised. Again nothing happened.

He says that he wants mimic our neighborhood by adding only town houses. Villages of Riverwood is a community of equal town homes and single family homes.

He plans on widening our roads, to accommodate the additional traffic.

He stated that if the senior care facility was built it would have much larger than planned and that he needed no approval to change the plans.

He has no plans to add any Green Space.

I think that I have said enough. Please do not let this gentleman destroy our community but have him add to its beauty.

If Mr. Dale was to present a plan that matched our neighborhood that truly represents it and adds to our HOA and green spaces, things might be different.

Sincerely

John Barki

1641 Stonewater Dr

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Hermitage, Tn

From: KATE GRISMALA <kgrismala@comcast.net>

Sent: Saturday, February 6, 2021 10:39 AM

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

Subject: Postponement of agenda item related to building additional townhomes in Villages of Riverwood

I am writing to request that the agenda item related to building an additional 200 plus townhomes in the Villages of Riverwood community in Hermitage be moved to March. Roy Dale hasn't followed through on his communications with those of us who live in this neighborhood. While he professed to communicate with us and says "contact me any time by either phone or email" he does not respond. I emailed him questions regarding the traffic study a month or so ago and he never responded. Also, he's held two Zoom calls but the first one only a handful of the neighbors were notified and even those of us who found out about it at the last minute, were not allowed to be admitted to the call. A development of this size will significantly increase the traffic in and near the neighborhood. The amount of development in this 2 mile area in the last 5 years is unbelievable. I'm not sure how all these cars are going to travel on the already insufficient 2 lane Dodson Chapel road. Due to the lack of follow through in terms of communication, I think it is appropriate to move this to the March planning meeting agenda.

Regards,

Kate Grismala

Resident of Villages of Riverwood

From: Paras Kapoor <paraskapoor76@gmail.com>

Sent: Saturday, February 6, 2021 1:47 PM

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

Cc: Paras Kapoor <paraskapoor76@gmail.com>

Subject: Villages of Riverwood Development on Stonewater, Hermitage - Case 2005UD-002-011

To the Planning Commission,

Comments on February 11, 2021 MPC Agenda Items

Received through February 9, 2020

This is regarding case 2005UD-002-011, which is currently pending your consideration. I'm a resident of the Villages of Riverwood (VOR) located in Hermitage. The aforementioned case is about a development adjacent to our community, which affects all the homeowners and residents (~700 homes). The property developer is being represented by Roy Dale from Roy Dale Planning and Associates.

I am a Director of the HOA Board of the VOR. I also write to you as a concerned neighbor regarding the proposed development. Mr. Dale was instructed by the Planning Commission to meet and discuss the concerns of my fellow-homeowners who have genuine concerns with the impact this development will have on our community, the quality of life, the safety of our community, and potential conflict with the new development using common and facilities that our HOA has invested in.

1. Mr. Roy Dale has handled the interaction with our community in a shabby and offhand manner. There were a couple of virtual meetings organized by Mr. Dale. For the first meeting, Mr. Dale did not show up for an hour. In all meetings, only a couple of dozen residents could join the meeting from a community of about 700 homes. Everyone else was either kept in a virtual meeting room or not permitted entry to the meeting. I personally attempted twice to join these meetings and so this is my first-hand experience. I've learnt that a multitude of my fellow-homeowners had the same experience. Additionally, Mr. Dale's email, at least the one provided to us, bounces back. So, we cannot even write to him. Mr. Dale's casual treatment and disregard of the Planning Commission's instructions is appalling. It has been three months now of this fooling around by Mr. Dale, wasting our time, and the disrespect to the homeowners as well as the Planning Commission.
2. That said, there are a few concerns that I have and share with the rest of this community.
 - o The roads within the Villages of Riverwood were designed to accommodate ~700 homes. Each home here has at least two cars, some three or four. There are only two exits out of the community of one-lane each. One these on Hoggett Ford Rd. is shared with other communities that number over 350 homes. Effectively, we have two lanes for over 1050 homes. There are no speed deterrents like speed breakers and radar detecting speed indicators on these roads. A traffic study was promised but never carried out. In any case, this is not a good time to gather traffic data as many residents work from home due to the pandemic and therefore the traffic on the roads of this community is not a true reflection of the actual state.
 - o We already have a problem with street parking, which results in vehicles being blocked, including sometimes problems with emergency vehicles being unable to traverse certain sections of Stonewater Dr. This new development will add additional traffic to that road.
 - o The homeowners in Villages of Riverwood have invested our money in maintaining and developing our community and have further plans to invest in making our community an attractive, safe, and clean place; somewhere where we can relax with our families and live in harmony. 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 Homeowners Association dues. We need written assurances and controls implemented by the property developer that will prevent any such abuse. After all, not everything can be locked and gated.
 - o We take pride in being an environment-friendly community with plenty of greenery, trees, etc. It is one of the main reasons a number of us have bought homes here. We need written assurances that the property developer compensate for the green area they are going to remove by planting trees and developing green areas within the Villages of Riverwood.

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- The development would impact the wildlife in these parts. This excessive development around the Villages of Riverwood has already resulted in deer, coyotes, and other animals grazing and hunting in the immediate vicinity. Risk of accidents have increased on I-40. Coyotes are seen in our backyards, threatening our pets and children's safety.
- We're already seeing an increase in the noise level from I-40 with the construction of apartments at The Edison at Riverwood on Dodson Chapel Rd. There is no noise barrier built to prevent further noise pollution and disturbance for us.
- Additionally the intersection at Central Pike and Dodson Chapel Rd. has become a thoroughfare for a number of people over the past years. It is a principal access point for traffic from Donelson and Hermitage to I-40. God forbid if there is an accident on I-40. Most of the traffic headed East on I-40 reroutes itself through Dodson Chapel and it can take up to 30 minutes to traverse a one-mile stretch of this single-lane road. However, nothing has been done to develop these roads other than add more homes to this zone.

I beseech the Planning Commission to disallow the development of any additional land in this particular section. However, should the Commission determine the need to develop this area further, I urge you that it be done so by addressing the concerns of the current homeowners, implementing adequate controls, enhance development plans to accommodate the concerns of the current homeowners, and that the development be executed in a way so as to have no impact to the current homeowners. We are already paying an exceptionally high property tax in this county. We do not want to consider moving out of this county because our lives are affected negatively by inconsiderate development in our area. These developments will take our community from being a beautiful, green zone to a noisy, concrete landscape. Above all, we have a right to live the way we chose when we bought our homes here over a decade ago. This right should be upheld by the Commission.

Thanking you in anticipation of your fair and just treatment of our community.

Sincerely,

Paras Kapoor

Comments on February 11, 2021 MPC Agenda Items

Received through February 9, 2020

ITEM 8: 2020SP-051-001

OPPOSITION

From: stacy@easeuptravel.com <stacy@easeuptravel.com>
Sent: Wednesday, February 3, 2021 5:36 PM
To: Lewis, Amelia (Planning) <Amelia.Lewis@nashville.gov>
Cc: Parker, Sean (Council Member) <Sean.Parker@nashville.gov>
Subject: Case 2020SP-051-001

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

As Chairperson for the Highland Heights Neighborhood Assn, I've been in contact with Beau Fowler over their proposed SP for 1411 Dickerson Pike.

I've reviewed his latest site plan, and while I initially questioned the lack of completion for the road connection to Luton that is supposed to cross the entire project, I'm not sure his answer is legally enforceable especially if the property changes hands before any property develops on the southern property line.

When questioned, he responded with the following - "Our agreement with planning is that as soon as the project to the south develops then we will be **legally responsible** for paving the remaining portion of the connector. The final version of the SP (which I will share with you well in advance of the public hearing) will reference the agreement that we have with metro. Again, it is not optional for us. We will have to complete the connector as soon as the property south of us redevelops."

Considering we are having an issue with the SP construction of an alley at the 1801 Meridian project, I think such an arrangement would set a precedent that developers could defer or delay adherence to the Mobility Plan portion of the HH Study and supplemental policies.

Another concern that hasn't been fully answered is dedication to parking to the "Flex Commercial" space within the SP. At last count, the parking spaces numbered enough to meet the criteria/requirement for the residential needs. Without dedicated parking for the commercial space, we could see parking spill over to neighboring areas especially if the space is a restaurant or popular retailer.

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If this item is on consent for the Feb 11 public hearing, please make note to pull it as I do plan to make comments.

Gordon Stacy Harmon, CHS

Your Personal Travel Professional

Ease-Up! Travel Services

(615) JET-SAND (538-7263)



Comments on February 11, 2021 MPC Agenda Items

Received through February 9, 2020

ITEM 18: 2019SP-007-002

OPPOSITION

From: venk mani <venk_mani@hotmail.com>

Sent: Monday, January 11, 2021 8:55 AM

To: McCaig, Anita D. (Planning) <Anita.McCaig@nashville.gov>

Subject: Case 2019SP-007-002

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Dear Metro planning commission:

We own property near the Sonya Drive mixed use development(amendment) proposal. We oppose the permit 175 multi family units in the proposed location due to increased traffic on Old Hickory Boulevard and subsequent occurrences of accidents. Thank you very much for your consideration.

Sincerely,

Venk & Usha Mani.

Comments on February 11, 2021 MPC Agenda Items

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ITEM 19: 2020SP-050-001

OPPOSITION

From: Lindsay Conlin <conlin.lindsay@gmail.com>
Sent: Wednesday, January 20, 2021 1:33 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Wedgewood Houston CASE 2020SP-052-001 January 21 Resident Comments

Dear Metro Nashville Planning Commission,

I am writing with concern for zoning changes for properties 1321 and 1323 Pillow Street. I see the Staff Recommendation is to approve with conditions and disapprove without all conditions.

Would the Planning Commission be able to provide transparency on the conditions it is requiring? While I am generally for growth in our community, there is not enough information to be in support.

As a resident at 1402 Pillow Street, my skepticism for this proposal is the idea of 50 units on a .46 acre parcel. With the height limit in place, this would easily become one of Wedgewood Houston's most densely populated areas with units of a size uncommon to the area.

My largest concern is with parking and safety. Pillow street already functions as a one-way avenue due to the excessive amounts of street parking used by current residents. I would hope one of the conditions imposed would be a requirement of two spots per dwelling with compact spaces limited to a certain percentage of overall volume.

As a resident in a condo across from the proposed development site with more land and less units, it has been difficult to ensure security and safety at our complex. Metro-owned alley ways, such as the one zoned from Pillow to Rains, have prevented our community from being able to gate our parking lot even though some developers have built over this shared land. We have had countless car break ins, auto theft, and many issues with Animal Control. Adequate lighting, walkability, and a review of all surrounding through-ways to the immediate area should remain paramount in the zoning decision. Let us keep Wedgewood Houston feeling like a community, and avoid turning it into a parking lot.

I look forward to attending tomorrow's meeting to learn more.

Thank you,
Lindsay

Comments on February 11, 2021 MPC Agenda Items

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ITEM 20: 2020SP-052-001

OPPOSITION

From: Lindsey Rueger <lindsey.rueger@gmail.com>
Sent: Thursday, February 4, 2021 4:58 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Sledge, Colby (Council Member) <Colby.Sledge@nashville.gov>
Subject: Pillow+Merritt 2020SP-052-001

Dear Planning Commission,

I am the owner of 1319B Pillow Street, next door to the planned development at Pillow + Merritt (2020SP-052-001). I am writing in opposition to the zoning change for this development. The current zoning of R6-A is entirely appropriate for 1321 and 1323 Pillow and should not be changed.

The proposed development includes 39 units with 26 parking spaces, two of which are accessible. Pillow street already has a congestion and parking problem, specifically at Pillow & Hamilton where two cars often cannot pass due to cars parked on both sides of the street. The influx of residents with a lack of adequate parking will exacerbate the current problems with parking and increase traffic.

The height and occupancy of a 39 unit building next door to me will interfere with my privacy as many of these units will look directly into my windows and overlook my backyard. I am also very concerned with the noise that will be generated by this many occupants in such a small space, with.

This development can be distinguished from existing Pillow + Merritt condos as the parking lot is situated at the back of existing homes' backyards instead of alongside the houses. This allows for more privacy and space from the noise generated by this high occupancy complex.

Finally, the plan does not address issues with short-term rentals, which could essentially turn this development into a 39-unit hotel, which is completely unacceptable.

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The current zoning is entirely appropriate for this part of Pillow Street, where residents enjoy peace and can walk their dogs up and down the street without worrying about excessive traffic. This development would inhibit my enjoyment of my home as well as others.

Thank you,

Lindsey Rueger

1319B Pillow Street

From: Kathleen Davies <kmdaviesipad@gmail.com>

Sent: Saturday, February 6, 2021 12:03 AM

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

Cc: colby.sledge@nashville.gov

Subject: Pillow + Merritt 2020SP-052-001

Dear Planning Commission,

I am a home owner on Pillow Street, across from the proposed development, 1320 Pillow Street, and I am writing in opposition to the requested zoning change for the Pillow+Merritt development. The current analysis is not appropriate for the area given the current design. The analysis indicates it is consistent with the evolving Urban Neighborhood Evolving policy. The current zoning R6-A allows up to 4 units on a parcel to allow for affordable housing to remain in the area. In this case the combination of the two parcels 1321 and 1323 would allow 8 units. At no point does it recommend Pillow Street lots to be rezoned for high density micro units to be built on two current lots totaling .46 acres. The current plan does not accommodate parking for all proposed units adding to the already congested parking on Pillow Street and increased traffic flow. Parking design appears to accommodate approximately 60% of the units if units are single occupancy. A traffic studying indicates trips will increase from 38 to 366 per day. This magnitude of a traffic change should be studied more completely and an environmental impact study should be required as well as study to determine if traffic pattern increases can be accommodated. This increase in traffic will reduce the quite enjoyment of Pillow Street, an area often seen with young families playing in the street as it is not a through street.

The height of the planned development also significantly exceeds building heights for the area. The quoted Urban Neighborhood Evolving policy suggests buildings of this height should be situated in low lying areas. The corner of Pillow and Merritt is one of the tallest points in WeHo, again this is not consistent with any current recommendations for

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development in the area.

Additionally the plan does not exclude short term rentals such as Airbnb's leading to a more transient nature of the micro units possibly even amounting to a hotel room like rental of the 500 square foot micro units. Owner occupied in this instance could mean one person occupies one(1) of the thirty nine (39) units and uses the other thirty eight (38) units as short term rentals. All short term rentals under six (months) should be specifically prohibited.

This development can not be found to be consistent with the land use policies for this area. The requested zoning change should be denied.

Best,

Kathleen Davies
[1320 Pillow Street](#)

From: Adam DiGirolamo <adam@vassalotti.com>
Sent: Tuesday, February 9, 2021 10:52 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Sledge, Colby (Council Member) <Colby.Sledge@nashville.gov>; Donna <bunk1661@aol.com>
Subject: Case # 2020SP-052-0011(Pillow+Merritt), February 11, 2021 Meeting: Item 20

To: Planning.Commissioners@nashville.gov

Cc: Colby.Sledge@nashville.gov

Subject: Case #2020SP-052-001 (Pillow+Merritt) February 11, 2021 Meeting: Item 20

Dear Planning Commission:

We are the owners of 1402 Pillow Street Unit 205, located in the Segment at Pillow Condominium located across from this proposed development at Pillow + Merritt (2020SP-052-001) and are writing in opposition to the zoning change from R6-A to SP (Specific Plan) on the basis of inadequate on-site parking.

Although the proposal has numerous benefits that will positively impact our Wedgewood Houston neighborhood, such as creating needed affordable housing with micro-size residential units, as well as providing for affordable live/work spaces that encourage and enhance the creative nature of artists and entrepreneurs in our community, to ultimately prove efficacious and worthwhile, the design concept must not exacerbate the existing parking congestion issues facing the neighborhood.

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The proposed development includes 39 live/work units with parking of .75 spaces per unit. Although the Wedgewood Houston Chestnut Hill UDO (1.19.2021 Revised Draft) proposes a parking requirement of 1 space per unit + 1 for complexes of more than 5 units, for this project, the developer provides for only .75 spaces per unit, based on various reductions permitted under current zoning provisions related to proximity to mass transit, sidewalk connectivity, and reduced demand based on the micro-unit typology. However, this does not take into consideration that the proposed units are live/work uses, and that there are in fact increased parking demands based on this occupancy type, especially since the 2020 revision of the home occupation ordinance lifts prior restrictions on home based businesses.

In short, now, businesses permitted as home occupations include uses that allow customer visits, such as personal instruction (music lessons), personal care services (beauty & barber care), and recording or audio productions. Consideration must be given to the increased parking needs associated with this use type, and that not only is parking for .75 units inadequate, parking for 39 cars may not be sufficient. Although there is off-site street parking, it is already crowded and will not be able to handle this proposed increased occupancy.

Thank you,

Adam and Donna DiGirolamo



METROPOLITAN COUNCIL

Member of Metro Council

Ginny Welsch
Councilwoman, District 16
615 432-1316

February 8, 2021

Chairman Greg Adkins and Members of
the Metropolitan Planning Commission
2601 Bransford Avenue
Nashville, TN 37204

RE: 2020SP-050PR-001 and 2021Z-008PR-001
2512 Rascoe St. 119 Oriel Ave.

Dear Chairman Adkins and Members:

The above reference items are on the Planning Commission's Agenda for Thursday, February 11, 2021. Item 2020SP-050-001 - to permit a detached accessory dwelling unit and item 2021Z-008PR-001-a request to rezone from RS5 to R6-A zoning.

I have had discussions with some of the neighbors concerning these two requests and I am offering my support at this time.

Thank you for your attention to this matter.

Sincerely,

Ginny Welsch
Councilwoman, District 16

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ITEM 23a: 2021UD-001-001

[All Comments](#)

From: [Chris T.](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Sledge, Colby \(Council Member\)](#); adam@sobrolaw.com
Cc: [Iveylee Trump](#)
Subject: 518 Hamilton Ave - UDO
Date: Friday, January 8, 2021 2:52:03 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I own 518 Hamilton Ave in Wedgewood Houston. I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency. I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted.

- 1.) The ISR limit in the UDO is far to restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.
- 2.) Height: The proposed Height limits in Merritt-Southgate district should be adjusted to 35 feet for all housing types. No averaging down.
- 3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 2 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.
- 4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

Thank you!

Chris Trump

From: [Moyo Suarez](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Cc: [Adam Lafavor](#); [Sledge, Colby \(Council Member\)](#)
Subject: 610 Hamilton: Wedgewood Houston UDO
Date: Tuesday, January 5, 2021 1:07:07 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I own 610 Hamilton Ave in Wedgewood Houston. I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency. I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted.

- 1.) The ISR limit in the UDO is far too restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.
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- 3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 3 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.
- 4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

From: [WAYNE HARDY](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: 656 Wedgewood Avenue
Date: Monday, December 21, 2020 5:30:21 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

My name is Wayne Hardy. I participated in the WebEx today regarding the WHCH UDO. I'm the owner of approximately 6.5 acres at 656 Wedgewood Avenue that is zoned industrial, but is currently within the boundaries of the UDO. This UDO appears to be primarily intended for residential properties. While I understand that the UDO would not change my current *zoning*, it's my understanding that the UDO *standards* apply to all properties within the UDO. In the event I wished to make improvements to or sell my property, the UDO standards regarding vehicular access, landscaping, detached structures, and others would come into play and would have a very detrimental impact on the value of my industrial property.

Given that my industrial property is located at the very edge of the UDO boundary, I wish to strongly request that my property be excluded from the the UDO; otherwise the value of my property will be severely diminished. I would appreciate your considering my request and providing a response.

Thank you,

J. Wayne Hardy

From: [Brad Forrester](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Sledge, Colby \(Council Member\)](#); [Brooks, Harriett \(Planning\)](#); [McCullough, Stephanie \(Planning\)](#)
Cc: adam@sobrolaw.com; [William Smallman](#)
Subject: Build Permit Approval Request: 1611 Martin Street, Nashville, TN 37203
Date: Tuesday, January 5, 2021 9:03:47 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hi Colby, Harriett, and Stephanie,

My name is Brad Forrester and I'm a twelve year Nashville resident and an individual who has been working with William Smallman and Magness Group, Inc since August 30, 2020 to build my first house at 1611 Martin Street, Nashville, TN 37203 and I attended the webinar and learned on Monday, 12.21.20 about the proposed Wedgewood Houston Chestnut Hill Urban Development Overlay which as I understand would prevent me from building my home.

The home is 2,758 square feet of living area, the plans are finalized, and would be built as a single family, primary residence on the lot. It is also my understanding, the Magness Group had multiple verbal approvals for my proposed build and I signed a lot deposit contract with Magness Group 11.30.20 which secured the lot (1611 Martin Street) with a non refundable sum of money until I sold my condo (current residence) and could go to full contract.

My condo is under contract as of 12.22.2020 and is to close on or before 1.19.2021, at which point, I put a larger deposit down for the build and move to full contract. The plan since September is to break ground and begin construction no later than 2.1.2021.

Magness Group has submitted the application for permit and I write today to ask that the permit for my home be approved given the amount of time, money, and effort Magness Group and I have dedicated thus far.

In addition to my build at 1611 Martin Street, I'm also concerned about the proposed Urban Development Overlay longer term and how quickly it is being rushed/pushed to fruition, particularly amid a pandemic where resident voices, opinions, wishes, and views cannot be publicly heard and shared in a group setting.

Colby shared on the webinar and in the Q&A from the webinar that this proposed Urban Development Overlay has "had substantial community engagement" with residents since 2017, but I've spoken with several neighbors and residents of the neighborhood as well as prominent builders and developers over the last couple of weeks and all still have or had no knowledge of this proposed Urban Development Overlay until the 12.21.20 webinar and that is concerning.

Proposals such as this limit growth and prosperity of a thriving city like Nashville. I agree that not every home in the Wedgewood Houston Chestnut Hill is a tear down

and residents of the neighborhood are not being pushed to sell and only benefit from convenience as local shops, restaurants, new businesses, and homes come to the neighborhood and home values appreciate of which home equity can be used by owners to renovate and enhance their property, act as a retirement nest egg, tuition, etc.

