

# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

## ITEM 7: 2004UD-002-011

### OPPOSITION

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**From:** shelley gallego <shelleyluvsshopping@gmail.com>

**Sent:** Thursday, February 18, 2021 11:03 AM

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

**Subject:** Proposed Development on Stonewater Drive, Hermitage, TN

Hello,

I'm writing today to express my deep concern over the lack of responsiveness from Roy Dale (developer). I am a Villages of Riverwood neighbor with major concerns regarding the proposed development along Stonewater Drive. In December, Roy Dale stated he would communicate with all neighbors and the Community Manager regarding an announcement for his Dec. 16<sup>th</sup> meeting, but he never did. As a result only 22 residents (out of 695 homes) participated in the meeting.

We asked to have another meeting but rather than arrange another meeting he asked our Community Manager to send out notification to direct all questions to him. Directing questions so an underling can prepare a canned platitude bereft of real information we need, is not what he promised. There was no meeting scheduled.

Additionally, Roy Dale has not followed through on many of his tasks that he said he would do during the Dec. 16<sup>th</sup> meeting. He has not appropriately communicated with us as a community, which is what you, the Planning Commissioners requested of him.

Although I understand Roy Dale's desire is to build as he will surely make a lot of money in the current housing market, I can appreciate that, but as a resident of Villages of Riverwood and this community since 2014, I am very concerned for the community we have established. No one can know for certain how the addition of 200 homes, 400+ people, ensuing traffic, road usage will impact the overall safety and aesthetics of our beautiful VOR, but we (neighbors) can clearly envision complete disruption.

I want to hear 'what is in it for us'? How will adding hundreds of new homes and double or triple the number of people living here, benefit this community? How has Roy Dale explained the measures he will take to ensure that traffic within VOR and exiting VOR will not become one long stream of commuters rushing, clogging the already too narrow streets and making our roads dangerous?

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I can see how the planning commission will look at this purely as revenue generating through property taxes. To be honest, I'd rather pay more taxes and keep our community as a place others would want to live as it is now. (oh wait, I am already paying more taxes since the hike.)

I appreciate your review of my letter and our concerns. We cannot just allow this to roll over on us without directly addressing these questions and concerns.

VOR Resident on Stonewater Drive

Shelley Gallego

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**From:** Darrellena Thompson <[tdarrellena@yahoo.com](mailto:tdarrellena@yahoo.com)>  
**Sent:** Wednesday, January 6, 2021 2:19 PM  
**To:** Roy <[roy@daleandassociates.net](mailto: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,

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

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Hello,

I'm Nathan 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. 16<sup>th</sup> 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. 16<sup>th</sup> 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

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**From:** Trosper, Tiffany <Tiffany.Trosper@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 Trosper**

# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

615.542.5743

[tiffany.trosper@asurion.com](mailto:tiffany.trosper@asurion.com)

[asurion.com](http://asurion.com)

**asurion**

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**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. 16<sup>th</sup> 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. 16<sup>th</sup> 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

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**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

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

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**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. 16<sup>th</sup>](#) 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. 16<sup>th</sup>](#) 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

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**From:** Christina Lagerson <clagerson7@gmail.com>

**Sent:** Thursday, February 4, 2021 1:50 PM

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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.

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

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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

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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,

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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 preposed development along Stonewater Drive.

Thanks,

Theo & Rose Greene

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**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

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**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

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

From: **Ghertner & Company** <[noreply@ghertner.com](mailto: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](mailto:wvduggan@gmail.com)>

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. 16<sup>th</sup> 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. 16<sup>th</sup> 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](mailto:Planning.Commissioners@nashville.gov) and [planningstaff@nashville.gov](mailto: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](http://ghertner.com)

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From: Tabitha Robinson <[tabithj@gmail.com](mailto:tabithj@gmail.com)>

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

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

Subject: Requested Delay of Zoning Vote



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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 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

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**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.

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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

Hermitage, Tn

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**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

# Comments on February 25, 2021 MPC Agenda Items

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Resident – Villages of Riverwood

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**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

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

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**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:

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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. 16<sup>th</sup> 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. 16<sup>th</sup> 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.

Best Regards

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**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

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# Comments on February 25, 2021 MPC Agenda Items

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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 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

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**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. 16<sup>th</sup> 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. 16<sup>th</sup> 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.

# Comments on February 25, 2021 MPC Agenda Items

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**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,

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

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

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

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

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

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

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

I vote to have some nature remain.

**Susan C. Malone**

**322 Mapleton Alley**

**Hermitage, TN 37076**

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**From:** Yvonne Zentay <yemmett@hotmail.com>  
**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.

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

## Concerns Submitted

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



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

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

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

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

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

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



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

## Our Way to Serve



# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

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

To whom it may concern,

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

Thank you,

Troy Nunnally

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Planning Commission,

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

William Meek

# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

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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

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

1. case number is 2004UD-002-011

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

Sincerely,  
Dr. Jalila Hudson

Sent from my iPhone

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# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

**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

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**From:** Anita Mamone <amm2583@yahoo.com>  
**Sent:** Tuesday, October 20, 2020 10:41 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>  
**Subject:** Case # 2004UD-002-011 Villages of Riverwood - Section M (Modification)

Dear Planning Commissioners and Staff,

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

Please do not approve this modification.

Kind regards,

Anita Mamone  
VOR resident

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

# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

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

To who it may concern,

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

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

Thank you,  
Noelle

Sent from my iPhone

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**From:** 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 ridding 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

# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

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

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

Good morning!

I am a new homeowner in the Villages of Riverwood community, and I have been pleased by how quiet it is here. I am concerned that the new apartment development and possibly the addition of over 200 new homes will disrupt the

# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

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

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

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

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

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

Good Afternoon,

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

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

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

Thanks for your consideration

Vic Duggan

2137 Hickory Brook Drive, Hermitage, TN 37076

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**From:** Sara Blood <bloodsara@gmail.com>

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

# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

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

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

**Subject:** Lebanon Rd. Rezoning, Case # 2004UD-002-011

Dear Commissioners,

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

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

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

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

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

Thank you,  
Sara Blood

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**From:** Gwen Hopkins <gwenelle215@yahoo.com>

**Sent:** Tuesday, October 20, 2020 12:25 PM

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

**Subject:** Proposed development on Stonewater Drive in Hermitage

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,



# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

Gwen Hopkins  
3117 Cedar Cottage Drive  
Hermitage

[Sent from Yahoo Mail on Android](#)

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

I would to express my opinion regarding the committee meeting on Oct. 22, 2020 to review the request to construct 210 homes. I believe the infrastructure 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.

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**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?

# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

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

Kaagen Robinson

Sent from my Sprint Samsung Galaxy S8.

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**From:** Darrellena Thompson <tdarrellena@yahoo.com>

**Sent:** Tuesday, October 20, 2020 2:00 PM

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

**Cc:** Ann Claud <ann.claud@ghertner.com>

**Subject:** Concerning recent ...

Hello,

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

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

Darrellena Thompson (Lena)

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**From:** Cathy Bruner <cbruner129@yahoo.com>

**Sent:** Tuesday, October 20, 2020 2:38 PM

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

**Subject:** Proposed Development in The Villages of Riverwood, Hermitage

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

# Comments on February 25, 2021 MPC Agenda Items

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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

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

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

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

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

Dear commissioner/city planning officials:

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

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

# Comments on February 25, 2021 MPC Agenda Items

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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

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

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

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

**Subject:** Concerns about New Development XN904577

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

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

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

Resident of VOR  
Michael L Case

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**From:** sthorton3 <sthorton3@gmail.com>

**Sent:** Tuesday, October 20, 2020 3:07 PM

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

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

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

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

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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

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**From:** Forney, Rhonda L {FLNA} <Rhonda.L.Forney@pepsico.com>

**Sent:** Tuesday, October 20, 2020 2:33 PM

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

**Cc:** Planning Staff <planningstaff@nashville.gov>; KEVIN FORNEY <krf442@aol.com>; Samantha Forney

# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

<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

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**From:** Heather Smith <[heathersmith514@gmail.com](mailto:heathersmith514@gmail.com)>

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

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

# Comments on February 25, 2021 MPC Agenda Items

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Thank you,

Heather Smith

**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. 25<sup>th</sup>) announcing a community meeting to be held 4

# Comments on February 25, 2021 MPC Agenda Items

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days later via Zoom on Wednesday, Dec. 2<sup>nd</sup> 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. 22<sup>nd</sup>) 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. 10<sup>th</sup> agenda to the Jan. 21<sup>st</sup>? 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

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

From: [jetson234@aol.com](mailto:jetson234@aol.com)

To: [kevin.rhoten@nashville.gov](mailto:kevin.rhoten@nashville.gov) <[kevin.rhoten@nashville.gov](mailto:kevin.rhoten@nashville.gov)>; [John.Cooper@nashville.gov](mailto:John.Cooper@nashville.gov) <[John.Cooper@nashville.gov](mailto:John.Cooper@nashville.gov)>

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

Subject: Zoning Change in The Villages of Riverwood

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.



# Comments on February 25, 2021 MPC Agenda Items

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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:

# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

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

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**From:** <[jetson234@aol.com](mailto:jetson234@aol.com)>

**Reply-To:** <[jetson234@aol.com](mailto:jetson234@aol.com)>

**Date:** Thursday, February 4, 2021 at 3:02 PM

**To:** "[Planning.Commissioners@nashville.gov](mailto:Planning.Commissioners@nashville.gov)" <[Planning.Commissioners@nashville.gov](mailto:Planning.Commissioners@nashville.gov)>, "[Planningstaff@nashville.gov](mailto:Planningstaff@nashville.gov)" <[Planningstaff@nashville.gov](mailto:Planningstaff@nashville.gov)>, "[heathersmith514@gmail.com](mailto:heathersmith514@gmail.com)" <[heathersmith514@gmail.com](mailto: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

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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  
Hermitage, Tn

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**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

# Comments on February 25, 2021 MPC Agenda Items

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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

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**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,

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

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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.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.

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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 25, 2021 MPC Agenda Items

Received through February 19, 2020

## ITEM 8: 2021SP-006-001

### OPPOSITION

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**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](mailto:cap3105@bellsouth.net)

# Comments on February 25, 2021 MPC Agenda Items

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## ITEM 12: NHC-001-001

### SUPPORT

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**From:** Gayle Barbee <gsbarbee@bellsouth.net>

**Sent:** Thursday, February 11, 2021 11:01 PM

**To:** Historical Commission <historicalcommission@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>; Council Members <CouncilMembers@nashville.gov>

**Cc:** Gayle Barbee <gsbarbee@bellsouth.net>

**Subject:** Historical Conservation Overlay Approval

**Importance:** High

My name is Gayle Sherrill Barbee and live at **613 Malta Drive]** in District 2 - Haynes Heights 37207 community. I have lived here for 65 years. This public comment comes **IN SUPPORT** of the application for **HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS 37207** in the case/bills:

#### **HISTORIC COMMISSION - 2021 NHC-001-001**

#### **OFFICE OF PLANNING -2021 NHC-001-001**

#### **METRO CITY COUNCIL – BL 2021-645**

- Haynes Heights was developed by and for African Americans during the 1950s Jim Crow segregation era. The neighborhood was built and populated by doctors, lawyers, educators and other professionals of the Black community to fulfill their vision of home ownership that was not available to them in established White neighborhoods.
- Many of the homes are representative of the popular, mid-century ranch style, including traditional, transitional, and split-level forms with a wide variety of architectural features (mostly individualized floor plans) and materials.
- Throughout the years, the homeowners have fought the city, county, and state against non-residential growth. These include low-income housing, group homes, landfills, industrial and warehouse complexes, or highway development. Many of the long-term residents of Haynes Heights feel as though the neighborhood has never truly been safe from inappropriate development.
- Despite this lack of appreciation over the years, the Haynes Heights neighborhood remains intact and well maintained. Many of the homes are contributing resources to the National Register eligible district with very few demolitions and or new construction. The lots are large yards with minimal property subdivisions. The values and goals of early residents remains today of a diverse family-oriented cultured, middle- to upper-class oasis embodied in the physical layout and architecture of the homes in this neighborhood.
- Haynes Heights residents organize through a neighborhood association to voice and steer their commitment to the quality of life of the community on matters of land use, environmental protection, public services, consumer protection, civic welfare, and preservation of the historic and unique character.



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- This Overlay application is the culmination of a two-year process by the Haynes Heights Neighborhood Association, with 99% home-owner support, to preserve that quality of life through the design guidelines for residences as stated in the application.

I am requesting that you **APPROVE THE APPLICATION FOR THE HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS** per the case/bill submitted. Thank you.

Sincerely,

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**From:** Patience Barton Moore <patiencebarton@yahoo.com>

**Sent:** Friday, February 12, 2021 12:04 AM

**To:** Historical Commission <historicalcommission@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>; Council Members <CouncilMembers@nashville.gov>; qmartin@leadersforprogress.org

**Cc:** Eric Moore <eric\_d.moore2@yahoo.com>; Tifinie Capehart <tifiniea@hotmail.com>

**Subject:** Conservation Overlay for Haynes Heights

My name is **Patience Barton Moore** and live at **2513 Shreeve Lane** in District 2 - Haynes Heights 37207 community. I have lived here for 1 year. This public comment comes **IN SUPPORT OF** the application for **HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS 37207** in the case/bills:

**HISTORIC COMMISSION - 2021 NHC-001-001**  
**OFFICE OF PLANNING -2021 NHC-001-001**  
**METRO CITY COUNCIL – BL 2021-645**

My husband and I moved to Haynes Heights because we wanted to be a part of a close knit community in the city limits that created a feel of suburbia. We wanted a historic home like no other. The beautiful architecture of this neighborhood is like nothing I have seen in middle Tennessee. The architects who developed these homes were before their time. Since moving from the Germantown area we have enjoyed quiet walks, friendly neighbors, stunning mid century designs, and a total sense of community that was already established before we arrived. We truly believe that sense of community exists because of the heritage that has been preserved in this

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area. A historic overlay will assist in preserving Haynes Heights, one of Nashville's mid century modern architectural treasures.