Thank you in advance for your consideration of my build and also for allowing residents more time to review, ask questions, comprehend, discuss, and form an opinion about this proposed Wedgewood Houston Chestnut Hill Urban Development Overlay.

-Brad

Brad Forrester

270.994.3189

bradforrester1@gmail.com

From: [Brad Forrester](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Sledge, Colby \(Council Member\)](#); [Brooks, Harriett \(Planning\)](#); [McCullough, Stephanie \(Planning\)](#)
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-Brad

Brad Forrester

270.994.3189

bradforrester1@gmail.com

From: [Paul Chinetti](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Sledge, Colby \(Council Member\)](#)
Subject: Chestnut Hill & Wedgewood-Houston Urban Design Overlay
Date: Tuesday, January 12, 2021 9:47:22 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I agree with the UDO, allowing more multi-family homes like triplexes and fourplexes on properties will increase the available housing in the neighborhood.

I might have missed it, but I would like more to be said about sidewalks. I think it's long past time where it's acceptable for developers to be able to pay into a sidewalk fund, as the sidewalks never materialize. Even patchwork sidewalks are better than no sidewalks whatsoever at this point.

Also on the topic of sidewalks, there are a lot of telephone poles, signage, and other utilities that block existing sidewalks. I'm not sure if that is something that could be covered in the overlay but going forward none of those things should be blocking sidewalks.

Thanks
Paul

--

Sr. Lead UI/UX Designer

www.paulchinetti.com

From: [Ronnie Lee Booth III](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Cc: [Planning Staff](#); [Sledge, Colby \(Council Member\)](#); [Josh Hellmer](#)
Subject: Chestnut Hill Overlay
Date: Monday, January 11, 2021 7:46:43 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Good evening,

I noticed Saturday the neighborhood meeting signs were placed out. This is unusually late given that the meeting is on the 21st. I spoke with a homeowner yesterday that has lived here his whole life and didn't have a clue about it.

I would like to be added to the meeting tomorrow. Will all of the participants be able to see the questions being posted live? If not, how can this truly be a community meeting when the community isn't able to listen to each other in real time - and further, must rely on metro to respond later. Typically these meeting are done in person where dialogue can occur between all of the participants.

I have many oppositions to this overlay as presented. In the planning document, there is a picture of 18 Shepard St. next to a one level home with the caption stating evidence of incompatible development. By definition, this states that the home falling apart at 20 shepard is what we want to use to define "character" for the limitation of the development surrounding it? This makes zero sense at all to me. There is a building made of cinderblocks across the street for goodness sake. Why in the world would we limit development for the sake of staying true to the character of a home made entirely of cinder block? Further, Shepard and N Hill St. have incredible downtown views, why would we prohibit the development of three story homes to take advantage of such an incredible view? A quick drive down either of these streets will show you there are few homes worth saving. I believe the definition of character as proposed in this plan is backwards - we need to define character in our neighborhood using the development already that has already taken place. Otherwise we exacerbate the issue and let homes that have no historic value and falling apart to define how we want our neighborhood to look and feel.

I've been working in this neighborhood for many years and live on 2nd Ave. S. myself. In all my years of living here I have not come across one neighbor that didn't like the development going on in our neighborhood. Not one. The only comment that I ever received other than positive thoughts, was that the color of the front of my home was a little "stark" - so I painted it a different color. I'm not opposed to a contextual overlay, but I'm certainly opposed to this one.

-Ronnie Lee Booth III

From: [Michael Fay](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: Chestnut hill udo concerns
Date: Wednesday, January 13, 2021 5:25:26 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hello,

I'm writing to voice my concern on a couple of the items outlined in the proposed udo for chestnut hill. More specifically, the 2nd Ave S. corridor, since this is where my wife and I live. We have lived in and renovated our 600ish square foot house over the past three years, my wife rented the house for 4 years before we purchased it. Needless to say that we have seen a lot of change in the neighborhood over the past 7-8 years. From a safety standpoint, we feel a bit safer. From a density standpoint, it seems that there are a lot more people living/working/walking in the area. From a building standpoint, we have seen beautiful old stone homes and abandoned shacks torn down to be redeveloped as short term rentals, or very large single family homes. Amid all of this change and redevelopment, we have been very interested in what we could and could not build on our property. Whether it be an addition, a detached (or attached) garage, or even tearing our house down to build something similar to what has been built on three out of the five lots up the street from us. With all of the existing restrictions and zoning in mind, we purchased our house in 2017 and in 2018 we purchased the vacant lot adjacent to our house.

My initial thought when reading through the new proposed restrictions is that this will greatly impact the the only two large investments that my wife and I have in a negative way.

I'm not at all saying that I like the size or the style of the large houses that have been built up the street from me, but I am saying that I made very informed decisions on purchasing these properties that were based on what I knew that I could build/sell on these lots.

Other than the charts in the udo info packet, there are only two captions that mention the 2nd Ave S. Corridor. One says: "encourage 2nd Ave South".

The other's concept is "reinforce the transformation into a mixed use, urban neighborhood corridor".

I'll be blunt here.. this sounds like a total load of bs.

How does restricting the height (of the remaining few original structures/vacant lots) help to achieve any of this?

Thank you for your work on this. I definitely do agree that a general plan for the area moving forward is necessary. However, more restrictions to an already heavily restricted stretch of 2nd (due to small lot size) seems like a very odd and unproductive way to go about it. Especially when so many existing (almost every new build on my street) buildings in the neighborhood are so far out of compliance with the proposed udo. The resulting abrupt change in style/shape/and function would do much more harm than good from an aesthetic standpoint, and would do nothing to "reinforce the transformation.....".

I have more thoughts on all of this and am embarrassed that I have missed the previous meetings.

Please let me know if/when there might be another opportunity to voice my concerns.

Thank you again for your work in the neighborhood, and for taking the time to read this.

Best,

Michael Fay
615.689.9013

From: [Eatwell, Sagen T](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Sledge, Colby \(Council Member\)](#)
Subject: Chestnut Hill UDO Feedback
Date: Tuesday, January 12, 2021 12:36:32 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hello Councilmember Sledge and UDO committee members,

I am writing to provide feedback about the proposed Urban Design Overlay for my neighborhood, Chestnut Hill. I have lived in the neighborhood since 2018, in one of the affordable housing buildings between Garden and Shepard Streets. During these past few years, I have both fallen in love with my neighborhood and seen how uncontrolled development is changing it for the worse. Just within one block of my house, I have seen the cost of homes for sale rise 100%, longtime residents forced out by cost, and new buildings that do not fit the identity of the neighborhood pop up in great number.

These changes are not to the benefit of me or my neighbors and, in effect, erase the vital history of one of Nashville's most important neighborhoods, replacing it with whatever seems to make outside developers the most money.

Honestly, I was skeptical of the UDO plans at first. However, upon reading the proposal, I am pleasantly surprised. I am happy to see a focus on preserving the feel and identity of our historically important neighborhood. I am happy to see a plan for growth and increasing housing opportunities that maintains the integrity of our neighborhood, respecting not only the look and feel, but in doing so centering the residents and their needs over the business interests of developers who do not live here.

I encourage the council to approve of this UDO. I also encourage the city to actually enforce the zoning requirements within this UDO. If developers were able to appeal new zoning requirements and continue business as it has been happening, or if the UDO is not approved, I have no doubt that within a few years our neighborhood would no longer be recognizable, and very few, if any, long-time residents would remain.

Thank you for your hard work and consideration on the UDO. I have faith that if implemented, it will help ensure the continued identity and quality of life in Chestnut Hill.

Regards,
Sagen Eatwell

12 Garden St
Nashville, TN
37210

From: [Kevin Frazier](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: Chestnut Hill Urban Design Overlay Feedback
Date: Friday, January 8, 2021 2:53:04 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hello.

I'm writing to oppose the adoption of the overlay since it will unnecessarily suppress property value growth in the neighborhood.

The rising cost of property in Nashville is a foregone conclusion. The ship has already sailed. Even if the growth in property value is slowed, which is a likely consequence of this overlay, homes will still be unaffordable for many people thus not achieving one of the primary goals of the overlay: affordability.

Further, Davidson county has raised property taxes significantly which only adds to the burden of those already living in the neighborhood and anyone who wants to move into the neighborhood.

I fail to see how this is good for the city or our neighborhood to restrict development and investment.

Sincerely,
Kevin Frazier
1116 2nd Ave S

From: [Christina Hayes](#)
To: [Sledge, Colby \(Council Member\)](#); [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: Comments on WeHo UDO from Hayes Family / Homeowners on Merritt Ave
Date: Friday, January 8, 2021 7:33:46 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

My husband and our two young boys are proud residents of Wedgewood Houston. We live at 409B Merritt Ave, and before buying this home, we rented in the neighborhood at 1316A Pillow Street.

We are excited to be part of a growing and rapidly evolving neighborhood, and we're grateful for the opportunity to participate in this process. From what we can gather through reading the UDO summary document however, we're not in support of the UDO as it stands and would appreciate a more open dialogue before it is finalized.

Our requests are as follows:

- 1) To be added to the January 12 online meetings (Unclear if it is open to the public and Nashville.gov said to email for access)
- 2) For a slowing of the pace and delaying of the proposal. Not all of us are as versed in urban planning and the jargon that surrounds it, but this will impact us nonetheless. We'd appreciate more time to digest and understand the implications. We'd like to be part of more open/transparent community dialogues that incorporate the help and guidance of our representative Colby.
- 3) For more consideration/discussion around the Merritt Southgate district restrictions. From what we can tell, the ISO/height/setback requirements will have a huge impact on the types of homes that will eventually be built in the lots surrounding our home. We'd like to see more homes built in the pattern of ours, but these overlays make that impossible.

We care deeply about this neighborhood. Not just because our home is our greatest financial investment, but because it is where our boys will grow up. Thank you again for the opportunity to have our voice heard in the development process.

-Christina and Scott Hayes
409B Merritt Avenue

--

christina graham hayes
cgrahamhayes@gmail.com
731.571.8433

From: [Erica Ciccarone](#)
To: [Colby Sledge, Metro Council District 17; Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: Feedback for Wedgewood UDO
Date: Saturday, January 9, 2021 4:08:17 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hi Colby and Planning folks,

I support the UDO's goals of preserving the character of the neighborhood and making it more affordable. I think the plan is a step in the right direction — although I wish it happened at least five years ago.

I see that a neighbor is circulating a petition to push the process back six months to accommodate more feedback. I am torn about this. I know that Planning has been soliciting feedback for 2-3 years now, and it's up to neighbors to be informed. I receive letters from the Planning department and open them, and I read Colby's and SNAP's newsletters. However, I think that this year's challenges have thrown people off, and it may be a good idea to delay the process for one or two months as a compromise. Six months is too many. You'll just have builders filing a ton of permits to get in under the Council readings. I think that we need to put our heads together about how to get the word out to people who aren't on the lookout for it. Maybe a text messaging subscription service would do the job?

Other thoughts:

Super happy to see the height restrictions for new builds. The new house next door to us is three stories taller than ours. It's ridiculous. Plus, they hit rock and built the land up about three feet, making a slope down into our yard that has caused drainage problems.

Question about the above: Will the "adjacent houses" include ones that are already more than 2.5 stories tall? Or will you be measuring by the more average sized houses typical of the neighborhood pre-development boom?

I am skeptical about how this will improve affordability. I get the logic — smaller units will be more affordable if investors and developers want them to be. But my faith in these people is pretty gutted. Will hope for the best.

I think that parking restrictions are going to be a problem. A couple who share a one-bedroom will almost always have two cars. I think people will just park on side streets and illegally, thus reducing the walkability of the neighborhood.

While I was able to parse the plan pretty well, I need some terms defined. Providing a key of terms and not using acronyms would be helpful.

Will try to attend the meeting Tuesday, but it just depends on my workload.

Thanks!

Best,
Erica Ciccarone

From: [Brian Nock](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Sledge, Colby \(Council Member\)](#)
Subject: Feedback from TAG overall
Date: Friday, January 15, 2021 8:08:03 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hi team,

Thanks for the community meeting on Tuesday night. In speaking with several neighbors and members of the TAG board, I have heard a common theme that the UDO document is hard for an average person to understand what the impacts are. Developers are already more incentivized to dig into the details, but they are also far more familiar with the terminology and structure.

In the January 26 meeting, can I ask that we prioritize focusing on examples of what would and would not be allowed in a sample of the areas (2nd Ave S; Chestnut Hill; Merritt-Southgate; etc.)? I think these examples would be most helpful to neighbors who care about the UDO but are not equipped to understand the document.

I do think you've done a great job of responding to feedback (and listening to neighbors!) from the planning study and the UDO discussions, and I think the UDO document is digestible -- but I am carrying two degrees in Civil Engineering, and most don't have those kinds of experiences.

- Brian

From: [Planning Commissioners](#)
To: [Brooks, Harriett \(Planning\)](#)
Subject: FW: Requesting Delay for Transparently Gathering Public Input - Re: WHCH UDO | Online Community Engagement URL Missing
Date: Tuesday, January 12, 2021 3:50:35 PM

From: Will Ward <wward1400@gmail.com>
Sent: Monday, January 11, 2021 7:52 PM
To: Wedgewood Houston Chestnut Hill UDO (Planning) <whchudo@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>; Sledge, Colby (Council Member) <Colby.Sledge@nashville.gov>
Subject: Requesting Delay for Transparently Gathering Public Input - Re: WHCH UDO | Online Community Engagement URL Missing

Hi,

I am writing to request additional time for residents, neighbors, and interested parties to gather more input on how the WHCH UDO will impact the community.

If you see my previous email from December 21, 2020, the last meeting did not make the meeting URL available to everyone. Unfortunately, the planning process required participants to chase down staff in hopes that the meeting information would be shared. It was shared, but the issue is that the meeting was not readily available. Furthermore, the questions posed by community participants were not transparent during the meeting as they were curated and read aloud by an official rather than presented by the actual person asking the question. This leaves it open to consider that we had an official interpreting questions rather than the actual question being asked. Overall, the optics of the December 21, 2020 meeting ended up casting a negative light over the previous work completed on the WHCH study.

One major issue I have is with the limits on owner occupied short term rentals. As an owner in this neighborhood, I do not want to see my neighbors restricted from making ends meet by participating in an owner occupied short term rental permit. I also don't want my neighbors to be prevented from building their retirement portfolio by obtaining extra rental or short term rental income. It is not right to limit people's ability to make money to stay in their home. This entire last year adapting to the pandemic has shown that our community can easily face negative impacts and massive economic uncertainty despite their best plans. I believe homeowners should retain the right to utilize their space for owner occupied short term rentals whether it be a room, accessory dwelling unit (ADU), duplex, etc. If we are going to continue with restricting owner occupied short term rentals, do we have a historical precedent in this neighborhood that is being met, like how Irish Travelers used to frequent St. Patrick's Church on 2nd Avenue South and stay nearby in this neighborhood? Were Irish Travelers prevented from staying in nearby bed and breakfasts?

Another issue I have is the height restriction limiting height to 2-2.5 story homes. If we reduce the height of homes, we are also reducing the possible number of homes and worsening the affordability problem by limiting supply. What is the economic impact of restricting the supply of homes in the Wedgewood-Houston & Chestnut Hill neighborhood? Will reducing supply likely make homes increase in price making it cost prohibitive for people wanting to build their dream home? Restricting supply usually causes an increase in price and a decrease in affordability. Unfortunately, our government driven (municipal) solutions seem to get thwarted by other government driven (state) "solutions". How will we

solve affordable housing issues by restricting the height and subsequently limiting the possible buildout of homes?

I want to approach another perspective on the height restriction for homes. How was the height along 2nd & 4th determined? Or how was the height restriction for the WHCH community determined in general? Was the height of the historic three story empire style building located at 1230 2nd Ave S seen as an outlier or seen as the definitive historic height? Would a taller 1800s home be seen as the historic height or a smaller 1900s home be used to fit this model?

Finally, I have to present a scenario that would limit replacement housing in our neighborhood if the economic restrictions and height restrictions are allowed to pass. Let's say we experience a tornado like the one in March 2020, and the tornado destroys parts of Southgate Station across Moore and through the newer homes at Pillow & Merritt through Little Hamilton. Who could rebuild? What if the tornado clipped the roof off of the historic home on 1230 2nd Ave S? Could the historic 3 story home be repaired or renovated with the height restriction?

I would prefer a delay before issuing blanket economic restrictions across a neighborhood a few miles from downtown. Please allow our community and South Nashville Action People time to meet so that the community can further discuss the impacts of the WHCH UDO. I would also like to thank Planning and our Councilman for providing the URL to attend this week's meeting before the day of the meeting.

Thank you,
Will Ward

On Mon, Dec 21, 2020 at 2:45 PM Will Ward <wward1400@gmail.com> wrote:

Hi,

I am looking at the nashville.gov page about the December 21, 2020 meeting at 4 PM. However, there isn't an online community engagement URL to attend that meeting. As a resident of Wedgewood Houston, I would value attending today's meeting.

Please see the recent capture at web.archive.org to verify that the meeting URL is not on the page:

<https://web.archive.org/web/20201221204021/https://www.nashville.gov/News-Media/News-Article/ID/10416/Opportunity-for-Input-WedgewoodHoustonChestnut-Hill-Urban-Design-Overlay.aspx>

Can you update the page & make sure that URL is available for those wanting to attend?

Thank you,
Will Ward
1267 Martin St, #202
Nashville, TN 37203

From: [Planning Commissioners](#)
To: [Brooks, Harriett \(Planning\)](#)
Subject: FW: UDO - Wedgewood Houston
Date: Friday, January 8, 2021 3:29:25 PM

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

From: Danielle Spence <sdspence84@gmail.com>
Sent: Thursday, January 7, 2021 4:46 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Danielle Dean <edanielledean@gmail.com>; ameganmilner@gmail.com
Subject: UDO - Wedgewood Houston

Dear Planning Commissioners -

As homeowners in District 17, we cannot get answers from Colby Sledge about this rushed proposed UDO. We have been given very limited information as well as time to review and ask questions. Colby has been contacted my multiple residents of which continue to be ignored. Also - why the rush?

Please seriously consider delaying this decision. As taxpayers and residents, we have the right to know how this new proposal will impact our families. This decision should not be made on behalf of a councilman who clearly does not represent his district, well.

Kind Regards,
Sara Danielle McConnell
536A Moore Avenue

From: [Planning Commissioners](#)
To: [Brooks, Harriett \(Planning\)](#)
Subject: FW: WEHO/Chestnut Hill Urban Design Overlay
Date: Thursday, January 7, 2021 4:47:52 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

From: Jake Powell <Jake.Powell@SWInvestmentGroup.com>
Sent: Monday, December 28, 2020 8:50 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: WEHO/Chestnut Hill Urban Design Overlay

Good morning,

I just became aware of the new proposal for the Urban design overlay in the Wedgewood Houston neighborhood where I live. I know myself, along with many neighbors who are just becoming aware of this, don't feel like we have adequate time to evaluate this and ask appropriate questions for the residents living in the area. I would ask that we delay this change and have more opportunities for the community to ask questions. It seems crazy to make changes that are relatively secretive in such a short time frame.

Thanks,



Jake Powell, CFP®
Wealth Advisor, Southwestern Investment Group
T: 615-861-3519 | **F:** 615-778-1789
E: jake.powell@swinvestmentgroup.com
A: 801 Crescent Centre Dr., Suite 600 | Franklin, TN 37067

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From: [Planning Commissioners](#)
To: [Brooks, Harriett \(Planning\)](#)
Subject: FW: WHCH UDO
Date: Thursday, January 7, 2021 4:38:48 PM

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

From: bbyrnside@gmail.com <bbyrnside@gmail.com>
Sent: Wednesday, December 23, 2020 12:26 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: WHCH UDO

To whom it may concern:

I have been a resident of Wedgewood Houston for nearly 5 years. During my time in the neighborhood I have seen a lot of changes which I feel are all for the better. Abandoned or long-neglected homes have been torn down and replaced by new homes with conscientious owners. It has recently come to my attention that our councilman, Colby Sledge, has taken steps to stifle the growth by supporting an initiative to place an overlay in the neighborhood. As a resident I am outraged that Mr Sledge never consulted or informed the homeowners of this plan. As a city official he should be voicing the concerns of his constituents not pushing his own agenda. I STRONGLY OPPOSE the WHCH UDO proposal!

Dr. Bryan Byrnside
WH-Hamilton Ave resident

From: [Iveylee Trump](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Planning Commissioners](#); [Sledge, Colby \(Council Member\)](#); [Brooks, Harriett \(Planning\)](#); [McCullough, Stephanie \(Planning\)](#)
Cc: christrump@protonmail.com
Subject: Fwd: 518 Hamilton Ave - UDO
Date: Saturday, January 9, 2021 9:54:05 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

To Whom It May Concern,

I own (along with me husband) 518 Hamilton Ave in Wedgewood Houston. I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency. I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted.

- 1.) The ISR limit in the UDO is far to restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.
- 2.) Height: The proposed Height limits in Merritt-Southgate district should be adjusted to 35 feet for all housing types. No averaging down.
- 3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 2 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.
- 4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

Thank you,

Iveylee Trump

From: [Iveylee Trump](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Planning Commissioners](#); [Sledge, Colby \(Council Member\)](#); [Brooks, Harriett \(Planning\)](#); [McCullough, Stephanie \(Planning\)](#)
Cc: christrump@protonmail.com
Subject: Fwd: 518 Hamilton Ave - UDO
Date: Saturday, January 9, 2021 9:54:05 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

To Whom It May Concern,

I own (along with me husband) 518 Hamilton Ave in Wedgewood Houston. I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency. I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted.

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- 4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

Thank you,

Iveylee Trump

From: missannaz@gmail.com
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: Opportunity for Input: Wedgewood-Houston/Chestnut Hill Urban Design Overlay
Date: Friday, December 18, 2020 4:51:08 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I think the new plan is too restrictive. I think there should be mixed use in Wedgewood-Houston, especially on the borders on Merritt and Wedgewood. 610 Merritt balances this well.

The story limit also seems restrictive. Single family homes should be able to have attics. Not allowing chain link is classist, which seems counter to the affordable goal.

I'd like to attend Monday.

Thanks!
Anna Zeitlin

From: [Wes Gray](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Sledge, Colby \(Council Member\)](#)
Cc: adam@sobrolaw.com
Subject: Proposed UDO Wedgewood Houston
Date: Tuesday, January 5, 2021 4:10:03 PM
Attachments: [image001.png](#)

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I own the property at 516 Hamilton Ave. in Wedgewood Houston. I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency. I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted.

1. First and Foremost this process needs to be slowed so that people have a chance to understand the UDO
2. The ISR limit in the UDO is far to restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.
3. Height: The proposed Height limits in Merritt-Southgate district should be adjusted to at least 2 stories for all housing types. No averaging down.
4. Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 3 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.
5. Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
6. According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

Wes Gray

VP of Finance

2000 Glen Echo Rd., Ste. 111,

Nashville, TN 37215

O: (615) 657-4804 | M: (615) 417-0748



This e-mail message and any documents attached to it are confidential and may contain information that is protected from disclosure by various federal and state laws, including the HIPAA privacy rule (45 C.F.R., Part 164). This information is intended to be used solely by the entity or individual to whom this message is addressed. If you are not the intended recipient, be advised that any use, dissemination, forwarding, printing, or copying of this message without the sender's written permission is strictly prohibited and may be unlawful. Accordingly, if you have received this message in error, please notify the sender immediately by return e-mail and then delete this message.

From: [Ronnie Meek](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: Proposed UDO
Date: Friday, January 8, 2021 9:39:03 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I own 154 Rains Ave in Wedgewood Houston. I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency. I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted.

- 1.) The ISR limit in the UDO is far too restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.
- 2.) Height: The proposed Height limits in Merritt-Southgate district should be adjusted to 35 feet for all housing types. No averaging down.
- 3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 3 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.
- 4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

Ronnie Meek

--

Don't have anything to do with foolish and stupid arguments, because you know they produce quarrels. **2 Timothy 2:23**

From: [William Smallman](#)
To: [Brooks, Harriett \(Planning\)](#); [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: Question about 120 foot lot frontage limit
Date: Thursday, February 4, 2021 8:43:29 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Is there a chance we can remove the 120 wide lot limit. It seems to create con

I'm working on site layouts for 1605, 1607, and 1609 Martin.

I have an alley along the north side of 1605 Martin.

I would like to combine the 3 lots and have alley access. The 120 foot restriction will push me to doing one development with 120 feet and then creating a 2nd lot with 30 feet. My density would be the same either way. The main difference is that I would need to add a curb cut off Martin for the 30 foot lot I would be creating. I would prefer and the outcome would meet the intent of the planning doc if I could do a single development with 150 feet of width. I would have no curb cuts to the street and 150 feet of frontage to do parallel parking.

William Smallman
The Magness Group
(615) 424-8776
www.Facebook.com/TheMagnessGroup
www.Facebook.com/Rootedin12thS

From: Brad Forrester
To: Wedgewood Houston Chestnut Hill UDO (Planning); Sledge, Colby (Council Member)
Cc: adam@sobrolaw.com; William Smallman
Subject: Re: Build Permit Approval Request: 1611 Martin Street, Nashville, TN 37203
Date: Wednesday, January 6, 2021 12:11:42 PM
Attachments: [image002.png](#)
[Screen Shot 2021-01-06 at 11.25.44 AM.png](#)
[Screen Shot 2021-01-06 at 11.35.06 AM.png](#)

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hi Colby,

Thank you for your reply. Apologies if I was mistaken about the 1.21.21 date being the deadline for a building permit approval against existing code, if it is indeed 2.2.21. I defer to Adam to confirm.

Re: "There have been multiple virtual and in-person community meetings since then", I've reviewed the planning study and the urban design overlay documentation and correct me if I am wrong, but the "multiple virtual and in-person community meetings since then" appear to be limited to the 5 WHCH residents on the task force (page 2) when reviewing page 13 of https://www.nashville.gov/Portals/0/SiteContent/Planning/docs/subarea11/WedgeHoustonChestnutHill/WHCH_AdoptedDraft.pdf and a single Chestnut Hill focus group on 6.1.19. Screenshots below. By any standards, that is not true community engagement and certainly not having all residents have their voices heard.

I would also like to ask again; why are you approaching the Urban Design Overlay with such a sense of urgency and pushing/rushing due process, particularly amid the pandemic and over the holidays? Why not wait until after the pandemic where any and all residents can attend in person meetings, express opinions/wishes, views and have their voice publicly heard in a group setting? I acknowledge the work began in 2017, but the proposed UDO was only presented publicly for review, 12.21.20.

I regularly use webinar tools like WebEx, Zoom, Microsoft Teams, etc. for work and with audiences upwards of 1,000 attendees. They all provide controls to allow the meeting leader to mute all lines, but also allow participants to raise their hands and for single lines to be unmuted by the meeting leader to allow one person to speak at a time.

My other concerns also remain unaddressed which are that **major changes** have been incorporated into the proposed Urban Design Overlay first shared 12.21.20 that were not in/agreed upon in the adopted planning study from 2019 and more time is needed to allow residents to review, ask questions, comprehend, discuss, and share opinions about this revised proposal before being presented for pending legislation. As previously shared, there are many residents of the neighborhood as well as prominent builders, investors, and developers that still have or had no knowledge of this proposed (much less revised) Urban Development Overlay until the 12.21.20 webinar and that is concerning. Given the significance of this proposal, before it becomes pending legislation residents should:

1. Have at least 6 months to be aware of, review, ask questions, comprehend, discuss, and form an opinion about this proposal, particularly given the new, major changes.
2. Be given ample notice and be allowed to attend at least two in person community meetings after work hours or preferably on weekends. These meetings should require masks and/or occur when it is safe to meet in person. i.e. after the pandemic
3. Have consideration of this being put to a majority vote so everyone has a voice.

Thank you all for your partnership,

-Brad

Community Engagement

Every successful plan requires robust community engagement and coordination with stakeholders. As previously stated, the community engagement for this small area study began with an Our Town Grant from the NEA. For full details on the community engagement process, please see the *Wedgewood-Houston and Chestnut Hill Planning Study: Engagement Report*. The timeline provides a summary of key events and dates.

Timeline of Engagement

DATE	ACTIVITY
9/2017	Launch of WeHome Podcast
4/14/18	WeHome Day and launch of online survey
8/27/18	Kickoff Task Force Meeting
2/28/19	Task Force Meeting
3/25/19	Task Force Meeting
4/2/19	Real Estate and Developer Focus Group
4/5/19	Meeting with Metro Water Services
4/19/19	Task Force Meeting
4/23/19	Meeting with WeGo/MTA
4/29 - 5/2/19	Charrette Week
4/30/19	Task Force Meeting
6/1/19	Chestnut Hill Focus Group
7/25/19	Meeting with TDOT
8/7/19	Maker/Artisan Space Needs Focus Group
9/4/19	Task Force Meeting
9/17/19	Community Draft Review
10/4/19	Task Force Meeting

Task Force

Liz Atack

Wedgewood-Houston resident

Andrew Baird

Developer

Darryl Floyd

*Chestnut Hill Resident & President of
Trimble Action Group*

Ed Henley

Developer and Chestnut Hill resident

Rachel Bubis

*Artist with space in
Wedgewood-Houston*

Kat Jones

*Artist, President of South Nashville
Action People*

Eric Malo

*Wedgewood-Houston Resident,
Architect*

Brian Nock

*Chestnut Hill resident, Secretary for
Trimble Action Group*

On Wed, Jan 6, 2021 at 10:56 AM Sledge, Colby (Council Member) <Colby.Sledge@nashville.gov> wrote:

Brad,

Thanks for your email. As referred to on [the WHCH Study Plan page](#), the WHCH Planning Study originated with an Our Town grant from the National Endowment for the Arts. [This work began in earnest in 2017](#), although the grant may have been awarded in 2016; Planning staff can clarify. As you can see on the study plan page [and in the plan itself](#), there have been multiple virtual and in-person community meetings since then. The Planning Commission adopted the plan in October 2019, and indicated then that a Contextual Infill Urban Design Overlay, "paired with rezonings to increase entitlements" (p. 95), was an implementation opportunity.

In regard to pending legislation and the public review timeline, respectfully, your dates are wrong. Pending legislation doctrine occurs with a public hearing and one reading before the Metro Council, which is slated to take place in early February, [as answered on the first page of the Q&A from the Dec. 21 community meeting](#). The full public review process is slated to take nearly four months, as shown in our Dec. 21 community meeting.



Having conducted nearly a year's worth of public community meetings on all sorts of topics, I have tried to implement best practices when working with large groups like the Dec. 21 attendees. If even 10 percent (eight of the 80+ attendees) had their mics unmuted during such a meeting, WebEx becomes unlistenable, and presenters/speakers cannot be heard. We use this exact same format for MLS Stadium updates, which regularly have 40-100 attendees. I'll be reviewing our practices this afternoon with Planning regarding the Jan. 12 community meeting.

Thank you for your engagement to this point, and I encourage you to continue to be in contact with the department.

Colby

Colby Sledge

Metro Councilmember, District 17

(615) 442-3727

[Sign up for my weekly newsletter here!](#)

From: Brad Forrester <bradforrester1@gmail.com>
Sent: Wednesday, January 6, 2021 10:06 AM
To: Wedgewood Houston Chestnut Hill UDO (Planning) <whchudo@nashville.gov>
Cc: Sledge, Colby (Council Member) <Colby.Sledge@nashville.gov>; McCullough, Stephanie (Planning) <Stephanie.McCullough@nashville.gov>; William Smallman <wsmallman@gmail.com>; adam@sobrolaw.com
Subject: Re: Build Permit Approval Request: 1611 Martin Street, Nashville, TN 37203

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hi Harriett,

Thank you kindly for your reply. Yes, I would like to attend the January 12th online community meeting at 4:00 pm, although I've not yet received an invitation.

Also, I'd like a stronger commitment to allow the build permit for my home be approved given the amount of time, money, and effort Magness Group and I have dedicated thus far. (I sold my condo believing there would be zero issues building my first home)

Additional questions I'd like answered are as follows:

Councilman Sledge, why are you approaching the Urban Design Overlay with such a sense of urgency and pushing/rushing due

process, particularly amid the pandemic and over the holidays? (30 days from sharing publicly to pending legislation: 12.21.20-1.21.21)

Why not wait until after the pandemic where any and all residents can attend in person meetings, express opinions/wishes, views and have their voice publicly heard in a group setting? Again, why the sense of urgency?

Why have **major changes** been incorporated into the proposed Urban Design Overlay first shared 12.21.20 that were not in/agreed upon in the adopted planning study from 2019? 30 days is not enough time for residents and other stakeholders to be aware of, review, ask questions, comprehend, discuss, and form an opinion about this proposal, particularly given the major changes.

Why the current webinar format where attendees are muted and hidden? This restricts everyone from truly hearing what the majority says and also limits voices from anyone that may not have access to or be proficient with online tools like webinars. Why not allow participants to raise their hand, be taken off mute and ask questions/share opinions one at a time? Councilman Sledge is an elected official who should be representing the wishes of the residents who elected him.

Why not allow the neighborhood to vote on the proposal? (Everyone should have a voice)

Councilman Sledge, please quantify "substantial community engagement". On the December 21, 2020 webinar and in the Q&A from the webinar you shared that this proposed Urban Development Overlay has "had substantial community engagement" with residents since 2017, but I've spoken with several residents of the neighborhood as well as prominent builders, investors, and developers over the last couple of weeks and all still have or had no knowledge of this proposed Urban Development Overlay until the 12.21.20 webinar and that is concerning. Is substantial limited to the 5 residents that participated in the Planning Study?

At a minimum more time is needed to allow residents to review, ask questions, comprehend, discuss, and share opinions about this proposal before being presented for pending legislation.

Thank you for your consideration,

-Brad

On Wed, Jan 6, 2021 at 9:36 AM Wedgewood Houston Chestnut Hill UDO (Planning) <whchudo@nashville.gov> wrote:

Greetings, Brad,

Thank you for sharing your thoughtful comments in this email and the others we received. Please note, all comments we receive will be included in the Planning Commission's packet for the January 21 meeting.

We have received feedback from several property owners that echo your concerns. We are taking these seriously, sharing them with CM Sledge, and would like to keep these lines of communication open as we work through it.

Please reach out and let me know if you have any further questions or concerns. We hope you will attend the January 12 online community meeting at 4:00 pm.

Kind regards,

Harriett Jameson-Brooks

Design Studio

Metro Nashville Planning Dept.

o: 615-862-7193

From: Brad Forrester <bradforrester1@gmail.com>

Sent: Tuesday, January 5, 2021 9:02 AM

To: Wedgewood Houston Chestnut Hill UDO (Planning) <whchudo@nashville.gov>; Sledge, Colby (Council Member) <Colby.Sledge@nashville.gov>; Brooks, Harriett (Planning) <Harriett.Brooks@nashville.gov>; McCullough, Stephanie (Planning) <Stephanie.McCullough@nashville.gov>

Cc: adam@sobrolaw.com; William Smallman <wsmallman@gmail.com>
Subject: Build Permit Approval Request: 1611 Martin Street, Nashville, TN 37203

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hi Colby, Harriett, and Stephanie,

My name is Brad Forrester and I'm a twelve year Nashville resident and an individual who has been working with William Smallman and Magness Group, Inc since August 30, 2020 to build my first house at 1611 Martin Street, Nashville, TN 37203 and I attended the webinar and learned on Monday, 12.21.20 about the proposed Wedgewood Houston Chestnut Hill Urban Development Overlay which as I understand would prevent me from building my home.

The home is 2,758 square feet of living area, the plans are finalized, and would be built as a single family, primary residence on the lot. It is also my understanding, the Magness Group had multiple verbal approvals for my proposed build and I signed a lot deposit contract with Magness Group 11.30.20 which secured the lot (1611 Martin Street) with a non refundable sum of money until I sold my condo (current residence) and could go to full contract.

My condo is under contract as of 12.22.2020 and is to close on or before 1.19.2021, at which point, I put a larger deposit down for the build and move to full contract. The plan since September is to break ground and begin construction no later than 2.1.2021.

Magness Group has submitted the application for permit and I write today to ask that the permit for my home be approved given the amount of time, money, and effort Magness Group and I have dedicated thus far.

In addition to my build at 1611 Martin Street, I'm also concerned about the proposed Urban Development Overlay longer term and how quickly it is being rushed/pushed to fruition, particularly amid a pandemic where resident voices, opinions, wishes, and views cannot be publicly heard and shared in a group setting.

Colby shared on the webinar and in the Q&A from the webinar that this proposed Urban Development Overlay has "had substantial community engagement" with residents since 2017, but I've spoken with several neighbors and residents of the neighborhood as well as prominent builders and developers over the last couple of weeks and all still have or had no knowledge of this proposed Urban Development Overlay until the 12.21.20 webinar and that is concerning.

Proposals such as this limit growth and prosperity of a thriving city like Nashville. I agree that not every home in the Wedgewood Houston Chestnut Hill is a tear down and residents of the neighborhood are not being pushed to sell and only benefit from convenience as local shops, restaurants, new businesses, and homes come to the neighborhood and home values appreciate of which home equity can be used by owners to renovate and enhance their property, act as a retirement nest egg, tuition, etc.

Thank you in advance for your consideration of my build and also for allowing residents more time to review, ask questions, comprehend, discuss, and form an opinion about this proposed Wedgewood Houston Chestnut Hill Urban Development Overlay.

-Brad

Brad Forrester

270.994.3189

bradforrester1@gmail.com

From: [Brad Forrester](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Cc: [Sledge, Colby \(Council Member\)](#); [McCullough, Stephanie \(Planning\)](#); [William Smallman](#); adam@sobrolaw.com
Subject: Re: Build Permit Approval Request: 1611 Martin Street, Nashville, TN 37203
Date: Wednesday, January 6, 2021 10:06:19 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hi Harriett,

Thank you kindly for your reply. Yes, I would like to attend the January 12th online community meeting at 4:00 pm, although I've not yet received an invitation.

Also, I'd like a stronger commitment to allow the build permit for my home be approved given the amount of time, money, and effort Magness Group and I have dedicated thus far. (I sold my condo believing there would be zero issues building my first home)

Additional questions I'd like answered are as follows:

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Councilman Sledge, please quantify "substantial community engagement". On the December 21, 2020 webinar and in the Q&A from the webinar you shared that this

proposed Urban Development Overlay has “had substantial community engagement” with residents since 2017, but I’ve spoken with several residents of the neighborhood as well as prominent builders, investors, and developers over the last couple of weeks and all still have or had no knowledge of this proposed Urban Development Overlay until the 12.21.20 webinar and that is concerning. Is substantial limited to the 5 residents that participated in the Planning Study?

At a minimum more time is needed to allow residents to review, ask questions, comprehend, discuss, and share opinions about this proposal before being presented for pending legislation.

Thank you for your consideration,

-Brad

On Wed, Jan 6, 2021 at 9:36 AM Wedgewood Houston Chestnut Hill UDO (Planning) <whchudo@nashville.gov> wrote:

Greetings, Brad,

Thank you for sharing your thoughtful comments in this email and the others we received. Please note, all comments we receive will be included in the Planning Commission's packet for the January 21 meeting.

We have received feedback from several property owners that echo your concerns. We are taking these seriously, sharing them with CM Sledge, and would like to keep these lines of communication open as we work through it.

Please reach out and let me know if you have any further questions or concerns. We hope you will attend the January 12 online community meeting at 4:00 pm.

Kind regards,

[Harriett Jameson-Brooks](#)

Design Studio

Metro Nashville Planning Dept.

o: 615-862-7193

From: Brad Forrester <bradforrester1@gmail.com>
Sent: Tuesday, January 5, 2021 9:02 AM
To: Wedgewood Houston Chestnut Hill UDO (Planning) <whchudo@nashville.gov>; Sledge, Colby (Council Member) <Colby.Sledge@nashville.gov>; Brooks, Harriett (Planning) <Harriett.Brooks@nashville.gov>; McCullough, Stephanie (Planning) <Stephanie.McCullough@nashville.gov>
Cc: adam@sobrolaw.com; William Smallman <wsmallman@gmail.com>
Subject: Build Permit Approval Request: 1611 Martin Street, Nashville, TN 37203

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hi Colby, Harriett, and Stephanie,

My name is Brad Forrester and I'm a twelve year Nashville resident and an individual who has been working with William Smallman and Magness Group, Inc since August 30, 2020 to build my first house at 1611 Martin Street, Nashville, TN 37203 and I attended the webinar and learned on Monday, 12.21.20 about the proposed Wedgewood Houston Chestnut Hill Urban Development Overlay which as I understand would prevent me from building my home.

The home is 2,758 square feet of living area, the plans are finalized, and would be built as a single family, primary residence on the lot. It is also my understanding, the Magness Group had multiple verbal approvals for my proposed build and I signed a lot deposit contract with Magness Group 11.30.20 which secured the lot (1611 Martin Street) with a non refundable sum of money until I sold my condo (current residence) and could go to full contract.

My condo is under contract as of 12.22.2020 and is to close on or before 1.19.2021, at which point, I put a larger deposit down for the build and move to full contract. The plan since September is to break ground and begin construction no later than 2.1.2021.

Magness Group has submitted the application for permit and I write today to ask that the permit for my home be approved given the amount of time, money, and effort Magness Group and I have dedicated thus far.

In addition to my build at 1611 Martin Street, I'm also concerned about the proposed Urban Development Overlay longer term and how quickly it is being rushed/pushed to fruition, particularly amid a pandemic where resident voices, opinions, wishes, and views cannot be publicly heard and shared in a group setting.

Colby shared on the webinar and in the Q&A from the webinar that this proposed Urban Development Overlay has "had substantial community engagement" with residents since 2017, but I've spoken with several neighbors and residents of the neighborhood as well as prominent builders and developers over the last couple of weeks and all still have or had no knowledge of this proposed Urban Development Overlay until the 12.21.20 webinar and that is concerning.

Proposals such as this limit growth and prosperity of a thriving city like Nashville. I agree that not every home in the Wedgewood Houston Chestnut Hill is a tear down and residents of the neighborhood are not being pushed to sell and only benefit from convenience as local shops, restaurants, new businesses, and homes come to the neighborhood and home values appreciate of which home equity can be used by owners to renovate and enhance their property, act as a retirement nest egg, tuition, etc.

Thank you in advance for your consideration of my build and also for allowing residents more time to review, ask questions, comprehend, discuss, and form an opinion about this proposed Wedgewood Houston Chestnut Hill Urban Development Overlay.

-Brad

Brad Forrester

270.994.3189

bradforrester1@gmail.com

From: [Danielle Dean](#)
To: [Brooks, Harriett \(Planning\)](#)
Cc: [Danielle Spence](#); [Megan Milner](#)
Subject: Re: UDO - Wedgewood Houston
Date: Monday, January 11, 2021 9:26:14 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hello,

I would like to echo Danielle McConnell's concerns. It's unclear to me as a homeowner and resident of Wedgewood Houston how this will affect my property.

Frankly, the rushed nature of this plan feels a bit nefarious - like let's get it passed before anyone can realize what has happened. We deserve better from our government.

I also cannot see a link in the email response. Could you please resend with the link? The challenges that members of the community had in accessing the previous meeting has added to the distrust. This should be much better publicized.

Sincerely,

Danielle Dean Nelson
538A Moore Ave, Nashville, TN 37203

On Mon, Jan 11, 2021, 9:17 AM Brooks, Harriett (Planning)
<Harriett.Brooks@nashville.gov> wrote:

Good morning, Danielle,

Thank you for your message. It has been received by the Planning Commission and will be included in their packet for the 1/21 meeting.

We have received several comments from other neighbors echoing your concerns. We are taking those seriously and will be presenting edits to those standards at tomorrow's (Jan 12) online community meeting at 4:00 pm.

We hope you will be able to join us for the meeting. Please follow this link to join as an attendee and share it with other interested parties.

Please let me know if you have any further questions, concerns, or comments.