- Haynes Heights was developed by and for African Americans during the 1950s Jim Crow segregation era. The neighborhood was built and populated by doctors, lawyers and educator and other professionals of the Black community to fulfill their vision of home ownership that was not available to them in established White neighborhoods.
- Many of the homes are representative of the popular, mid-century ranch style, including traditional, transitional, and split-level forms with a wide variety of architectural features and materials.
- Throughout the years, the homeowners have fought the city, county, and state against non-residential growth. These include low-income housing, group homes, landfills, industrial and warehouse complexes, or highway development. Many of the long-term residents of Haynes Heights feel as though the neighborhood has never truly been safe from inappropriate development.
- Despite this lack of appreciation over the years, the Haynes Heights neighborhood remains intact and well maintained. Many of the homes are contributing resources to the National Register eligible district with very few demolitions and or new construction. The lots are large yards with minimal property subdivisions. The values and goals of early residents remains today of a diverse family-oriented cultured, middle- to upper-class oasis embodied in the physical layout and architecture of the homes in this neighborhood.
- Haynes Heights residents organize through a neighborhood association to voice and steer their commitment to the quality of life of the community on matters of land use, environmental protection, public services, consumer protection, civic welfare, and preservation of the historic and unique character.
- This Overlay application is the culmination of a two-year process by the Haynes Heights Neighborhood Association, with 99% home-owner support, to preserve that quality of life through the design guidelines for residences as stated in the application.

I am requesting that you **APPROVE THE APPLICATION FOR THE HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS** per the case/bill submitted. Thank you.

Sincerely,

Patience Barton Moore

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

# Comments on February 25, 2021 MPC Agenda Items

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**From:** Robert <robt1919@bellsouth.net>

**Sent:** Friday, February 12, 2021 10:46 AM

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

**Cc:** 'Quinta Martin' <qmartin@leadersforprogress.org>

**Subject:** SUPPORT LETTER FOR HAYNES HEIGHTS CONSERVATION OVERLAY

February 12, 2021.

My name is Robert Williams Jr. and live at 2625 Walker Lane in District 2-Haynes Heights 37207 community. I have lived here for 24 years.

This public comment comes IN SUPPORT OF the application for HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS 37207 in the case/bills: HISTORIC COMMISSION-2021-NHC-001-001; OFFICE OF PLANNING-2021-NHC-001-001: METRO CITY CIUNCIL-BL2921-645.

- Haynes Heights was developed by and for African Americans during the 1950s Jim Crow segregation era. The neighborhood was built and populated by doctors, lawyers and educator and other professionals of the Black community to fulfill their vision of home ownership that was not available to them in established White neighborhoods. Many of the homes are representative of the popular, mid-century ranch style including traditional, transitional, and split-level forms with a wide variety of architectural features and materials.

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- Throughout the years, the homeowners have fought the city, county, and state against non-residential growth. These include low-income housing, group homes, landfills, industrial and warehouse complexes, or highway development. Many of the long-term residents of Haynes Heights feel as though the neighborhood has never truly been safe from inappropriate development.
- Despite this lack of appreciation over the years, the Haynes Heights neighborhood remains intact and well maintained. Many of the homes are contributing resources to the National Register eligible district with very few demolitions and or new construction. The lots are large yards with minimal property subdivisions. The values and goals of early residents remains today of a diverse family-oriented cultured, middle- to upper-class oasis embodied in the physical layout and architecture of the homes in this neighborhood.
- Haynes Heights residents organize through a neighborhood association to voice and steer their commitment to the quality of life of the community on matters of land use, environmental protection, public services, consumer protection, civic welfare, and preservation of the historic and unique character.
- This Overlay application is the culmination of a two-year process by the Haynes Heights Neighborhood Association, with 99% home-owner support, to preserve that quality of life through the design guidelines for residences as stated in the application.

I am requesting that you APPROVE THE APPLICATION FOR THE HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS per the case/bill submitted. Thank you.

Sincerely,

Robert Williams Jr

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From: celam2 <celam2@bellsouth.net>  
Sent: Saturday, February 13, 2021 3:10 PM  
To: Planning Commissioners <Planning.Commissioners@nashville.gov>  
Cc: Zeigler, Robin (Historical Commission) <Robin.Zeigler@nashville.gov>  
Subject: APPROVAL REQUESTED 2021 NHC-001-001

Good Afternoon:

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My name is Mrs. Clara Elam and I live at 710 Ledford Drive in District 2 - Haynes Heights 37207 community. I have lived here for 51 years. This public comment comes IN SUPPORT OF the application for HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS 37207 in the case/bills:

HISTORIC COMMISSION - 2021 NHC-001-001  
OFFICE OF PLANNING -2021 NHC-001-001  
METRO CITY COUNCIL – BL 2021-645

My husband and family moved to Nashville from Chicago when he came to establish the Department of Psychiatry at Meharry Medical College. After a deliberate search for a peaceful and safe community to raise our children, we decided to move into Haynes Heights. We built our home near the community lake and in close proximity to some of his colleagues and our family friends. I remained in the community after my husband's passing because it feels like home. The neighbors are very supportive and attentive; the peace and tranquility is sustained; and the neighborhood diversity enriches the quality of life and culture that was the vision of the early residents.

I am an active member of the Haynes Heights Neighborhood Association. This Overlay application is the culmination of a two-year process by the Association, with 99% home-owner support, to preserve that quality of life through the design guidelines for residences as stated in the application.

I am requesting that you APPROVE THE APPLICATION FOR THE HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS per the case/bill submitted.

Thank you.

Sincerely,  
Mrs. Clara Elam

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**From:** Winnie Forrester <wgforrester1@gmail.com>  
**Sent:** Sunday, February 14, 2021 11:23 AM  
**To:** Historical Commission <historicalcommission@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>; Council Members <CouncilMembers@nashville.gov>; Toombs, Kyonzté (Council Member) <Kyonzte.Toombs@nashville.gov>  
**Cc:** Zeigler, Robin (Historical Commission) <Robin.Zeigler@nashville.gov>; Quinta Martin <qmartin@leadersforprogress.org>  
**Subject:** APPROVE Haynes Heights Conservation Overlay

RE: MHZC & Planning commission - 2021 NHC-001-00 and METRO COUNCIL – BL 2021-645

My name is Winnie Forrester and I live at 2611 Shreeve Lane in Haynes Heights. I am a relative newcomer to the neighborhood having lived here almost 5 years. Having previously lived in East Nashville for 23 years, I had first-hand

# Comments on February 25, 2021 MPC Agenda Items

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experience of the negative effects of unregulated development done without regard to existing historic neighborhoods, and at the same time saw how Overlays were used to protect many organized communities.

The Haynes Heights Neighborhood Association has worked very hard since 2017 to educate, involve and bring everyone to the table about land use issues. We have held countless in-person meetings and more recently many zoom meetings. We participated in the 2018 Haynes-Trinity Community Plan amendment and endorsed the higher density on West Trinity Lane in return for more protection for the existing neighborhoods. Approval of this Historical Conservation Overlay is the next step in the process and will serve to honor and protect the deep, rich African-American history of Haynes Heights. Please vote YES for the Haynes Heights Neighborhood Conservation Overlay.

Sincerely,

Winnie Forrester

2611 Shreeve Lane

Nashville, TN 37207

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From: B Stock <bstock48@gmail.com>  
Sent: Sunday, February 14, 2021 1:53 PM  
To: Planning Commissioners <Planning.Commissioners@nashville.gov>  
Subject: Haynes Height Overlay

I support the Haynes Height Conservation Overlay request. Please approve.

Robert Stockard

Sent from my iPad

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**From:** Mark Horwitz <markhorwitz@yahoo.com>  
**Sent:** Sunday, February 14, 2021 2:27 PM  
**To:** Historical Commission <historicalcommission@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>; Council Members <CouncilMembers@nashville.gov>  
**Subject:** Attention HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS

**HISTORIC COMMISSION - 2021 NHC-001-001**  
**OFFICE OF PLANNING -2021 NHC-001-001**  
**METRO CITY COUNCIL – BL2021-645**

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My name is Mark Horwitz and live at **617 Pierpoint Dr** in District 2 - Haynes Heights 37207community. I have lived here for 5 years. This public comment comes **IN SUPPORT OF** the application for **HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS 37207**inthe case/bills:

**HISTORIC COMMISSION - 2021 NHC-001-001  
OFFICE OF PLANNING -2021 NHC-001-001  
METRO CITY COUNCIL – BL2021-645**

- Haynes Heights was developed by and for African Americans during the 1950s Jim Crow segregation era. The neighborhood was built and populated by doctors, lawyers and educator and other professionals of the Black community to fulfill their vision of home ownership that was not available to them in established White neighborhoods.
- Many of the homes are representative of the popular, mid-century ranch style, including traditional, transitional, and split-level forms with a wide variety of architectural features and materials.
- Throughout the years, the homeowners have fought the city, county, and state against non-residential growth. These include low-income housing, group homes, landfills, industrial and warehouse complexes, or highway development. Many of the long-term residents of Haynes Heights feel as though the neighborhood has never truly been safe from inappropriate development.
- Despite this lack of appreciation over the years, the Haynes Heights neighborhood remains intact and well maintained. Many of the homes are contributing resources to the National Register eligible district with very few demolitions and or new construction. The lots are large yards with minimal property subdivisions. The values and goals of early residents remains today of a diverse family-oriented cultured, middle- to upper-class oasis embodied in the physical layout and architecture of the homes in this neighborhood.
- Haynes Heights residents organize through a neighborhood association to voice and steer their commitment to the quality of life of the community on matters of land use, environmental protection, public services, consumer protection, civic welfare, and preservation of the historic and unique character.
- This Overlay application is the culmination of a two-year process by the Haynes Heights Neighborhood Association, with 99% home-owner support, to preserve that quality of life through the design guidelines for residences as stated in the application.

I am requesting that you **APPROVETHE APPLICATION FOR THE HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS** per the case/bill submitted. Thank you.

Sincerely,

# Comments on February 25, 2021 MPC Agenda Items

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Mark Horwitz

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**From:** Norma Campbell <necamp@comcast.net>  
**Sent:** Sunday, February 14, 2021 4:04 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Quinta Martin <qmartin@leadersforprogress.org>  
**Subject:** Support letter for HHNA Historic Overlay

My name is **Norma Campbell** and live at **612 Malta Drive** in District 2 - Haynes Heights 37207 community. I have lived here for approximately 38 years. This public comment comes **IN SUPPORT OF** the application for **HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS 37207** in the case/bills:

**HISTORIC COMMISSION - 2021 NHC-001-001**  
**OFFICE OF PLANNING -2021 NHC-001-001**  
**METRO CITY COUNCIL – BL 2021-645**

- Haynes Heights was developed by and for African Americans during the 1950s Jim Crow segregation era. The neighborhood was built and populated by doctors, lawyers and educator and other professionals of the Black community to fulfill their vision of home ownership that was not available to them in established White neighborhoods.
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- This Overlay application is the culmination of a two-year process by the Haynes Heights Neighborhood Association, with 99% home-owner support, to preserve that quality of life through the design guidelines for residences as stated in the application.

I am requesting that you **APPROVE THE APPLICATION FOR THE HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS** per the case/bill submitted. Thank you.

Sincerely,

Norma Campbell

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**From:** Wyvonia Ray <wyvoniaray@gmail.com>

**Sent:** Sunday, February 14, 2021 8:47 PM

**To:** Council Members <CouncilMembers@nashville.gov>; Historical Commission <historicalcommission@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

**Subject:** Historical Conservation Overlay for Haynes Heights 37207

Historical Conservation Overlay for Haynes Heights 37207

My name is **Wyvonia Ray** and I live at 2608 Shreeve Lane in District 2 - Haynes Heights 37207 community. I have lived here for [NUMBER] years. This public comment comes **IN SUPPORT OF** the application for **HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS 37207** in the case/bills:

**HISTORIC COMMISSION - 2021 NHC-001-001  
OFFICE OF PLANNING -2021 NHC-001-001  
METRO CITY COUNCIL – BL 2021-645**

•

Haynes Heights was developed by and for African Americans during the 1950s Jim Crow segregation era. The neighborhood was built and populated by doctors, lawyers and educator and other professionals of the Black

# Comments on February 25, 2021 MPC Agenda Items

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community to fulfill their vision of home ownership that was not available to them in established White neighborhoods.

- Many of the homes are representative of the popular, mid-century ranch style, including traditional, transitional, and split-level forms with a wide variety of architectural features and materials.
- Throughout the years, the homeowners have fought the city, county, and state against non-residential growth. These include low-income housing, group homes, landfills, industrial and warehouse complexes, or highway development. Many of the long-term residents of Haynes Heights feel as though the neighborhood has never truly been safe from inappropriate development.
- Despite this lack of appreciation over the years, the Haynes Heights neighborhood remains intact and well maintained. Many of the homes are contributing resources to the National Register eligible district with very few demolitions and or new construction. The lots are large yards with minimal property subdivisions. The values and goals of early residents remains today of a diverse family-oriented cultured, middle- to upper-class oasis embodied in the physical layout and architecture of the homes in this neighborhood.
- Haynes Heights residents organize through a neighborhood association to voice and steer their commitment to the quality of life of the community on matters of land use, environmental protection, public services, consumer protection, civic welfare, and preservation of the historic and unique character.
- This Overlay application is the culmination of a two-year process by the Haynes Heights Neighborhood Association, with 99% home-owner support, to preserve that quality of life through the design guidelines for residences as stated in the application.

I am requesting that you **APPROVE THE APPLICATION FOR THE HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS** per the case/bill submitted. Thank you.

Sincerely,

Wyvonia Ray

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2498 Walker Lane  
Nashville, TN 37207  
February 14, 2021

Davidson County Metro Council  
Metro Planning Commission  
Metro Historic Commission

Dear Agency Members:

# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

This letter is to express my support for approving the Historic Conservation Overlay for the Haynes Heights neighborhood in the Bordeaux area of Nashville. The zip code for this neighborhood is 37207. The bills for this overlay are Historic Commission – 2021 NHC-001-001, Office of Planning – 2021 NHC-001-001, and Metro City Council – BL 2021-645.

I own my home at 2498 Walker Lane; have lived here for 16 years, owned the property for 36 years. The Haynes Heights area is populated with older, retired members of the African American community. This community was developed by the Black community long before people of color were allowed to own homes in other parts of Nashville. It became an excellent example of what a determined people could achieve. It was developed as a professional community and it remains the same today, with both young professionals and retired homeowners.

Most of our homes are ranch styles and split-level and were built for single families. Many of these homes were designed by Black architects, one of the few areas of Nashville where this opportunity was afforded. Haynes Heights still serves as a source of pride and historical reference for the Black community. We welcome diversity and want to continue educating new neighbors to the significance of the character and sacrifice of this area.

The neighbors have worked closely with our council lady, Kyonzte Toombs and with each other. Our neighborhood association continues to assist us all by providing guidance in making Haynes Heights an ideal place to reside. We want to promote the historic nature of this unique place.

Thanks in advance for your careful consideration of this extremely important Overlay matter. Please help preserve our old and well established neighborhood.

Sincerely,

Glenn Johnson  
2498 Walker Lane  
Nashville 37207-4214

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To Whom it May Concern:

My name is **Monique Horton Odom** and I live at **666 Walker Court** in District 2 - Haynes Heights 37207 community. I have lived here for twenty-two (22) years. This public comment comes **IN SUPPORT OF** the application for **HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS 37207** in the case/bills:

**HISTORIC COMMISSION - 2021 NHC-001-001**  
**OFFICE OF PLANNING -2021 NHC-001-001**  
**METRO CITY COUNCIL – BL 2021-645**

My request to preserve the character and sanctity of our neighborhood is founded upon the following salient themes:

# Comments on February 25, 2021 MPC Agenda Items

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- Haynes Heights was developed by and for African Americans during the 1950's Jim Crow segregation era. The neighborhood was built and populated by doctors, lawyers, educators, and other professionals of the Black community to fulfill their vision of home ownership that was not available to them in established White neighborhoods.
- Throughout the years, homeowners have fought against the city and state to thwart non-residential and incongruent growth.
- The Haynes Heights neighborhood remains intact and well maintained. Many of the homes are contributing resources to the National Register eligible district with very few demolitions and/or new construction. The lots are large with minimal property subdivisions. The values and goals of early residents of a safe, family-oriented, refined oasis remain today as exemplified in the physical layout and architecture of homes in this neighborhood.
- This Overlay application is the culmination of a two-year process by the Haynes Heights Neighborhood Association, with 99% home-owner support, to preserve that quality of life through the design guidelines for residences as stated in the application.

I am requesting that you **APPROVE THE APPLICATION FOR THE HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS** per the case/bill submitted. Thank you.

Sincerely,

Monique Horton Odom

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February 15, 2021

My name is Delores Griffin and live at **2531 Walker Lane** in District 2 - Haynes Heights 37207 community. I have lived here for 32 years. This public comment comes **IN SUPPORT OF** the application for **HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS 37207** in the case/bills:

**HISTORIC COMMISSION - 2021 NHC-001-001**  
**OFFICE OF PLANNING -2021 NHC-001-001**  
**METRO CITY COUNCIL – BL 2021-645**

When we selected property in the Haynes Heights community, we chose a ranch style architectural plan that would compliment the homes that were already represented in the neighborhood.

We were attracted to the area because the properties were well maintained and encompassed diverse family culture, middle-to-upper class family living and gave us a sense of resident pride.

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Haynes Heights residents organize through a neighborhood association to voice and steer their commitment to the quality of life of the community on matters of land use, environmental protection, public services, consumer protection, civic welfare, and preservation of the historic and unique character.

This Overlay application is the culmination of a two-year process by the Haynes Heights Neighborhood Association, with 99% home-owner support, to preserve that quality of life through the design guidelines for residences as stated in the application.

I am requesting that you **APPROVE THE APPLICATION FOR THE HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS** per the case/bill submitted. Thank you.

Sincerely,

Delores Griffin

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**From:** Joseph King <joeking@gmail.com>  
**Sent:** Monday, February 15, 2021 3:48 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Quinta Martin <qmartin@leadersforprogress.org>  
**Subject:** NHC-001-001

My name is Joseph G King and I lived at 2525 Gardner Ln in District 2 - Haynes Heights 37207 community. My parents built the house back in 1959 and I lived there for many years. This public comment comes IN SUPPORT OF the application for HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS 37207 in the case/bill:

2021 NHC-001-001

Haynes Heights was developed by and for African Americans during the 1950s Jim Crow segregation era. The neighborhood was built and populated by doctors, lawyers and educators, business owners and other professionals of the Black community to fulfill their vision of home ownership that was not available to them in established White neighborhoods. My parents were associated with Tennessee State University and Fisk University. Growing up there was phenomenal. Even though I have not lived there for years I have leased the property out with the intention of my moving back one day or one of my children. The tenant has recently moved so I plan to do some major updates to the property and at least one of my offspring has expressed an interest in moving her family there.

Many of the homes are representative of the popular, mid-century ranch style, including traditional, transitional, and split-level forms with a wide variety of architectural features and materials.

# Comments on February 25, 2021 MPC Agenda Items

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Throughout the years, the homeowners have fought the city, county, and state against non-residential growth. These include low-income housing, group homes, landfills, industrial and warehouse complexes, or highway development. Many of the long-term residents of Haynes Heights feel as though the neighborhood has never truly been safe from inappropriate development.

Despite this lack of appreciation over the years, the Haynes Heights neighborhood remains intact and well maintained. Many of the homes are contributing resources to the National Register eligible district with very few demolitions and or new construction. The lots are large yards with minimal property subdivisions. The values and goals of early residents remains today of a diverse family-oriented cultured, middle- to upper-class oasis embodied in the physical layout and architecture of the homes in this neighborhood.

Haynes Heights residents organize through a neighborhood association to voice and steer their commitment to the quality of life of the community on matters of land use, environmental protection, public services, consumer protection, civic welfare, and preservation of the historic and unique character.

This Overlay application is the culmination of a two-year process by the Haynes Heights Neighborhood Association, with 99% home-owner support, to preserve that quality of life through the design guidelines for residences as stated in the application.

I am requesting that you APPROVE THE APPLICATION FOR THE HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS per the case/bill submitted. Thank you.

Sincerely,

Joseph G King

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**From:** Quinta Martin <haynesheightsnashville@gmail.com>  
**Sent:** Monday, February 15, 2021 5:19 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Quinta Martin <qmartin@leadersforprogress.org>; jojocrouch@bellsouth.net  
**Subject:** OFFICE OF PLANNING -2021 NHC-001-001

My name is **Josephine Crouch** and I live at 2485 Walker Lane in District 2 - Haynes Heights 37207 community. I have lived here for over 50 years. This public comment comes **IN SUPPORT OF** the application for **HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS 37207** in the case/bills - **2021 NHC-001-001**

I moved into Haynes Heights after marrying my husband, Hubert Crouch, whose parents were original settlers of the community. Dr. Hubert & Mrs. Mildred Crouch built their home in the 1950s and were members of the first community association.

# Comments on February 25, 2021 MPC Agenda Items

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As a native of the Haynes Heights community, my husband built our family home in the Phase III section of Haynes Heights and raised our two children on a street that is park-like, safe, and secure. Our neighbors are African Americans doctors, lawyers, educators, and other professionals that fulfilled their vision of home ownership when it was not available to them in established White neighborhoods. Many of the homes are representative of the popular, mid-century ranch style, including traditional, transitional, and split-level forms with a wide variety of architectural features and materials.

Throughout the years, the homeowners have fought the city, county, and state against non-residential growth. These include low-income housing, group homes, landfills, industrial and warehouse complexes, or highway development. The Haynes Heights neighborhood remains intact and well maintained. Many of the homes are contributing resources to the National Register eligible district with very few demolitions and/or new construction. The lots are large yards on narrow residential streets. The values and goals of early residents remain today of a diverse family-oriented culture and middle- to upper-class oasis embodied in the physical layout and architecture of the homes in this neighborhood.

Haynes Heights residents organize through a neighborhood association – Haynes Heights Neighborhood Association (HHNA) - for which I have been a long-time member. HHNA upholds the quality of life of the community on matters of land use, environmental protection, public services, consumer protection, civic welfare, and preservation of the historic and unique character. This Overlay application is the culmination of a two-year process by HHNA, with 99% home-owner support, to preserve that quality of life through the design guidelines as stated in the application.

I am requesting that you **APPROVE THE APPLICATION FOR THE HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS** per the case/bill submitted. Thank you.

Sincerely,

Josephine Crouch

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From: Eric Cazort <ericcazort@united.net>  
Sent: Monday, February 15, 2021 5:22 PM  
To: Planning Commissioners <Planning.Commissioners@nashville.gov>  
Cc: qmartin@leadersforprogress.org  
Subject: Haynes Heights Conservation Overlay

Commissioners:

My neighborhood, Haynes Heights, is in District 2 of Metro Nashville, 37207. My family has lived in the same house for over 50 years. My name is Eric Cazort.

# Comments on February 25, 2021 MPC Agenda Items

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Many of our neighborhood houses are representative of the mid-century ranch-style, including traditional, transitional and split-level forms with a variety of architectural features and materials. A few of the homes are contributing resources to the National Register and we have had very few demolitions and little new construction. The yards/lots are large, with single family dwellings and minimal property subdivisions. With that, we enjoy a low-density neighborhood.

Through the years we have seen attempts from outside developers and business interests to push agendas of inappropriate development and non-residential unwanted growth. Despite external, profit driven interests and a previous council member with questionable motives, we have maintained the values and goals that our parents and other early residents put forth. We believe in a quality of life that entails responsible land usage, environmental protection, civic welfare and with public services and consumer protection we can continue with the preservation of the Historic and unique character of our community and neighborhood.

I sincerely support the Historic Conservation Overlay for Haynes Heights and I respectfully request that you give it positive consideration and approve its passage.

Sincerely,  
Eric Cazort

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**From:** Quinta Martin <haynesheightsnashville@gmail.com>  
**Sent:** Monday, February 15, 2021 5:30 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Quinta Martin <qmartin@leadersforprogress.org>; clarinetlt2425@yahoo.com  
**Subject:** OFFICE OF PLANNING -2021 NHC-001-001

My name is **Larry Talley** and I live at 2425 Gardner Lane in District 2 - Haynes Heights 37207 community. I have lived here for almost 20 years. This public comment comes **IN SUPPORT OF** the application for **HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS 37207** in the case/bills: **OFFICE OF PLANNING -2021 NHC-001-001**

I moved into Haynes Heights after retiring from years of work in the government and as an Army Veteran. As a native of North Nashville near Meharry Medical College, I was aware that Haynes Heights was developed by and for African Americans by doctors, lawyers, educators, and other professionals of the Black community to fulfill their vision of home ownership that was not available to them in established White neighborhoods. Many of the homes are representative of the popular, mid-century ranch style, including traditional, transitional, and split-level forms with a wide variety of architectural features and materials.

Throughout the years, the homeowners have fought the city, county, and state against non-residential growth. These include low-income housing, group homes, landfills, industrial and warehouse complexes, or highway development. The Haynes Heights neighborhood remains intact and well maintained. Many of the homes are contributing resources to the National Register eligible district with very few demolitions and or new construction. The lots are large yards on quiet two-lane streets.



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The values and goals of early residents remains today of a diverse family-oriented culture, middle- to upper-class oasis embodied in the physical layout and architecture of the homes in this neighborhood.

Haynes Heights residents organize through a neighborhood association – Haynes Heights Neighborhood Association (HHNA) - for which I serve as a Board Member-at-Large. We voice and steward their commitment to the quality of life of the community on matters of land use, environmental protection, public services, consumer protection, civic welfare, and preservation of the historic and unique character. This Overlay application is the culmination of a two-year process by the HHNA, with 99% home-owner support, to preserve that quality of life through the design guidelines for residences as stated in the application.

I am requesting that you **APPROVE THE APPLICATION FOR THE HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS** per the case/bill submitted. Thank you.

Sincerely,

Larry Talley

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**From:** Moreland, Donna M <Donna.Moreland@mnps.org>

**Sent:** Monday, February 15, 2021 8:50 PM

**To:** Historical Commission <historicalcommission@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>; Council Members <CouncilMembers@nashville.gov>

**Subject:** Haynes Heights Historical Conservation Overlay

My name is **Donna Jackson Moreland** and live at **2491 Walker Lane** in District 2 - Haynes Heights 37207 community. I have lived here for 50 years. This public comment comes **IN SUPPORT OF** the application for **HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS 37207** in the case/bills:

**HISTORIC COMMISSION - 2021 NHC-001-001**  
**OFFICE OF PLANNING -2021 NHC-001-001**  
**METRO CITY COUNCIL – BL 2021-645**

Haynes Heights was developed by and for African Americans during the 1950's Jim Crow segregation era. The neighborhood was built and populated by doctors, lawyers and educator and other professionals of the Black

# Comments on February 25, 2021 MPC Agenda Items

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community to fulfill their vision of home ownership that was not available to them in established White neighborhoods.

Many of the homes are representative of the popular, mid-century ranch style, including traditional, transitional, and split-level forms with a wide variety of architectural features and materials.

Throughout the years, the homeowners have fought the city, county, and state against non-residential growth. These include low-income housing, group homes, landfills, industrial and warehouse complexes, or highway development. Many of the long-term residents of Haynes Heights feel as though the neighborhood has never truly been safe from inappropriate development.