Kind regards,

Harriett Jameson-Brooks

Design Studio
Metro Nashville Planning Dept.
o: 615-862-7193

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

From: Planning Commissioners <Planning.Commissioners@nashville.gov>
Sent: Friday, January 8, 2021 3:29 PM
To: Brooks, Harriett (Planning) <Harriett.Brooks@nashville.gov>
Subject: FW: UDO - Wedgewood Houston

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

From: Danielle Spence <sdspence84@gmail.com>
Sent: Thursday, January 7, 2021 4:46 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Danielle Dean <edanielledean@gmail.com>; ameganmilner@gmail.com
Subject: UDO - Wedgewood Houston

Dear Planning Commissioners -

As homeowners in District 17, we cannot get answers from Colby Sledge about this rushed proposed UDO. We have been given very limited information as well as time to review and ask questions. Colby has been contacted my multiple residents of which continue to be ignored. Also - why the rush?

Please seriously consider delaying this decision. As taxpayers and residents, we have the right to know how this new proposal will impact our families. This decision should not be made on behalf of a councilman who clearly does not represent his district, well.

Kind Regards,
Sara Danielle McConnell
536A Moore Avenue

From: eric.malo
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Cc: [Sledge, Colby \(Council Member\)](#)
Subject: Re: WhCh UDO draft input
Date: Monday, January 25, 2021 10:26:11 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

thank you again for your continued work on this UDO. i think the current draft is quite improved; however, i do believe there is still room for further refinement. here are my general thoughts:

- the review and development process for the UDO should be extended. something like a total 4-6 month process before it is presented to the planning commission, and this should include more community engagement meetings and steering committee meetings.
- the document is fairly complex and might be significantly simplified and still maintain the overall goals. for example:
 - reduce the building types to just two categories - single family/duplex, and multi-family (this means removing varied setbacks, lot widths, heights, etc. and allowing the zoning, ISR, standard heights, and the general setbacks dictate the massing for all buildings).
 - additional regulations that are needed can be indicated separately and kept to a minimum. for example:
 - all buildings must have a 6' min. separation every 100' of frontage
 - detached units must be a min. 6' apart (or 10' like side-by-side neighbors, preferably not 20')
 - attached or stacked units must meet appropriate fire separation codes
- wedgewood houston should have neighborhood centers and/or boundaries, intersections, and edges that allow for more density, bulk, and mixed-use. possibilities include:
 - rains and wingrove
 - martin and southgate (extending north to church)
 - wedgewood avenue (this is a major street that will see heavier and heavier traffic)
 - hamilton and martin
 - pillow and merritt
 - any inner-neighborhood intersection

thanks for your consideration.

eric malo, co-founder

C O N V E R G E

615.775.6491

www.CONVERGE.community

On Jan 11, 2021, at 2:51 PM, eric n. malo <ericnalo@gmail.com> wrote:

thank you for your work in developing the wedgwood houston chestnut hill UDO draft document. i think this is a good start for guiding smart development within the study areas. i do think there is significant room for improvement with this document and i believe it will be best done with serious community engagement as a continuation of the original planning study released in 2019. this will require more time than has been planned especially due to the covid restraints and challenges. i suggest at least 6 months of community meetings, input, feedback, refinement, and so on.

here is an outline of my thoughts to date. this is extensive, but not comprehensive. some of these are presented as questions and i am curious about the answers; accompanying the questions, i have also included my suggestions for refinement or change on that point. many other points are simply my suggested refinements at this time. my thoughts and suggestions may change as i learn more about the document, but i do feel fairly strongly about many of these points, especially the larger view considerations.

- agree with the general concept of using the UDO as a tool to guide development
- agree with the stated intent
- agree with the stated goals of the document
 - these can be added to and further refined to better reflect the outcome of the planning study
 - e.g. specifically for character areas 2a now merritt-southgate
 - also to include neighborhood center(s) or other mixed-use options in merritt-southgate and fall hamilton
- engage steering committee again to evaluate and refine the UDO proposal
 - committee members have most likely been having many personal conversations with neighbors and interested parties and have probably gathered valuable information
- refine and simplify the document as much as possible
 - it is currently very complex and contains so many inter-related variables and options that understanding the extent and total impact is quite difficult
- note: my focus is primarily on wedgewood houston (which is more than enough to study in several weeks) and i think this area needs the most refinement.
- why have the boundaries of the character areas changed between the planning study and the current UDO draft?
 - refine these boundaries to remove areas that are not currently residential
 - e.g. specifically sections of original character areas 1 and 5 that were included in the new merritt-southgate and fall hamilton areas
 - these areas had been designated differently in the planning study and should reflect that document
- why are short-term rentals not allowed anywhere in the study area?
 - of course problems exist with short-term rentals, but there are also very positive aspects of this type of business, such as allowing a home-owner the option of earning additional income which can therefore allow them to remain in their home and the neighborhood.
 - therefore i believe owner-occupied STRs should be allowed throughout
 - another positive use of STRs is as a small business in a mixed-use area to provide small-scale, neighborhood-focused lodging options.
 - therefore i suggest any mixed-use, commercial, or industrial zoning should allow STRs at least equal to current zoning
 - if there are enforcement problems with STRs, then that should be dealt with through enforcement channels, not with excessive zoning regulation
- wedgewood houston should have several neighborhood centers
 - despite significant mixed-use projects being developed in character area 1 and elsewhere, the residential character areas (southgate-merritt and fall hamilton) can greatly benefit from additional neighborhood-focused, mixed-use distributed throughout
 - much of the current mixed-use and future development at the fairgrounds or along corridors will not necessarily be very walkable from the interior of the neighborhood, nor will it be resident focused since these are destination areas for tourists, night-time activities, etc.

edge conditions, corridors, and significant intersections should be treated differently than areas interior to the character areas

- wedgewood avenue should be addressed as a main corridor given intense development at the fairgrounds and heavy traffic across the edge of the neighborhood
- martin, rains, southgate, and hamilton all have potential for different development patterns than stewart, moore, alison, etc.
- edges of the residential areas such as between original character area 2a/b and 5 and 2a/b and 1 have potential for different development patterns
- live/work units should be allowed throughout the entire study area
- why are the ISRs, max height, **and** setbacks (in some cases) made more restrictive?
 - the overall allowed density and bulk should not decrease from current zoning in **every** area and **every** measure (i'm not sure my assessment here is totally accurate since the variables are so numerous)
 - perhaps some metrics remain the same as current, some decrease, some increase per goals and differing character areas

perhaps more thoughts to come, but this should be sufficient for now...

thank you again for your serious work in our neighborhoods and for considering all the varied and complex input that you must be receiving.

best regards

eric malo, co-founder

CONVERGE

615.775.6491

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From: [Deborah Sanderfur](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Sledge, Colby \(Council Member\)](#)
Subject: Recommendations on UDO
Date: Monday, January 11, 2021 5:54:47 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hi there,

The recommendations on the [UDO](#) look good.

One suggestion:

On page 5 under Goals, the 4th bullet says "Encourage 2nd Ave South"

Sounds like it needs more added to the sentence plus a period.

Thank you,

Deborah Sanderfur

Email: dsanderfur@gmail.com

Phone: 615.417.9302

From: [Will Ward](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Planning Commissioners](#); [Sledge, Colby \(Council Member\)](#)
Subject: Requesting Delay for Transparently Gathering Public Input - Re: WHCH UDO | Online Community Engagement URL Missing
Date: Monday, January 11, 2021 7:52:02 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hi,

I am writing to request additional time for residents, neighbors, and interested parties to gather more input on how the WHCH UDO will impact the community.

If you see my previous email from December 21, 2020, the last meeting did not make the meeting URL available to everyone. Unfortunately, the planning process required participants to chase down staff in hopes that the meeting information would be shared. It was shared, but the issue is that the meeting was not readily available. Furthermore, the questions posed by community participants were not transparent during the meeting as they were curated and read aloud by an official rather than presented by the actual person asking the question. This leaves it open to consider that we had an official interpreting questions rather than the actual question being asked. Overall, the optics of the December 21, 2020 meeting ended up casting a negative light over the previous work completed on the WHCH study.

One major issue I have is with the limits on owner occupied short term rentals. As an owner in this neighborhood, I do not want to see my neighbors restricted from making ends meet by participating in an owner occupied short term rental permit. I also don't want my neighbors to be prevented from building their retirement portfolio by obtaining extra rental or short term rental income. It is not right to limit people's ability to make money to stay in their home. This entire last year adapting to the pandemic has shown that our community can easily face negative impacts and massive economic uncertainty despite their best plans. I believe homeowners should retain the right to utilize their space for owner occupied short term rentals whether it be a room, accessory dwelling unit (ADU), duplex, etc. If we are going to continue with restricting owner occupied short term rentals, do we have a historical precedent in this neighborhood that is being met, like how Irish Travelers used to frequent St. Patrick's Church on 2nd Avenue South and stay nearby in this neighborhood? Were Irish Travelers prevented from staying in nearby bed and breakfasts?

Another issue I have is the height restriction limiting height to 2-2.5 story homes. If we reduce the height of homes, we are also reducing the possible number of homes and worsening the affordability problem by limiting supply. What is the economic impact of restricting the supply of homes in the Wedgewood-Houston & Chestnut Hill neighborhood? Will reducing supply likely make homes increase in price making it cost prohibitive for people wanting to build their dream home? Restricting supply usually causes an increase in price and a decrease in affordability. Unfortunately, our government driven (municipal) solutions seem to get thwarted by other government driven (state) "solutions". How will we solve affordable housing issues by restricting the height and subsequently limiting the possible buildout of homes?

I want to approach another perspective on the height restriction for homes. How was the height along 2nd & 4th determined? Or how was the height restriction for the WHCH community determined in general? Was the height of the historic three story

empire style building located at 1230 2nd Ave S seen as an outlier or seen as the definitive historic height? Would a taller 1800s home be seen as the historic height or a smaller 1900s home be used to fit this model?

Finally, I have to present a scenario that would limit replacement housing in our neighborhood if the economic restrictions and height restrictions are allowed to pass. Let's say we experience a tornado like the one in March 2020, and the tornado destroys parts of Southgate Station across Moore and through the newer homes at Pillow & Merritt through Little Hamilton. Who could rebuild? What if the tornado clipped the roof off of the historic home on 1230 2nd Ave S? Could the historic 3 story home be repaired or renovated with the height restriction?

I would prefer a delay before issuing blanket economic restrictions across a neighborhood a few miles from downtown. Please allow our community and South Nashville Action People time to meet so that the community can further discuss the impacts of the WHCH UDO. I would also like to thank Planning and our Councilman for providing the URL to attend this week's meeting before the day of the meeting.

Thank you,
Will Ward

On Mon, Dec 21, 2020 at 2:45 PM Will Ward <wward1400@gmail.com> wrote:

Hi,

I am looking at the nashville.gov page about the December 21, 2020 meeting at 4 PM. However, there isn't an online community engagement URL to attend that meeting. As a resident of Wedgewood Houston, I would value attending today's meeting.

Please see the recent capture at web.archive.org to verify that the meeting URL is not on the page:

<https://web.archive.org/web/20201221204021/https://www.nashville.gov/News-Media/News-Article/ID/10416/Opportunity-for-Input-WedgewoodHoustonChestnut-Hill-Urban-Design-Overlay.aspx>

Can you update the page & make sure that URL is available for those wanting to attend?

Thank you,
Will Ward
1267 Martin St, #202
Nashville, TN 37203

From: [Dominique Anderson](#)
To: [Brooks, Harriett \(Planning\)](#); [Williams, Joni \(Planning\)](#); [Claxton, Gregory \(Planning\)](#); [Adukeh, Nathaniel \(Planning\)](#); [Sledge, Colby \(Council Member\)](#); [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Cc: [Katie Rudowsky](#); [Sarah Case](#); [Caroleen Wilkes \(caroleenwilkes@gmail.com\)](#); [Christens, Brian D](#); [betsy littrell](#)
Subject: SNAP Request For Input and Wedgewood-Houston UDO Delay
Date: Tuesday, January 12, 2021 11:17:58 AM
Attachments: [SNAP UDO Letter.pdf](#)

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Good Morning,

I am the Executive Director for Wedgewood-Houston's SNAP organization. I am reaching out, on behalf of SNAP, Wedgewood-Houston, and Chestnut Hill, in regards to the recent UDO updates.

Please see our attached request letter. I appreciate any, and all, attention to this matter, as well as response.

Best Regards,

Dominique
Dominique P. Anderson
Social Impact Strategy Consultant |
Notary Signing Agent & Pavaso Online Notary
<https://linktr.ee/dompanderson>
(615) 240-7942

Join us January 27-28, 2021, for the virtual Sankofa Real Estate Summit

From: [John Spragens](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Cc: [Claire Meneely](#); [Sledge, Colby \(Council Member\)](#)
Subject: Support for UDO
Date: Monday, January 11, 2021 9:47:00 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

We appreciate the thoughtful approach of the proposed WHCH UDO. Our neighborhood, which has seen unchecked development, will benefit from this community-based planning and zoning overlay.

We look forward to confining to participate in the process.

Claire Meneely and John Spragens
1075 2nd Ave. S.

From: [Jeremy Kelton](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: the latest UDO draft and overall impressions
Date: Monday, January 25, 2021 5:36:04 PM
Attachments: [image003.png](#)

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hey guys,

I have a few more thoughts here regarding this latest draft. It seems like some moves were made in it towards loosening restrictions, which is a good thing in my opinion. The goal of having more density and residents in the neighborhood would be a good thing I believe. But there is a significant question there though on the "upzoning" of the whole neighborhood, where the "average" 7,500 square foot lot would now be allowed to have 3 units built on it instead of just two.

In the building type standards section, under "triplex", it says that the minimum side setback is still being increased to 7 feet. The rhythm of the neighborhood and spacing are already set from the existing houses at 5 feet. I have played with sketches of houses and triplexes on the standard lots, and with increasing these side setbacks to 7 feet the redevelopment of these lots to have 3 units will be quite difficult if not impossible, thus rendering adding additional units to existing lots unlikely.

Do you all have sketches or loose designs that would be fit 3 units on a standard 50 x 150 lot within the proposed udo parameters? I'd love to see them if so. But without those being able to be on display for all residents to look at, and really looking at the nuts and bolts of how this udo could/would be applied, I don't think it is complete enough to adopt as is. In talking with other interested neighbors and developers and investors, I think there are too many application questions here for this to go ahead in its current format. Myself and most people I know would love to see some sketches with measurements of what would be allowed to be built under the proposed UDO. I know that isn't your job in some regards, but it sure would be helpful in garnering public support for such a proposal.

Thanks,



On Fri, Jan 22, 2021 at 3:04 PM Wedgewood Houston Chestnut Hill UDO (Planning) <whchudo@nashville.gov> wrote:

Good afternoon,

You are receiving this email because you attended the January 12 online meeting for the Wedgewood Houston Chestnut Hill UDO.

You can find the revised draft of the UDO document here:

https://www.nashville.gov/Portals/0/SiteContent/Planning/docs/subarea11/210119_revised-udo-draft.pdf

Below, I have pasted information for the next virtual community on Tues., January 26 at 4:00 pm. At this meeting, we will be discussing specific standards and items of clarification within the UDO and are planning for a substantial Q&A.

If you would like to send specific questions in advance to be addressed at the meeting, please email them to whchudo@nashville.gov.

Event: 1-26-21 | District 17 Community Meeting (Wedgewood & Chestnut)

Date and Time: 1-26-21 4:00 PM – 6:00 PM

Please join this meeting at least 15 minutes before the meeting starts.

When it's time, you may join the Event (hover mouse over green button and use Ctrl+Click to follow link)



Link:

<https://nashville.webex.com/nashville/onstage/g.php?MTID=ed47d4e26957cb0c4b62f4580d9637cdb>

If you would like to join via phone:

1. Call '415-655-0002'
2. When prompted for the meeting access code, enter '146 801 1678' followed by #
3. When prompted, press # to indicate you are an attendee

If the link does not work:

- 1) Go to Nashville.webex.com
- 2) Enter '146 801 1678' in the Join Meeting Text box and hit enter
- 3) Fill in your information on the right hand-side
- 4) Enter the Event Password, enter 'metro'.
- 5) Click on 'Join Now'

Thanks and have a good weekend,

Harriett Jameson-Brooks

Design Studio

Metro Nashville Planning Dept.

o: 615-862-7193

From: [Jeff Gaw](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: UDO
Date: Friday, January 8, 2021 1:48:42 PM
Attachments: [image001.png](#)

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Dear Planning,

I own thirty nine homes in Wedgewood Houston/Chestnut Hill (see list below). I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency. I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted.

- 1.) The ISR limit in the UDO is far too restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.
- 2.) Height: The proposed Height limits in Merritt-Southgate district should be adjusted to 35 feet for all housing types. No averaging down.
- 3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 3 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.
- 4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

2124 Branford Ave	Nashville	37204
2126 Branford Ave	Nashville	37204
2128 Branford Ave	Nashville	37204
2130 Branford Ave	Nashville	37204
509 Hamilton Ave	Nashville	37203
543 Hamilton Ave	Nashville	37203
546 Hamilton Ave	Nashville	37203
551 Hamilton Ave	Nashville	37203
555 Hamilton Ave	Nashville	37203

1306 A Little Hamilton Ave	Nashville	37203
1306 B Little Hamilton Ave	Nashville	37203
1308 Little Hamilton Ave	Nashville	37203
1310 Little Hamilton Ave	Nashville	37203
407 A Moore Ave	Nashville	37203
506 Moore Ave	Nashville	37203
512 Moore Ave	Nashville	37203
528 Moore Ave	Nashville	37203
532 Moore Ave	Nashville	37203
542 Moore Ave	Nashville	37203
546 Moore Ave	Nashville	37203
548 Moore Ave	Nashville	37203
552 A Moore Ave	Nashville	37203
552 B Moore Ave	Nashville	37203
554 Moore Ave	Nashville	37203
556 A Moore Ave	Nashville	37203
556 B Moore Ave	Nashville	37203
618 A Moore Ave	Nashville	37203
618 B Moore Ave	Nashville	37203
620 Moore Ave	Nashville	37203
1715 Neal Terrace	Nashville	37203
15 N Hill St	Nashville	37210
120 A Rains Ave	Nashville	37203
120 B Rains Ave	Nashville	37203
156 Rains Ave	Nashville	37203
410 Wingrove Ave	Nashville	37203
412 Wingrove Ave	Nashville	37203
414 Wingrove Ave	Nashville	37203
418 Wingrove Ave	Nashville	37203
426 Wingrove Ave	Nashville	37203

Thanks.

Jeff Gaw



Jeffrey David Gaw
B.A., M.B.A., Realtor
Real Estate Development, Sales, Rentals,
Management and Self Storage
615-275-8847 - Cell
615-833-3056 - Fax
jeff@gawproperties.com

GAW Properties, Inc.
Founder & Principal
650 Wedgewood Avenue
Nashville, TN 37203

From: [Drew Dawes](#)
To: [Sledge, Colby \(Council Member\)](#)
Cc: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: UDO Concerns Fall Hamilton (Stewart Place)
Date: Wednesday, February 3, 2021 8:38:19 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hi Colby,

Good to hear some conversation on the situation at hand in the meeting last week.

The UDO needs to be clear and simple.

Firstly, splitting streets between Merritt-Southgate and Fall-Hamilton is nonsensical toward your objectives of the UDO. You're allowing visible houses at the top of all streets between Wedgewood Ave and Southgate to be allowed to be built to 45 feet tall/3 stories. Houses which overlook our street! Absurd! If anything, it should be the other way round as they are at the top of the street?!

Neighbouring property heights shouldn't affect the height of what I want to build on my own land. Set a maximum height and number of stories and don't leave room for variable factors beyond our control to dictate what we can and can't do.

After doing some research I think Fall Hamilton will be one of the only neighborhoods in Nashville to be restricted to less than 3 stories so this needs to be changed.

3 stories at 45 feet for Fall Hamilton as well as the other parcels makes sense, seeing as the boundary line is across streets, we wouldn't want anything to be out of character?

My next issue is parking. These restrictions are probably the most significant. Side and rear parking does not work!

Side parking would work fine for a single-family home but will not work for any of the other homes we are "permitted to develop" whilst rear parking only benefits those with access to an alleyway.

The only streets that the restrictive parking doesn't impact are: Moore Ave (north facing) and a small section of Hamilton, hardly fair to include alley way access as a such large part of character area standards when it only pertains to less than 50 plots.

Fall Hamilton currently has 90% of its parking in front of the property line, that is currently how the area works and it works well. Hardly anybody parks side and rear and none of the plots have access to an alleyway.

On my plot for example if I needed to add a "driveway" to park to the rear of the property and to access a potential second unit, I would be losing around 1000 square feet of my plot. Just for access. Not including the parking spaces that I would need to build. My green yard and its

trees would become a parking lot. Not ideal for families and dogs! Front yards and busy streets don't make good combinations of places to play for either!

I understand keeping the front yard as is to "keep up appearances" is nice in theory but this doesn't benefit the owner or residents, just people passing through. In addition, we have no sidewalks (not sure half the street can due to drainage) so the interaction between people walking on sidewalks and cars in front driveways is null and void.

The UDO needs to change to highlight that Fall Hamilton has no alleyway access so all parking restrictions need to be removed. Vehicles should not have a greater right to my land than me!

My other worry is that people will maximise the number of units allowed per plot, as let's be honest most developers will! This will make it an undesirable area to live, thus having a negative impact and causing the opposite desired effect on present and future residents. Front and rear housing will create an additional row of housing to the rear of the original property, separated by a parking lot and not a yard as there is nowhere else to park? Except on the street as you said in the last meeting?

When housing is built on back-to-back plots there will be a large cluster of closely built back-to-back units. I haven't seen any rear set back limits in this UDO, so I'm guessing this hasn't been thought of.

Increasing side setbacks and limiting parking means there are no benefits to us.

Front and rear properties will ruin the area. Ask anyone the ugliest plot in Fall Hamilton and they'll say 1811 Martin Street, unless they built it.

Next issue is traffic, this up zoning will increase the number of people, therefore increasing traffic and cars and will result in even more overcrowded roads.