Despite this lack of appreciation over the years, the Haynes Heights neighborhood remains intact and well maintained. Many of the homes are contributing resources to the National Register eligible district with very few demolitions and or new construction. The lots are large yards with minimal property subdivisions. The values and goals of early residents remains today of a diverse family-oriented cultured, middle- to upper-class oasis embodied in the physical layout and architecture of the homes in this neighborhood.

Haynes Heights residents organize through a neighborhood association to voice and steer their commitment to the quality of life of the community on matters of land use, environmental protection, public services, consumer protection, civic welfare, and preservation of the historic and unique character.

This Overlay application is the culmination of a two-year process by the Haynes Heights Neighborhood Association, with 99% home-owner support, to preserve that quality of life through the design guidelines for residences as stated in the application.

I am requesting that you **APPROVE THE APPLICATION FOR THE HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS** per the case/bill submitted. Thank you.

Sincerely,

Donna Jackson Moreland

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**From:** Quinta Martin <haynesheightsnashville@gmail.com>

**Sent:** Monday, February 15, 2021 11:25 PM

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

**Cc:** Quinta Martin <qmartin@leadersforprogress.org>; ikmartin@bellsouth.net

**Subject:** OFFICE OF PLANNING -2021 NHC-001-001

My name is Ida K. Martin and I live at 643 West Nocturne Drive in District 2 - Haynes Heights 37207 community. I have lived here since 1962. This public comment comes **IN SUPPORT OF** the

# Comments on February 25, 2021 MPC Agenda Items

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application for **HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS 37207** in the case/bill:

## OFFICE OF PLANNING -2021 NHC-001-001

I moved into Haynes Heights after my husband was transferred here to accept a racial-employment barrier breaking job at Tennessee Valley Authority. As a native of Nashville, I was aware of the housing equities for Blacks in the city and the lack of acceptance in established White neighborhoods no matter one's economic and social status. Haynes Heights was developed by and for African Americans by doctors, lawyers, educators, and other professionals of the Black community to fulfill their vision of home ownership that was not available to them. Many of the homes are representative of the popular, mid-century ranch style, including traditional, transitional, and split-level forms with a wide variety of architectural features and materials.

Throughout the years, the homeowners have fought the city, county, and state against non-residential growth. These include low-income housing, group homes, landfills, industrial and warehouse complexes, or highway development. The Haynes Heights neighborhood remains intact and well maintained. Many of the homes are contributing resources to the National Register eligible district with very few demolitions and or new construction. The lots are large yards on quiet two-lane streets. The values and goals of early residents remain today of a diverse family-oriented culture, middle- to upper-class oasis embodied in the physical layout and architecture of the homes.

Haynes Heights residents organize through a neighborhood association – Haynes Heights Neighborhood Association (HHNA). This association voices the concerns and commitment of the community to the quality of life on matters of land use, environmental protection, public services, consumer protection, civic welfare, and preservation of the historic and unique character. This Overlay application is the culmination of a two-year process by the HHNA, with 99% home-owner support, to preserve that quality of life through the design guidelines for residences as stated in the application.

I am requesting that you **APPROVE THE APPLICATION FOR THE HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS** per the case/bill submitted. Thank you.

Sincerely,

Ida K. Martin

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**From:** soaresdiesel@aol.com <soaresdiesel@aol.com>

**Sent:** Tuesday, February 16, 2021 2:32 PM

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

# Comments on February 25, 2021 MPC Agenda Items

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Cc: qmartin@leadersforprogress.org

Subject: Support of Historical Overlay

[Historicalcommission@nashville.go](mailto:Historicalcommission@nashville.go)

[Planning.commissioners@nashville.gov](mailto:Planning.commissioners@nashville.gov)

[Councilmembers@nashville.gov](mailto:Councilmembers@nashville.gov)

My name is **Beverly Soares** and live at **669 Walker Ct. Nashville** in District 2 - Haynes Heights 37207 community. I have lived here for almost 6 years. This public comment comes **IN SUPPORT OF** the application for **HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS 37207** in the case/bills:

**HISTORIC COMMISSION - 2021 NHC-001-001  
OFFICE OF PLANNING -2021 NHC-001-001  
METRO CITY COUNCIL – BL 2021-645**

**I moved here with my husband from California permanently in October 2015, after purchasing our home in April 2015, without ever seeing the neighborhood beforehand. We found the home on the internet, worked with a realtor who walked through and videoed the inside of home and sent many pictures of the outside as well, then took a giant leap of faith and made the purchase.**

**I have not regretted our decision and love the neighborhood. There is not another area in Nashville I would rather live and want to see it preserved as the gem it truly is. When we moved here and had many vendors coming and going, so many people that came over who had lived in Nashville for many years stated that they did not know the neighborhood and how nice and serene it is, even existed! They are also amazed of the location in proximity to downtown.**

**This Overlay application is the culmination of a two-year process by the Haynes Heights Neighborhood Association, with 99% home-owner support, to preserve that quality of life through the design guidelines for residences as stated in the application.**

**I am requesting that you APPROVE THE APPLICATION FOR THE HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS per the case/bill submitted. Thank you.**

Sincerely,

Beverly Soares

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We are Blake and Raven Osa-Oni, we live at 2517 Gardner Lane in District 2 - Haynes Heights 37207 community. I have lived here for 20+ years. This public comment comes **IN SUPPORT OF** the application for **HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS 37207** in the case/bills:

**HISTORIC COMMISSION - 2021 NHC-001-001**

**OFFICE OF PLANNING -2021 NHC-001-001**

**METRO CITY COUNCIL – BL 2021-645**

- Haynes Heights was developed by and for African Americans during the 1950s Jim Crow segregation era. The neighborhood was built and populated by doctors, lawyers and educator and other professionals of the Black community to fulfill their vision of home ownership that was not available to them in established White neighborhoods.
- Many of the homes are representative of the popular, mid-century ranch style, including traditional, transitional, and split-level forms with a wide variety of architectural features and materials.
- Throughout the years, the homeowners have fought the city, county, and state against non-residential growth. These include low-income housing, group homes, landfills, industrial and warehouse complexes, or highway development. Many of the long-term residents of Haynes Heights feel as though the neighborhood has never truly been safe from inappropriate development.
- Despite this lack of appreciation over the years, the Haynes Heights neighborhood remains intact and well maintained. Many of the homes are contributing resources to the National Register eligible district with very few demolitions and or new construction. The lots are large yards with minimal property subdivisions. The values and goals of early residents remains today of a diverse family-oriented cultured, middle- to upper-class oasis embodied in the physical layout and architecture of the homes in this neighborhood.
- Haynes Heights residents organize through a neighborhood association to voice and steer their commitment to the quality of life of the community on matters of land use, environmental protection, public services, consumer protection, civic welfare, and preservation of the historic and unique character.
- This Overlay application is the culmination of a two-year process by the Haynes Heights Neighborhood Association, with 99% home-owner support, to preserve that quality of life through the design guidelines for residences as stated in the application.

I am requesting that you **APPROVE THE APPLICATION FOR THE HISTORIC CONSERVATION OVERLAY FOR HAYNES HEIGHTS** per the case/bill submitted. Thank you.

Sincerely,

Blake and Raven Osa-Oni

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**From:** Newtonia Coleman <ncoleman643@gmail.com>

**Sent:** Friday, February 19, 2021 11:35 AM

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

**Cc:** Quinta Martin <qmartin@leadersforprogress.org>

**Subject:** Support letter for the Historic Conservation Overlay for Haynes Heights

# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

I am enclosing a letter that supports the application for Historic Conservation Overlay for the Haynes Heights neighborhood.

Newtonia Harris Coleman

[ncoleman643@gmail.com](mailto:ncoleman643@gmail.com)

615/227-4684 (landline)

615/491-3525 (cell)

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## ITEM 13: 2020Z-075PR-001

### SUPPORT

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**From:** Stephanie Nesbitt <[hiiamstephanie@gmail.com](mailto:hiiamstephanie@gmail.com)>

**Sent:** Thursday, February 18, 2021 10:51 AM

**To:** Taylor, Brandon (Council Member) <[Brandon.Taylor@nashville.gov](mailto:Brandon.Taylor@nashville.gov)>

**Subject:** In Favor of Zoning

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

Hello Councilman Taylor,

I hope this email finds you well.

The residence of 1404 14th Ave N are in favor of the rezoning of 1407 14th Ave N.

We are hopeful that the structure will bring character and represent the neighborhood well.

Thank you,  
Stephanie Nesbitt

# Comments on February 25, 2021 MPC Agenda Items

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## ITEM 17: 2020Z-014TX-001

### SUPPORT

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**From:** LINDA HARDY <lhardy103@comcast.net>

**Sent:** Sunday, February 21, 2021 10:52 AM

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

**Subject:** I am writing in support of 2020Z-014TX-001 (BL2020-535), Dark Skies legislation, by Council Member Allen to reduce light pollution.

Dear Metro Planning Commissioners, I am writing in support of item # 17, 2020Z-014TX-001 (BL2020-535), Dark Skies legislation, by Council Member Allen to reduce light pollution. This legislation will save energy and help the environment and human health by requiring exterior lights to be directed only where they are needed and be only as bright as necessary. This is consistent with environmental principles in NashvilleNext and recommendations from the Mayor's Sustainability Committee. Light pollution robs us of the night sky and negatively affects human sleep and many nocturnal animals. Applying good lighting design guidelines can reverse the trend of increasing light pollution, and this bill is an important first step. As a licensed professional counselor, I believe this bill could positively impact mental health for Davidson County, in a relatively easy and cost-effective way. Thanks for your careful consideration.

Linda Hardy

7245 Highway 70 S, Apt 103

Nashville, TN. 37221

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**From:** pegdavitt@bellsouth.net <pegdavitt@bellsouth.net>

**Sent:** Sunday, February 21, 2021 11:44 AM

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

**Cc:** Druffel, Thom (Council Member) <Thom.Druffel@nashville.gov>

**Subject:** I am writing in support of 2020Z-014TX-001 (BL2020-535), Dark Skies legislation, by Council Member Allen to reduce light pollution.

Dear Metro Planning Commissioners,



# Comments on February 25, 2021 MPC Agenda Items

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I am writing in support of item # 17, 2020Z-014TX-001 (BL2020-535), Dark Skies legislation, by Council Member Allen to reduce light pollution. This legislation will save energy and help the environment and human health by requiring exterior lights to be directed only where they are needed and be only as bright as necessary. This is consistent with environmental principles in NashvilleNext and recommendations from the Mayor's Sustainability Committee. Light pollution robs us of the night sky and negatively affects human sleep and many nocturnal animals. Applying good lighting design guidelines can reverse the trend of increasing light pollution, and this bill is an important first step.

I am a retired commercial interior designer, and have experience with this policy and its environmental benefits. Many cities and communities world wide are adopting dark sky ordinances. In the United States, the following are certified IDA / International Dark-Sky Association communities:

Beverly Shores, Indiana

Big Park/ Village of Oak Creek, Arizona

Borrego Springs, California

Camp Verde, Arizona

Cottonwood, Arizona

Dripping Springs, Texas

Flagstaff, Arizona

Fountain Hills, Arizona

Fredericksburg, Texas

Hawthorn Woods, Illinois

Helper, Utah

Homer Glen, Illinois

Horseshoe Bay, Texas

Ketchum, Idaho

Lakewood Village, Texas

Norwood, Colorado

Ridgway, Colorado

Sedona, Arizona

Torrey, Utah

Westcliffe and Silver Cliff, Colorado

Wimberly Valley, Texas

# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

Thank you for your careful consideration,

Margaret Davitt

Margaret Davitt

207 Scotland Place

Nashville, TN 37205

Tel: 615-352-8520

Email: [pegdavitt@bellsouth.net](mailto:pegdavitt@bellsouth.net)

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**From:** Stewart Clifton <stewart@stewartclifton.com>

**Sent:** Monday, February 22, 2021 10:39 AM

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

**Subject:** BL2020-535, the Dark Skies Initiative.

Hello Commissioners. I'm writing to support of Council Member Allen's bill. The items noted in the fact sheet below about Dark Skies are correct in my opinion. Generally, I think this legislation is a step toward responsible conservation of energy and will make a small but worthwhile contribution to combatting climate change.

Thank you for serving the city. Obviously being a planning commissioner is an easy job and one that makes your really popular. But still, thanks! I hope to see all of you in person soon.

## **Dark Skies Fact Sheet**

1. Why do we need this?
  - a. Light pollution affects our health, our environment, and our pocketbooks
  - b. Non-stop lighting affects human's circadian rhythms and can disrupt sleep patterns
  - c. Artificial light affects bird migration, tree growth cycles, and nocturnal animals
  - d. Poorly directed and poorly controlled lighting is a waste of energy, costing Americans millions of dollars each year and contributing to greenhouse gas emissions.
  - e. The Mayor's Sustainability Committee recommended changes to the city's lighting to conserve energy and fight climate change.
  - f. Not being able to see the stars is robbing our children of an important opportunity to be awed and excited by science

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2. What does BL2020-535 do?
  - a. Call for light to be directed only where it is needed and minimizes uplighting
  - b. Provides guidelines for maximum brightness of lights in different applications
  - c. Calls for controls to dim or turn off lights when they are not needed
  - d. Sets maximum color temperature at 3000 K (not super bright blue/white)
  - e. Refers to the IDA Model Lighting Ordinance for projects that need more flexibility in meeting standards
3. Who does this legislation affect?
  - a. New commercial and multifamily construction
  - b. Major renovations of commercial and multifamily
  - c. Keeps existing light trespass regulations for residential
  - d. Private streetlights
4. How will it be implemented and enforced?
  - a. Lighting design is to be certified to be compliant by electrical engineer
  - b. Codes will confirm that the project has been certified compliant at plans review and before issuing use and occupancy permits

**Stewart Clifton**

[stewart@stewartclifton.com](mailto:stewart@stewartclifton.com)

**615.305.2946**

# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

## ITEM 19a: 2021UD-001-001

### All Comments

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**From:** Emily Gray <ej.gray07@gmail.com>

**Sent:** Friday, February 19, 2021 9:19 AM

**To:** Planning Staff <planningstaff@nashville.gov>; Wedgewood Houston Chestnut Hill UDO (Planning) <whchudo@nashville.gov>; Sledge, Colby (Council Member) <Colby.Sledge@nashville.gov>

**Subject:** Pillow + Merritt and WHCH UDO

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

Good afternoon,

I am the homeowner at 1314B Pillow St. and am writing regarding two separate items of interest to the Wedgewood Houston neighborhood: the Pillow+Merritt SP zoning request and the WHCH UDO.

Regarding the proposed WHCH UDO, I am generally in support of this plan. I appreciate the intent of the plan to maintain the neighborhood's current character. Not being super familiar with all the terms used by planning/codes/etc. it is somewhat difficult for me to visualize exactly what can and can not be built under the guidelines. I support the changes already made to the initial proposed plan. I do think that the height restrictions could maybe be changed to 2 stories instead of the current language re average of adjacent properties plus 6 ft.

As far as the Pillow+Merritt proposed development I am generally in opposition of this project, mainly due to potential parking issues and the overall size of the project. I believe the current zoning, and proposed zoning for similar lots under the UDO, is absolutely more appropriate than what is being currently proposed. I can understand the developers desire to build something larger than what is allowed under the current zoning, I just don't think that corner is the place for it. That corner is one of the highest, if not the highest point in the neighborhood, and a four story building seems a little much. For what it's worth, I wish I had paid more attention when the other 2 projects on that same corner were up for discussion as I probably would have opposed those as well. It's my understanding that the current plans do not include at least 1 parking space per unit. I think it is unrealistic to think that any potential buyers will not have at least 1 vehicle, likely 2 if a couple. I'd much rather see something built more similar to the

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row/townhouses that are across Pillow St. if not single traditional family homes. If this project were being proposed a block over, along Martin St. I feel the current plan would be more appropriate.

I also think it is naive or unrealistic to think this development will address affordable housing concerns. In my opinion the ones most negatively affected by the lack of affordable housing are small families, or single individuals with children, not single individuals. A development of micro-units is not going to draw families who need more than 500 sq of space; it will draw young professionals. I've also heard they intend to sell them at a premium, \$530/sq. ft., which again, does not help those affected by the lack of affordable housing. I sincerely hope the developers will reconsider their plans for this project.

Thank you,

Emily Gray

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**From:** Charles McTorry II <cmctorry@gmail.com>

**Sent:** Monday, February 22, 2021 2:38 PM

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

**Subject:** Wedgewood-Houston Chestnut Hill UDO

Please remove 49 and 51 Wharf Ave from the boundary of the UDO just like the residential properties on 1st Ave S were removed. Unlike those properties, mine are already commercial zoned, and on the Lafayette corridor. Thanks.

--

*Charles McTorry*

*615-300-0135*

*It is easier to build strong children than repair broken men.*

**Frederick Douglass**

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# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

**From:** William Smallman <wsmallman@gmail.com>

**Sent:** Monday, February 22, 2021 7:48 PM

**To:** Wedgewood Houston Chestnut Hill UDO (Planning) <whchudo@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

**Subject:** WHCH UDO: Request for deferral

The proposed UDO has made progress from its initial form but it still needs more work to accomplish the goals that were laid out in the 2019 planning study. The updated proposed draft was released on Feb 19th giving the public one full business day to send in comments before the cutoff. This is a complicated design overlay and the updated draft released less than a week before the planning commission meeting feels quite rushed. Many of us are doing the best we can to keep up with all the changes but the rushed process has made it very difficult.

I have also noticed that the draft put out this past Friday is missing many pages. With only 21 pages, it looks as if the draft being reviewed by the Commissioners is also missing the same pages citizens are missing as well.

I honestly wish I could support this UDO but it's just not ready yet. The process has been very rushed. This feels like an overlay that is being pushed on neighbors instead of supported by the neighbors. Please pause the process for 30 to 60 days.

Give us time to review the document. Time to process its implications. Time for the planners to listen to the voice of the neighborhood. Time to get this right. We didn't rush the planning policy process and there is no reason to rush the UDO.

This concept has potential to create something special. Please don't let this potential be wasted by rushing the process.

Below is a list of concerns and questions. Please respond to each item letting me know if these items can be changed in the UDO. If the items can not be changed please explain the intent of not changing and how this intent matches the planning policy.

1.) *Pg. 10: Building orientation: Primary entrances shall only face the side property line where the established side setback is 10ft or greater.*

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Can this be changed so the setback of the door is 10 feet off the property line instead of the building being 10 feet off the property line? There are many design circumstances where the back house would not want a front facing door. A front facing back house stares at the back of the front house.

2.) *Pg 10: Setback: Front setback shall be measured from the front property line to the primary building facade (not porch or stoop).*

This change will increase the required front setback from base zoning in situations where adjacent homes have front porches. There was mention of allowing front porches to encroach into the front setback but I have never heard it discussed to increase the front setback in conjunction with this. Front setback should be measured per current zoning/codes then allow the front porch to encroach from there. Increasing the front setback has never been mentioned in any public meeting. How did it end up in this final draft?

3.) *Pg 10: Building spacing: 20 foot spacing is required between front-to-back structures.*

The 20' separation needs to be reduced to 6' as is currently allowed. 20' is an arbitrary distance and does not benefit the urban form. It does not fit the planning policy for Merritt Southgate. This has been a request in every public meeting about the UDO. Why have both neighbors and the planning policy been ignored on this request? If the 20 foot spacing is adopted then homes on the same property will have a larger separation than homes to the left, right, or rear as side and rear setbacks are 5 feet.

4.) *Pg 12: Driveways and parking: Parking pads shall be contained within the side or rear setback.*

Please define setback in the document. Metro code defines setback as a required distance off the side or rear property line. All of the public meetings about the UDO has defined the UDO's version of setback as the space between the side or rear of the house and the property line? Please add clear language to reflect what was stated during the public meetings.

5.) *Pg 12: Driveways and Parking: For duplex and triplex properties, driveways shall be between 16-18 feet for the first 20-40 feet.*

Please change this to driveways shall not exceed 18 feet. Public works allows driveways with less than 16 feet in width and driveways should be allowed to be more narrow where allowed.

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6.) *Pg 14: Height: Height shall be measured from the average natural grade at the front of the property line to the roof ridge.*

Measuring should be done based on natural grade at the front facade of the structure not the front property line. Properties that slope up from the street may be significantly restricted if this is not changed. Here are some examples where this could be overly restrictive: The properties on east side of Neal Terrace (1806, 1804, 1722, 1718, 1716) Allison Place (1709, 1711, 1713, 1715, 1717, 1719, 1801, 1803) Hamilton Ave (561, 548, 546, 544, 540, 538, 536, 533, 539) The entire north side of Moore Ave between Martin and Rains), The west side of Rains Ave between Moore and Hamilton.

7.) *Pg 16: Rear structure height: The top elevation of rear structures in a front to back lot configuration*

Is the rear home of a front to back duplex considered rear structure in this section? As currently written the is too restrictive for all districts. On lots that slope up front the street this can be significantly restrictive. This also can be very restrictive if an owner wants to keep their existing single story house and build a detached home in the back yard. As written, this language will create many situations where owners will be incentivized to tear down their existing home because it's not tall enough. This rule should not apply to district 2a as the planning policy does not support it. From an academic viewpoint this might match the planning policy for all districts except 2a, but under real world application this may do the opposite by leading to more demolition.

8.) *Pg 16: Rear structures design guidelines. Rear structure shall be of similar or complimentary style.*

Same issue as above in #7. This may speed the demolition of older homes. This rule is harmful to owners that want to keep their existing home. The fact owners with smaller homes will have less development rights and therefore lower property value than neighbors with larger homes seem to create harm property owners in an arbitrary way.

9.) *Pg 11: Vehicular access from alleys: Vehicular access is relegated to alleys for all multi-family properties with 4 or more units.*

Planning policy encourages a mix of housing types and affordability. The current language in the proposed UDO are too limiting when real world implications are applied. Front drives should be allowed for multi family when there is no alley or the existing alley does not meet public works standards for multifamily. Requiring a major modification is too bit of a roadblock.



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10.) *Pages are missing from the missing draft put out on Friday February 19th.*

Please put out a complete version of the draft for review.

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**From:** eric n. malo <ericnmal@gmail.com>

**Sent:** Tuesday, February 23, 2021 11:19 AM

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

**Subject:** Fwd: WH/CH UDO - Deferral

i also encourage a deferral on this UDO.

i support the UDO concept, but i believe the process has been lacking and the current draft has not been available long enough for proper review and may also be lacking critical information from previous drafts (page 22+ re: neighborhood centers, etc.)

thank you for your consideration on this issue and your ongoing work.

---

**From:** Moyo Suarez <moyosuarez@gmail.com>

**Sent:** Tuesday, February 23, 2021 11:31 AM

**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:** Wedgewood Houston UDO

Commissioners -

Please accept this email as my expression of concern regarding the WH / CH UDO. While a significant number of changes have been made since the initial draft was given to us around Christmas we are still concerned with the process and our inability to have a fluid conversation to understand the specific targets and intent.

We have had several question and answer sessions and others have been able to provide a fair amount of critique to which adjustments have been made however there appear still to be a number of vague standards and descriptions and

# Comments on February 25, 2021 MPC Agenda Items

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some standards that appear to have unnecessary unintended consequences and as a neighborhood we are not able to sit and digest the most recent draft and talk, as a neighborhood, about the impact of the new language.

As it's related to the process, you - the Commission, are reviewing a draft that was only published this past Friday at the same time or possibly after the Planning Staff's recommendation. We were given a weekend and a few days to read it, discuss it, and respond. This is NOT the road map for a healthy public process. We are asking you to defer indefinitely (at least 30 days) this effort so that we, as a neighborhood can review the latest language and have a thorough discussion with the Councilmember or whoever is providing direction (it's not the neighborhood as far as we can tell) and build consensus on the language.

We think the UDO and zone change are worthy implementation tools. Given this document will create the framework for this neighborhood's future it's important that its language is well thought out and vetted.

---

**From:** Donald Jenkins <donaldjenkinsnow@gmail.com>

**Sent:** Tuesday, February 23, 2021 11:31 AM

**To:** Wedgewood Houston Chestnut Hill UDO (Planning) <whchudo@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>; Sledge, Colby (Council Member) <Colby.Sledge@nashville.gov>

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Donald Jenkins

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**From:** Beverly Wilson <beverly.wilson.realtor@gmail.com>  
**Sent:** Tuesday, February 23, 2021 11:32 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Weho overlay

I am against the proposed overlay as it stands today!! We need more time to get this right.

---

**From:** Ryan Long <rlong@villagetn.com>  
**Sent:** Tuesday, February 23, 2021 11:32 AM  
**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:** WH/CH UDO

Commissioners -

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We think the UDO and zone change are worthy implementation tools. Given this document will create the framework for this neighborhood's future it's important that its language is well thought out and vetted.

Ryan Long  
565 Moore Avenue  
615-400-6731

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**From:** Ben Jones <benjonesyjones@gmail.com>  
**Sent:** Tuesday, February 23, 2021 11:38 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; Sledge, Colby (Council Member) <Colby.Sledge@nashville.gov>  
**Subject:** 2020SP-052-001 Pillow+Merritt

Commissioners,

I am writing to you to ask for your support for the SP before you, case No. 2020SP-052-001 / Pillow+Merritt.

I live a block from the site at 1247 Martin St in a building that was built by CORE Development, who are proposing this addition to the Wedgewood Houston neighborhood. CORE's commitment to this neighborhood is exemplary, and as a neighbor I am asking you to support this SP.

Thank you for your consideration.

Yours Sincerely,

Ben Ramsbotham,  
1247 Martin St,  
#302,  
Nashville, TN 37203

---

**From:** Bryan Krabousanos <bryankrab1267@gmail.com>  
**Sent:** Tuesday, February 23, 2021 11:45 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; Sledge, Colby (Council Member) <Colby.Sledge@nashville.gov>; Wedgewood Houston Chestnut Hill UDO (Planning) <whchudo@nashville.gov>  
**Subject:** UDO

Commissioners -

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**From:** Josh Hellmer <hellmerj@hotmail.com>

**Sent:** Tuesday, February 23, 2021 11:46 AM

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

**Subject:** WHCH UDO

Commissioners -

Please accept this email as my expression of concern regarding the WH / CH UDO. While a significant number of changes have been made since the initial draft was given to us around Christmas we are still concerned with the process and our inability to have a fluid conversation to understand the specific targets and intent.

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We think the UDO and zone change are worthy implementation tools. Given this document will create the framework for this neighborhood's future it's important that its language is well thought out and vetted.

Thanks for your time.

Josh Hellmer  
Cream City Development  
920.207.4721

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**From:** Clay Kelton <clay@claykelton.com>  
**Sent:** Tuesday, February 23, 2021 11:48 AM  
**To:** Wedgewood Houston Chestnut Hill UDO (Planning) <whchudo@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Whch udo concern

Commissioners -

Please accept this email as my expression of concern regarding the WH / CH UDO.

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This UDO has such great potential in my mind but is being rushed and changing even within the last week, and without a real dialogue of the effects, particulars of the standards and regulations, and lasting implications to property owners. It's been a confusing thing to figure out.

We have had several question and answer sessions and others have been able to provide a fair amount of critique to which adjustments have been made however there appear still to be a number of vague standards and descriptions and some standards that appear to have unnecessary unintended consequences and as a neighborhood we are not able to sit and digest the most recent draft and talk, as a neighborhood, about the impact of the new language.