Permit parking should be enforced and front-loading parking allowed to accommodate the needs of the influx of vehicles that will no doubt come with the completion of the MLS stadium let alone the development of this area.

It would be better for the aesthetic of the neighbourhood, its desirability and to keep it functioning to a similar standard by:

- Reverting Fall Hamilton to R6 zoning rather than RM20
- Removing average height restrictions and set at a height across the neighbourhood at 45 feet and 3 stories
- Removing Fall Hamilton plot parking restrictions
- Keeping side setbacks to 3 feet in keeping with the current side set backs (mine is less than 4)
- Allowing owner-occupied short-term rentals by right due to huge tax hikes in the city that made up the shortfall in city income due to Covid-19. If we are making up hospitalities shortfalls we should be allowed to Airbnb!

I live on Stewart Place. It would be great to further continue this dialogue with a group of

residents from Fall Hamilton. Or even better opt out if that is possible?

Equally if I have made an error in terminology please correct me as I'm still learning about this.

I very much look forward to your reply.

Best

Drew Dawes

From: [Jeremy Kelton](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: UDO feedback
Date: Monday, January 11, 2021 10:46:09 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Dear Planning folks,

I own 1610 Martin Street, 1702 Stewart Place, 1703 Stewart Place, 1703 Martin Street, and 455 Humphreys Street in Wedgewood Houston.

I like some features of the UDO...the "upzoning" in general seems like it could promote more density of housing, which I think would ultimately make the neighborhood better, more affordable, and more sustainable.

But I have two concerns...1. the manner in which the UDO was developed, and 2. some of the limiting points of the UDO.

Regarding point 1, myself and all who were involved in the community planning meetings a year or two ago were led to believe that a committee of neighborhood residents or stakeholders would be formed to work with planning on the content of the UDO. To my knowledge, this did not happen. When the announcement of the draft of the UDO came out about a month or two ago, I said "Wait, wasn't there supposed to be a committee for that?". I knew of several people that were nominated to be on the committee that were never contacted about it. My surprise and concern (and that of many residents) could be handled with a delay of the implementation and reading before the planning commission that is scheduled for January 21.

Regarding Point 2, I am concerned with the restrictions that the proposed UDO would place on development would not align with neighborhood desires that were stated and recorded in the community meetings of a year or two ago. Features that I think need to be changed include:

1. Changing the side setbacks to 7' in some areas. The rhythm of the streets and buildings has been established for a long time, and the current 5' side setbacks is well established and understood by everyone. The proposed RM20 zoning for most of the neighborhood already states and controls side setbacks.

2. Contextual height limits. I think this will lead to a ton of enforcement work and variations that will be difficult to work in. I think a fixed height limit for different areas would be much better-30', 35', 40', 45', whatever. The proposed RM20 zoning for most of the neighborhood already controls height in one way to "3 stories". Putting a height limit of a certain number of feet in place would be much more manageable than the contextual height limits.

3. The ISR limitations...this too is already managed by RM20 zoning definitions, as well as metro stormwater requirements. Limiting it further is just going to require more management and enforcement work. It is already addressed in the zoning codes.

4. The language of "stacked" units regarding triplexes or other property styles. It is unclear in the UDO if this would be a requirement or not, versus being able to build a triplex with each of the units having ground floor access (such as three attached townhouses, with 1 unit facing the street, and the other two units attached behind it in an "L" shape). Stacked construction would likely not be undertaken by any builder or developer on the standard 7,500 sf lots, as this type is much more "commercial" in construction, and has a lot more costs associated with that. In that case, the "upzoning" of the neighborhood to get more units of housing would effectively do nothing.

So to summarize, I humbly ask for a delay in this hearing to garner more feedback and allow more time to work on the UDO. If this is not possible, then I choose to opt-out of the UDO along with each of my properties.

Thanks for your consideration.



From: [Ryan Long](#)
To: [Sledge, Colby \(Council Member\)](#); [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Cc: adam@sobrolaw.com
Subject: UDO for Wedgewood Houston
Date: Tuesday, January 5, 2021 11:12:32 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Colby,

This seems to be happening really quickly -almost as though to not allow the neighborhood to fully grasp/understand what is being passed. It needs to be an open discussion with all changes addressed. In fact, I only found out about it yesterday. While the potential of this could be great for neighborhood, the bill as it is right now should not be passed. What is proposed South of Southgate seems to match what was previously talked about with the planning department, but what is being proposed North of Southgate is far more restricted than what was discussed with neighbors at the meetings hosted by the planning department. It feels like a bait & switch.

My major concerns are related to the increase side setbacks, caps on the height, and the fact that the ISR was never mentioned with planning - I see no reason for it to change from base zoning.

This bill should not be presented to planning department until significant changes are made. The fact that this is being rushed in front of the planning department this fast feels dishonest and unethical. To me, it feels like pending legislation is being used as a weapon instead of protection.

Ryan Long
565 Moore Avenue

From: [Michael Hammond](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Sledge, Colby \(Council Member\)](#); adam@sobrolaw.com
Subject: UDO in Wedgewood Houston
Date: Friday, January 8, 2021 9:09:09 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I own 559 - 563 Moore Ave in Wedgewood Houston. I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency. I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted.

- 1.) The ISR limit in the UDO is far too restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.
- 2.) Height: The proposed Height limits in Merritt-Southgate district should be adjusted to 35 feet for all housing types. No averaging down.
- 3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 3 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.
- 4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern by not only being in contrast to the 2019 planning study but also in contrast to what current property owners desire.

Michael Hammond

From: [josh baxter](#)
To: [Metro Council District 17 Colby Sledge](#); [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Adam Lafavor](#)
Subject: UDO Opt Out
Date: Wednesday, January 6, 2021 12:10:01 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I own a house at 610 Hamilton Ave in Wedgewood Houston. I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency. I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted.

- 1.) The ISR limit in the UDO is far too restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.
- 2.) Height: The proposed Height limits in Merritt-Southgate district should be adjusted to 35 feet for all housing types. No averaging down.
- 3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 3 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.
- 4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

My legal consul is attached on this email.

Dr. Joshua Baxter

From: [josh baxter](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Sledge, Colby \(Council Member\)](#); adam@sobrolaw.com
Subject: UDO Opt out
Date: Wednesday, January 6, 2021 12:09:07 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Dear Councilman and Planning,

I own a house at 504 Hamilton Ave in Wedgewood Houston. I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency. I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted.

1.) The ISR limit in the UDO is far too restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.

2.) Height: The proposed Height limits in Merritt-Southgate district should be adjusted to 35 feet for all housing types. No averaging down.

3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 3 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.

4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.

5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

My legal consul is attached on this email.

Dr. Joshua Baxter

From: [Seth Jennings](#)
To: [Adam Lafavor](#); [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Sledge, Colby \(Council Member\)](#)
Subject: UDO opt out
Date: Tuesday, January 5, 2021 3:34:46 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Dear Metro Planning,

I own 1605 Martin Street in Wedgewood Houston. I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency. I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted.

- 1.) The ISR limit in the UDO is far too restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.
- 2.) Height: The proposed Height limits in Merritt-Southgate district should be adjusted to 35 feet for all housing types. No averaging down.
- 3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 3 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.
- 4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

Sincerely,

--

Seth Jennings

Cell: 615-243-4876

From: [Clay Kelton](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: UDO OPT-OUT
Date: Friday, January 8, 2021 2:16:46 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I own the following properties in Wedgewood Houston:

1812 Martin St
1813 Martin St
1812 Neal Terrace
1801 Allison Pl
1811 Allison Pl
604 Hamilton
539 Moore
543 Moore
604 Moore
160 Rains
111A Rains
1705 Stewart Pl
1812 Neal Terrace
1814 Neal Terrace
537 Wedgewood

I do not support the CURRENTLY PROPOSED UDO. I was in favor of a UDO until I studied how overly restrictive this draft is. I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted.

- 1.) The ISR limit in the UDO is far too restrictive. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.
- 2.) The proposed height limits are too restrictive.
- 3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 3 ground floor units.
- 4.) Setbacks: The proposed side and rear setbacks are too restrictive.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

It has been stated that this is an upzone. I'm not sure that's really the reality once you examine all the new regulations. For example, look to the majority of the WeHo neighborhood homes on 50 ft lots and next to 1 or 1.5 story homes. Your future height will be so restricted that it will not be possible to build a third unit since you are required to stack them and there is not

ample space to accomplish that.

Lastly, I think this process should be slowed down and architect / developer input solicited to show examples of how a 3rd unit can be accomplished for the majority of the neighborhood lots, among other things.

Clay Kelton

From: [Harold Johnson](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Sledge, Colby \(Council Member\)](#); [Adam Lafavor](#)
Subject: UDO Wedgewood Houston
Date: Thursday, January 7, 2021 1:27:39 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

All

I own 119 Raines Ave unit A and B, 117 Raines Ave unit B in Wedgewood Houston. I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency. I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted.

- 1.) The ISR limit in the UDO is far to restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.
- 2.) Height: The proposed Height limits in Merritt-Southgate district should be adjusted to 35 feet for all housing types. No averaging down.
- 3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 3 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.
- 4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

Thanks

Harold Johnson
Progressive Development LLC
214 McMillin St
Nashville Tn 37203
Cell# 615-533-4078
Office# 615-321-9663
Email harold@progressivedevelopmentllc.com

From: [Jeff Gaw](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: UDO
Date: Friday, January 8, 2021 3:39:18 PM
Attachments: [image001.png](#)

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Dear Planning,

I am against the UDO. I am at 650 Wedgewood avenue. The UDO is way too restrictive. Let's delay this rushed piece of legislation and wait until we can have community meetings and get all input.

Thank you.

Jeff Gaw



Jeffrey David Gaw
B.A., M.B.A., Realtor
Real Estate Development, Sales, Rentals,
Management and Self Storage
615-275-8847 - Cell
615-833-3056 - Fax
jeff@gawproperties.com

GAW Properties, Inc.
Founder & Principal
650 Wedgewood Avenue
Nashville, TN 37203

From: manofscheele@yahoo.com
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: UDO
Date: Friday, January 8, 2021 7:37:53 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I own 1805 Stewart Pl in Wedgewood Houston. I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency. I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted.

- 1.) The ISR limit in the UDO is far too restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.
- 2.) Height: The proposed Height limits in Merritt-Southgate district should be adjusted to 35 feet for all housing types. No averaging down.
- 3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 3 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.
- 4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

Chris Scheele

Sent from my iPhone

From: [Jeff Gaw](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: UDO
Date: Saturday, January 9, 2021 4:25:41 PM
Attachments: [image001.png](#)

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I am against the UDO—way too restrictive on height, setbacks, and context requirements.

Thanks.

Jeff Gaw



Jeffrey David Gaw
B.A., M.B.A., Realtor
Real Estate Development, Sales, Rentals,
Management and Self Storage
615-275-8847 - Cell
615-833-3056 - Fax
jeff@gawproperties.com

GAW Properties, Inc.
Founder & Principal
650 Wedgewood Avenue
Nashville, TN 37203

From: [jeffrey stone](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: UDO
Date: Saturday, January 9, 2021 6:09:54 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Dear Metro Planning,

I own 1811 Neal Terrace in Wedgewood Houston. I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency. I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted.

- 1.) The ISR limit in the UDO is far too restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.
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- 4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

Sincerely,

David Stone

From: [Bryan Krabousanos](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: UDO
Date: Tuesday, January 26, 2021 4:05:35 PM
Attachments: [WEHO UDO.pdf](#)

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

From: [Yancy Lovelace](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Sledge, Colby \(Council Member\)](#)
Cc: adam@sobrolaw.com
Subject: Wedge Wood Houston - UZO - opt out / please remove us
Date: Thursday, January 14, 2021 12:14:50 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Dear Planning Commission,

I am the owner of the property and 416 Wingrove St. – Parcel ID 10512000800 – in the Wedgewood Houston Area. I disagree with the proposed Urban Zoning overlay proposed for our area.

The new restrictions of the ISR, building height, setbacks make the new multi family zoning unattainable from a practical point. The area and my particular property lacks alleys and infrastructure to achieve the design intent. The original housing of the area should not be preserved as it wasn't built with long term use in mind(over 100 years). Most of the houses have run their life cycle and need to be removed. I agree with the spirit of legislature to encourage density and affordable housing options with small units but again the restrictions don't allow that to be achieved.

Please add us to the opt out list and let me know if we need to fill out any paperwork.

Thank you

Yancy Lovelace
615-372-4232
Owner
416 Wingrove St.

From: [Brian Layton](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Sledge, Colby \(Council Member\)](#); adam@sobrolaw.com
Cc: [Sarah Layton](#); [Brian Layton](#)
Subject: Wedgewood Houston UDO
Date: Friday, January 8, 2021 6:26:43 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hi all

We own 618 A Hamilton Ave and 618 B Hamilton Ave in Wedgewood Houston. We do not support the proposed UDO as it does not match what we believe was the intent of the planning study from 2019. It has been rushed with very little transparency. We are formally opting out of the overlay. Please mark us as an opt out and let us know if you need any paperwork to make it more formal. We would be willing to entertain a future UDO if the following items are adjusted.

- 1.) The ISR limit in the UDO is far too restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.
- 2.) Height: The proposed Height limits in Merritt-Southgate district should be adjusted to 35 feet for all housing types. No averaging down.
- 3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 3 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.
- 4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

Thank you

Sarah and Brian Layton

Sent from my iPhone

Sent from my iPhone

From: [Brad Forrester](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Sledge, Colby \(Council Member\)](#)
Cc: adam@sobrolaw.com
Subject: Wedgewood Houston UDO Opt Out
Date: Wednesday, January 6, 2021 3:17:40 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hi,

I, Brad Forrester, am contracted to own and build in Wedgewood Houston on 1611 Martin Street, Nashville, TN 37203.

I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency and I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted.

- 1.) The ISR limit in the UDO is far too restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.
- 2.) Height: The proposed Height limits in Merritt-Southgate district should be adjusted to 35 feet for all housing types. No averaging down.
- 3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 3 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.
- 4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern and will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

Thank you in advance,

-Brad

Brad Forrester
270.994.3189
bradforrester1@gmail.com

From: [william brooks](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: Wedgewood Houston UDO opt out. 21 properties
Date: Tuesday, January 12, 2021 3:53:22 PM
Attachments: [OppositonOpt Out Wedgewood Houston UDO.pdf](#)

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

My opt out is attached. I'm opting out of the UDO and do not want my properties included in the process. I've been told I can be quite long winded about much I oppose all these new rules so I'll keep it short. I do NOT want my properties included in this UDO unless major changes are made. Don't assume any changes you make are enough to get me on board. The only way I want this to ever be on my property is if I confirm in writing that I'm want in.

From: [Steve Wise](#)
To: [Sledge, Colby \(Council Member\)](#); [Planning Commissioners](#); [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); adam@sobrolaw.com
Subject: Wedgewood Houston UDO Opt Out
Date: Monday, January 11, 2021 1:23:55 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I own three properties in Wedgewood Houston (510 Moore, 446 Wingrove, and 602 Moore Ave). I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency. I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted.

- 1.) The ISR limit in the UDO is far too restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the UDO is redundant and should not be part of the UDO standards.
- 2.) Height: The proposed Height limits in Merritt Southgate district should be adjusted to 35 feet for all housing types. No averaging down.
- 3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 3 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.
- 4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern and will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

Thank you for your prompt consideration of these important objections.

Sincerely,

Steve Wise
Homeowner

From: [Erin Simpson](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Cc: [Sledge, Colby \(Council Member\)](#); adam@sobrolaw.com
Subject: Wedgewood Houston UDO Response
Date: Friday, January 8, 2021 2:35:32 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

My family owns 1260 Martin St. #210 Ave in Wedgewood Houston. I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency. I would be willing to entertain a future UDO if the following items are adjusted.

- 1.) The ISR limit in the UDO is far too restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.
- 2.) Height: The proposed Height limits in Merritt-Southgate district should be adjusted to 35 feet for all housing types. No averaging down.
- 3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 3 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.
- 4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

--

Erin Simpson

From: [Darron Osborne](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: Wedgewood Houston UDO
Date: Tuesday, January 12, 2021 12:31:30 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I own 610 Benton Ave in Wedgewood Houston. I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency. I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted.

- 1.) The ISR limit in the UDO is far too restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.
- 2.) Height: The proposed Height limits in Merritt-Southgate district should be adjusted to 35 feet for all housing types. No averaging down.
- 3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 3 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.
- 4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

From: [Ashleigh Suarez](#)
To: [Planning Commissioners](#); [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Sledge, Colby \(Council Member\)](#); adam@sobroloaw.com
Subject: Wedgewood Houston UDO
Date: Friday, January 8, 2021 2:16:11 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I own the following address in Wedgewood Houston:

1702 Allison Pl

1712 Allison Pl

1714 Allison Pl

1718 Allison Pl

1800 Allison Pl

1806 Allison Pl

1709 Stewart Pl

1717 Stewart Pl

1719 Neal Terrace

1801 Neal Terrace

1712 Martin St.

I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency. I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted.

1.) The ISR limit in the UDO is far too restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.

2.) Height: The proposed Height limits in Merritt-Southgate district should be adjusted to 35 feet for all housing types. No averaging down.

3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 3 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.

4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.

5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

Sincerely

Ashleigh Suarez

Suarez Family Holding, LLC

From: [Beverly Wilson](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Sledge, Colby \(Council Member\)](#); adam@sobrolaw.com
Subject: Wedgewood Houston UDO
Date: Friday, January 8, 2021 6:21:37 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I own 602 Southgate Ave, 1816 Neal Terrace, 1813 Neal Terrace, 1710 Allison Place, and 1807 Stewart Place in Wedgewood Houston. These are all affordable rental units under \$1800 per month.

I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency. I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted.

- 1.) The ISR limit in the UDO is far too restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.
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- 4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

Beverly Wilson
615 596 1439
Broker, Benchmark Realty

From: [Kyle Yates](#)
To: [Adam Lafavor](#); [Sledge, Colby \(Council Member\)](#); [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: Wedgewood Houston UDO
Date: Tuesday, January 12, 2021 1:28:36 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hi Colby, Metro Planning and Adam -

I own 506 Hamilton Ave in Wedgewood Houston. I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency. I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted.

- 1.) The ISR limit in the UDO is far too restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.
- 2.) Height: The proposed Height limits in Merritt-Southgate district should be adjusted to 35 feet for all housing types. No averaging down.
- 3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 3 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.
- 4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

Thank you all, and we look forward to hearing back.

Kyle Yates
Sr Associate Broker



C: 615.767.9296
O: 615.200.8679
www.tyleryork.com

--

Kyle Yates
Tyler York Real Estate Brokers
615.767.9296 (m)
615.200.8679 (o)

Sent from Gmail Mobile - Please excuse typos

From: [Seth Jennings](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Sledge, Colby \(Council Member\)](#); [Adam Lafavor](#)
Subject: Wedgewood Houston UDO: Please remove the alley loading requirement for 4 or more units when no alley is present
Date: Monday, February 1, 2021 12:30:57 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Dear Planning et al.,

I've had many conversations with neighbors over the last few days and we've come up with a few more items we would like addressed. The impacts of required alley loading for 4 or more units is a major concern.

Please remove the alley loading restriction for 4 or more units when no alley is present. This restriction will reduce the overall density going forward. It will also lead to the unintended consequence of having more driveways and curb cuts. A 60x150 lot could have 4 units under RM20-A 4 units, but 4 units can't be street loaded. The only solution would be to split into two 30*150 duplex lots which would have 2 driveways. It also restricts the idea of combining multiple lots and using a single street access. 3 lots could combine to 150x150 and could meet design standards and only have one curb cut. The alley loading restriction would push a developer to split into five 30 foot lots. Five thirty foot lots would have a minimum of 3 driveway (2 shared and 1 single) and could possibly have 5. Required alley loading when there is no alley seems arbitrary and leads to real world outcomes that go against the planning policy. Also, the planning policy doesn't seem to be supportive of limiting density on lots without alleys. The policy encourages the use of exiting alleys while also increasing density. The lot at 521 Hamilton is a prime example of how this will lead to two drives instead of 1. Also, look at 528, 530, 532 Moore Ave. The same owner owns these 3 lots. This could be one curb without the alley loading restriction if the lots are combined. If the lots are split into six 30 foot lots the Moore Ave would have a minimum of 3 shared driveways and possibly 6 new driveways.

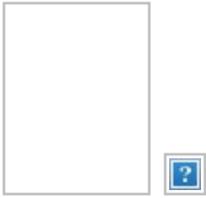
The same situation exists at 542, 546, and 548 Moore Ave. Same owner. If lots are combined there would be one curb cut. With the alley loading this turn into 7 lots with 4 to 7 driveways.

Removing the alley loading requirements in just these two projects that will most certainly be built in the next couple years has the potential to reduce curb cuts from 13 to 2. That's 9 less curb cuts on one block of Moore ave that's already one of the most challenging streets to park on in WEHO.

--

Seth Jennings

REALTOR®



VILLAGE REAL ESTATE

2206 21st Ave. S.

Nashville, TN 37212

Cell: 615-243-4876

From: [Moyo Suarez](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Sledge, Colby \(Council Member\)](#); [Adam Lafavor](#)
Subject: Wedgewood Houston/Chestnut Hill UDO requested changes
Date: Tuesday, January 26, 2021 3:08:50 PM
Attachments: [WHCH Neighborhood Center.pdf](#)

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I own 610 Hamilton Ave in Wedgewood Houston. Many neighbors have been meeting over the past week to discuss the UDO and the many changes we feel are necessary to move the proposed document more inline with the planning policy we worked so hard to adopt. Please see the below list changes we as a group are requesting.