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Clay Kelton

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With Much Appreciation,

CLAY KELTON / Realtor, CRS

615.200.6260 Ext 3

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

Helping Buyers and Sellers Make the Right Move

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**From:** Parker Mccracken <parker mccracken@gmail.com>

**Sent:** Tuesday, February 23, 2021 11:55 AM

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

**Subject:** WH / CH UDO

# Comments on February 25, 2021 MPC Agenda Items

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Commissioners -

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**From:** Paros Group <parosgroupllc@gmail.com>

**Sent:** Tuesday, February 23, 2021 11:56 AM

**To:** Sledge, Colby (Council Member) <Colby.Sledge@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>; Wedgewood Houston Chestnut Hill UDO (Planning) <whchudo@nashville.gov>

**Subject:** WH/ CH UDO

Commissioners -



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--

Alicia Allen-Buerger

Paros Group, LLC

501-288-0337

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

**Sent:** Tuesday, February 23, 2021 11:58 AM

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

**Subject:** UDO comments

Commissioners -

Please accept this email as my expression of concern regarding the WH / CH UDO. While a significant number of changes have been made since the initial draft was given to us around Christmas we are still concerned with the process and our inability to have a fluid conversation to understand the specific targets and intent.

# Comments on February 25, 2021 MPC Agenda Items

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Thanks.

Jeff Gaw

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**From:** Jennifer Hellmer <jennhellmer@gmail.com>  
**Sent:** Tuesday, February 23, 2021 12:06 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Urgent Request- WH:CH UDO

Commissioners -

Please accept this email as my expression of concern regarding the WH / CH UDO. While a significant number of changes have been made since the initial draft was given to us around Christmas, we are still concerned with the process and our inability to have a fluid conversation to understand the specific targets and intent.

# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

We have had several question and answer sessions, and others have been able to provide a fair amount of critique to which adjustments have been made; however, there appear to still be a number of vague standards and descriptions. Additionally, some standards appear to have unnecessary unintended consequences. As a neighborhood we are not able to sit and digest the most recent draft and talk, as a neighborhood, about the impact of the new language.

As it's related to the process, you - the Commission, are reviewing a draft that was only published this past Friday at the same time or possibly after the Planning Staff's recommendation. We were given a weekend and a few days to read it, discuss it, and respond. This is NOT the road map for a healthy public process. We are asking you to defer indefinitely (at least 60 days) this effort so that we, as a neighborhood can review the latest language and have a thorough discussion with the Councilmember or whoever is providing direction (it's not the neighborhood as far as we can tell) and build consensus on the language.

We think the UDO and zone change are worthy implementation tools. Given this document will create the framework for this neighborhood's future, it's important that its language is well thought out and vetted.

Sincerely,

Jennifer Hellmer

423-718-5564

Resident and Property Owner in Chestnut Hill

---

**From:** Yancy Lovelace <Yancy@hybridphoenix.com>

**Sent:** Tuesday, February 23, 2021 12:09 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:** wedgewood houston - UDO

Commissioners and Planning

# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

Please accept this email as my expression of concern regarding the WH / CH UDO. While a significant number of changes have been made since the initial draft was given to us around Christmas we are still concerned with the process and our inability to have a fluid conversation to understand the specific targets and intent.

We have had several question and answer sessions and others have been able to provide a fair amount of critique to which adjustments have been made however there appear still to be a number of vague standards and descriptions and some standards that appear to have unnecessary unintended consequences and as a neighborhood we are not able to sit and digest the most recent draft and talk, as a neighborhood, about the impact of the new language.

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We think the UDO and zone change are worthy implementation tools. Given this document will create the framework for this neighborhood's future it's important that its language is well thought out and vetted.

Thank you

Yancy Lovelace

Managing Partner



M – 615-372-4232

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

---

**From:** jeffrey stone <jeffreystone2002@yahoo.com>

**Sent:** Tuesday, February 23, 2021 12:23 PM

# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

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

**Subject:** UDO

Commissioners -

Please accept this email as my expression of concern regarding the WH / CH UDO. While a significant number of changes have been made since the initial draft was given to us around Christmas we are still concerned with the process and our inability to have a fluid conversation to understand the specific targets and intent.

We have had several question and answer sessions and others have been able to provide a fair amount of critique to which adjustments have been made however there appear still to be a number of vague standards and descriptions and some standards that appear to have unnecessary unintended consequences and as a neighborhood we are not able to sit and digest the most recent draft and talk, as a neighborhood, about the impact of the new language.

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We think the UDO and zone change are worthy implementation tools. Given this document will create the framework for this neighborhood's future it's important that its language is well thought out and vetted.

[Sent from Yahoo Mail for iPhone](#)

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**From:** Terry Vo <tvo320@gmail.com>

**Sent:** Tuesday, February 23, 2021 12:39 PM

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

**Subject:** WHCH UDO Deferral Request

Commissioners,

# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

Please accept this email as my expression of concern regarding the WHCH UDO. While a significant number of changes have been made since the initial draft was given to us around Christmas, we are still concerned with the process and our inability to have a fluid conversation to understand the specific targets and intent.

We have had several question and answer sessions, and others have been able to provide a fair amount of critique to which adjustments have been made, however there appear still to be a number of vague standards and descriptions and some standards that appear to have unnecessary unintended consequences and as a neighborhood we are not able to sit and digest the most recent draft and talk, as a neighborhood, about the impact of the new language.

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We think the UDO and zone change are worthy implementation tools. Given this document will create the framework for this neighborhood's future it's important that its language is well thought out and vetted.

Best,

Terry

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Ms. Terry Vo

(479) 763-5942

"What you get by achieving your goals is not as important as what you become by achieving your goals."  
—Henry David Thoreau

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**From:** william brooks <billybrooks9009@gmail.com>

**Sent:** Tuesday, February 23, 2021 12:38 PM

# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

**To:** Wedgewood Houston Chestnut Hill UDO (Planning) <whchudo@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

**Subject:** WH/CH overlay deferral request.

Commissioners -

Please accept this email as my expression of concern regarding the WH / CH UDO. While a significant number of changes have been made since the initial draft was given to us around Christmas we are still concerned with the process and our inability to have a fluid conversation to understand the specific targets and intent.

We have had several question and answer sessions and others have been able to provide a fair amount of critique to which adjustments have been made however there appear still to be a number of vague standards and descriptions and some standards that appear to have unnecessary unintended consequences and as a neighborhood we are not able to sit and digest the most recent draft and talk, as a neighborhood, about the impact of the new language.

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We think the UDO and zone change are worthy implementation tools. Given this document will create the framework for this neighborhood's future it's important that its language is well thought out and vetted.

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**From:** Kylee Velloff <kyvelloff@yahoo.com>

**Sent:** Tuesday, February 23, 2021 1:44 PM

**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; Wedgewood Houston Chestnut Hill UDO (Planning) <whchudo@nashville.gov>; Sledge, Colby (Council Member) <Colby.Sledge@nashville.gov>

**Subject:** UDO

Commissioners -

# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

Please accept this email as my expression of concern regarding the WH / CH UDO. While a significant number of changes have been made since the initial draft was given to us around Christmas we are still concerned with the process and our inability to have a fluid conversation to understand the specific targets and intent.

We have had several question and answer sessions and others have been able to provide a fair amount of critique to which adjustments have been made however there appear still to be a number of vague standards and descriptions and some standards that appear to have unnecessary unintended consequences and as a neighborhood we are not able to sit and digest the most recent draft and talk, as a neighborhood, about the impact of the new language.

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We think the UDO and zone change are worthy implementation tools. Given this document will create the framework for this neighborhood's future it's important that its language is well thought out and vetted.

Kylee Velloff

---

**From:** Adam Lafavor <adam@sobrolaw.com>

**Sent:** Tuesday, February 23, 2021 2:19 PM

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

**Subject:** Wedgewood Houston design overlay: deferral request

Commissioners -

Please accept this email as my expression of concern regarding the WH / CH UDO. While a significant number of changes have been made since the initial draft was given to us around Christmas we are still concerned with the process and our inability to have a fluid conversation to understand the specific targets and intent.



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We think the UDO and zone change are worthy implementation tools. Given this document will create the framework for this neighborhood's future it's important that its language is well thought out and vetted.

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](http://www.sobrolaw.com)

# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

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**From:** Jeremy Kelton <jeremy@jeremykelton.com>  
**Sent:** Tuesday, February 23, 2021 2:47 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Wedgewood Houston resident addressing 2021Z-016PR-001: Zone change

Commissioners,

As a resident of Wedgewood Houston, living at 1610 Martin Street, I ask for deferment of this UDO for 2 months, to allow the residents of this neighborhood to digest what it actually does, before just forging ahead on it. There have been changes made by the planning staff to the proposed UDO as late as 1 pm today, or at least that is when the latest draft of it was released to the public for comment. That is not nearly enough time to digest it or see if it merits public support. Thank you for considering this.

---

**From:** Seth Jennings <jsethjennings@gmail.com>  
**Sent:** Tuesday, February 23, 2021 2:52 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>; Adam Lafevor <adam@sobrolaw.com>  
**Subject:** Wedgewood Houston UDO

Commissioners -

Please accept this email as my expression of concern regarding the WH / CH UDO. While a significant number of changes have been made since the initial draft was given to us around Christmas we are still concerned with the process and our inability to have a fluid conversation to understand the specific targets and intent.

We have had several question and answer sessions and others have been able to provide a fair amount of critique to which adjustments have been made however there appear still to be a number of vague standards and descriptions and some standards that appear to have unnecessary unintended consequences and as a neighborhood we are not able to sit and digest the most recent draft and talk, as a neighborhood, about the impact of the new language.

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We think the UDO and zone change are worthy implementation tools. Given this document will create the framework for this neighborhood's future it's important that its language is well thought out and vetted.

--

***Seth Jennings***

REALTOR®



# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

## ITEM 19b: 2021Z-016PR-001

### OPPOSITION

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**From:** William Smallman <wsmallman@gmail.com>  
**Sent:** Tuesday, February 23, 2021 2:25 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** 2021Z-016PR-001: Zone change

I'm Commissioners -

Please accept this email as my expression of concern for the proposed rezone in Wedgewood Houston, specifically in district 2A (Merrit-Southgate). The planning policy calls for RM40-A in district 2A (see the table below copied from the planning policy that was adopted in 2019). We believe the rezone needs to be adjusted to allow higher density in order create the real world possibility of meeting the planning policy. All SP rezones in 2A over the past 10 years have had higher density than the proposed RM20-A. It all SP rezones in Wedgewood Houston, there is a direct correlation between higher density and construction of mixed housing with smaller more affordable units. The planning policy is very clear about higher density in 2A and RM40-A should be allowed where higher density is called for in the planning policy.

---

**From:** jdgaw@comcast.net <jdgaw@comcast.net>  
**Sent:** Tuesday, February 23, 2021 2:31 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** UDO

Commissioners -

Please accept this email as my expression of concern for the proposed rezone in Wedgewood Houston, specifically in district 2A (Merrit-Southgate). The planning policy calls for RM40-A in district 2A (see the table below copied from the planning policy that was adopted in 2019). We believe the rezone needs to be adjusted to allow higher density in order create the real world possibility of meeting the planning policy. All SP rezones in 2A over the past 10 years have had higher density than the proposed RM20-A. It all SP rezones in Wedgewood Houston, there is a direct correlation between higher density and construction of mixed housing with smaller more affordable units. The planning policy is very clear about higher density in 2A and RM40-A should be allowed where higher density is called for in the planning policy.

# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

Thanks.

Jeff Gaw

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**From:** Bryan Krabousanos <bryankrab1267@gmail.com>  
**Sent:** Tuesday, February 23, 2021 2:34 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Zone Change

Commissioners -

Please accept this email as my expression of concern for the proposed rezone in Wedgewood Houston, specifically in district 2A (Merrit-Southgate). The planning policy calls for RM40-A in district 2A (see the table below copied from the planning policy that was adopted in 2019). We believe the rezone needs to be adjusted to allow higher density in order create the real world possibility of meeting the planning policy. All SP rezones in 2A over the past 10 years have had higher density than the proposed RM20-A. It all SP rezones in Wedgewood Houston, there is a direct correlation between higher density and construction of mixed housing with smaller more affordable units. The planning policy is very clear about higher density in 2A and RM40-A should be allowed where higher density is called for in the planning policy.

---

**From:** Seth Jennings <jsethjennings@gmail.com>  
**Sent:** Tuesday, February 23, 2021 2:47 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** 2021Z-016PR-001: Zone change

Commissioners -

Please accept this email as my expression of concern for the proposed rezone in Wedgewood Houston, specifically in district 2A (Merrit-Southgate). The planning policy calls for RM40-A in district 2A (see the table below copied from the planning policy that was adopted in 2019). We believe the rezone needs to be adjusted to allow higher density in order create the real world possibility of meeting the planning policy. All SP rezones in 2A over the past 10 years have had higher density than the proposed RM20-A. It all SP rezones in Wedgewood Houston, there is a direct correlation between higher density and construction of mixed housing with smaller more affordable units. The planning policy is very clear about higher density in 2A and RM40-A should be allowed where higher density is called for in the planning policy.

# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

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## **Seth Jennings**

REALTOR®

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**From:** william brooks <billybrooks9009@gmail.com>  
**Sent:** Tuesday, February 23, 2021 2:49 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Wedgewood Houston Rezone: 2021Z-016PR-001

I meant to send this email weeks ago but I'm just digging out from the snow.

Please add RM-40-A zoning designation for corner properties and groupings of properties that combine to connect to a corner in Merritt Southgate district. I own the mobile home park on the corner of Martin and Hamilton and RM 20 would be a downzone for me based on the fact that the SP catty corner to me has much higher density than RM20. Actually, every SP in the neighborhood has higher density than RM 20.