- 1.) The review and development process for the UDO should be extended. The planning policy process included community engagement, community meetings, and steering committee meetings. The UDO has had 3 rushed online meetings to over a document that is far too complex for property owner's to comprehend. The planning department did have a single meeting with property owners, neighborhood stakeholders, or the SNAP neighborhood association to discuss the UDO between the date the planning policy was adopted in 2019 and December 14, 2020 (less than a week before the draft was placed on the agenda for planning and council). Please push the first reading at metro council and planning department meeting to occur no earlier than [March 15th](#).
- 2.) The proposed UDO is complex and should be significantly simplified. Remove all the building types and insert. The Character Area Standards could ensure that the massing at the street meets the intent of the UDO then as long as you can access it and park it you should be able to provide the number of units permitted by underlying zoning. We believe this might actually incentivize some smaller units by making it easier to construct based on real work factors such as construction costs, grading plans, and also desirability by the market. This will also solve the issue of stacking as stacking requirements have no place in the UDO.
- 3.) Language on parking should be simplified to read: No parking in between a public street and the closest primary structure fronting that same public street.
- 4.) Required separation between buildings should be reduced to 6 feet. Both front to back and side by side detached should be 6 feet. Add the requirement for larger developments that there must be a separation between attached buildings every 100 feet along public streets.
- 6.) Neighborhood Centers: District 2A should have interior neighborhood centers at intersections or along streets with higher traffic counts that allow for more density, bulk, and mixed-use. Neighborhood centers were a key focus in district 2A during the planning policy process. We believe having multiple options for the neighborhood centers built into the UDO will bring community focused services and

congregation spots to foster the vibrant urban environment we are working so hard to create.

We would like to see NC designations at the below locations (**See specific parcels on the attached map**):

- 1.) Intersection of Rains and Wingrove.
 - 2.) Wedgewood between Stewart and Martin
 - 3.) Intersection of Martin and Southgate (extending north to church)
 - 4.) Rains Ave between Moore Ave and Hamilton Ave.
- 7.) Side setbacks should be 5 feet across the board. R6-A and RM20-A both call for 5 foot side setbacks. Increasing side setbacks to 7 feet for multi-family play against the incentive to build more units with a mix of housing types.
- 8.) Planning must cross check UDO language with all other metro departments that pose a conflicting language. For example: Driveways being limited to 12 feet by the UDO, what happens if public works requires an 18' to 24' driveway for developments with 3 or more units yet it is not allowed by the UDO?
- 9.) There are many other items in the proposed UDO that when combined the real world application of development and construction will make the desired outcome of the planning policy less likely actually occur. We believe the Planning department should host charrette style meetings with architects, builders, investors, and developers to discuss the real world impacts and feasibility of this UDO prior to introduction to the metro council or the planning commission.

From: [Donald Jenkins](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); colby.sledge@nasville.gov; adam@sobrolaw.com
Subject: Wedgewood Houston/Chestnut Hill UDO requested changes
Date: Tuesday, January 26, 2021 5:06:58 PM
Attachments: [WHCH Neighborhood Center.pdf](#)

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Planning,

I own 540 Hamilton Ave, 1607 Martin St., and 1701 Neal Terrace in Wedgewood Houston. Many neighbors have been meeting over the past week to discuss the UDO and the many changes we feel are necessary to move the proposed document more in line with the planning policy we worked so hard to adopt. Please see the below list of changes we as a group are requesting.

- 1.) The review and development process for the UDO should be extended. The planning policy process included community engagement, community meetings, and steering committee meetings. The UDO has had 3 rushed online meetings over a document that is far too complex for property owner's to comprehend. The planning department did have a single meeting with property owners, neighborhood stakeholders, or the SNAP neighborhood association to discuss the UDO between the date the planning policy was adopted in 2019 and December 14, 2020 (less than a week before the draft was placed on the agenda for planning and council). Please push the first reading at the metro council and planning department meeting to occur no earlier than March 15th.
- 2.) The proposed UDO is complex and should be significantly simplified. Remove all the building types and insert. The Character Area Standards could ensure that the massing at the street meets the intent of the UDO then as long as you can access it and park it you should be able to provide the number of units permitted by underlying zoning. We believe this might actually incentivize some smaller units by making it easier to construct based on real work factors such as construction costs, grading plans, and also desirability by the market. This will also solve the issue of stacking as stacking requirements have no place in the UDO.
- 3.) Language on parking should be simplified to read: No parking in between a public street and the closest primary structure fronting that same public street.
- 4.) The required separation between buildings should be reduced to 6 feet. Both front to back and side by side detached should be 6 feet. Add the requirement for larger developments that there must be a separation between attached buildings every 100 feet along public streets.
- 6.) Neighborhood Centers: District 2A should have interior neighborhood centers at intersections or along streets with higher traffic counts that allow for more density, bulk, and mixed-use. Neighborhood centers were a key focus in district 2A during the planning policy process. We believe having multiple options for the neighborhood centers built into the UDO will bring community-focused services and congregation spots to foster the vibrant urban environment we are working so hard to create.

We would like to see NC designations at the below locations (**See specific parcels on the attached map**):

- 1.) Intersection of Rains and Wingrove.
- 2.) Wedgewood between Stewart and Martin
- 3.) Intersection of Martin and Southgate (extending north to church)
- 4.) Rains Ave between Moore Ave and Hamilton Ave.
- 7.) Side setbacks should be 5 feet across the board. R6-A and RM20-A both call for 5-foot side setbacks. Increasing side setbacks to 7 feet for multi-family play against the incentive to build more units with a mix of housing types.
- 8.) Planning must cross-check UDO language with all other metro departments that pose a conflicting language. For example: Driveways being limited to 12 feet by the UDO, what happens if public works require an 18' to 24' driveway for developments with 3 or more units yet it is not allowed by the UDO?
- 9.) There are many other items in the proposed UDO that when combined the real-world application of development and construction will make the desired outcome of the planning policy less likely actually occur. We believe the Planning department should host charrette style meetings with architects, builders, investors, and developers to discuss the real-world impacts and feasibility of this UDO prior to introduction to the metro council or the planning commission.

Donald Jenkins

From: [Billy Brooks](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: Wedgewood Houston/Chestnut Hill Urban Design Overlay
Date: Tuesday, January 12, 2021 4:50:13 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

My name is William (Billy) Brooks, and I live at 533 Hamilton Avenue in the Wedgewood Houston neighborhood. I have lived on Hamilton Avenue for almost 70 years on and off and also own a few other properties in the area. I have a lifelong interest in and concern for this area. The purpose of this message is to voice my opposition to the zoning changes in the proposed Urban Design Overlay for various properties located west of Lafayette Street requested by Councilmember Colby Sledge. The proposed UDO does not represent the community needs in my opinion. The drastic changes will impact every household in the community and will affect everyone's large financial investments in their properties both now and far into the future. I feel the proposed UDO has been rushed with very little, if any, transparency but would be willing to consider a future UDO with some adjustments and more planning. I am formally requesting to **OPT OUT** of the proposed Wedgewood Houston/Chestnut Hill Urban Design Overlay for all of my properties in the affected area, so please let me know if you need any additional information to complete this request.

Thank you.

William (Billy) Brooks

From: [Adam Lafevor](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: Wedgewood UDO
Date: Tuesday, January 12, 2021 12:37:18 PM
Attachments: [2021-01-12_12-03.pdf](#)

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

To whom it may concern, please see attached opposition to the UDO.

Thank you,

Adam

Adam G. LaFevor

MEMBER



SoBro LAW GROUP, PLLC

513 3RD AVENUE SOUTH

NASHVILLE, TN 37210

(P) 615-988-9911 (F) 615-988-9922

www.sobrolaw.com

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Thank you for your cooperation.

From: [Chris Moolman](#)
To: [Williams, Joni \(Planning\)](#)
Cc: [Brooks, Harriett \(Planning\)](#); [Shepard, Shawn \(Planning\)](#); [Milligan, Lisa \(Planning\)](#); [Leeman, Bob \(Planning\)](#); [Kempf, Lucy \(Planning\)](#); [Wilkinson, Matthew \(Council Office\)](#); [Sledge, Colby \(Council Member\)](#); [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: Wedgewood-Houston / Chestnut Hill UDO & Zone Change - Case #2021Z-016PR-001
Date: Sunday, January 10, 2021 2:21:07 PM
Attachments: [605 Merritt Requesting Deferral.pdf](#)

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Joni

Attached please find an urgent request for deferral of the Planning Commission hearing, currently scheduled for January 21, 2021.

Chris Moolman
605 Merritt Ave

From: [Chad Grout](#)
To: [Williams, Joni \(Planning\)](#)
Cc: [Brooks, Harriett \(Planning\)](#); [Shepard, Shawn \(Planning\)](#); [Milligan, Lisa \(Planning\)](#); [Leeman, Bob \(Planning\)](#); [Kempf, Lucy \(Planning\)](#); [Wilkinson, Matthew \(Council Office\)](#); [Sledge, Colby \(Council Member\)](#); [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: Wedgewood-Houston / Chestnut Hill UDO & Zone Change – Case #2021Z-016PR-001
Date: Friday, January 8, 2021 2:43:57 PM
Attachments: [Letter to Planning 010821.pdf](#)

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Good day, Joni.

Regarding my property at 609 Merritt Avenue, attached is a letter urgently requesting deferral from the January 21, 2021 Planning Commission hearing.

Thank you.

Chad Grout, CCIM
Urban Grout Commercial Real Estate
615-218-8545
chad@urbangrout.com

From: [Chad Grout](#)
To: [Williams, Joni \(Planning\)](#)
Cc: [Brooks, Harriett \(Planning\)](#); [Shepard, Shawn \(Planning\)](#); [Milligan, Lisa \(Planning\)](#); [Leeman, Bob \(Planning\)](#); [Kempf, Lucy \(Planning\)](#); [Wilkinson, Matthew \(Council Office\)](#); [Sledge, Colby \(Council Member\)](#); [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: Wedgewood-Houston / Chestnut Hill UDO & Zone Change – Case #2021Z-016PR-001
Date: Friday, January 8, 2021 2:43:47 PM
Attachments: [Letter to Planning 010821.pdf](#)

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Good day, Joni.

Regarding my property at 609 Merritt Avenue, attached is a letter urgently requesting deferral from the January 21, 2021 Planning Commission hearing.

Thank you.

Chad Grout, CCIM
Urban Grout Commercial Real Estate
615-218-8545
chad@urbangrout.com

From: [Chris Murphy](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Sledge, Colby \(Council Member\)](#); adam@sobrolaw.com
Subject: Wedgwood Houston UDO - Opt out
Date: Tuesday, January 5, 2021 3:47:48 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

To whom it may concern:

I own 551 Moore Avenue in Wedgewood Houston. I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency. I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal.

- 1.) The ISR limit in the UDO is far too restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.
- 2.) Height: The proposed Height limits in Merritt-Southgate district should be adjusted to 35 feet for all housing types. No averaging down.
- 3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 3 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.
- 4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern and will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

Sincerely,
-Chris B. Murphy

From: [Giachery Lizarraga](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Sledge, Colby \(Council Member\)](#); [Adam Lafavor](#)
Subject: Wedgwood Houston UDO --- OPT OUT
Date: Wednesday, January 20, 2021 12:14:51 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I own **1322 LITTLE HAMILTON AVE** in Wedgewood Houston. I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency. I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted.

- 1.) The ISR limit in the UDO is far too restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.
- 2.) Height: The proposed Height limits in Merritt-Southgate district should be adjusted to 35 feet for all housing types. No averaging down.
- 3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 3 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.
- 4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

--
Giachery Lizarraga
BEEQCO,LLC

615 804 1844

giachery.real.estate@gmail.com

From: [Ryan Long](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Cc: [Sledge, Colby \(Council Member\)](#); adam@sobrolaw.com
Subject: Wedgwood Houston UDO
Date: Tuesday, January 5, 2021 2:33:21 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I own 565 Moore Ave in Wedgewood Houston. I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency. I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted.

- 1.) The ISR limit in the UDO is far too restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.
- 2.) Height: The proposed Height limits in Merritt-Southgate district should be adjusted to 35 feet for all housing types. No averaging down.
- 3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 3 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.
- 4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

Ryan Long

From: [Giachery Lizarraga](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Sledge, Colby \(Council Member\)](#); [Adam Lafavor](#)
Subject: Wedgwood Houston UDO
Date: Wednesday, January 20, 2021 12:11:33 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I own **407 Humphreys Street** in Wedgewood Houston. I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency. I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted.

- 1.) The ISR limit in the UDO is far to restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.
- 2.) Height: The proposed Height limits in Merritt-Southgate district should be adjusted to 35 feet for all housing types. No averaging down.
- 3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 3 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.
- 4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

--

Giachery Lizarraga
LL&E, LLC

615 804 1844

giachery.real.estate@gmail.com

From: [Lee Zoller](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: WeHo Proposed Urban Design Overlay - 1420 3rd Avenue South
Date: Monday, December 21, 2020 5:46:40 PM
Attachments: [WHCH_UDO_201216.pdf](#)

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I am the managing partner of the owner of 1420 3rd Avenue South which appears to fall into 2nd Ave S. Corridor. Although I have 2nd Avenue frontage (although 20 feet above the road), the only access is 3rd Avenue along with a 3rd Avenue address. The building directly north of me with the same access and on 3rd wasn't included at all – that is 1414 3rd Avenue South. If anything, I should be treated no differently than this property. The building located at 1402 3rd Avenue South is in the Hart Street Center which is way better than the 2nd Avenue South Corridor. **In short, I request our property be removed from the 2nd Avenue South Corridor and be treated that same as my neighbor at 1414 3rd Avenue South.**

Please advise.

Lee K. Zoller, Principal/CEO
Division Street Development, LLC
700 12th Avenue South, Suite 302
Nashville, TN 37203
615-727-0010 Direct
615-438-9885 Mobile

From: [Steve Wise](#)
To: [Sledge, Colby \(Council Member\)](#); [Planning Commissioners](#); [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); adam@sobrolaw.com
Subject: WeHo UDO Optout
Date: Monday, January 11, 2021 1:25:51 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I own three properties in Wedgewood Houston (510 Moore, 446 Wingrove, and 602 Moore Ave). I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency. I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted.

- 1.) The ISR limit in the UDO is far too restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the UDO is redundant and should not be part of the UDO standards.
- 2.) Height: The proposed Height limits in Merritt Southgate district should be adjusted to 35 feet for all housing types. No averaging down.
- 3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 3 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.
- 4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern and will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

Thank you for your prompt consideration of these important objections.

Sincerely,

Barbara Wise
Homeowner

From: [Paros Group](#)
To: adam@sobrolaw.com; [Sledge, Colby \(Council Member\)](#); [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: WeHo UDO- Signed
Date: Friday, January 8, 2021 9:20:27 AM
Attachments: [UDO-X.pdf](#)

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

To whom it may concern, please see the attached signed WeHo UDO.

Thank you,

Alicia Allen-Buerger
501-288-0337

From: [Clay Kelton](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Brooks, Harriett \(Planning\)](#)
Subject: WEHO UDO
Date: Tuesday, January 26, 2021 2:42:20 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Harriett - thanks for sending the 1814 Neal drawing. Its extremely helpful to see and a move in the right direction for helping us have a sense of what actually can be done within all the new proposed regulations. I have studied it and run it by two separate developers and they both said that they wouldn't choose to build that product over a single family or duplex setup. Setbacks are restrictive, ISR tight, stacking units complicated. Parking requirements are tricky. The outcome doesn't justify the means. My fear is that the UDO is passed and no one utilizes it in Fall Hamilton because there was not time or tweaking done for it to actually encourage owners to take advantage of it.

My suggestions would be:

- 1) slow the process down. Give the 150 +/- property owners in the Fall Hamilton section time to figure out what can and can't be done. More drawings and options are needed especially for Fall Hamilton, as this district is being the most regulated / restricted
- 2) dont require stacking of units (this may have already been modified to be the case in the last round)
- 3) lose the 7 ft setback requirement. I'm not sure what is really gained by moving from 5 to 7 ft, except it makes it harder to make structures fit, and for cars to turn around. Please note, with no rear alleys at all in Fall Hamilton, its already challenging enough. Additionally, the ISR will limit massing, so why the increased side setbacks?
- 4) simplify the UDO docs. Its really hard to follow it all and is unnecessarily complicated in my opinion.
- 5) dont require 20 ft between units. Not necessary
- 7) do away with 20 rear setbacks. If density is what people want, help them by giving space.
- 8) be sure the definition of Dadu does not require an owner to live on the property. Currently I believe "Dadu" does require owner occupancy.
- 9) on 1814 Neal, how does the dadu vehicle turn around / back up. Do they back up the entire length of driveway?

Thanks for all your efforts. I hope my questions and suggestions are helpful.

With Much Appreciation,



CLAY KELTON / Realtor, CRS

615.200.6260 team line / Text
615.371.2474 office

GNR Lifetime Diamond Award | 150 mm sold

From: [Donald Jenkins](#)
To: [Planning Commissioners](#); [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Sledge, Colby \(Council Member\)](#); adam@sobrolaw.com
Subject: WeHo UDO: Opt Out
Date: Friday, January 8, 2021 7:27:31 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I own three properties in Wedgewood Houston (540 Hamilton, 1607 Martin Street, and 1701 Neal Terrace). I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency. I am formally opting out of the overlay. Please mark me as an opt-out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted.

- 1.) The ISR limit in the UDO is far too restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.
- 2.) Height: The proposed Height limits in Merritt-Southgate district should be adjusted to 35 feet for all housing types. No averaging down.
- 3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 3 ground floor units instead of forcing owners to walk up one to two flights of stairs to gain access to their home.
- 4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern and will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

--

Donald Jenkins

From: [Gerry Andrady](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Sledge, Colby \(Council Member\)](#)
Cc: adam@sobrolaw.com
Subject: WeHo UDO: Opt Out
Date: Friday, January 8, 2021 1:15:57 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I own 1808 Neal Terrace in Wedgewood Houston. I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. I have not seen any formal communication regarding this proposal and am not aware of any sessions that have been held for public feedback. I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted. Here are the concerns that I share with other neighbors who have voiced already.

- 1.) The ISR limit in the UDO is far too restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.
- 2.) Height: The proposed Height limits in Merritt-Southgate district should be adjusted to 35 feet for all housing types. No averaging down.
- 3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 3 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.
- 4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern not only in contrast to the 2019 planning study but also in contrast to my expectations and those of many other current property owners.

If any of the above is not accurate, I welcome feedback clarifying my potential misunderstanding. If there are future opportunities to learn more about this proposal, I would be interested in those as well. However, given what I know at this point, I must opt out.

Thanks,
Gerry Andrady
615 573 1047

From: [Duane Cuthbertson](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: WH&CH UDO
Date: Friday, January 8, 2021 1:28:29 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

All -

Apologies for the delay in providing feedback. I'd committed to family that I would check out for the holidays since this year's been a particularly trying and busy one....and now I have Covid so I haven't really been able to think very straight.

I wanted to get something in to you. If the concern expressed below doesn't make sense, I'll try again, post covid. Admittedly, I'm not very lucid right now so some of the things I'll say below may be absolutely wrong and clearly considered in the UDO and I just haven't found the language or read them right.

There's a lot to like in the proposed UDO. Of course, I like the added density and the enabling of additional housing types. Since I live in the northern WH district (District 2A) that's where my focus has been. In the time allotted, I simply can't make time to look through the entire document.

That brings me to my first concern, the timing. I've been asking intermittently since the community plan was updated over a year ago whether the UDO was in development or if we had language to review and was never given any indication that this thing was coming. The draft UDO sort of came out of the blue and now it's already scheduled for public hearing. I'm not sure that I've ever seen an overlay created this way. I don't know anyone from the neighborhood that's participated in creating the language of the UDO. To me, that's problematic. I understand that we all got to participate in the plan update but usually there is also a fair amount of public participation in the creation of the implementing tools. I don't think what we've experienced and are scheduled for can be counted as meaningful public participation. This process seems very rushed and I feel like if this were a private developer trying to push something this impactful on a neighborhood, every single Councilmember would jump out of their seats to hit the breaks!

I would ask you all to consider delaying the public hearing and allowing us to have an open dialog as to whether this UDO matches our expectations.

I've been able to have a few conversations with people in my part of the neighborhood (developers, investors, my neighbors, homeowners around the corner) and if they understand the UDO they do not think it reflects what they and I thought came out of the planning process. Here's an excerpt from pg 11 of the plan: *Subdistrict 2a This subdistrict has established a new form of larger structures with greater lot coverage. The UDO should encourage this to continue, but allow flexibility in the number of units and form of redevelopment, while maintaining the emerging bulk and urban form. In particular, the UDO should establish a townhome form and small-scale stacked flats at key locations. In other areas, plex and manor homes should mimic the bulk and scale of larger single-family homes and duplexes. Accessory dwelling units should also be allowed.* As far as i can tell, the UDO doesn't fully achieve these goals.

As far as I can tell, the current UDO draft calls for contextual development and will rely on existing setbacks and height to determine appropriate infill. If you happen to own one of the lots in between (and across the street from?!?) larger homes your ok but if you happen to fall beside or across from one of the relic small homes with larger setbacks you will end up somewhere in the middle - seemingly accomplishing none of the form related goals of the plan. I thought the intent was to ultimately create a more urban form. If we're relying on the old work force housing that made up this neighborhood at its inception then we're going to struggle to get there in many places, I think. Those homes were rapidly being eliminated and replaced. Many of those that remain are owned by investors who will ultimately sell and the properties will redevelop. I do not think these very small one story homes should contribute to determining the continued evolution of the neighborhood. They will unnecessarily limit future growth and within a very short time they themselves will likely be gone and the whole 'protective' intent will be lost.

Many of us had the impression that in many parts of our section of the neighborhood we'd continue to see some form of urbanization. I suppose I got my cues from all of the SPs that have been approved over the last few years. They all have an urban form - most of them are 3 stories in height or greater and most of them are built very close to the sidewalk. I think they all have done a fine job of reshaping the public realm. As far as I can tell, most of these SPs would not be permitted by this UDO - not even close. Why not? If that's the trend we were generally comfortable with why not permit it at least in parts of this neighborhood? As far as I can tell, many of the other currently underdeveloped corner lots (or lots adjacent to these SPs) could not carry a similar urban pattern down the block - as you know, merely extending the sidewalk is not the same thing as creating an inviting pedestrian experience. The building height limits, ISR, setbacks all create a form that is not consistent with those SPs. Why?