The policy calls for higher density and continuing the development pattern in Merritt Southgate so let's make some changes and get this rezone inline with the policy.

---

**From:** GAW Properties <gawpropertiesmanager@gmail.com>  
**Sent:** Tuesday, February 23, 2021 2:57 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** 2021Z-016PR-001: Zone change

Commissioners -

Please accept this email as my expression of concern for the proposed rezone in Wedgewood Houston, specifically in district 2A (Merritt-Southgate). The planning policy calls for RM40-A in district 2A (see the table below copied from the planning policy that was adopted in 2019). We believe the rezone needs to be adjusted to allow higher density in order to create the real world possibility of meeting the planning policy. All SP rezones in 2A over the past 10 years have had

# Comments on February 25, 2021 MPC Agenda Items

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higher density than the proposed RM20-A. It all SP rezones in Wedgewood Houston, there is a direct correlation between higher density and construction of mixed housing with smaller more affordable units. The planning policy is very clear about higher density in 2A and RM40-A should be allowed where higher density is called for in the planning policy.

Cassida Winsett

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**From:** Marcus Whitney <marcus@marcuswhitney.com>

**Sent:** Tuesday, February 23, 2021 3:00 PM

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

**Subject:** 2021Z-016PR-001: Zone change

Commissioners -

Please accept this email as my expression of concern for the proposed rezone in Wedgewood Houston, specifically in district 2A (Merrit-Southgate). The planning policy calls for RM40-A in district 2A (see the table attached copied from the planning policy that was adopted in 2019). We believe the rezone needs to be adjusted to allow higher density in order create the real world possibility of meeting the planning policy. All SP rezones in 2A over the past 10 years have had higher density than the proposed RM20-A. It all SP rezones in Wedgewood Houston, there is a direct correlation between higher density and construction of mixed housing with smaller more affordable units. The planning policy is very clear about higher density in 2A and RM40-A should be allowed where higher density is called for in the planning policy.

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Table 3: Character Area and Subdistrict Zoning Guidance

	APPROPRIATE ZONING DISTRICTS	RECOMMENDED MAXIMUM ZONING
1	MUN-A MUL-A	OR20-A OR40-A RM9-A to RM40-A
2A	R6-A RM15-A**	RM20-A** RM40-A**
2B	R6-A	RM20-A**
3A	R6-A RM20-A**	RM20-A***
3B	RM20-A RM40-A MUL-A	MUG-A OR20-A OR40-A

\* in Transition  
 \*\* with contextual infill UDO  
 \*\*\* for 2nd and Chestnut

This table provides general guidance for alignment between each Character Area and Subdistrict and appropriate zoning districts. No zone change is guaranteed. Exceptional circumstances may warrant different zoning districts, which may be less intense than indicated or which may warrant more intensity than the Maximum Recommended Zoning. Refer to each district's description for detailed guidance.

**Figure 6** Character Area & Zoning Guidance from the 2019 WHCH Planning Study. Note RM20-A is listed as appropriate in 2a, 2b, & 3a.

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- Marcus Whitney

[Buy Create and Orchestrate](#)



# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

## ITEM 20: 2019SP-007-002

### OPPOSITION

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From: venk mani <[venk\\_mani@hotmail.com](mailto:venk_mani@hotmail.com)>

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

To: McCaig, Anita D. (Planning) <[Anita.McCaig@nashville.gov](mailto: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 25, 2021 MPC Agenda Items

Received through February 19, 2020

## ITEM 21: 2020SP-043-001

### OPPOSITION

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**From:** Dennis DeLong <dukedeLong@hotmail.com>  
**Sent:** Tuesday, February 23, 2021 7:00 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Item for Planning Commission Meeting of February 25, 2021

Planning Commission members, my sincere thanks for affording me the opportunity to have my voice heard:

My name is Dennis DeLong. I live at 4500 Banff Park Drive, Antioch. I am speaking in opposition to certain aspects of **Case 2020SP-043-001**.

It is my understanding that the road extensions at Banff Park and Smokey Mountain Place from our Park Place neighborhood are being put into place with the intention of creating travel opportunities between Park Place and the development that is planned to the west. I would, however, encourage a closer look at the traffic patterns onto Murfreesboro Pike that are likely to manifest themselves with the proposed plans for 4120 Murfreesboro Pike. **I believe that extending Banff Park Drive and Smokey Mountain Place into and out of the proposed development would have very minimal, if any, effect on reducing traffic flow entering and exiting the proposed new development as well as jeopardizing the character of our contiguous, established community of Park Place.** Language in Planning Commission documents, "Key Planning Principles" for "Cluster Lot Options", that are dated February 16, 2021, indicates that new development should consider "**protection of community or neighborhood character**" along with "protection of sensitive environmental features". **Please seriously consider how creating through-streets from the new development at 4120 Murfreesboro Pike into our established Park Place neighborhood is likely to negatively impact the tranquil neighborhood character that currently exists in Park Place and has been in existence since the community's inception.**

I humbly and respectfully submit that a more feasible solution to consider with regard to trafficking in and out of the development at 4120 Murfreesboro Pike might be a rigorous road -- perhaps even four lanes -- but with **at least** one left-turn lane exiting the new street onto Murfreesboro Pike and at least one left-turn lane from each direction, east and west, on Murfreesboro Pike into the proposed development. This would create a

# Comments on February 25, 2021 MPC Agenda Items

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more seamless flow into and out of the development during times of high-volume traffic -- morning and evening "rush hours". A traffic light, I believe, should also be installed for the sake of safety.

Just one closing thought... the RM20-A zoning at the south end of the proposed development seems to be atypical for this area. On the face twenty units per acre appears to be somewhat robust, and such a densely populated degree of housing would almost certainly serve to contribute to any already-anticipated traffic-flow problems. Perhaps a reconsideration of the number of units per acre could be revisited in the RM20-A section in an effort to establish and maintain consistent and vigilant traffic safety on and near Murfreesboro Pike as well as contribute to the "**protection of the community character**" of our Park Place neighborhood next door to the east.

Once again, thank you all for listening to my concerns and giving them serious consideration. Wishing you all an abundantly blessed evening!

Sincerely,

Dennis DeLong

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## ITEM 23: 2020SP-051-001

### SUPPORT

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**From:** Lyon Porter <lyonporterinc@gmail.com>

**Sent:** Tuesday, February 23, 2021 8:17 AM

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

**Cc:** Beau Fowler <Beau@wedgewoodavenue.com>

**Subject:** Support for SP Case No. SP-2020SP-051-001

Commissioners -

As an owner of The Dive Motel (directly across the street) I am writing to you to show my support for the SP before you Case No. SP-2020SP-051-001.

Please consider the following:

- The intersection has already experienced similar redevelopment. This SP appears to compliment the new pattern.
- It provides a reasonable and considerate transition between the residential and commercial parts of the neighborhood.
- The plan will extend and vastly improve the sidewalk network along Dickerson Pike.
- The housing types proposed will improve the diversity of the neighborhood, allowing access to folks that might otherwise get priced out. The additional households will be within walking distance of the commercial core of the neighborhood. That additional density will support the viability of local commerce: shops, restaurants and bars.
- The architecture of the building has the potential to create an active and interesting street level experience.
- The building height appears to compliment the emerging urban pattern in the neighborhood.
- Street trees proposed will soften the visual experience while contributing to a pleasant pedestrian experience.


As a neighbor and the business owner I believe this will only help the neighborhood and the business district at large. We need more density and more people doing new exciting projects on Dickerson.

# Comments on February 25, 2021 MPC Agenda Items

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Many thanks,

LYON PORTER  
[DESIGNER](#) • [HOTELIER](#) \* [BROKER](#)  
917-881-6762

Follow my adventures 

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**From:** Lawrence, David <David.Lawrence@hines.com>  
**Sent:** Tuesday, February 23, 2021 8:47 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** 2020SP-052-001 Pillow+Merritt

Commissioners -

On behalf of Hines I am writing to convey our **support** for the SP before you (Case No. 2020SP-052-001 / Pillow+Merritt). Our company, Hines, is actively investing in the neighborhood and cares deeply about the neighborhood's future. The development proposal for Pillow+Merritt will positively impact the neighborhood and the developer, Core, has consistently shown an ability to create great, neighborhood-conscious residential environments. Because of the reputation and quality of the developer, the attractive design, and the complement this will add to the existing neighborhood character we would like to communicate our support for their rezoning request.

Thank you for the consideration,

David

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

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# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

**From:** Aaron Armstrong <aaron@armstrongrealestate.com>

**Sent:** Tuesday, February 23, 2021 9:25 AM

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

**Subject:** Support for SP SP-2020SP-051-001

Commissioners and Councilman Parker

I am writing today to convey my **support** for the SP before you Case No. SP-2020SP-051-001. As a business owner on Dickerson (1301 Dickerson Pike) and the owner of five total commercial properties on the corridor, I believe the proposed development will have a positive impact on the neighborhood and is the right project for the subject properties.

Please consider the following:

- The intersection has already experienced similar redevelopment. This SP appears to compliment the new pattern.
- It provides a reasonable and considerate transition between the residential and commercial parts of the neighborhood.
- The plan will extend and vastly improve the sidewalk network along Dickerson Pike.
- The housing types proposed will improve the diversity of the neighborhood. The additional households will be within walking distance of the commercial core of the neighborhood. That additional density will support the viability of local commerce: shops, restaurants and bars. and future improvements to public transit
- The architecture of the building has the potential to create an active and interesting street level experience.
- The building height appears to compliment the emerging urban pattern in the neighborhood.
- Street trees proposed will soften the visual experience while contributing to a pleasant pedestrian experience.

As a neighboring business owner I ask you to support this project. Thank you for your time and consideration.

Best,

Aaron

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# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

**From:** Charlie Gibson/USA <charlie.gibson@cushwake.com>  
**Sent:** Tuesday, February 23, 2021 1:55 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Parker, Sean (Council Member) <Sean.Parker@nashville.gov>  
**Subject:** SP-2020SP-051-001 - Dickerson/Gatewood

Hello,

I am reaching out on behalf of the ownership group at 836-838 Dickerson Pike Partners to convey my support for Case No. SP-2020SP-051-001. I believe the development proposal in front of you will only help Dickerson Pike in a positive manner.

The plan falls within the standards and regulations for the property set forth by the Highland Heights neighborhood association. Through new sidewalks, it also will create a more pedestrian friendly environment along Dickerson Pike and Gatewood which is much needed. The plan also lays the groundwork of the Luton Street extension from Gatewood to Marie at the cost of the developer and not at the cost of the City or Public Works.

As a neighboring owner along Dickerson Pike, it's with these considerations in mind that I ask you to support this SP. Thanks for your consideration and service to Nashville.

Regards,

**Charlie Gibson, CCIM**  
Managing Director

Direct: 615-301-2820  
Mobile: 615-260-3286



1033 Demonbreun, Suite 600  
Nashville, TN 37203 | USA  
[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

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## ITEM 24: 2020SP-052-001

### OPPOSITION

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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



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## SUPPORT

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**From:** Duane Cuthbertson <dcuthber@gmail.com>  
**Sent:** Monday, February 22, 2021 6:21 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** 2020SP-052-001 Pillow+Merritt

Commissioners -

I am writing to you to convey my **support** for the SP before you. Case No. 2020SP-052-001 / Pillow+Merritt. I live half a block from the site. I think the development proposal in front of you will positively impact the neighborhood.

Please consider the following:

- The intersection has already experienced similar redevelopment. This SP appears to compliment the new pattern.
- It provides a reasonable and considerate transition between the residential and commercial parts of the neighborhood.
- The plan will extend and vastly improve the sidewalk network.
- The housing types proposed will improve the diversity of the neighborhood, allowing access to folks that might otherwise get priced out. The additional households will be within walking distance of the commercial core of the neighborhood. That additional density will support the viability of local commerce: shops, restaurants and bars.
- The architecture of the building has the potential to create an active and interesting street level experience.
- The number of households (at 39) will not create significant additional vehicular traffic although we have a street network that seems more than adequate to handle it. Specifically, I live on Merritt Avenue and frequently walk Pillow Street at various times during the day and week and find the streets often very quiet.
- The building height appears to compliment the emerging urban pattern in the neighborhood. While the adjacent houses on Pillow are two stories there is a buffer space in between them. Further, a four story building next to a two story house is not an incompatible juxtaposition. That pattern can be found in many vibrant American cities.
- The site plans propose generous additional street parking.
- Street trees proposed will soften the visual experience while contributing to a pleasant pedestrian experience.

As a neighbor I am asking you to support this SP. As always, I appreciate your time and service to our city.

--

Duane Cuthbertson

# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

409 A Merritt Avenue

615.924.9618

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Duane Cuthbertson

615.924.9618

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**From:** William Smallman <wsmallman@gmail.com>

**Sent:** Monday, February 22, 2021 7:21 PM

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

**Subject:** Support letter for 2020SP-052-001 Pillow+Merritt

Please accept this letter of support for the proposed project at the corner of Pillow and Merritt. The concept of this project melds perfectly into the existing fabric of Merritt Ave. This development will contribute to the much needed housing diversity in WEHO.

William Smallman

The Magness Group

(615) 424-8776

[www.Facebook.com/TheMagnessGroup](http://www.Facebook.com/TheMagnessGroup)

[www.Facebook.com/Rootedin12thS](http://www.Facebook.com/Rootedin12thS)

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**From:** Elam Freeman <elam@ojaspartners.com>

**Sent:** Monday, February 22, 2021 7:47 PM

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

**Cc:** Sledge, Colby (Council Member) <Colby.Sledge@nashville.gov>

**Subject:** Case No. 2020SP-052-001 / Pillow+Merritt

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Commissioners -

I am writing you to convey my support for the SP before you. Case No. 2020SP-052-001 / Pillow+Merritt. I live a couple of blocks from the site. I think the development proposal in front of you will positively impact the neighborhood.

Please consider the following:

- The intersection has already experienced similar redevelopment. This SP appears to compliment the new pattern.
- It provides a reasonable and considerate transition between the residential and commercial parts of the neighborhood.
- The plan will extend and vastly improve the sidewalk network.
- The housing types proposed will improve the diversity of the neighborhood, allowing access to folks that might otherwise get priced out. The additional households will be within walking distance of the commercial core of the neighborhood. That additional density will support the viability of local commerce: shops, restaurants and bars.
- The architecture of the building has the potential to create an active and interesting street level experience.
- The number of households (at 39) will not create significant additional vehicular traffic although we have a street network that seems more than adequate to handle it. Specifically, I live on Merritt Avenue and frequently walk Pillow Street at various times during the day and week and find the streets often very quiet.
- The building height appears to compliment the emerging urban pattern in the neighborhood. While the adjacent houses on Pillow are two stories there is a buffer space in between them. Further, a four story building next to a two story house is not an incompatible juxtaposition. That pattern can be found in many vibrant American cities.
- The site plans propose generous additional street parking.
- Street trees proposed will soften the visual experience while contributing to a pleasant pedestrian experience.

As a neighbor I am asking you to support this SP. As always, I appreciate your time and service to our city.

**Elam Freeman**

[elam@ojaspartners.com](mailto:elam@ojaspartners.com) | [www.ojaspartners.com](http://www.ojaspartners.com)

o: 615-219-5013 | d: 615-219-5174 | c: 615-715-0220

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**From:** DiDonato, Chad <Chad.Didonato@asurion.com>

**Sent:** Monday, February 22, 2021 8:20 PM

# Comments on February 25, 2021 MPC Agenda Items

Received through February 19, 2020

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

**Cc:** DiDonato, Chad <Chad.Didonato@asurion.com>

**Subject:** Pillow+Merritt Proposal - Support

Planning Commissioners & Councilmember Sledge,

As a homeowner less than one block from the proposed Pillow+Merritt development [2020SP-052-001 plan.pdf \(nashville.gov\)](#), I am writing in support of the proposal. Some of my reasoning for the support:

- It matches similar new development and fits into the neighborhood
- It adds density (39 units I believe)
- Love the architecture/building design and proposed trees/landscaping (<https://www.nashvillepost.com/business/development/article/21144218/weho-eyed-for-microunit-apartment-building>)
- Sidewalks will improve walkability
- If I understand correctly, pricing of some units will be affordable to those who may otherwise get priced out of this neighborhood

Please feel free to reach out if you have any questions at my contact information below.

Warm regards,

Chad

## **Chad DiDonato**

Director, Supply Chain

1850 Midway Lane | Smyrna, Tennessee 37167

**M:** 315.317.4969

[Chad.DiDonato@asurion.com](mailto:Chad.DiDonato@asurion.com)

[asurion.com](http://asurion.com)

**asurion**

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**From:** Betsy Littrell <betsy.littrell@gmail.com>  
**Sent:** Monday, February 22, 2021 8:24 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Sledge, Colby (Council Member) <Colby.Sledge@nashville.gov>  
**Subject:** Neighbor Approval of 2020SP-052-001 Pillow+Merritt

Hello, Commissioners!

Wedgewood Houston resident of 11 years writing in support of this project. I think it is a thoughtful and sensitive solution for providing more attainable housing and live/work opportunities in the neighborhood. Moreover, I think the architecture is unique and will add enduring value to the streetscape. On-street parking and street trees round out my reasons for support.

Thanks,

Betsy

**Betsy Littrell, Eco-Architect + Realtor**

Owner/Architect [Maypop Building Workshop](#) + Realtor at [VILLAGE](#)

Board President [GROW Enrichment](#) + Board Member [SNAP](#)

[@betsybombdotcom](#) / 615 378 8086 c / 615 369 3278 o

**From:** Chad Grout <chad@urbangrout.com>  
**Sent:** Tuesday, February 23, 2021 8:25 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Sledge, Colby (Council Member) <Colby.Sledge@nashville.gov>  
**Subject:** Please Support BL2020SP-052-001 | Pillow+Merritt

Good day, Commissioners.

I am writing to convey support for BL2020SP-052-001 / Pillow + Merritt. I own a commercial building at 609 Merritt Ave which I intend to convert to a retail and food destination that will be a service amenity for residents of Wedgewood-Houston. Walkable density is critical for the future of vibrant, diverse neighborhoods in Nashville.

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Best to you.

Chad Grout, CCIM  
Urban Grout Commercial Real Estate  
615-218-8545

[chad@urbangrout.com](mailto:chad@urbangrout.com)

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**From:** Manuel Zeitlin <manuel@mzarch.com>  
**Sent:** Tuesday, February 23, 2021 8:56 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Sledge, Colby (Council Member) <Colby.Sledge@nashville.gov>  
**Subject:** SP # 2020SP-052-001 / Pillow+Merritt

Commissioners -

I am writing to express my support for the SP, Case No. 2020SP-052-001 / Pillow+Merritt. I work in Wedgewood Houston and our daughter lives a block around the corner from this site on Hamilton.

Please consider the following:

- We designed a similarly scaled project across the street at the SE corner of Pillow and Merritt. This SP project fits well with the context of that modestly scaled development..
- It provides an appropriate transition between the residential and commercial portions of the neighborhood.
- The housing types proposed will continue to expand the diversity of choices in the neighborhood, providing options to some who may otherwise be priced out. The additional residents will be within walking distance of the commercial core of the neighborhood and will further support the viability of local small businesses.
- The number of new residents will not have a noticeable impact on traffic and will add to pedestrian activity, leading to a safer neighborhood.

I appreciate your support for this SP. It will be a great addition to the neighborhood and a model for the great urban design considerations listed above.

Thank you.

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Manuel Zeitlin

## Manuel Zeitlin Architects

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

516 Hagan Street

Nashville, TN 37203

615-708-7917(m)

615-256-2880(o)

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**From:** Justine Orrall <justineorrall@gmail.com>

**Sent:** Tuesday, February 23, 2021 10:06 AM

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

**Subject:** support for the SP before you. Case No. 2020SP-052-001 / Pillow+Merritt.

Commissioners -

I am writing you to convey my **support** for the SP before you. Case No. 2020SP-052-001 / Pillow+Merritt. I think the development proposal in front of you will positively impact the neighborhood.

Please consider the following:

- The intersection has already experienced similar redevelopment. This SP appears to compliment the new pattern.
- It provides a reasonable and considerate transition between the residential and commercial parts of the neighborhood.
- The plan will extend and vastly improve the sidewalk network.
- The building height appears to compliment the emerging urban pattern in the neighborhood. While the adjacent houses on Pillow are two stories there is a buffer space in between them. Further, a four story building next to a two story house is not an incompatible juxtaposition. That pattern can be found in many vibrant American cities.
- The site plans propose generous additional street parking.

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- Street trees proposed will soften the visual experience while contributing to a pleasant pedestrian experience.

As a neighbor I am asking you to support this SP. As always, I appreciate your time and service to our city.

best,

Justine Orrall

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**From:** Dave Barnes <davebinvestments@gmail.com>

**Sent:** Tuesday, February 23, 2021 10:36 AM

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

**Subject:** SP Case No. 2020SP-052-001 / Pillow+Merritt.

To the planning commission and Colby Sledge,

I am writing to support SP Case No. 2020SP-052-001 / Pillow+Merritt. I am a direct abutter to the project and one of the owners of Nashville Design Collective located at 510 Merritt Ave.

I am in support of the project and it's density as it is presented before you.

The Wedgewood Houston area is an eclectic mix of Industrial and commercial uses with residential bordering these areas, the fact that residential has abutted and existed next to the industrial areas for years is a historical mix of uses. Property owners have chosen to live next to these industrial areas for decades, and now we are seeing these industrial areas being converted into large scale housing and commercial mixed use projects...which is a great thing.



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The project in question would be representative of the other 3 projects located on the corner of Pillow and Merrit, it would complete the sidewalk system and walking score of that intersection and be a great transitional property to the neighborhood.

People, especially young people want to live in dense areas with commercial uses mixed within. their neighborhoods, coffee shops, small markets, grab and go foodie shops and ground floor retail and office. This project could represent some or all of these uses.

I believe the height of the project is also transitional, the last renderings I saw had appropriate step backs and being a direct abutter I feel it will be a great transitional property to our more industrial site, as well as the Vintage Millworks property diagonally located to the project.

I believe this will be a great walking/biking property for the folks that live there thus minimizing traffic from the project, and could even represent some carless occupants that choose a neighborhood circle in which to live making travel via ebike or shared ride transportation their form(s) of getting around.

I appreciate all the hard work that the study groups and Colby have done on the UDO, I also realize that transitional areas are really hard to define, I had given comments in one of the past planning meeting that if there are to be transitional zone they should be located within the existing residential boundaries(as these areas are the ones being redefined under the UDO) and not taking away from the

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industrial/commercial uses that have existed for decades. Therefore the subject property should be seen as part of that new transitional zone/area and as designed it will be a great project for the neighborhood and a direct abutter.

Thankyou for your time.

David Barnes

Member of NDC

Dave Barnes

[davebinvestments@gmail.com](mailto:davebinvestments@gmail.com)

970-819-5169

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**From:** Andrew Donchez <adonchez@someraroadinc.com>

**Sent:** Tuesday, February 23, 2021 10:57 AM

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

**Cc:** Andrew Beard <Andrew@corenashville.com>

**Subject:** Planning Commission Case No. 2020SP-052-001

Commissioners -

I am writing you to convey my **support** for Case No. 2020SP-052-001 / Pillow+Merritt. As the owners of several properties in Wedgewood Houston, we believe the development proposal in front of you will positively impact the neighborhood and reflects the well thought out planning and design guidelines developed by Metro Planning for the neighborhood.

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We would ask that the Board consider the following:

- The intersection of Merritt & Pillow has already experienced similar redevelopment. This SP appears to compliment the new pattern and reflects solid principles of urban design & growth patterns in the neighborhood.
- It provides a reasonable and considerate transition between the residential and commercial parts of the neighborhood.
- These new households will be within walking distance of the commercial core of the neighborhood. That additional density will support the viability of local commerce: shops, restaurants and bars and help establish a true neighborhood center for Wedgewood Houston on Merritt Ave.
- The architecture of the building has the potential to create an active and interesting street level experience, augmented with additional sidewalks providing for a vastly improved pedestrian experience.
- The building height appears to compliment the emerging urban pattern in the neighborhood. The transition from lower intensity residential to higher density residential & mixed-use provides an appropriate scale to neighborhood growth.

As a neighbor, we believe this proposal reflects the smart growth principals outlined for Wedgewood Houston and will be additive to the continued growth of the neighborhood.

Thank you for your continued work on behalf of the City of Nashville and the residents and stake holders in Wedgewood Houston.

Andrew

**ANDREW DONCHEZ**

130 West 42nd Street, 22nd Floor

New York, New York 10036

D 646.870.3097

M 610.248.5371

**SomeraRoad**

[someraroadinc.com](http://someraroadinc.com)

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Received through February 19, 2020

**Warning:** This email is from outside the company. Be careful clicking link or attachments.

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**From:** R E Orrall <plastic350@gmail.com>

**Sent:** Tuesday, February 23, 2021 11:07 AM

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

**Subject:** Case No. 2020SP-052-001 / Pillow+Merritt

Dear Commissioners,

We are writing to you to express my full support for Case No. 2020SP-052-001.

In the past 3 years we have sold our properties at 1229 Martin St. and 467 Humphreys St. Those properties increased in value exponentially after the investment made in Wedgewood Houston by CORE development. CORE's well designed, well built projects have truly transformed the neighborhood. Their commitment to thoughtful architecture, landscaping, sidewalks, parking and above all, Wedgewood Houston's history and future are evident in the Finery project as well as the recent Segment at Pillow project.

We love this neighborhood and are encouraged about its future. We fully support the plan for Pillow+Merritt and ask that you support this SP.

Thank you for your time and consideration.

Sincerely,

Christine and Robert Orrall

1321 Pillow St.

Nashville, TN 37203

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# Comments on February 25, 2021 MPC Agenda Items

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**From:** eric n. malo <ericnmal@gmail.com>

**Sent:** Tuesday, February 23, 2021 11:10 AM

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

**Subject:** i support the SP - Case No. 2020SP-052-001 / Pillow+Merritt

Commissioners -

(Please note, language is my modified version of Duane Cuthbertson's comments.)

I am writing you to convey my support for the SP before you. Case No. 2020SP-052-001 / Pillow+Merritt. I live within Wedgewood Houston and I think the development proposal in front of you will positively impact the neighborhood.

Please consider the following:

- The intersection has already experienced similar redevelopment. This SP appears to compliment the new pattern.
- It provides a reasonable and considerate transition between the residential and commercial parts of the neighborhood.
- The plan will extend and vastly improve the sidewalk network.
- The housing types proposed will improve the diversity of the neighborhood, allowing access to folks that might otherwise get priced out. The additional households will be within walking distance of the commercial core of the neighborhood. That additional density will support the viability of local commerce: shops, restaurants and bars.
- The architecture of the building has the potential to create an active and interesting street level experience.
- The number of households (at 39) will not create significant additional vehicular traffic although we have a street network that seems more than adequate to handle it.
- The building height appears to compliment the emerging urban pattern in the neighborhood. While the adjacent houses on Pillow are two stories there is a buffer space in between them. Further, a four story building next to a two story house is not an incompatible juxtaposition. That pattern can be found in many vibrant American cities.
- The site plans propose generous additional street parking.
- Street trees proposed will soften the visual experience while contributing to a pleasant pedestrian experience.

As a neighbor I am asking you to support this SP. As always, I appreciate your time and service to our city.

On a related note, I believe projects of this sort should be allowed and even encouraged to include live/work units and small-scale commercial units.

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Thank you

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eric 615.775.6491