The Building and Zoning guide from the plan even suggests that our section of the neighborhood continue to create a more intense urban building form. Across the board it suggests that 3-4 stories are appropriate. It also suggests that RM15-A and higher is appropriate. I think the use of the A district in that chart is significant as it suggests that an urban form should be included.

There appear to be several standards in the UDO that seem rather impractical or counter other department requirements related to driveway width, parking location, setback calculations. I'll send those questions in a separate email for clarification.

Selfishly, I live at 409 A Merritt Avenue. When 407 Merritt Avenue does sell and that lot redevelops they will have to take their cues from me, their east neighbor, and the mdha duplex across the street. No matter what housing type they choose they will not be able to extend our current block pattern in a consistent manner. They will have to meet some random middle ground that reflects a mash up of patterns created from parts that will be obsolete eventually and we'll be left with a jagged disengaging experience. Most people don't notice those things, but I think they feel those things.

The other corners of Pillow and Merritt will not be able to complete the intersection. Two of the corners have developed out more intensely the last two corners have to take their cues from each other(?) - very small outdated homes.

The corner of Martin/Hamilton now has to meter it's scale to the smaller homes across the street and next door? That's a gateway into the neighborhood, surely it can stand a more impressive form. The same can be said for Martin and Southgate / Rains and Hamilton, Moore

and Wingrove/Southgate.

I don't feel like this process of crafting and adopting the UDO has been particularly open and inclusive. Again, most folks I've talked with didn't know it was coming, don't particularly understand the contents and the impact on the future form of this neighborhood. If they do understand, many, if not most, are as puzzled as I am in what seems to be a change in direction.

I'd like to emphasize, I don't think we are a neighborhood needing to preserve anything really.

Can we please walk away from the contextual concept?

Can we create standards that get us a much more engaging urban form and allow for greater housing flexibility?

Can we have an open dialog as opposed to a tightly controlled Q&A over a web platform that doesn't allow us to know who else is even in the 'room'?

--

Duane Cuthbertson

615.924.9618

From: [Patti D](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: WH/CH UDO question
Date: Saturday, January 9, 2021 4:22:43 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Dear Nashville Planning;

First, I agree with the comments that have been raised by homeowners in the Wedgewood Houston community that the vote to approve this UDO be delayed until the community can weigh in on the plans and submit questions.

2) In looking at the UDO document, it appears that the Planning Commission and those who support the UDO are advocating for a saturation of apartment housing vis-a-vis multiplex, fourplex and cottage courts. My experience is that apartments devalue a neighborhood over time and result in increased crime as compared to communities that limit apartment housing. Question: Please advise whether there are caps or not-to-exceed ratios for apartment/transient housing versus home ownership (e.g., single family, townhome, condo) for the Wedgewood Houston portion of the UDO.

Kind regards,

Patricia Daily
515 Hamilton Avenue, Nashville

From: [Charles Bass](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Cc: [Bill Bass](#)
Subject: WHCH Planning Study - Impact on 1500 2nd Ave
Date: Tuesday, December 22, 2020 9:52:27 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

To Whom It May Concern:

My family owns and manages the property at 1500 2nd Ave and we are concerned about the potential impact of the WHCH UDO Plan on our current and future uses of the location. Our 6-acre lot currently houses two body shops, the used car dealership Nashville Auto Brokers, and The Cooks Kitchen, a shared kitchen space used by many of the food trucks servicing the greater Nashville area.

I attended the Webex yesterday and it appears that the plan is focused on overarching design guidelines for residential properties in the area, not existing commercial or industrial properties. It was also stated that the proposed zoning changes would not impact these areas, and that any existing commercial locations included in the maps shown on the Webex would have the potential to be "carved-out" from the proposal,

All this noted, our property is included in several of the maps shown as part of the plan, and we just want to make sure that the proposed plan does not impact the businesses that use our property currently, as well as protect our ability to develop residential or commercial businesses on the location in the future. We were also wondering why you carved out Steinhouse plumbing and not our site since they are like properties next door to each other. We previously owned the 4th and Chestnut property that we sold to AJ Capital to develop and have had conversations for the development of our 1500 2nd property. As a 6-acre size lot, it's more desirable for a larger development than for single home residential use.

Let us know if there is any additional information we can provide concerning 1500 2nd Ave.

Thank you for your consideration,
Charlie Bass

From: [Kyle Yates](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Sledge, Colby \(Council Member\)](#); [Adam Lafavor](#); [Amber Yates](#)
Subject: WHCH UDO - Resident Opt Out
Date: Saturday, January 9, 2021 7:21:54 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

All -

My wife, Amber, and I own 506 Hamilton Ave in Wedgewood Houston. We do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little transparency. We are formally opting out of the overlay. Please mark us as an opt out and let me know if you need any paperwork to make it more formal. We would be willing to entertain a future UDO if the following items are adjusted.

- 1.) The ISR limit in the UDO is far too restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.
- 2.) Height: The proposed Height limits in Merritt-Southgate district should be adjusted to 35 feet for all housing types. No averaging down.
- 3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 3 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.
- 4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.
- 5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

Regards,

Kyle and Amber Yates

From: [Clay Kelton](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Subject: WHCH UDO Comments
Date: Monday, January 4, 2021 12:42:52 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hi Joni / Harriett -

My name is Clay Kelton and I'm writing to share some thoughts on the UDO. Thanks for all your work on this. It's exciting to see the potential for a lot of good changes. I have been thinking through the draft proposal the last several days and have put together some thoughts below. I have been involved in the entire process since the idea of the UDO first came up, and I have been very involved in WeHo for the last 15 years. My wife gave birth to my first two children while we lived on Martin St, and as a resident and real estate agent I have introduced dozens of residents to the WeHo neighborhood over the years. My thoughts below are specifically for the WeHo neighborhood, not so much for Chestnut Hill, as that's outside of my focus area.

I think for the best vision to be realized, the UDO needs to be a lot less restrictive. Height requirements, restrictive front, side, rear setbacks, "stacked" units only on some of the property types, ISR, parking.....there are just too many reasons a developer won't choose to do anything other than single family. It's too much headache to navigate, only to end up with tiny units. What may happen is large, expensive single family will be the future of weho.

Here are my suggestions to help it be better.

1. The language of STACKED duplexes / triplex / quadplex is concerning to me.

An owner should be allowed to make a triplex or quad without requirement of being stacked. Stacking complicates things. Residents being on top of one another triggers different type of permits and financing. It will likely be commercial permits, and most certainly require sprinkler systems (required anytime someone lives "on top" of someone else, and additional firewalls. They are also not as desirable to live in (who wants to hear people above or below them making noise?) Lastly, they are more difficult to finance w conventional loans individually if "no dirt" conveys. They would have to be financed as condos instead of Puds or HPRs.

My vote is * Remove any "stack" requirements language from the draft.**

2. ISR

ISR numbers seem overly restrictive. Why not let this be dictated by storm water requirements? They are already in place and restrictive enough, especially considering all the other ways the UDO regulates massing.

My vote is * Remove ISR requirements all together. There are enough other restrictive provisions - height, setbacks etc**

3. Setbacks

I'm disappointed to not see loosening of setback requirements, but actually more restrictive. Rear setbacks need flexibility. What is so important about maintaining a 20 ft rear setback? I'd like to see this reduced. Historic overlays have as little as a 3' rear setback for dadus I believe. I think this could help allow more flexibility and parkability. I'd like to see the 20 ft setbacks reduced for all properties, but especially dadus, triplexes.

7 ft side to go to 3 triplex

From 5 to 3 ft side setbacks

Some kind of relief to front setback to encourage more flexibility

My vote is * less restrictive front rear and side setbacks**

4. Height Restrictions

I understand the spirit of this. The new regulations on this just seem problematic to me. I'm not sure the best practice here, aside from a potential overall height restriction. I just don't love that your neighboring properties dictate what you can do. Just feels like the rules will be too different for every property to me.

Also on the cottage court, I feel that the height restriction may keep anyone from wanting to execute on that type of product. Maybe eave height would be a better way to achieve some more desirable massing without being overly limiting.

My vote is * less restrictive/different height guidelines**

5. Northern Rains ave not included?

As it sits, it is CS zoning and includes a few auto related businesses and the lottery market. A rezone would encourage a better future use of these properties that will tie into the neighborhood. This area was included in the original planning from 2019 but is absent in this UDO draft. I would encourage mix use zoning that could bring in a residential component option. Especially along Rains Ave from Merritt to Zimmerlee (the west side of Rains), as well as the other Rains from Nolensville Road to Hamilton. Otherwise these auto places may never progress to really benefit the neighborhood.

******I'd like to see the North side of Rains ave (within 1 or 2 blocks of intersecting Nolensville) convert to a MUG or similar mix use zone.**

Lastly, I'm just curious why this has been so rushed. I'm fully aware of all the meetings and the planning "plan" from the last few years, as I attended all of those meetings. But there was no specifics ever proposed until last month, and now there is a huge rush to go to planning without debating the specifics?

I was also told last December there would be an advisory committee, so I'm curious if that happened and if so, who was involved in it?

With Much Appreciation,

Clay Kelton

From: [William Smallman](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Planning Commissioners](#); [Adam Lafavor](#)
Subject: WHCH UDO Opt Out
Date: Friday, January 8, 2021 2:44:46 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I own the following 23 properties in Wedgewood Houston. Please accept this as my formal request to opt out of the proposed urban design overlay.

137 Rains
142 Rains
144 Rains
146 Rains
148 Rains
150 Rains
2131 Byrum
2135 Byrum
2139 Byrum
2143 Byrum
2147 Byrum
444 Wingrove
442 Wingrove
440 Wingrove
438 Wingrove
521 Hamilton
522 Hamilton
536 Hamilton
1609 Hamilton
1703 Martin
1808 Allison Pl
1812 Allison Pl
1303 Little Hamilton Ave

I do not support the CURRENTLY PROPOSED UDO. I was in favor of a UDO until I studied how overly restrictive this draft is. I am formally opting out of the overlay for all of the properties listed above. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted for subdistrict 2a.

1.) The ISR limit in the UDO is far too restrictive for the Merritt Southgate district. ISR is already regulated by metro and adding an ISR to the USO is redundant and should not be part of the UDO standards.

2.) Height: The proposed Height limits in Merritt-Southgate district should be adjusted to 35

feet for all housing types. No averaging down to meet context.

3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 3 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.

4.) Setbacks: The proposed side and rear setbacks in the Merritt Southgate district are too restrictive. Base zoning already regulates setbacks. Merritt Southgate does not need increased setback restrictions.

5.) According to the planning study approved in 2019, the Merritt Southgate district was to continue to evolve in its current pattern. The restrictions in the proposed UDO will alter the current pattern and will not only be in contrast to the 2019 planning study but also in contrast to what current property owners desire.

I don't feel like this process of crafting and adopting the UDO has been particularly open and inclusive. Again, most folks I've talked with didn't know it was coming, don't particularly understand the contents and the impact on the future form of this neighborhood.

William Smallman
The Magness Group
(615) 424-8776
www.Facebook.com/TheMagnessGroup
www.Facebook.com/Rootedin12thS

From: [Brad Forrester](#)
To: [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Sledge, Colby \(Council Member\)](#)
Cc: adam@sobrolaw.com
Subject: WHCH UDO Requested Changes
Date: Tuesday, January 26, 2021 3:52:00 PM
Attachments: [WHCH Neighborhood Center.pdf](#)

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hi Everyone,

I'm under contract to build on Martin Street in Wedgewood Houston. Many neighbors have been meeting over the past week to discuss the UDO and the many changes we feel are necessary to move the proposed document more inline with the planning policy everyone worked so hard to adopt. Please see the below list changes we as a group are requesting.

- 1.) The review and development process for the UDO should be extended. The planning policy process included community engagement, community meetings, and steering committee meetings. The UDO has had 3 rushed online meetings over a document that is far too complex for property owner's to comprehend. The planning department did have a single meeting with property owners, neighborhood stakeholders, or the SNAP neighborhood association to discuss the UDO between the date the planning policy was adopted in 2019 and December 14, 2020 (less than a week before the draft was placed on the agenda for planning and council). **Please push the first reading at the metro council and planning department meeting to occur no earlier than March 15th.**
- 2.) The proposed UDO is complex and should be significantly simplified. Remove all the building types and insert. The Character Area Standards could ensure that the massing at the street meets the intent of the UDO then as long as you can access it and park it you should be able to provide the number of units permitted by underlying zoning. We believe this might actually incentivize some smaller units by making it easier to construct based on real work factors such as construction costs, grading plans, and also desirability by the market. This will also solve the issue of stacking as stacking requirements have no place in the UDO.
- 3.) Language on parking should be simplified to read: No parking in between a public street and the closest primary structure fronting that same public street.
- 4.) Required separation between buildings should be reduced to 6 feet. Both front to back and side by side detached should be 6 feet. Add the requirement for larger developments that there must be a separation between attached buildings every 100 feet along public streets.
- 5.) Neighborhood Centers: District 2A should have interior neighborhood centers at intersections or along streets with higher traffic counts that allow for more density, bulk, and mixed-use. Neighborhood centers were a key focus in district 2A during the

planning policy process. We believe having multiple options for the neighborhood centers built into the UDO will bring community focused services and congregation spots to foster the vibrant urban environment we are working so hard to create.

We would like to see Neighborhood Center designations at the below locations (**See specific parcels on the attached map**):

- 1.) Intersection of Rains and Wingrove.
 - 2.) Wedgewood between Stewart and Martin
 - 3.) Intersection of Martin and Southgate (extending north to church)
 - 4.) Rains Ave between Moore Ave and Hamilton Ave.
- 6.) Side setbacks should be 5 feet across the board. R6-A and RM20-A both call for 5 foot side setbacks. Increasing side setbacks to 7 feet for multi-family play against the incentive to build more units with a mix of housing types.
- 7.) Planning must cross check UDO language with all other metro departments that pose a conflicting language. For example: Driveways being limited to 12 feet by the UDO, what happens if public works requires an 18' to 24' driveway for developments with 3 or more units yet it is not allowed by the UDO?
- 8.) There are many other items in the proposed UDO that when combined the real world application of development and construction will make the desired outcome of the planning policy less likely actually occur. We believe the Planning department should host charrette style meetings with architects, builders, investors, and developers to discuss the real world impacts and feasibility of this UDO prior to introduction to the metro council or the planning commission.

Thank you in advance,

-Brad

Brad Forrester
270.994.3189
bradforrester1@gmail.com

From: [sean.lewis](#)
To: [Sledge, Colby \(Council Member\)](#); [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); [Sean Lewis](#)
Subject: WHCH UDO
Date: Thursday, January 7, 2021 9:12:06 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Dear Mr. Sledge and Metro Planning Department,

I have been made aware of the WHCH UDO changes being proposed. I own 407 Mallory St and have 50% ownership of 20 other properties all located in either the Wedgewood/Houston Neighborhood or the Chestnut Hill Area. We have celebrated tremendous change and development in our neighborhoods for the last 6-8 years. I personally want to thank Mr. Sledge and the tremendous amount of time and attention he has dedicated to this district along with much of the foundation that has been laid by Metro Planning and their vision. I have been in attendance to several neighborhood meetings in the past and have been appreciative of this work. HOWEVER, I am in no way supportive of the restrictions and changes outlined in the WHCH UDO. I DO NOT SUPPORT IT. The provision laid out by planning years ago for R6 and R8 lots has added tremendous flexibility in allowing the great growth and attraction to our area over the last 5-10 years, WE NOT NEED CHANGE THAT. It is why our area has grown in such a healthy way. It has attracted very tasteful and well done development and has created great demand for residential and business development in our neighborhoods.

SECOND, this process has advanced without the ability to allow neighbors and planning to work together properly to DESIGN a plan that is good for the neighborhood. WE ARE IN COVID. We've had benefit of only 1 ZOOM call!!!. We haven't been able to meet about this or have all the necessary forums to provide input. PLEASE POSTPONE THIS PROCESS FOR ACCEPTANCE UNTIL THE ENTIRE NEIGHBORHOOD AND OUR COUNCIL MEMBER CAN FURTHER DISCUSS AND WORK TOGETHER TO ADOPT A PLAN THAT IS NOT SO RESTRICTIVE. A Covid Vaccine is soon available,..let's wait until we can meet collectively over the next 3-6 months to examine this plan and it's make up,..it deserves time and all of our attention.

Sean Lewis
407 Mallory St.
Nashville, TN 37203

50% owner of 552 Moore Ave., 556 Moore, 554 Moore, 528 Moore, 530 Moore, 1308 Little Hamilton, 548 Moore, 634 Benton, 509 Hamilton, 1306 Little Hamilton, 1310 Little Hamilton, 405 Mallory, 413 Mallory, 506 Moore, 512 Moore, 620 Moore, 1715 Neal Terrace, 156 Rains, 426 Wingrove, 15 N Hill

From: [j.b](#)
To: Colby@colbysledge.com; [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#); adam@sobrolaw.com
Subject: WHCH UDO
Date: Tuesday, January 26, 2021 3:00:53 PM
Attachments: [cidf_kkegj3ru0.pdf](#)

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I own 504 Hamilton in Wedgewood Houston. Many neighbors have been meeting over the past week to discuss the UDO and the many changes we feel are necessary to move the proposed document more inline with the planning policy we worked so hard to adopt. Please see the below list changes we as a group are requesting.

- 1.) The review and development process for the UDO should be extended. The planning policy process included community engagement, community meetings, and steering committee meetings. The UDO has had 3 rushed online meetings to over a document that is far too complex for property owner's to comprehend. The planning department did have a single meeting with property owners, neighborhood stakeholders, or the SNAP neighborhood association to discuss the UDO between the date the planning policy was adopted in 2019 and December 14, 2020 (less than a week before the draft was placed on the agenda for planning and council). Please push the first reading at metro council and planning department meeting to occur no earlier than March 15th.
- 2.) The proposed UDO is complex and should be significantly simplified. Remove all the building types and insert. The Character Area Standards could ensure that the massing at the street meets the intent of the UDO then as long as you can access it and park it you should be able to provide the number of units permitted by underlying zoning. We believe this might actually incentivize some smaller units by making it easier to construct based on real work factors such as construction costs, grading plans, and also desirability by the market. This will also solve the issue of stacking as stacking requirements have no place in the UDO.
- 3.) Language on parking should be simplified to read: No parking in between a public street and the closest primary structure fronting that same public street.
- 4.) Required separation between buildings should be reduced to 6 feet. Both front to back and side by side detached should be 6 feet. Add the requirement for larger developments that there must be a separation between attached buildings every 100 feet along public streets.
- 6.) Neighborhood Centers: District 2A should have interior neighborhood centers at intersections or along streets with higher traffic counts that allow for more density, bulk, and mixed-use. Neighborhood centers were a key focus in district 2A during the planning policy process. We believe having multiple options for the neighborhood centers built into the UDO will bring community focused services and congregation spots to foster the vibrant urban environment we are working so hard to

create.

We would like to see NC designations at the below locations (**See specific parcels on the attached map**):

- 1.) Intersection of Rains and Wingrove.
 - 2.) Wedgewood between Stewart and Martin
 - 3.) Intersection of Martin and Southgate (extending north to church)
 - 4.) Rains Ave between Moore Ave and Hamilton Ave.
- 7.) Side setbacks should be 5 feet across the board. R6-A and RM20-A both call for 5 foot side setbacks. Increasing side setbacks to 7 feet for multi-family play against the incentive to build more units with a mix of housing types.
- 8.) Planning must cross check UDO language with all other metro departments that pose a conflicting language. For example: Driveways being limited to 12 feet by the UDO, what happens if public works requires an 18' to 24' driveway for developments with 3 or more units yet it is not allowed by the UDO?
- 9.) There are many other items in the proposed UDO that when combined the real world application of development and construction will make the desired outcome of the planning policy less likely actually occur. We believe the Planning department should host charrette style meetings with architects, builders, investors, and developers to discuss the real world impacts and feasibility of this UDO prior to introduction to the metro council or the planning commission.

Sent from my iPhone

From: [William Smallman](#)
Subject: WHCH UDO: Concerns about subdistrict 2A
Date: Monday, January 4, 2021 5:53:32 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I was an active participant in the planning study process that led to the adoption of the final draft October 24th 2019. It was my understanding during the planning study process that the intent was for subdistrict 2a was continued evolution following the form of the development that has occurred over the past decade. I have reviewed the adopted planning study and it seems clear that the proposed UDO language for subdistrict 2a does not match the plan we adopted on October 24th, 2019.

During that past 10 years the owners in Subdistrict 2a have been supported and approved multiple large scale SP developments: Hamilton + Martin, Southgate Station phase 1, Southgate Station phase 2, Southgate Commons, Eighty-Three Freight, Fusion on Hamilton, Segment on Pillow, and Pillow Street Cottages. All of these developments went through a public process with neighborhood support and planning approval. None of these projects would be possible under the rules of proposed UDO which I believe is in direct contrast to the language from the planning study (See below in *italics*.) The planning study language from subdistrict 2a differs from all other residential districts in that it is the only district that does not mention any of the following terms: context, residential environment, harmonious, preserve, enhances rather than detracts, protecting character, transition, or compliment the character. I believe the words chosen to describe each character area in the adopted draft were purposeful. 2a was clearly meant to stand apart from others and the UDO does not accomplish the intent of the planning study. The proposed UDO adds more restrictions than what exists under current base zoning. The proposed UDO adds restrictions to building height, side and rear setbacks, ISR, and parking which taken together will substantially alter the districts ability to continue its current evolution as called for in the adopted planning study. These restrictions were not part of the discussion for subdistrict 2a during the planning study and they should not be part of the UDO for 2a.

To further reiterate the intent, the planning study also called for neighborhood-scale retail at prominent corners. The prominent corners discussed during the charrettes were Southgate & Martin and Southgate, Rains, & Wingrove. 4 pages of planning study describe subdriect 2. Three of those 4 pages were dedicated to laying out details for the small nodes of concentrated activity at significant cross roads in a neighborhood setting. Neighborhood centers need to be incorporated into subdistrict 2a for the UDO to meet language in the adopted planning study

Subdistrict 2a

This Subdistrict has experienced a significant amount of infill residential development over the last decade. In many cases one-story single family homes are being demolished and two, taller homes are built in their place. Infill on larger parcels is frequently in the form of townhomes or courtyard developments. This area should continue to evolve to allow flexibility in housing types to address affordability. Neighborhood-scale retail could be appropriate at prominent corners.

More intense zoning districts are appropriate in this subdistrict:

1. *Close to 4th Avenue S/Nolensville Pike*
2. *When storm sewers are present*
3. *When alleys are present or an alley network can be started*
4. *At prominent intersections*
5. *When accompanied by infrastructure improvements, such as improved sidewalk connectivity, reduced curb cuts, roadway improvements, connected alleyways or storm sewers, or other needed improvement.*

This may require substantial lot frontage to make sufficient improvements, such as 200'.

William Smallman
The Magness Group
(615) 424-8776
www.Facebook.com/TheMagnessGroup
www.Facebook.com/Rootedin12thS

Comments on February 11, 2021 MPC Agenda Items

Received through February 9, 2020

ITEM 23b: 2021Z-016PR-001

OPPOSITION

From: [Wes Gray](#)
To: [Sledge, Colby \(Council Member\)](#); [Wedgewood Houston Chestnut Hill UDO \(Planning\)](#)
Cc: [Brooks, Harriett \(Planning\)](#); [Williams, Joni \(Planning\)](#); adam@sobrolaw.com
Subject: Owner Occupied STRP Restrictions
Date: Wednesday, January 13, 2021 11:03:14 AM
Attachments: [image001.png](#)

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Colby – I think the zone change and overlay should be postponed until residence have adequate time to finish projects and get owner occupied STRP permits. Or a compromise would be to put the owner occupied overlay you referred to in the meeting into effect with the new zoning. There are people who have invested money, and the change does not allow enough time to complete projects, and obtain an owner occupied STRP permit to be grandfathered in. I personally was counting on the ability to rent my new home out sometimes for extra money, but now when it is completed I will not have the ability to obtain a permit. My home is located in an area of Hamilton where there are many owner occupied STR permits.

Thanks for your consideration!

Wes Gray

VP of Finance

2000 Glen Echo Rd., Ste. 111,
Nashville, TN 37215

O: (615) 657-4804 | M: (615) 417-0748



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Comments on February 11, 2021 MPC Agenda Items

Received through February 9, 2020

ITEM 24: 2021DTC-002-001

OPPOSITION

From: Stacy Wright <swright510@gmail.com>

Sent: Monday, February 8, 2021 7:35 PM

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

Cc: O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>

Subject: Ball Park Village

I am writing to voice my opposition to the additional levels that Hawkins Partners, Inc. wants for Ball Park Village planned for the north and west sides of District Lofts. Some residents feel they have not been truthful that they wanted to fit in with the community. This area is all mid-rise buildings and they want to build what amounts to high rises that tower over everyone. They have also changed the heights they want for the apartment complex, they have stated that the ceilings will be so high it will look like 8 stories. This is completely out of place with the look and feel of this community. I am more concerned with the height proposed for the parking garage that will be on the west side of our property. My unit faces west and my property values will plummet with this overgrown garage. We were always told that both lots had height limits of 5 stories which fits with the neighborhood. More recently we have been told they can have a "bonus" level, but that not good enough for Hawkins Partners, Inc. They want extra levels so they can make more money. They are from out of state and don't care if their buildings look completely out of place and they will be back home raking in the money. I am not opposed to the entire development but they need to follow the rules and the heights should fit in with the community that is already here.

Stacy Wright
District Lofts resident

From: TJ Fritz <fritz.tj@gmail.com>

Sent: Tuesday, December 29, 2020 3:58 PM

To: Adukeh, Nathaniel (Planning) <Nathaniel.Adukeh@nashville.gov>

Subject: Ballpark Village Comments

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

To the Planning Commission

12/29/20

Good morning,

Thank you for taking the time to read this letter.

Comments on February 11, 2021 MPC Agenda Items

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As residents, and business owners of property adjacent to the proposed Ballpark Village development, we are writing to voice concerns over the proposed retail and apartment complex proposed to be built adjacent to District Lofts.

My wife, daughter and I have located our business in, and have lived in the District Lofts community for several years and have seen many changes, most of which have been very positive for the Sulfur Dell/Capitol View Neighborhood, and which have continued to increase the density and vibrancy of our portion of the Downtown Commercial District.

The Ballpark Village project is a welcome development, but with some issues that we would like to protest as both homeowners, and as business and commercial property owners in the adjacent development.

First, is the overall character and mass of the proposed building.

Based on the location, with a facing on a secondary street, and according to regulations of **Chapter 17.37 of the Metropolitan Nashville and Davidson County Zoning Code, (listed on page 99 of the Downtown Code) the maximum allowable height, with bonus considerations, is 6 stories facing 3rd Avenue.** It is our understanding that other streets that the building faces also inherit this height allowance, even though they might be tertiary streets. The section of 4th Avenue within the proposed development, currently categorized as a secondary street, is a small dead-end portion of 4th Avenue, with no flow of existing traffic. The only way to access this secondary street is through the use of tertiary and local streets. The developers have requested a height modification to allow a total of 7 stories. While the developers have considered the neighboring property in designing a building with an overall height that allows a 7-story building to fit within the allowable height of a 6-story building, the issue of density remains a concern, together with the character of the existing transitional area, where the proposed building would be approximately twice as tall as any building within the block, which is made of of two, three, and four story buildings, parks, and the adjacent ballpark. **We urge you to allow height modifications only with a limitation on overall height that would extend no more than 50% higher than any adjacent building** in order to preserve the integrity of the neighborhood.

Second, is the traffic impact of over-developing the 4th Avenue dead-end spur.

Traffic anticipated to travel on the remnant of 4th Avenue is served only by tertiary/local Harrison Street or the tertiary/local southerly section of 4th Avenue leading to this dead-end section, which is restricted by a low-clearance underpass to the south and therefore does not accommodate semi-trailer access. This means that if there is semi delivery allowed, the acceptance of this proposal would effectively overburden those tertiary roads, and in particular the section of Harrison Street between 3rd Avenue and Bicentennial Mall State Park.

Parking within the proposed development serves future residents as well as customers of the retail portion of the building. With 7 rather than 6 stories, parking loads will be increased. If a larger "secondary street" capacity for density of housing (and associated parking) is allowed, it would become necessary for this traffic to pass through tertiary streets to enter a high-density 4th avenue garage entrance. **We request that all access to the parking garage be routed in and out exclusively from 3rd Avenue** to maintain an appropriate level of traffic on tertiary streets. By restricting parking to 3rd Avenue, we can also reduce the public safety concern of drivers cutting through the courtyard area of the District Lofts development at times when Harrison Street is overburdened.

Because of the potential impact to the capacity of Harrison Street, **we request that a Traffic Impact Study and Traffic Impact Analysis be conducted** before the allowance of a garage entry opening to 4th Avenue, as allowed by Code 17.40.120.A and 17.40.120.B.2

Harrison Street connects 3rd Ave with the Bicentennial Mall State Park, and the Farmer's Market, both local treasures served by low-traffic roundabouts that would be overwhelmed with commercial or high-density traffic. While the applicant notes that there is no street parking on Harrison Street, the block between 3rd and 4th Avenue actually has public parking on both sides of the 2-lane street. And, in spite of the applicant's assertion that parking is only allowed on the east side of the 4th Avenue spur, there is legal parking currently allowed on both sides of this street, restricted only during events. This is not compatible with the increase in traffic that would come from effectively converting Harrison Street into a secondary street. It is typical that the baseball games already taking place are funneled through 5th Avenue (a primary street) and Harrison Street, which is routinely blocked by police, even to residents, to make exit from the existing parking garage at the intersection of 4th Ave and Harrison workable.

To summarize, please consider this request to:

- a. Maintain a reasonable maximum height on both Harrison Street and 4th Avenue facings of the development.
- b. Route any commercial traffic and deliveries exclusively through 3rd Avenue, or via 5th Avenue, and allow "no trucks" on Harrison Street past 3rd Avenue.
- c) Consider allowing entrance to and exit from the proposed parking structure from 3rd Avenue only.
- d) Maintain currently allowed public parking on both sides of 4th Avenue N in front of the development.

We appreciate your consideration of these issues and look forward to discussing them in an upcoming community meeting. Thank you so much for your work in developing Nashville in a way that serves commerce, residents, and visitors so well. We appreciate your service and look forward to the continuing growth of a safe, energetic, and socially vibrant Nashville.

Sincerely,

Comments on February 11, 2021 MPC Agenda Items

Received through February 9, 2020

TJ, Lynn, and Jamie Fritz
Residents and owners of
346 Harrison Street
330 Harrison Street
817 3rd Ave North #302

From: AOL <aol3rd@gmail.com>
Sent: Saturday, January 9, 2021 8:24 AM
To: Adukeh, Nathaniel (Planning) <Nathaniel.Adukeh@nashville.gov>
Subject: Proposed Ballpark Village Development Parcel 82130406

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Mr. Adukeh

I am contacting you about the new development on 3rd Avenue North parcel #082130406 named Ballpark Village. While I am normally a proponent of progress and growth I take issue with the addition of this development to the area. I live in the Harrison Square community and have experienced the growth of the Sounds Stadium, Brooklyn bowl, and the housing development near the old stockyards building. Parking and congestion are already an issue even in the midst of the pandemic and with the Brooklyn Bowl not yet open. I sat and listened to the developer in three different meetings say they “met the Metro criteria for a traffic and impact study. As I inquired about how the study was conducted and the segments of time studied it became apparent the study would not reflect reality when Ballpark Village, Sounds Stadium, Brooklyn Bowl coexist and draw crowds. The study drastically underestimates the impact on the current residents.

I do recognize this is not the developer’s problem. They are following the protocol and adhering to code. The responsibility for the impact this will have rests squarely on the shoulders of Nashville Metro planning commission. If drastic changes and provisions are not made to accommodate the additional traffic and congestion, the North end of Nashville will be gridlocked. I do not propose to have all of the answers and recognize the professionals working for Nashville Metro have the knowledge resources to come up with expanded parking and relieve the congestion in the area. It starts with a more comprehensive study of all the businesses, resident and visitor impact on the area and of the conditions that can arise to affect traffic.

Again I am not against the BallPark Village development, I am against introducing even more congestion in this area. If provisions cannot be made I would hope the planning commission reject the development if not in whole at least the 5th, 6th, and requested 7th floor to lessen the impact Ballpark Village will have.

Comments on February 11, 2021 MPC Agenda Items

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Respectfully,

Arthur O. Lindaman III

303 Criddle St

Nashville

From: lou McClanahan <loumcclanahan7@gmail.com>

Sent: Saturday, January 9, 2021 10:58 PM

To: Planning Staff <planningstaff@nashville.gov>

Subject: Ballpark Village 2021

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Dear Planning Staff,

I am contacting you about the new development on 3rd Avenue North parcel #082130406 named Ballpark Village. While I am normally a proponent of progress and growth I take issue with the addition of this development to the area. I live in the Harrison Square community and have experienced the growth of the Sounds Stadium, Brooklyn bowl, and the housing development near the old stockyards building. Parking and congestion are already an issue even in the midst of the pandemic and with the Brooklyn Bowl not yet open. I sat and listened to the developer in three different meetings say they “met the Metro criteria for a traffic and impact study. As I inquired about how the study was conducted and the segments of time studied it became apparent the study would not reflect reality when Ballpark Village, Sounds Stadium, Brooklyn Bowl coexist and draw crowds. The study drastically underestimates the impact on the current residents.

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Again I am not against the Ballpark Village development, I am against introducing even more congestion in this area. If provisions cannot be made I would hope the planning commission reject the development if not in whole at least the 5th, 6th, and requested 7th floor to lessen the impact Ballpark Village will have.

Comments on February 11, 2021 MPC Agenda Items

Received through February 9, 2020

Thank you,
Lou McClanahan
Resident of Harrison Square

From: Julia <yayjulia@gmail.com>
Sent: Saturday, January 16, 2021 9:37 AM
To: O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>; Planning Staff <planningstaff@nashville.gov>
Subject: RE: Ballpark Village concerns

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hello,

My name is Julia Allen and I live/own at Harrison Square at 3rd and Harrison.

My HOA president, Art Lindaman, submitted many concerns over the Ballpark Village development and I wanted to express my agreement with those. Additional, affordable, parking options would be great.

My only other concern/request is to please consider the noise reflection if you go higher. I have not seen any discussion about how you plan to deal with sound/materials to help absorb the sound. The trains pass by regularly and idle between 3-5 streets regularly. When Stockyards built their 5 stories and essentially 6 story concrete parking garage - the noise levels went up **significantly** just from the trains, not to mention the extra echo on Sounds games night.

I appreciate your time and thank you for working with our community on this. I think after last year, Christmas, and the crazy of this early year — we all need a 'win' that works for all of us!

Julia Allen
303 Criddle St. #406

Comments on February 11, 2021 MPC Agenda Items

Received through February 9, 2020

SUPPORT

From: Bill Pittenger <bill@smokymtntouring.com>
Sent: Tuesday, February 9, 2021 12:58 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Hammer, Eric (Planning) <Eric.Hammer@nashville.gov>; O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>
Subject: MPC Meeting 2/11 2021DTC-002-001

Dear Commissioners,

I write this letter in support of the proposal for height adjustment 2021DTC-002-001 as long as the developer meets the conditions from their most recent revision dated 1/11/2021 and emailed to the public and Mr. Hammer on 1/13/2021.

Sincerely,
William Pittenger
815 3rd Ave N
Nashville, TN 37201

From: **W N Burdick** <wnburdick@gmail.com>
Date: Wed, Jan 6, 2021 at 1:58 PM
Subject: I am in favor of the 3rd Ave Condo Project
To: Freddie O'Connel <Freddie.Oconnel@nashville.gov>
Cc: Harrison Square Board of Directors <HarrisonSquare2016@gmail.com>

Hey Freddie,

Hope you're doing well. As you know, I live in one the townhouses that are a part of Harrison Square Association, and am a former member of that HOA Board. I am in favor of the 3rd Ave Condo project for the following reasons:

1. The developer finally solves the greenway blockage caused by the construction of the Sounds Stadium - a problem we've been working on forever. Now, people can ride unimpeded from the Metro Levy to the Farmers Market and the new Publix on 11th Avenue South - shopping without the need for a car !!!
2. The height of the buildings will tend to block the constant music from the stadium while not hurting anyone's view in a meaningful way.
3. I think the project will increase the value of our properties - not a bad thing !

Look forward to seeing you

Best

Comments on February 11, 2021 MPC Agenda Items

Received through February 9, 2020

Tony Burdick

wnburdick@gmail.com

720 4th Ave N, Nashville, TN 37219

From: [O'Connell, Freddie \(Council Member\)](#)
To: [Planning Commissioners](#)
Cc: [Planning Staff](#)
Subject: 2021DTC-002-001: Please Support
Date: Tuesday, February 9, 2021 2:35:52 PM

Commissioners,

This week, you will hear a proposal for Ballpark Village Mixed Use.

Unlike a previous proposal, we followed a more traditional community-based process to consider the merits of this proposal.

The project team (and I) engaged at length with nearby residents, particularly among the District Lofts and Harrison Square communities.

I do not believe we have arrived at consensus, but I do think there is significant acceptance and support of the community sufficient for the proposal to advance.

Many residents have contacted me with traffic and parking concerns. I do think that Planning, Public Works, and WeGo Public Transit all need to work on a more comprehensive basis to look at urban traffic, transit, and active transportation networks when considering traffic impact studies.

That is certainly true of this project, but it is not uniquely true of this project.

As such, there are three important considerations that, to me, make this proposal worth supporting:

- It will include a permanent fix for a longstanding infrastructure frustration in District 19: the incorporation of a greenway into the private footprint of the Sounds ballpark, which is too often closed (as it generally has been for most of the COVID-19 pandemic). Re-engineering the greenway and making it a truly and fully public resource has been one of the top requests I've received from residents in the Capitol District.
- It fulfills a promise of the original ballpark proposal: that adjacent mixed use development would help pay for the ballpark. The ballpark has been open for five years, and development of these parcels is overdue. This proposal would improve our tax base and fulfill the original intention of the overall ballpark development.
- It adds housing. We continue to see robust demand for housing in Nashville's urban core. I look for every opportunity possible to ensure that we are adding affordable, attainable housing. But I generally look for opportunities to create appropriately scaled housing in District 19. We are transitioning underdeveloped parcels into a project that will make the pedestrian experience of the Capitol Mall corridor safer, more interesting, and generally improve quality of life.

Thank you for your consideration.

--

Freddie O'Connell
Metro Council, District 19

<http://www.readyforfreddie.com>

<http://www.facebook.com/FreddieForNashville>

<http://twitter.com/freddieoconnell>

615-260-0005

DISTRICT LOFTS CONDOMINIUM

TO: Metro Planning Commission
FROM: District Lofts Association – Board of Directors
Date: February 8, 2021
RE: Approval of Ball Park Village Design – 2/11 Meeting

This support letter is in regard to the submission of plan designs by Parker Hawkins of Hawkins Partners, INC. Landscape Architects which is on your 2/11/2021 meeting agenda. The property is located immediately south of Sounds stadium and East of 4th Ave N and is known as Ball Park Village. This property shares both North and West property lines with our 70 unit condominium complex, known as District Lofts (DL) which is located on the corner of Harrison and 3rd Ave N.

The District Lofts Board of Directors have had multiple conversations with Hawkins Partners in regard to the design of the property and how it could affect the closest neighbor to the proposed build – the 70 owners at District Lofts. These include meetings with the DL board (which is 100% owner led), the owners themselves, and at our annual meeting held in early January 2021. Our discussions and negotiations included building heights, building setbacks from property lines, traffic flows, and overall impact to the neighborhood and the green ways.

Based on Hawkins Partners proposal to the following the DL board is in support of the Metro Planning Commission approving their build plans, assuming the plans have not changed from the below points:

1. Western Property Line of District Lofts - **providing a setback of 38' from the District Lofts buildings to the new building per the attached revision sent from Hawkins partners on 1/13/2021 with the building shifted.**
2. Northern Property Line of District Lofts – **providing a setback of 30' from the District Lofts buildings to the new building.**
3. Discourage delivery flows onto 4th avenue to minimize neighborhood big truck traffic: install a height restriction bar at the garage entrance on 4th Ave in order to **limit all commercial, service and loading access to the 3rd Ave entrance.**
4. **Limit construction hours to Monday-Saturday from 7am-8pm** in an effort to maintain a good quality of life and positive working relationship with neighbors.
5. Building Height not to exceed: 90 feet per the plan views presented in the community meetings.

The DL board shared the above with the 70 owners of District Lofts, and the vast majority were in favor of approving the negotiated building plans, assuming the points above are what is submitted/approved by the Metro Planning Commission. If Hawkins and the developer further change the plan from what has been shown to District Lofts residents, District Lofts reserves the right to re-evaluate our support.

Please feel free to contact us for further questions or inputs via our association management email, Ghertner & Associates, rebecca.novotny@ghertner.com.

Thank you,

District Lofts Board 2/8/2021

Executed by: David Duncan, VP of District Lofts Board of Directors



Comments on February 11, 2021 MPC Agenda Items

Received through February 9, 2020

ITEM 26: 2021SP-006-001

OPPOSITION

From: Charles Parker <cap3105@bellsouth.net>
Sent: Wednesday, February 3, 2021 11:08 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Comments for Public Hearing on Feb. 11

RE: Case 2021SP-006-001

I am concerned to learn what effect on traffic this rather large development will have on access to our neighborhood, especially at the intersection of Mountain View Road and Hamilton Church Road, which currently does not have a traffic light but four-way stop signs. Also how many trees will have to be cut, or if there will be some buffer to our dead-end street, Maple Timber Court.

Sincerely,

Charles Parker

1605 Maple Timber Ct.

Antioch, TN 37013

615-347-9474

cap3105@bellsouth.net

Comments on February 11, 2021 MPC Agenda Items

Received through February 9, 2020

ITEM 28: 2021Z-008PR-001

SUPPORT

From: Kenneth McFadden <kmcfadden007@gmail.com>
Sent: Thursday, January 28, 2021 10:15 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Support for case# 2021Z-008PR-001

My name is Kenneth McFadden, and I am the owner fo 56 Peachtree St, Nashville TN. I am reaching out in support of the case at 119 Oriel Ave. As a Nashville native and homeowner I think the proposed plans are a step in the right direction to help improve the overall landscape of the neighborhood.

From: Valery Parham <valeryparham@gmail.com>
Sent: Friday, January 29, 2021 9:56 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Support for case number 2021Z-008PR-001

To whom it may concern,

My name is Valery Parham, and I live at 2303 Foster Ave, Nashville, TN. I am writing in support for case #2021Z-008PR-001 at 119 Oriel Ave, Nashville, TN. I think it is great that homeowners in the area are making updates that will continue to help the neighborhood improve. If there is anything else I can do to show my support, please let me know.

Regards,

Valery Parham

From: dkalb csfmed.net <dkalb@csfmed.net>
Sent: Saturday, January 30, 2021 4:51 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Case: 2021Z-008PR-001

To whom it may concern,

I am writing in support for case #2021Z-008PR-001 at 119 Oriel Ave, Nashville, TN.

Comments on February 11, 2021 MPC Agenda Items

Received through February 9, 2020

My name is Daniel Kalb, MD, and I live at 102 Rose Street, just a block from Ms. Mitra Sharifi's residence on Oriel Ave. My wife and I moved into our new construction home in 2017 and have been delighted by the neighborhood and very excited by the continued development of Woodbine.

Ms. Sharifi's proposal is one that seeks to improve our neighborhood by providing renovations and additional housing space which will add to the appeal of our area.

My wife Heather Kalb and I wholeheartedly support Ms. Sharifi's proposal for 119 Oriel Ave.

Please let me know if I can be of any further help in this matter.

Regards,

Daniel B. Kalb, MD, MPH, FAAFP, FMAPS

102 Rose Street

Nashville, TN 37210

615-618-6100 (cell)

Comments on February 11, 2021 MPC Agenda Items

Received through February 9, 2020